

VICINITY MAP

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.

J. Stephen Alden
 J. Stephen Alden, Manager

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/27/2021 12:46:14 PM
 In the PLAT Records



I, do hereby certify
 that this plat was filed for
 record on _____ 20____ in
 _____ Page

Doc Number: 2021-1440563
 Volume - Page: 17219 - 240
 Number of Pages: 2
 Amount: 73.00
 Order#: 20210727000079
 By: LG

Karen McCowan
 By: *Jama Chikwell*

LINE TABLE

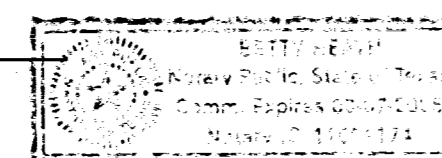
LINE	BEARING	DISTANCE
L1	S 53°26'38" E	94.46'
L2	S 33°49'38" W	60.07'
L3	S 35°15'33" W	25.47'
L4	S 55°48'08" E	119.82'
L5	N 55°33'46" W	110.58'
L6	S 79°24'39" W	15.60'
L7	S 33°26'33" W	14.88'
L8	N 33°26'33" E	13.61'

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *J. Stephen Alden* 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 16 day of July, 2021.

Beth Heath
 Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus 7/16/21
 Gregory Hopcus, R.P.L.S. No. 6047



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°10'41"	24.95'	38.83'	24.59'	S 79°43'42" W	35.03'
C2	18°57'50"	50.00'	16.55'	8.35'	S 15°15'33" E	16.47'
C3	194°09'06"	50.00'	169.42'	-402.80'	S 72°20'10" W	99.24'
C4	90°00'00"	25.00'	39.27'	25.00'	S 11°33'27" E	35.36'
C5	90°00'00"	25.00'	39.27'	25.00'	N 78°26'33" E	35.36'
C6	91°03'40"	25.00'	39.73'	25.47'	N 10°16'18" W	35.68'
C7	1°49'00"	2000.00'	63.41'	31.71'	N 34°21'03" E	63.41'
C8	90°00'00"	25.00'	39.27'	25.00'	N 78°26'33" E	35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	S 11°33'27" E	35.36'
C10	1°49'00"	1950.00'	61.83'	30.92'	S 34°21'03" W	61.83'
C11	48°11'23"	25.00'	21.03'	11.18'	S 59°21'14" W	20.41'
C12	276°22'46"	50.00'	241.19'	-44.72'	S 54°44'27" E	66.67'
C13	48°11'23"	25.00'	21.03'	11.18'	N 11°09'51" E	20.41'
C14	1°49'00"	2000.00'	63.41'	31.71'	N 34°21'03" E	63.41'
C15	1°49'00"	1950.00'	61.83'	30.92'	S 34°21'03" W	61.83'
C16	88°56'20"	25.00'	38.81'	24.54'	S 79°43'42" W	35.03'
C17	91°03'40"	25.00'	39.73'	25.47'	S 10°16'18" E	35.68'
C18	45°50'40"	50.00'	40.01'	21.14'	S 12°19'59" W	38.95'
C19	41°02'10"	50.00'	35.81'	18.71'	N 14°44'27" E	35.05'
C20	1°39'05"	1830.00'	52.75'	26.38'	S 34°26'00" W	52.74'
C21	0°09'55"	1830.00'	5.28'	2.64'	S 33°31'30" W	5.28'

APPROVAL OF THE CITY ENGINEER

I, *Scott A. ...* 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 27 day of July, 2021.

Scott A. ...
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, *Madie 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 27 day of July, 2021.

Madie Zimmerman
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Leo Gonzalez* 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 27 day of July, 2021, and same was duly approved on the 27 day of July, 2021, by said Commission.

Leo Gonzalez
 Chairman, Planning and Zoning Commission

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:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of Lot 1, Block 3, RUDDER POINTE, PHASE 1 according to the Final Plat recorded in Volume 15383, Page 170 (O.R.B.C.) and being an interior ell corner of the called 96.597 acre BORD, LLC remainder tract;

THENCE: along the common line of this tract, said RUDDER POINTE, PHASE 1 and the 202.3 acre Harrison Holdings Limited Partnership tract recorded in Volume 6542, Page 177 (O.R.B.C.) for the following thirteen (13) calls:

