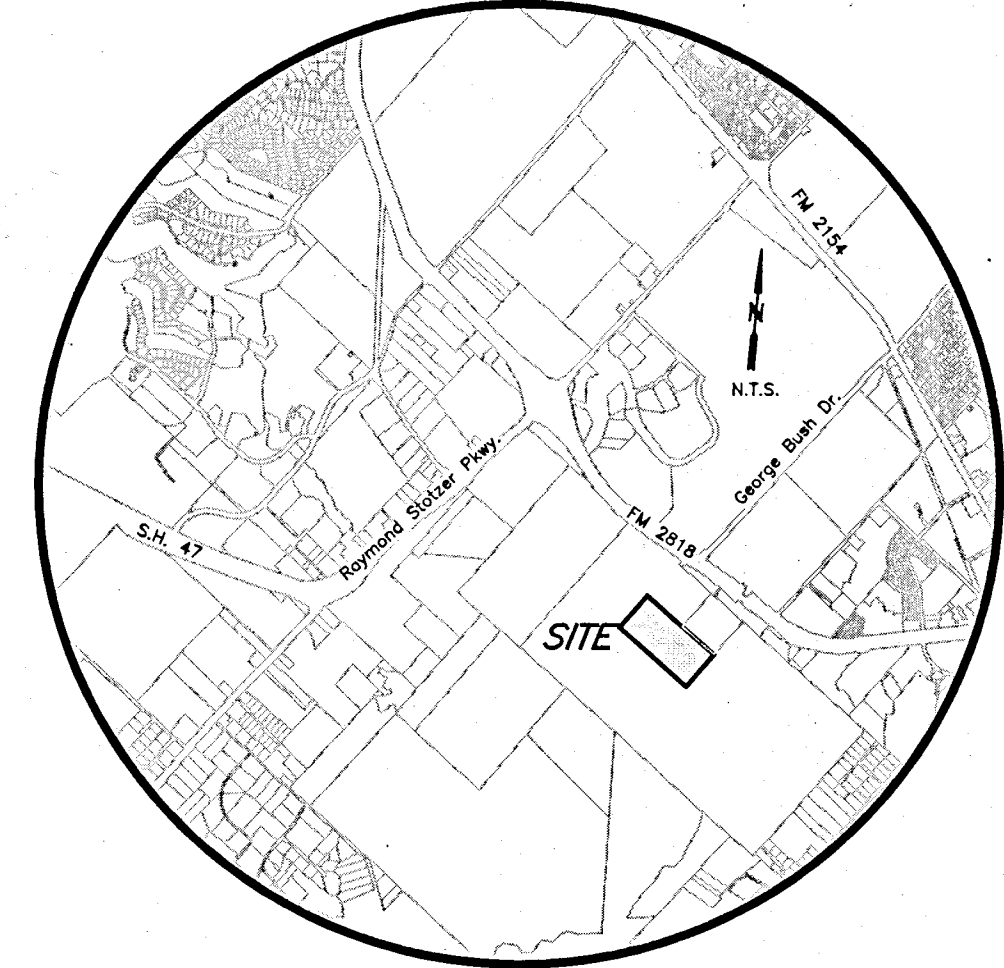
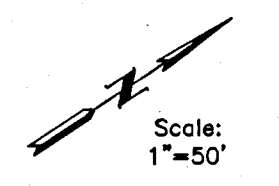


Remainder of 96.597 Acres
BORD, LLC
V.14807, P.198



Vicinity Map

- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: Grid North based on City of Bryan Control Monuments No. 16 and No. 125.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, a portion of this property is located in a Special Flood Hazard Area. Location is approximate and was scaled using solid maps. Unless otherwise indicated, all distances shown along curves are arc distances.
 - ZONING: The subject property is zoned Planned Development - Housing District (PD-M) by Ordinance No. 2285 passed and approved by the Bryan City Council on March 27, 2018.
 - Unless otherwise noted Building Setback Lines shall be:
Front: 25'
Rear: 7.5'
Side: 5'
Side Street: 15'
 - Right-of-way Acroage: 3.15 Ac.
 - Common Area shall be owned & maintained by Homeowner's Association.
 - 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
 - Abbreviations:
C.A. - Common Area
L.E. - Landscape Easement
P.A.E. - Public Access Easement
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
③②③ - Indicates minimum habitable finish floor elevations. (NAVD88)

FINAL PLAT

RUDDER POINTE
PHASE 2

LOTS 11-24, BLOCK 3, LOTS 1-20, BLOCK 4,
LOTS 1-22, BLOCK 5 AND LOTS 1-13, BLOCK 6

14.959 ACRES

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

OCTOBER, 2019
SCALE: 1"=50'

SHEET NO.
1
OF 2 SHEETS

Owner:
BORD Development LP
311 Caccia Loop
College Station, TX 77845
979 229-7275

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3838



10150030-fp.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, BORD, LLC 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 14807, Page 198 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.

