

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Steve Arden owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6542, Page 177 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owned by Stephen Arden

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Steve Arden known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 29 day of May 2018
Beth Heath
 Notary Public, Brazos County, Texas

APPROVAL OF THE 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 13th day of June 2018

W. Paul Kasper
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell for the undersigned, City Planner and/or designated Secretary of the Planning & 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 16th day of June 2018

Kevin Russell
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez Chairman 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 on the 21st day of June 2018 and same was duly approved on the 21st day of June 2018 by said Commission.

Bobby Gutierrez
 Chairman, Planning and Zoning Commission

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 6/13/2019 8:19:21 AM
 In the PLAT Records
 Doc Number: 2019-1363693
 Volume - Page: 15383-170
 Number of Pages: 2
 Amount: 73.00
 Order #: 20190613000008
 By: MG



I, do hereby certify
 that this plat was filed for
 record on this 20 day of June 2018
 Page

Kevin McClure
 County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision describe a closed geometric form.

Kevin R. McClure 5/29/19
 Kevin R. McClure, R.P.L.S. No. 5650



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 10, Abstract No. 63, in Bryan, Brazos County, Texas and being part of the 96.597 acre tract described in the deed from Harrison Holdings Limited Partnership to BORD, LLC recorded in Volume 14807, Page 198 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2" iron rod marking the west corner of the said 96.597 acre BORD tract and said iron rod also being in the southeast line of the called 131.89 acre Sam B. Pate, et al tract recorded in Volume 2154, Page 336 (O.R.B.C.);

THENCE: S 78° 18' 34" E into the interior of the said 96.597 acre BORD tract for a distance of 1253.03 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;

THENCE: continue through the interior of the said 96.597 acre BORD tract for the following eleven (11) calls:

- 1) N 35° 15' 33" E for a distance of 25.47 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 2) 138.83 feet along the arc of said curve having a central angle of 89° 10' 41", a radius of 25.00 feet, a tangent of 24.59 feet and a long chord bearing N 79° 43' 42" E at a distance of 35.03 feet to a 1/2-inch iron rod set for corner,
- 3) S 55° 48' 08" E for a distance of 265.56 feet to a 1/2-inch iron rod set for corner,
- 4) S 53° 26' 38" E for a distance of 215.94 feet to a 1/2-inch iron rod set for corner,
- 5) N 33° 49' 38" E for a distance of 60.07 feet to a 1/2-inch iron rod set for corner,
- 6) N 53° 26' 38" W for a distance of 94.46 feet to a 1/2-inch iron rod set for corner,
- 7) N 35° 15' 33" E for a distance of 445.79 feet to a 1/2-inch iron rod set for corner,
- 8) N 33° 26' 33" E for a distance of 74.71 feet to a 1/2-inch iron rod set for corner,
- 9) S 56° 33' 27" E for a distance of 170.00 feet to a 1/2-inch iron rod set for corner,
- 10) N 33° 26' 33" E for a distance of 97.01 feet to a 1/2-inch iron rod set for corner, and
- 11) S 55° 33' 46" E for a distance of 545.92 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, said iron rod also being in the northwest right-of-way line of a 6.409 acre Old Reliance Road right-of-way tract, as recorded in Volume 8939, Page 23 (O.R.B.C.);

THENCE: along the northwest right-of-way line of the said Old Reliance Road tract for the following two (2) calls:

- 1) S 42° 22' 42" W for a distance of 620.37 feet to a 1/2-inch iron rod set for corner, and
- 2) S 42° 34' 39" W for a distance of 281.46 feet to a found 1/2-inch iron rod marking the south corner the said 96.597 acre BORD tract;

THENCE: leaving the northwest right-of-way line of said Old Reliance Road and along the southwest line of the said 96.597 acre BORD tract for the following seven (7) calls:

- 1) N 65° 07' 45" W for a distance of 273.19 feet to a found 1/2-inch iron rod for corner,
- 2) S 61° 20' 55" W for a distance of 261.54 feet to a found 1/2-inch iron rod for corner,
- 3) N 22° 39' 20" W for a distance of 99.15 feet to a found 1/2-inch iron rod for corner,
- 4) N 37° 07' 04" E for a distance of 107.11 feet to a found 1/2-inch iron rod for corner,
- 5) N 13° 19' 18" W for a distance of 69.06 feet to a found 1/2-inch iron rod for corner,
- 6) N 62° 24' 56" W for a distance of 311.22 feet to a found 1/2-inch iron rod for corner, and
- 7) N 53° 04' 12" W for a distance of 133.20 feet to a found 1/2-inch iron rod for corner;

