

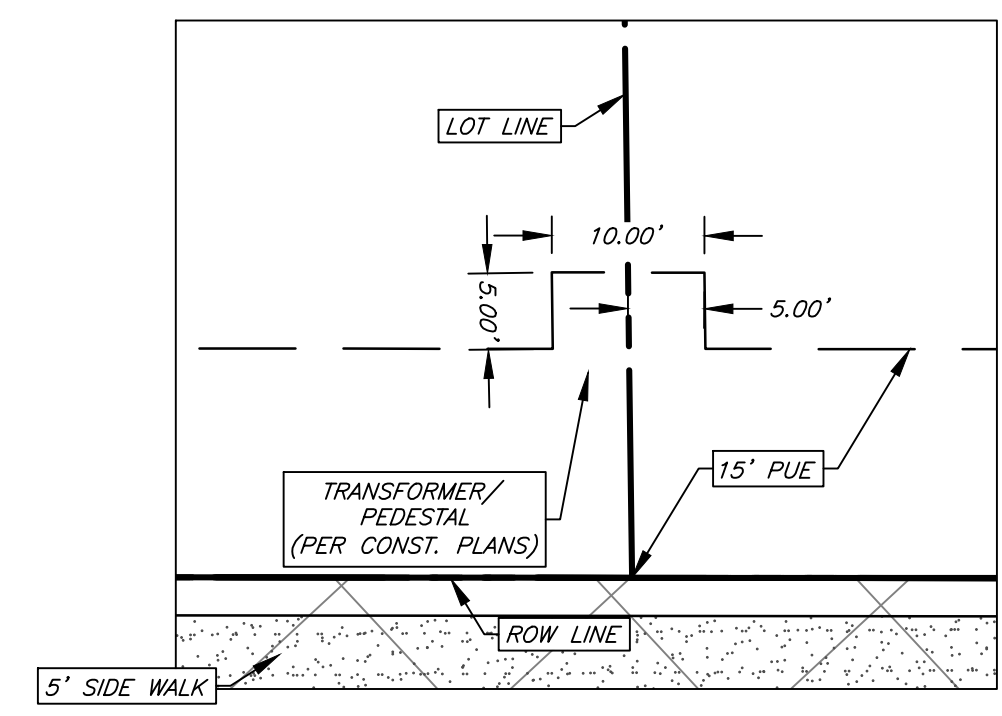
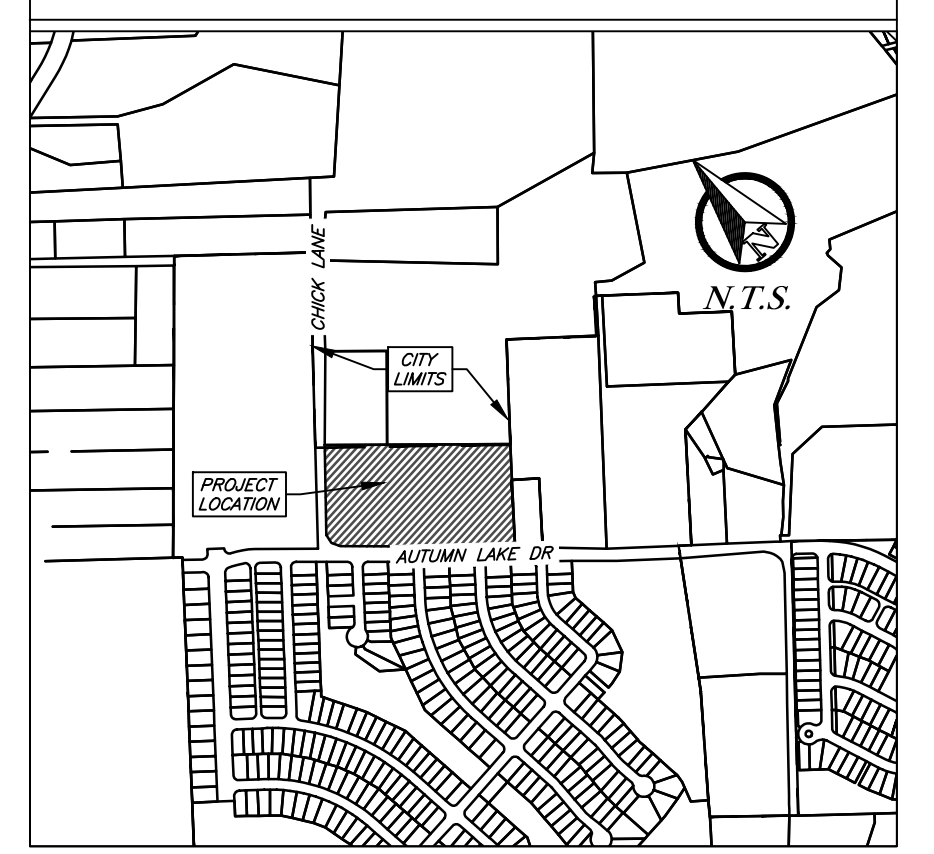
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.51'	25.00'	90° 32' 56"	S 1° 45' 56" E	35.52'	25.24'
C2	118.53'	75.00'	90° 32' 56"	N 1° 45' 56" W	106.57'	75.72'

LINE #	LENGTH	DIRECTION
L1	35.36'	S 88° 30' 32" W
L2	35.36'	N 1° 29' 28" W
L3	35.19'	N 1° 45' 56" W
L4	35.52'	N 88° 14' 04" E
L5	27.74'	N 43° 30' 32" E
L6	28.22'	N 43° 30' 32" E

General Notes:

- Coordinates and Bearing System shown hereon are based the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NAD2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010789610567 (Calculated using GEOD12B).
- This property is annexed into the City of Bryan per approval Ordinance no. 251B effective November 9, 2021 and is assigned zoning district Residential District-5000 (RD-5).
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, and private stormwater detention facilities, which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, or maintenance of these areas.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195F, effective May 16, 2012.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from survey data.
- All utilities shown hereon are approximate locations.
- Distances shown along curves are chord lengths.
- All properties shall have residential sprinkler systems installed prior, in order to achieve Certificate of Occupancy.
- Block 1, Lot 1-6 and Block 4, Lots 1, shall not take access from Chick Lane.
- Block 1, Lot 12, Block 2, Lot 1 and 12, and Block 3, Lot 1 and 10, shall not take access from Autumn Lake Drive.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

Vicinity Map:



Inset A
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner of the land shown on this plat, and being the 9.81 acre tract of land conveyed to me in the Official Public Records of Brazos County in Volume _____, Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes of identified.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in and for the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the meets and bounds describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr, R.P.L.S. No. 6834

CERTIFICATE OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2022.

City Planner
Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2022.

City Engineer
Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan of the _____ day of _____, 20____ and same was duly approved of the _____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission
Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of 20____, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas

County Clerk
Brazos County, Texas

Final Plat
Rock Pointe Subdivision

Block 2 Lots 6-7, Block 3 Lots 1-10,
Block 4 Lots 7-13,
Common Area, & ROW
Being Zeno Phillips League, Abstract 45,
-9.81 Acres
Brazos County, Texas
January 2023

Owner/Developer:
Brackmel Development, LLC
1500 University Oaks Blvd
College Station, TX 77840

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
RPLS No. 4502
Job No. 22-690

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9951