- 1) S 53°26'38" E for a distance of 94.46 feet to a found 1/2-inch iron rod,
- 2) S 33°49'38" W for a distance of 60.07 feet to a found 1/2-inch iron rod marking the southeast corner of this tract,
- 3) N 53°26'38" W for a distance of 215.94 feet to a found 1/2-inch iron rod,
- 4) N 55°48'08" W for a distance of 265.56 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
- 5) 38.83 feet in a counter clockwise direction along the arc of said curve having a central angle of 89°10'41", a radius of 24.95 feet, a tangent of 24.59 feet and a long chord bearing S 79°43'42" W at a distance of 35.03 feet to a found 1/2-inch iron rod for the Point of Tangency,
- 6) S 35°15'33" W for a distance of 25.47 feet to a found 1/2-inch iron rod,
- 7) S 55°48'08" E for a distance of 119.82 feet to a found 1/2-inch iron rod,
- 8) S 34°26'14" W for a distance of 213.27 feet to a found 1/2-inch iron rod,
- 9) N 55°33'46" W for a distance of 110.58 feet to a found 1/2-inch iron rod, and
- 10) 16.55 feet in a counter clockwise direction along the arc of a 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 S 15°15'33" E at a distance of 16.47 feet for corner and for a Point of Reverse Curvature of a curve to the right,
- 11) 169.42 feet in a clockwise direction along the arc of a curve having a central angle of 194°09'06", a radius of 50.00 feet, a tangent of 6.21 feet and a long chord bearing S 72°20'10" W at a distance of 99.24 feet for corner,
- 12) S 79°24'39" W for a distance of 15.60 feet for corner, and
- 13) N 55°33'46" W for a distance of 124.32 feet for the west corner of this tract and an exterior ell corner of the said 202.3 acre Harrison Holdings Limited Partnership tract;

THENCE: along the common line of this tract, into the said 96.597 acre BORD, LLC remainder tract and along the northwesterly line of said RUDDER POINTE, PHASE 1 for the following nine (9) calls:

- 1) N 35°15'33" E for a distance of 864.52 feet for corner,
- 2) N 33°26'33" E for a distance of 319.37 feet for the north corner of this tract,
- 3) S 56°33'27" E for a distance of 170.00 feet for corner,
- 4) S 33°26'33" W for a distance of 14.88 feet for the Point of Curvature of a curve to the left,
- 5) 39.27 feet along the arc of said curve having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 11°33'27" E at a distance of 35.36 feet to the Point of Tangency,
- 6) S 56°33'27" E for a distance of 190.00 feet for the Point of Curvature of a curve to the left,
- 7) 39.27 feet along the arc of said curve having a central angle of 90°00'00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 78°26'33" E at a distance of 35.36 feet to the Point of Tangency,
- 8) N 33°26'33" E for a distance of 13.61 feet for corner, and
- 9) S 56°33'27" E for a distance of 170.00 feet for the east corner of this tract, said corner being in the northwest line of Lot 16, Block 3, RUDDER POINTE, PHASE 2 according to the Final Plat recorded in Volume 16214, Page 5 (O.R.B.C.);

THENCE: along the common line of this tract, said RUDDER POINTE, PHASE 2 and RUDDER POINTE, PHASE 1 for the following two (2) calls:

- 1) S 33°26'33" W for a distance of 327.30 feet to a found 1/2-inch iron rod, and
- 2) S 35°15'33" W for a distance of 445.79 feet to the POINT OF BEGINNING and containing 13.013 acres of land.

SHEET NO.

2

OF 2 SHEETS

FINAL PLAT

RUDDER POINTE
 PHASE 3

LOTS 1-38, BLOCK 7, LOTS 1-15, BLOCK 8,
 LOTS 1-6, BLOCK 9 AND LOTS 1-4, BLOCK 10

13.013 ACRES

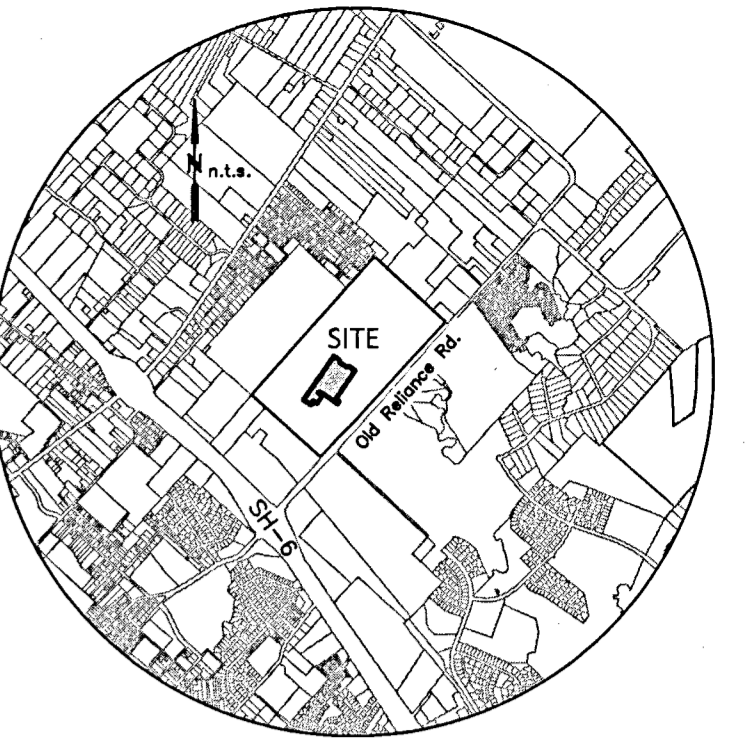
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
 BRYAN, BRAZOS COUNTY, TEXAS