THENCE: into the interior of the said 96.597 acre BORD tract for the following five (5) calls:

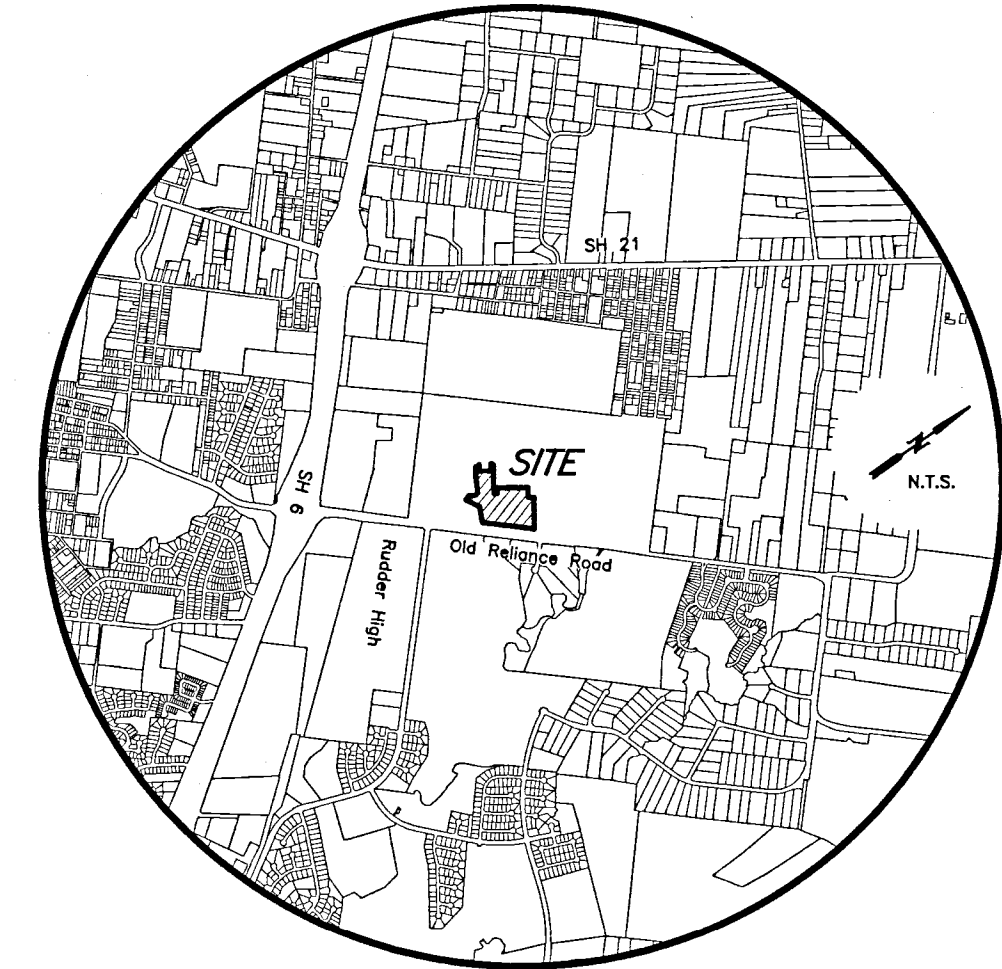
- 1) 53.83 feet in a counter-clockwise direction along the arc of a curve having a central angle of 61° 41' 19", a radius of 50.00 feet, a tangent of 29.86 feet and a long chord bearing N 06° 06' 12" E at a distance of 51.27 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
- 2) 16.55 feet along the arc of said reverse curve having a central angle of 18° 57' 50", a radius of 50.00 feet, a tangent of 8.35 feet and a long chord bearing N 15° 15' 33" W at a distance of 16.47 feet to a 1/2-inch iron rod set for corner,
- 3) S 55° 33' 46" E for a distance of 110.58 feet to a 1/2-inch iron rod set for corner,
- 4) N 34° 26' 14" E for a distance of 213.27 feet to a 1/2-inch iron rod set for corner, and
- 5) N 55° 48' 08" W for a distance of 119.82 feet to the POINT OF BEGINNING and containing 16.529 acres of land, more or less.

