

**FIELD NOTES DESCRIPTION OF A 9.811 ACRE TRACT**  
 ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45  
 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 9.811 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 9.81 ACRE TRACT OF LAND CONVEYED TO TRILGATE BRAZOS LLC IN VOLUME 347, PAGE 615 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT); SAID 9.811 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING") ON THE SOUTHEAST SIDE OF CHICK LANE (A COUNTY MAINTAINED PUBLIC ROAD, RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), SAME BEING THE SOUTHEAST LINE OF A CALLED 1.86 ACRE TRACT OF LAND CONVEYED TO "THE FAZZINO REVOCABLE TRUST DATED JANUARY 20, 2010" IN VOLUME 9713, PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT); AT THE NORTH CORNER OF SAID 9.81 ACRE TRACT AND THE WEST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND CONVEYED TO CAROLYN HICKS CATALENA IN VOLUME 16844, PAGE 204 (OPRBT); FROM WHICH A 1/2 INCH IRON ROD FOUND BENT ON THE SOUTHEAST SIDE OF CHICK LANE, AT THE COMMON CORNER OF SAID 1.86 ACRE TRACT AND A CALLED 28.41 ACRE TRACT OF LAND CONVEYED IN SAID DEED (16844/204 OPRBT); BEARS N 43° 35' 20" E, A DISTANCE OF 918.80 FEET;

THENCE, WITH THE NORTHEAST LINE OF SAID 9.81 ACRE TRACT, S 47° 02' 24" E, AT A DISTANCE OF 296.67 FEET PASSING A 1/2 INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF SAID 3.00 ACRE TRACT AND SAID 28.41 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 880.93 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF MERIDIAN COURT (A 50' WIDE RIGHT-OF-WAY DEDICATED BY THE PLAT OF BOULDER CREEK SUBDIVISION; FILED IN VOLUME 15975, PAGE 257 OPRBT); FOR THE SOUTHWEST CORNER OF SAID 28.41 ACRE TRACT, THE EAST CORNER OF SAID 9.81 ACRE TRACT AND THE EAST CORNER HEREOF;

