

**LOT DIMENSION TABLE**

PARCEL	AREA	AVG DEPTH	AVG WIDTH
BLOCK 2 LOT 6	5948 SF	120'	52'
BLOCK 2 LOT 7	6143 SF	120'	54'
BLOCK 3 LOT 1	6888 SF	120'	60'
BLOCK 3 LOT 2	6000 SF	120'	50'
BLOCK 3 LOT 3	6000 SF	120'	50'
BLOCK 3 LOT 4	6000 SF	120'	50'
BLOCK 3 LOT 5	6000 SF	120'	50'
BLOCK 3 LOT 6	6457 SF	120'	54'
BLOCK 3 LOT 7	6646 SF	133'	50'
BLOCK 3 LOT 8	6769 SF	135'	50'
BLOCK 3 LOT 9	6892 SF	138'	50'
BLOCK 3 LOT 10	8119 SF	139'	60'
BLOCK 4 LOT 7	6000 SF	120'	50'
BLOCK 4 LOT 8	6000 SF	120'	50'
BLOCK 4 LOT 9	6000 SF	120'	50'
BLOCK 4 LOT 10	6000 SF	120'	50'
BLOCK 4 LOT 11	6000 SF	120'	50'
BLOCK 4 LOT 12	6000 SF	120'	50'
BLOCK 4 LOT 13	6000 SF	120'	50'

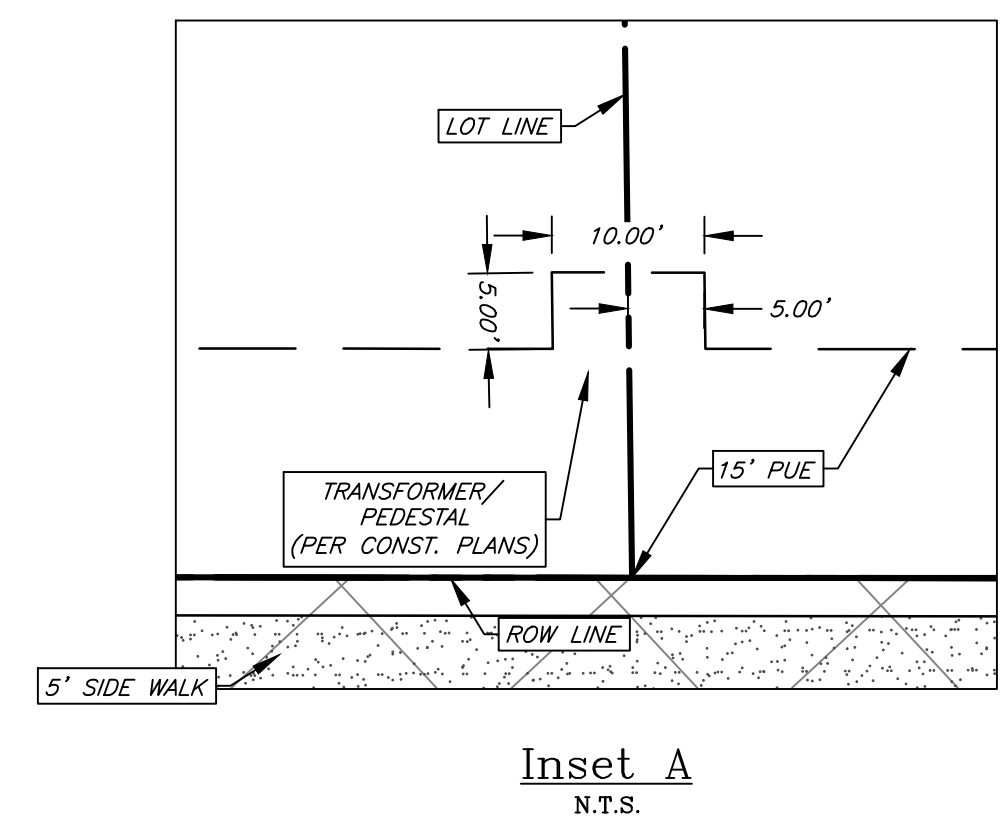
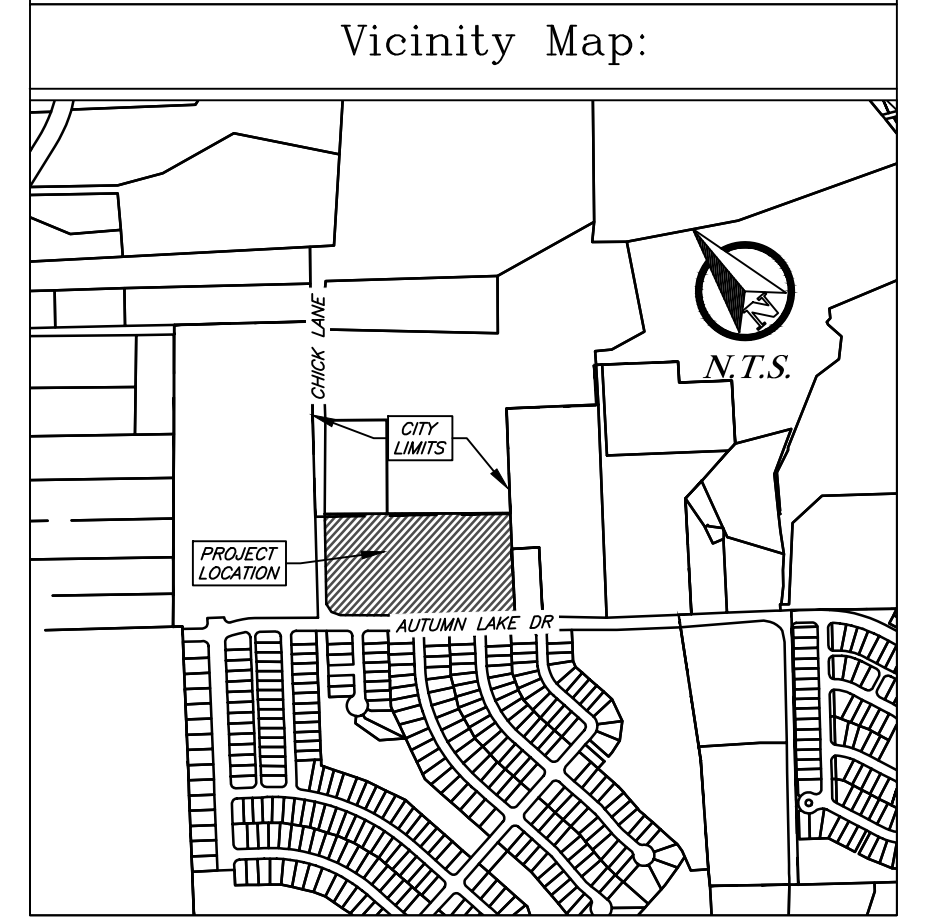
**LINE TABLE**

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

**CURVE TABLE**

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'

- 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 (NAR2011) 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. 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 DFRM 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.
  - 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.



**Preliminary Plan**  
**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:  
Bracknel 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