GENERAL SURVEYOR NOTES:

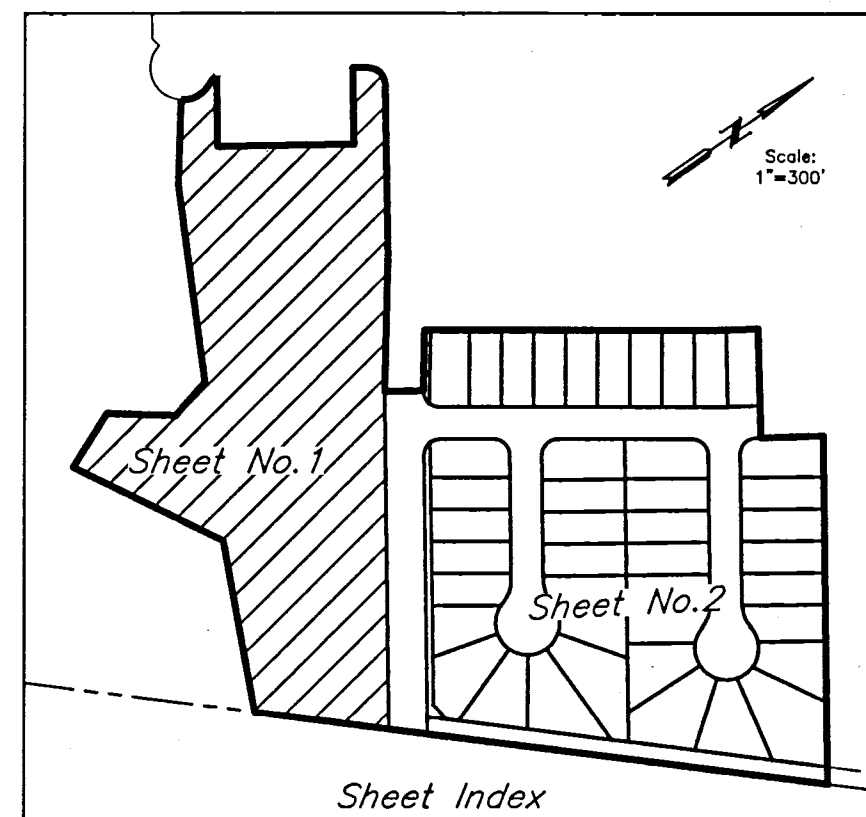
1. ORIGIN OF BEARING SYSTEM: Grid North based on City of Bryan Control Monuments No. 16 and No. 125.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. Unless otherwise indicated, all distances shown along curves are arc distances.
4. ZONING: The subject property is zoned Planned Development - Housing District (PD-H) by Ordinance No. 2153 passed and approved by the Bryan City Council on July 12, 2015.
5. Unless otherwise noted Building Setback Lines shall be:
 Front: 25'
 Rear: 7.5'
 Side: 5'
 Side Street: 15'
6. Right-of-way Acreage: 2.35 Ac.
7. Common Area shall be owned & maintained by Homeowner's Association.
8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- - 1/2" Iron Rod Found
- - 1/2" Iron Rod Set
- - 1/2" Iron Rod Set at Points of Curvatures
- - Chiseled "X" mark or PK Nail Control Monuments set in Pavement.

9. Abbreviations:
 C.m.A. - Common Area
 H.O.A. - Homeowner's Association
 P.O.B. - Point of Beginning
 P.O.C. - Point of Commencing
 P.U.E. - Public Utility Easement
 P.D.E. - Public Drainage Easement



Vicinity Map



FINAL PLAT

RUDDER POINTE PHASE 1

LOTS 1-16, BLOCK 1
 LOTS 1-17, BLOCK 2
 LOTS 1-10, BLOCK 3
 16.529 ACRES

JOHN AUSTIN LEAGUE NO. 10, A-63
 BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2018
 SCALE: 1"=60'

SHEET NO.

1

OF 2 SHEETS

Owner:
 BORD Development LP
 1008 Woodcreek Dr., Suite 103
 College Station, TX 77845
 (979) 229-7275

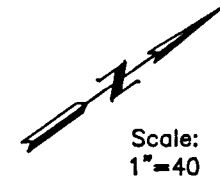
Surveyor: Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