Stephan Ardeor
 Stephan Ardeor, Mahogier

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Stephan Ardeor 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 13 day of July, 2020.

Betty Heald
 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 20 day of July, 2020.

Samuel H. Harrison
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kathleen Zimmerman, 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 20 day of July, 2020.

Kathleen Zimmerman
 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 20 day of October, 2019 and same was duly approved on the 20 day of December, 2019 by said Commission.

Bobby Gutierrez
 Chairman, Planning and Zoning Commission

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/21/2020 8:27:35 AM
 In the PLAT Records

Doc Number: 2020-1399771
 Volume - Page: 16214-5
 Number of Pages: 2
 Amount: 73.00
 Order#: 20200721000005
 By: TD

Karen 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 will describe a closed geometric form.

Kevin R. McClure
 Kevin R. McClure, R.P.L.S. No. 5650



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, HARRISON HOLDINGS LIMITED PARTNERSHIP 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.

By: HARRISON HOLDINGS MANAGEMENT, LLC
 General Partner
Samuel H. Harrison
 Samuel H. Harrison, President

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Samuel H. Harrison 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 13 day of July, 2020.

Betty Heald
 Notary Public, Brazos County, Texas

FIELD NOTES
 14.959 ACRES

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 part of the called 202.3 acre remainder tract described in the deed from Richard H. Harrison, III to Harrison Holdings Limited Partnership recorded in Volume 6542, Page 177 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of this herein described tract and the east corner of RUDDER POINTE, PHASE 1 subdivision according to the Final Plat recorded in Volume 15383, Page 170 (O.R.B.C.), 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 northeast line of said RUDDER POINTE, PHASE 1 for the following three (3) calls:

- 1) N 55°33'46" W for a distance of 545.92 feet to a found 1/2-inch iron rod,
- 2) S 33°26'33" W for a distance of 97.1 feet to a found 1/2-inch iron rod, and
- 3) N 55°33'27" W for a distance of 170.00 feet to a found 1/2-inch iron rod;

THENCE: into and through the interior of the said 96.597 acre BORD tract for the following three (3) calls:

- 1) N 33°26'33" E for a distance of 753.05 feet to a 1/2-inch iron rod set,
- 2) S 52°21'45" E for a distance of 85.21 feet to a 1/2-inch iron rod set, and
- 3) N 37°38'15" E for a distance of 207.00 feet to a 1/2-inch iron rod set for the north corner of this herein described tract and being -1- the common line of 1 1/2: 1:12 96.597 acre BORD tract and the called 64.652 acre Harrison Holdings Limited Partnership tract recorded in Volume 6542, Page 177 (O.R.B.C.);

THENCE: S 52°21'45" E along the common line of said BORD tract and the called 64.652 acre Harrison Holdings tract for a distance of 745.26 feet to a found 1/2-inch iron rod marking the east corner of this tract and the south corner of the called 64.652 acre Harrison Holdings tract, said iron rod also being in the northwest right-of-way line of said Old Reliance Road;

