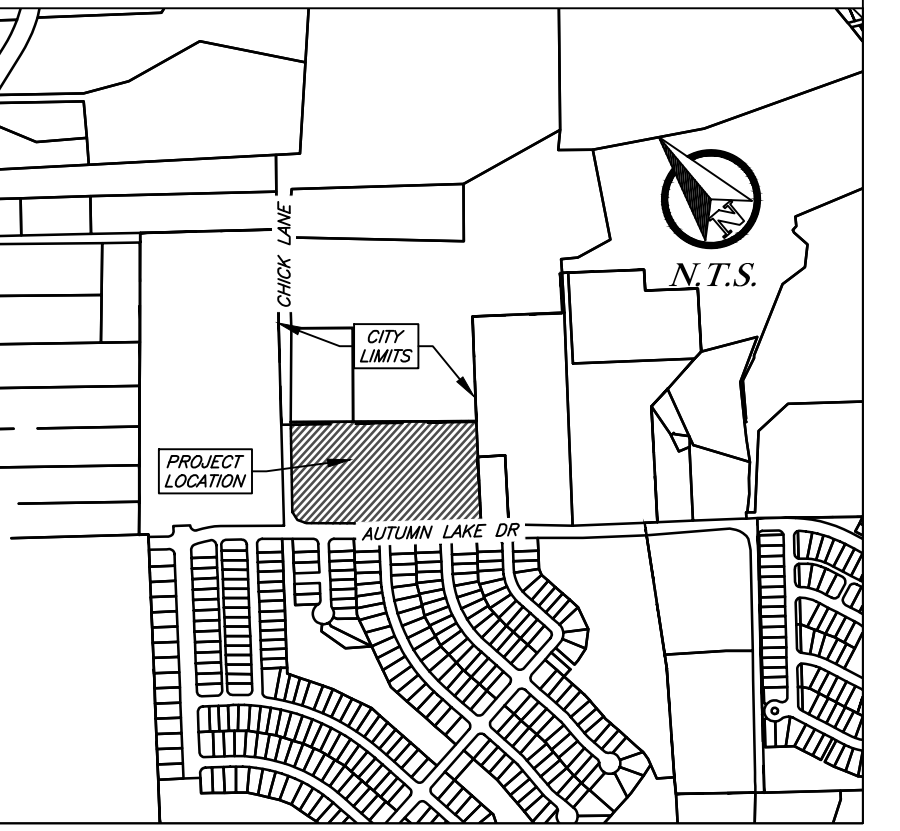


General Notes:

- Coordinates and Bearing System shown herein are based on the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NA2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown herein 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. 2518 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 herein are approximate locations.
- Distances shown along curves are chord lengths.
- 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:



Master Plan
Rock Pointe Subdivision
 Block 1 Lots 1-12, Block 2 Lots 1-12, Block 3 Lots 1-10,
 Block 4 Lots 1-13,
 Common Area, & ROW
 Being Zeno Phillips League, Abstract 45,
 47 lots - 9.81 Acres
 Brazos County, Texas
 January 2023

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

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

14 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-4567
 TBPE F-9951

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call: 800-245-4545
 Lone Star One Call: 800-669-8344
 Texas Excavation Safety: 800-344-8377
 System (Digtest)
 COB Water Services: 979-209-5900
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2506
 Verizon: 979-821-4300
 Suddenlink: 979-846-2229

Master Plan		
Phase	Lot Count	AC
Phase 1	19	2.75
Phase 2	28	3.95
ROW	3	2
ROW Dedication	1	0.02
Common Area/ Detention	1	1.1