MB

10150029-fp.dwg

6.555 Acre
H.O.A. Park

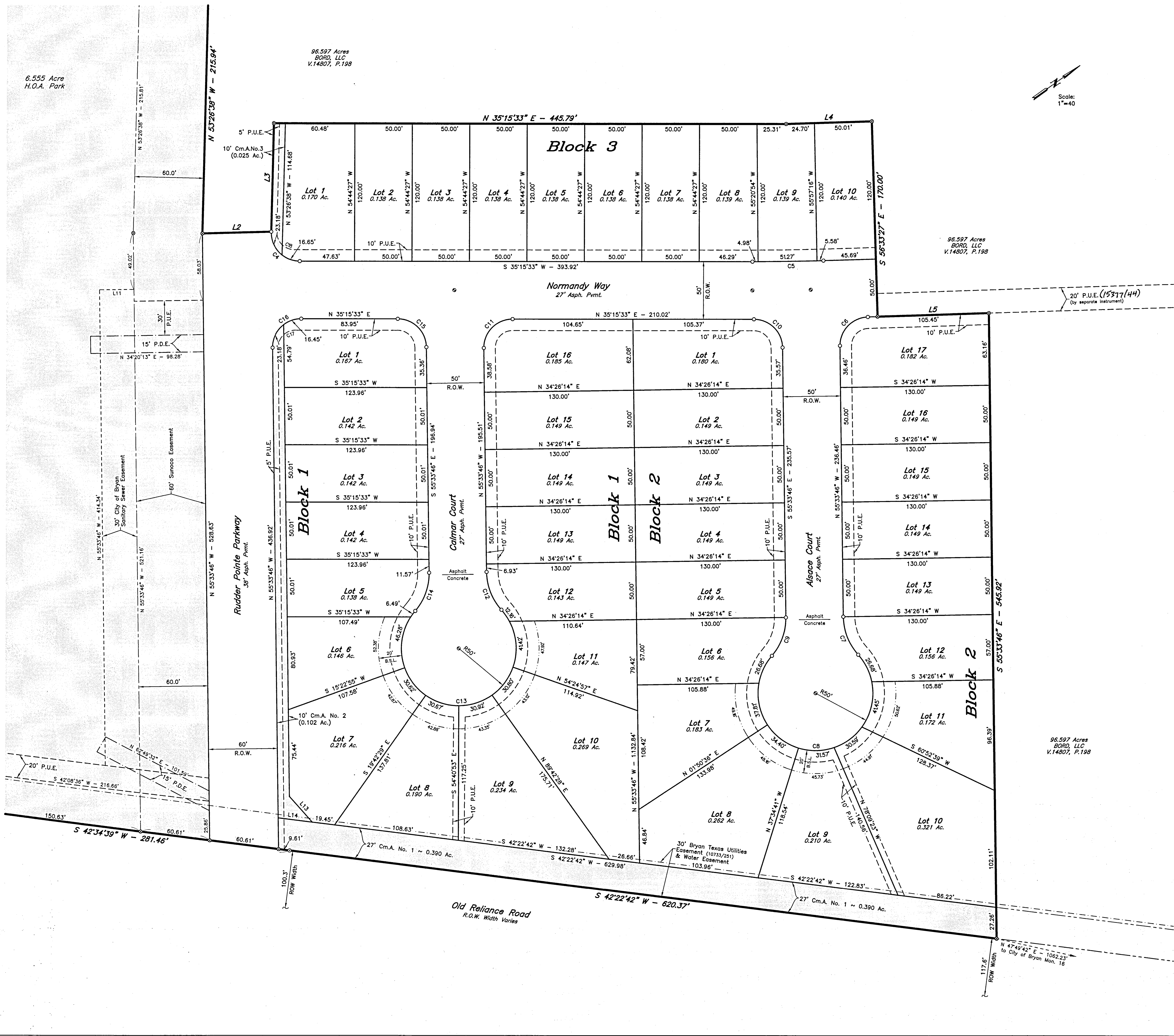
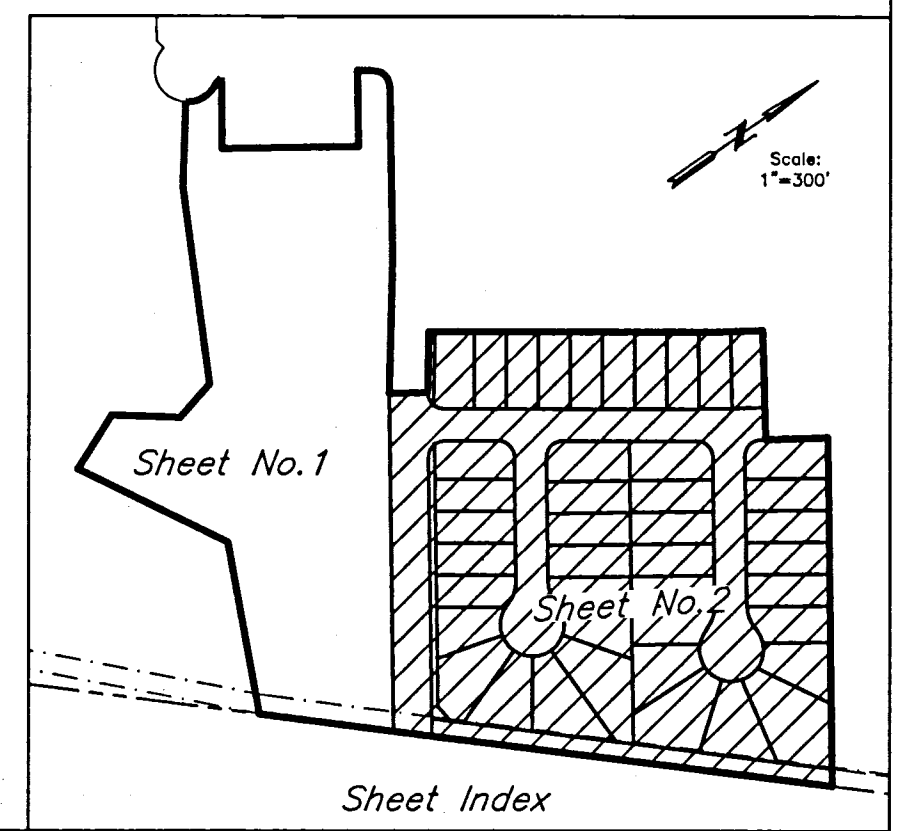
96.597 Acres
BORD, LLC
V.14807, P.198