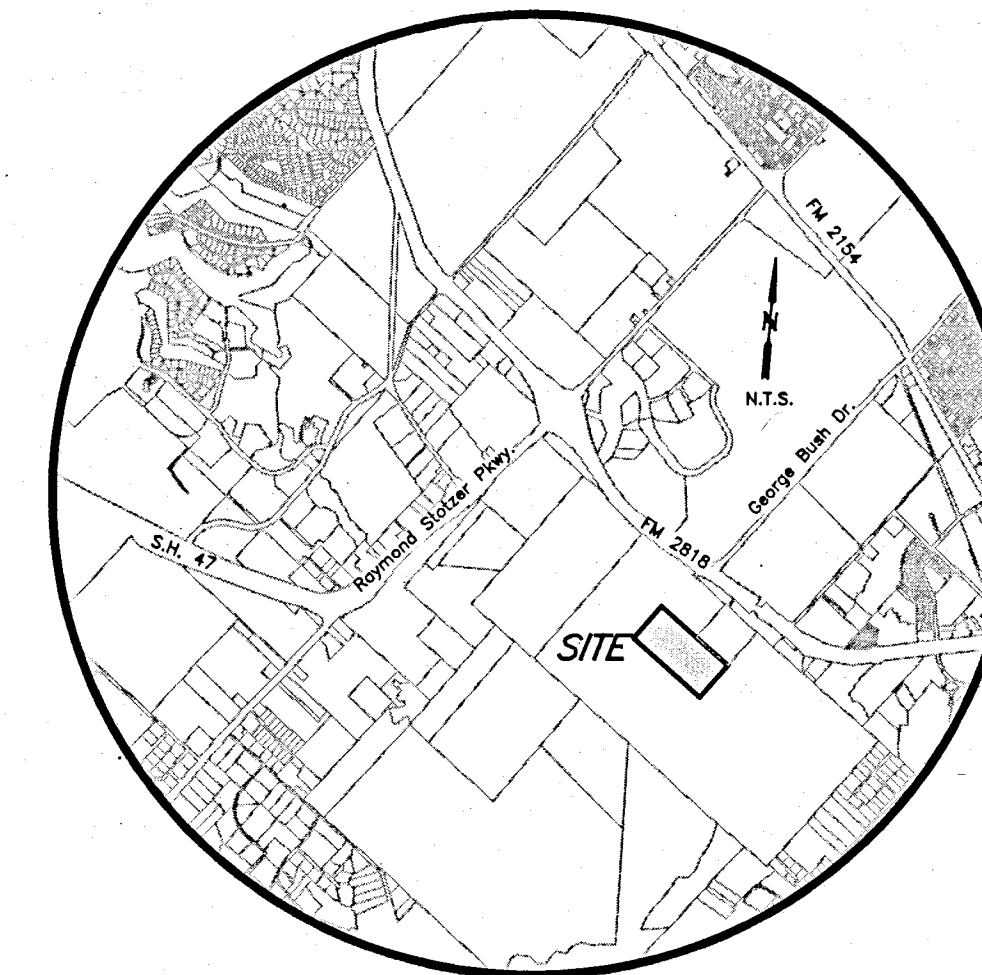
THENCE: S 42°22'42" W along the northwest right-of-way line of the said Old Reliance Road tract for a distance of 821.18 feet to a found 1/2-inch iron rod to the POINT OF BEGINNING and containing 14.959 acres of land, more or less.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	85°48'18"	25.00'	37.44'	23.23'	S 9°27'36" E	34.04'
C2	94°11'42"	25.00'	41.10'	26.90'	N 80°32'24" E	36.63'
C3	89°00'19"	25.00'	38.84'	24.57'	N 11°03'37" W	35.05'
C4	41°24'35"	50.00'	36.14'	18.90'	N 76°16'04" W	35.36'
C5	262°49'10"	50.00'	229.35'	-56.69'	N 34°26'14" E	75.00'
C6	41°24'35"	50.00'	36.14'	18.90'	S 34°51'29" E	35.36'
C7	90°59'41"	25.00'	39.70'	25.44'	N 78°56'23" E	35.66'
C8	89°00'19"	25.00'	38.84'	24.57'	N 11°03'37" W	35.05'
C9	41°24'35"	50.00'	36.14'	18.90'	N 76°16'04" W	35.36'
C10	262°49'10"	50.00'	229.35'	-56.69'	N 34°26'14" E	75.00'
C11	41°24'35"	50.00'	36.14'	18.90'	S 34°51'29" E	35.36'
C12	90°59'41"	25.00'	39.70'	25.44'	N 78°56'23" E	35.66'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°21'45" E	85.21'
L2	S 33°26'33" W	97.01'
L3	S 52°21'45" E	11.87'
L4	S 5°06'24" E	20.29'
L5	S 52°21'45" E	96.50'



Vicinity Map

FINAL PLAT

RUDDER POINTE
 PHASE 2

LOTS 11-24, BLOCK 3, LOTS 1-20, BLOCK 4,
 LOTS 1-22, BLOCK 5 AND LOTS 1-13, BLOCK 6

14.959 ACRES

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

OCTOBER, 2019
 SCALE: 1"=50'

SHEET NO.
2
 OF 2 SHEETS

OWNER:
 BORD Development LP
 311 Cecilia Loop
 College Station, Texas 77845
 979 229-7275

SURVEYOR:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