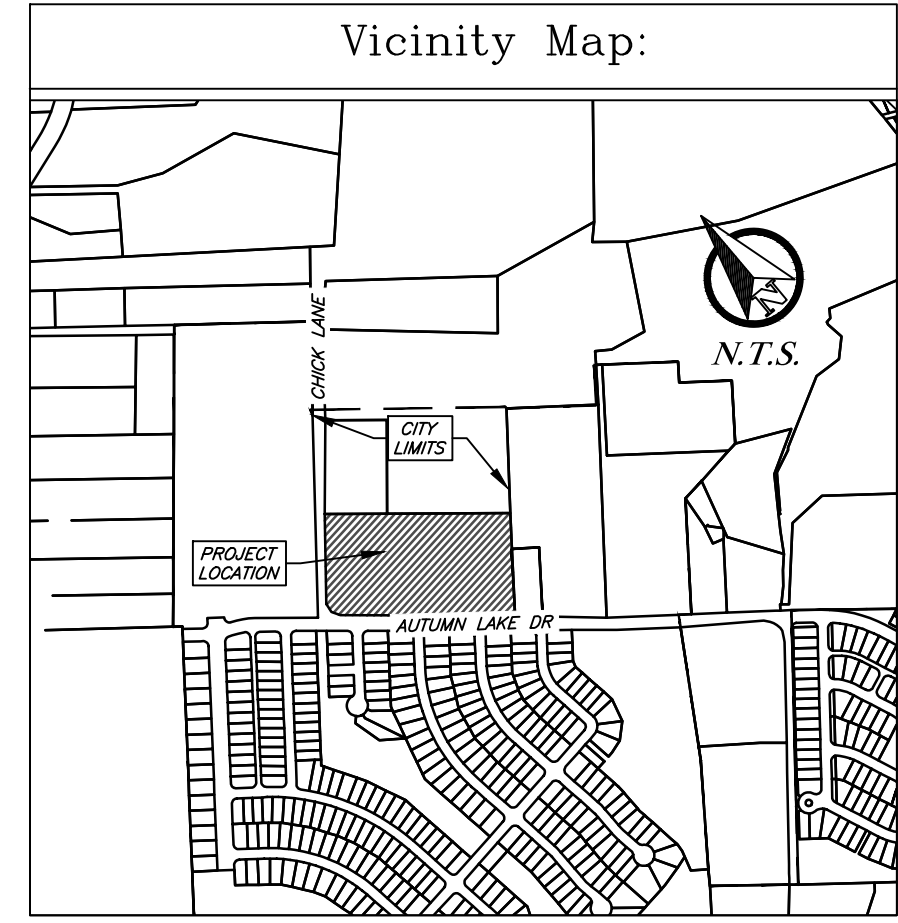
THENCE, WITH THE SOUTHEAST LINE OF SAID 9.81 ACRE TRACT, S 40° 42' 02" W, FOR A DISTANCE OF 487.71 FEET TO A POINT ON THE NORTHEAST LINE OF CHICK LANE (A 60' WIDE PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF BRYAN BY THE PLAT OF EDGEWATER SUBDIVISION - PHASE 1, FILED IN VOLUME 13034, PAGE 190 OPRBT); AT THE WEST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO MARIA GUADALUPE RUIZ IN VOLUME 14035, PAGE 100 (OPRBT); THE SOUTH CORNER OF SAID 9.81 ACRE TRACT AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH MAROON PLASTIC CAP STAMPED "RPLS 6132 ATM SURV" FOUND BEARS N 12° 14' 33" E, A DISTANCE OF 0.24 FEET, A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF CHICK LANE BEARS S 46° 29' 28" E, A DISTANCE OF 475.32 FEET AND THE CITY OF BRYAN MONUMENT GPS-72 BEARS S 52° 47' 49" E, A DISTANCE OF 2,883.11 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 9.81 ACRE TRACT, SAME BEING THE NORTHEAST RIGHT-OF-WAY LINE OF CHICK LANE, N 46° 29' 28" W, FOR A DISTANCE OF 829.66 FEET TO A 1/2 INCH IRON ROD SET FOR THE MOST SOUTHERLY WEST CORNER OF SAID 9.81 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALGO 6200" FOUND AT A POINT OF CURVATURE IN THE NORTHEAST RIGHT-OF-WAY LINE OF CHICK LANE BEARS N 46° 29' 28" W, A DISTANCE OF 406.60 FEET;

THENCE, WITH THE NORTHWEST LINE OF SAID 9.81 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID 1.86 ACRE TRACT (9713/171 OPRBT), ALONG THE SOUTHEAST SIDE OF THE COUNTY MAINTAINED PORTION OF CHICK LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N 25° 24' 57" W, A DISTANCE OF 44.20 FEET TO A 1/2 INCH IRON ROD SET;  
 2) N 10° 23' 23" E, A DISTANCE OF 43.51 FEET TO A MAGNAIL SET IN THE CONCRETE FOOTER OF A FENCE POST FOR THE MOST NORTHERLY WEST CORNER OF SAID 9.81 ACRE TRACT;  
 3) N 42° 09' 00" E, FOR A DISTANCE OF 426.47 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 9.811 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND AUGUST 2022 UNDER MY SUPERVISION, SEE PLAT PREPARED AUGUST 2022 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010789610567 (CALCULATED USING GEOID12B). REFERENCE DRAWING: 22-690-TITLE.



**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 System (Digites): 800-344-8377  
 COB Water Services: 979-209-5900  
 Bryan Texas Utilities: 979-821-5865  
 Atmos Energy: 979-774-2506  
 Verizon: 979-821-4300  
 Suddenlink: 979-646-2229

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	1.12

- 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 (NA2011) 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 GEOID12B).
  - This property is annexed into the City of Bryan per approval Ordinance no. \_\_\_\_\_ effective \_\_\_\_\_ 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.
  - No lots may take access from Autumn 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.

**Master Plan**

**Rock Pointe Subdivision**

Block 1 Lots 1-12, Block 2 Lots 1-12,  
 Block 3 Lots 1-10, Block 4 Lots 1-12,  
 Common Area, & ROW  
 Being Zeno Phillips League, Abstract 45 - 9.81 Acres  
 Brazos County, Texas

September 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  
 979-739-1567  
 TBPE F-9951