AUGUST, 2020
 SCALE: 1"=50'

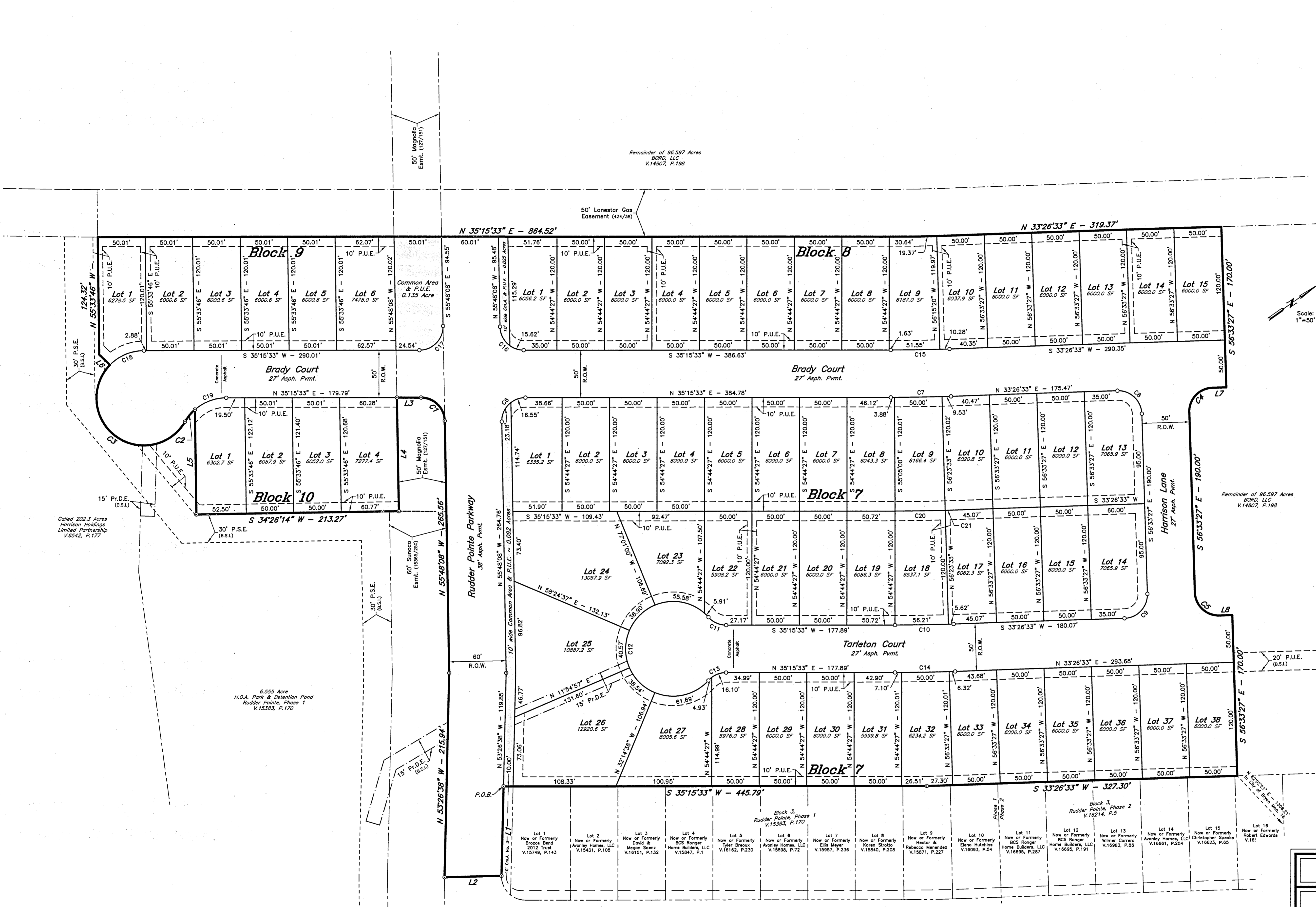
Owner:
 BORD Development LP
 311 Cecilia Loop
 College Station, Tx 77845
 979 225-7275

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





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, no portion of this property is located in a Special Flood Hazard Area.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - The subject property is zoned Planned Development - Housing District (PD-H) by Ordinance No. 2265 passed and approved by the Bryan City Council on March 27, 2018.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - Right-of-way Acreages: 3.41 Ac.
 - Common Area shall be owned & maintained by Homeowner's Association.
 - 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
 - Abbreviations:
 - B.S.I. - By Separate Instrument
 - Com.A. - Common Area
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - P.S.E. - Public Sewer Easement

FINAL PLAT

RUDDER POINTE PHASE 3

LOTS 1-38, BLOCK 7, LOTS 1-15, BLOCK 8, LOTS 1-6, BLOCK 9 AND LOTS 1-4, BLOCK 10

13.013 ACRES

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

AUGUST, 2020
SCALE: 1"=50'

SHEET NO.
1
OF 2 SHEETS

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

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

Texas Firm Registration No. 10103300

