

Remainder of 98.597 Acres
8090, LLC
V.14807, P.188



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 aird maps.
 - 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. 2285 passed and approved by the Bryan City Council on March 27, 2016.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - Right-of-way Acreage: 1.36 Ac.
 - A Homeowners' 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 and maintenance of these areas.
 - Where electric facilities are installed, B.T.U. 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.T.U. - Bryan Texas Utilities
 - Com.A. - Common Area
 - P.A.E. - Public Access Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - P.D.E. - Public Drainage Easement

FINAL PLAT
RUDDER POINTE
PHASE 4
 LOTS 14-26, BLOCK 6, LOTS 39-47, BLOCK 7,
 & LOTS 16-44, BLOCK 8
 10.353 ACRES
 STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
 BRYAN, BRAZOS COUNTY, TEXAS
 MAY, 2021
 SCALE: 1"=40'

SHEET NO.
1
OF 2 SHEETS

Owner:
BORD Development LP
311 Cecilio Loop
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) 893-3838



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.

Stephen Ryan
Stephen Ryan, Manager

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/9/2022 3:24:25 PM
In the PLAT Records



Doc Number: 2022-1467426
Volume - Page: 17859-137
Number of Pages: 2
Amount: 78.00
Order#: 20220408000120
By: PD

Raven McQueen
By: Anna Chidwell

do hereby certify
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20 in
Page



VICINITY MAP

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Stephen Ryan* 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 purposes stated. Given under my hand and seal on this 31 day of March, 2022.

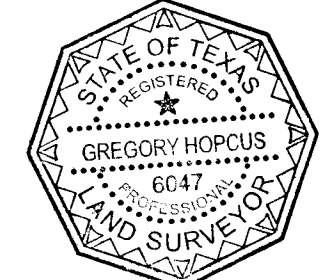
Betty Heath
BETTY HEATH
Notary Public, State of Texas
Notary ID: 1105117
My Commission Exp. 03/31/2025
Notary Public, Brazos County, Texas

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 5/31/22
Gregory Hopcus, R.P.L.S. No. 6047



APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kasper* 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 31 day of March, 2022.

W. Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, *Martin Zimmermann* 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 31 day of March, 2022.

Martin Zimmermann
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 31 day of March, 2022, and same was duly approved on the 31 day of March, 2022, 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 remainder 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 east corner of this herein described tract, said iron rod also marking the north corner of Lot 15, Block 8, RUDDER POINTE, PHASE 2 according to the Final Plat recorded in Volume 18214, Page 5 (O.R.B.C.) and being in the southwest line of the called 202.3 acre Harrison Holdings Limited Partnership remainder tract recorded in Volume 6542, Page 177 (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 and of said RUDDER POINTE, PHASE 2 for the following three (3) calls:

- 1) S 37°38'15" W for a distance of 207.00 feet to a 1/2-inch iron rod set for corner,
- 2) N 52°21'45" W for a distance of 85.21 feet to a found 1/2-inch iron rod corner, and
- 3) S 33°26'33" W for a distance of 500.48 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the east corner of Lot 38, Block 7, RUDDER POINTE, PHASE 3 according to the Final Plat recorded in Volume 17219, Page 240 (O.R.B.C.);

THENCE: along the common line of this tract and said RUDDER POINTE, PHASE 3 for the following seven (7) calls:

- 1) N 56°33'27" W for a distance of 170.00 feet to a found 1/2-inch iron rod for corner,
- 2) S 33°26'33" W for a distance of 13.61 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 3) 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 78°26'33" W at a distance of 35.36 feet to a found 1/2-inch iron rod for the Point of Tangency,
- 4) N 56°33'27" W for a distance of 190.00 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 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 N 11°33'27" W at a distance of 35.36 feet to a found 1/2-inch iron rod for the Point of Tangency,
- 6) N 33°26'33" E for a distance of 14.88 feet to a found 1/2-inch iron rod for corner, and
- 7) N 56°33'27" W for a distance of 170.00 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of Lot 15, Block 8 of said RUDDER POINTE, PHASE 3, said iron rod also southwest line of the said 96.597 acre BORD, LLC remainder tract;

THENCE: N 33°26'33" E into and through the said 96.597 acre BORD, LLC, remainder tract for a distance of 749.29 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest line of the called 202.3 acre Harrison Holdings Limited Partnership remainder tract;

THENCE: S 52°21'45" E along the common line of this tract and the called 202.3 acre Harrison Holdings Limited Partnership remainder tract for a distance of 681.96 feet to the POINT OF BEGINNING and containing 10.353 acres of land.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	S 78°26'33" W	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	N 11°33'27" W	35.36'
C3	94°11'42"	25.00'	41.10'	26.90'	N 80°32'24" E	36.63'
C4	85°48'18"	25.00'	37.44'	23.23'	S 9°27'36" E	34.04'
C5	48°11'23"	25.00'	21.03'	11.18'	N 57°32'14" E	20.41'
C6	278°22'46"	50.00'	241.19'	-44.72'	N 56°33'27" W	66.67'
C7	48°11'23"	25.00'	21.03'	11.18'	S 9°20'51" W	20.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°21'45" W	85.21'
L2	S 33°26'33" W	13.61'
L3	N 33°26'33" E	14.88'

SHEET NO.
2
OF 2 SHEETS

FINAL PLAT

**RUDDER POINTE
PHASE 4**

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