Scale:
1"=40'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°10'41"	24.95'	38.83'	24.55'	N 79°43'42" E	35.03'
C2	61°41'19"	50.00'	53.83'	29.86'	N 6°06'12" E	51.27'
C3	18°57'50"	50.00'	16.55'	8.35'	N 15°15'33" W	16.47'
C4	91°17'50"	25.00'	39.84'	25.57'	S 80°54'27" W	35.75'
C5	1°49'00"	1950.00'	61.83'	30.92'	S 34°21'03" W	61.83'
C6	88°42'18"	25.00'	38.70'	24.44'	N 10°54'37" W	34.95'
C7	41°18'42"	50.45'	36.38'	19.02'	N 76°13'07" W	35.60'
C8	262°37'25"	50.00'	229.18'	-56.89'	S 34°26'13" E	75.11'
C9	41°18'42"	50.45'	36.38'	19.02'	S 34°54'25" E	35.60'
C10	89°10'41"	25.00'	38.91'	24.64'	N 79°50'53" E	35.10'
C11	90°49'19"	25.00'	39.63'	25.36'	N 10°09'07" W	35.61'
C12	41°24'35"	50.00'	36.14'	18.90'	N 76°16'04" W	35.36'
C13	262°49'09"	50.00'	229.35'	-56.69'	N 34°26'14" E	75.00'
C14	41°24'35"	50.00'	36.14'	18.90'	S 34°51'29" E	35.36'
C15	89°10'41"	25.00'	38.91'	24.64'	N 79°50'53" E	35.10'
C16	90°49'19"	25.00'	39.63'	25.36'	N 10°09'07" W	35.61'
C17	90°49'19"	15.00'	23.78'	15.22'	N 10°09'07" W	21.36'
C18	91°17'50"	15.00'	23.90'	15.34'	S 80°54'27" W	21.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°15'33" E	25.47'
L2	N 33°49'38" E	60.07'
L3	N 53°26'38" W	94.46'
L4	N 33°26'33" E	74.71'
L5	N 33°26'33" E	97.01'
L6	N 22°39'20" W	99.15'
L7	N 37°07'04" E	107.11'
L8	N 13°19'18" W	69.06'
L9	S 55°33'46" E	110.58'
L10	N 55°48'08" W	119.82'
L11	S 34°26'14" W	30.00'
L12	S 35°32'46" W	50.01'
L13	S 83°27'30" W	30.00'
L14	N 42°22'42" E	29.96'



FINAL PLAT

**RUDDER POINTE
PHASE 1**

LOTS 1-16, BLOCK 1
LOTS 1-17, BLOCK 2
LOTS 1-10, BLOCK 3
16.529 ACRES

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BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2018
SCALE: 1"=40'

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979 229-7275

Surveyor: Texas Firm Registration No. 10103300
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College Station, Texas 77845
(979) 693-3838

MB

SHEET NO.
2
OF 2 SHEETS