

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, R.P.L.S. No. 6047



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

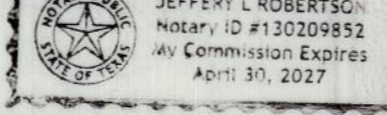
We, BORD, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 14807, Page 198 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Stephen Adlen, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jeffery L. Roberts, 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.

Notary Public, Brazos County, Texas



CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/31/2024 2:36:33 PM
In the PLAT Records

Doc Number: 2024-1542060
Volume - Page: 19506-221
Number of Pages: 1
Amount: 72.06
Order#: 2024103100080
By: PS Lauren M. Queen

County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Lauren M. Queen, 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, 2024 and same was duly approved on the 20 day of October, 2024 by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

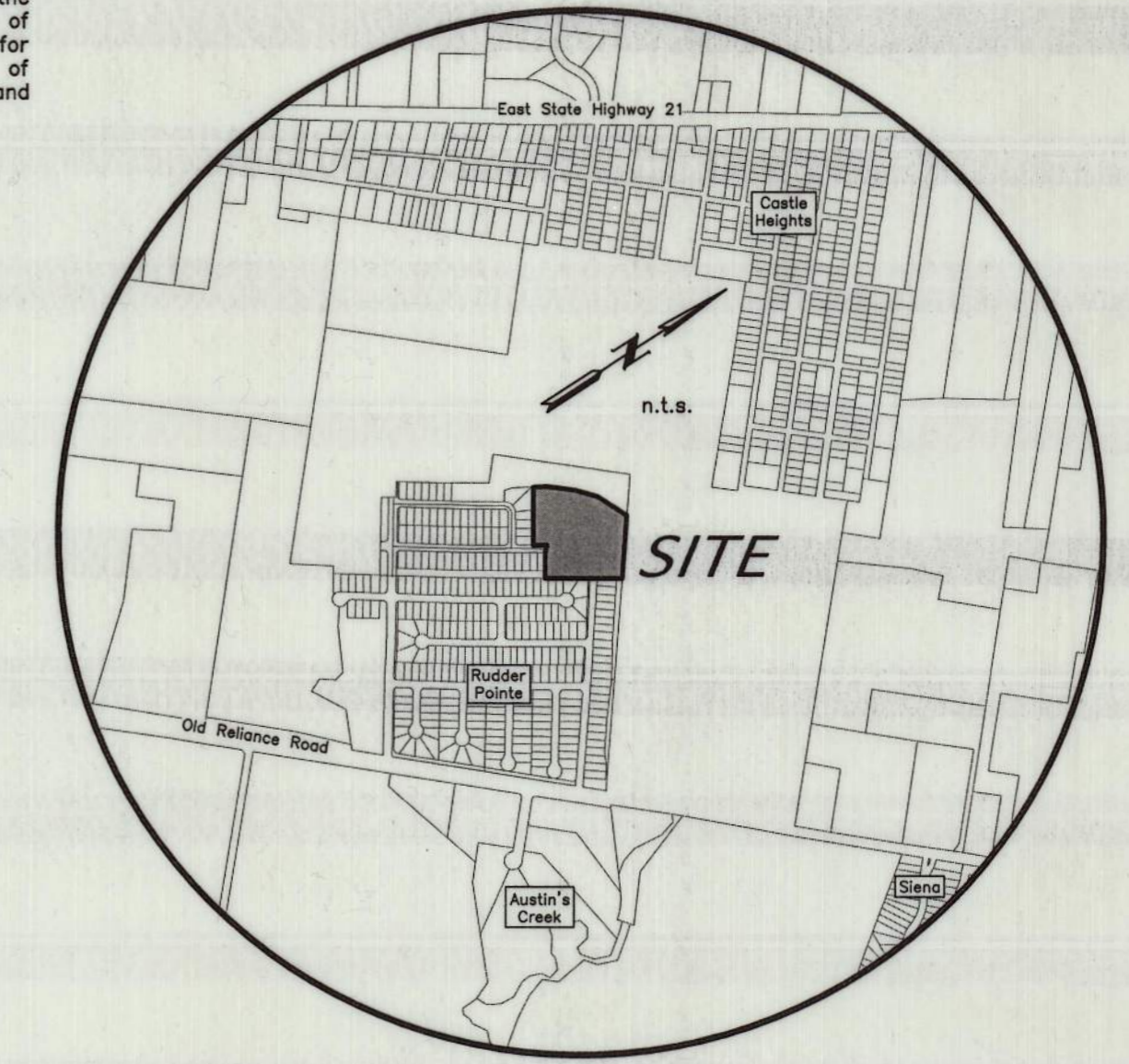
I, W. Paul Kopp, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20 day of October, 2024.

City Engineer, Bryan, Texas

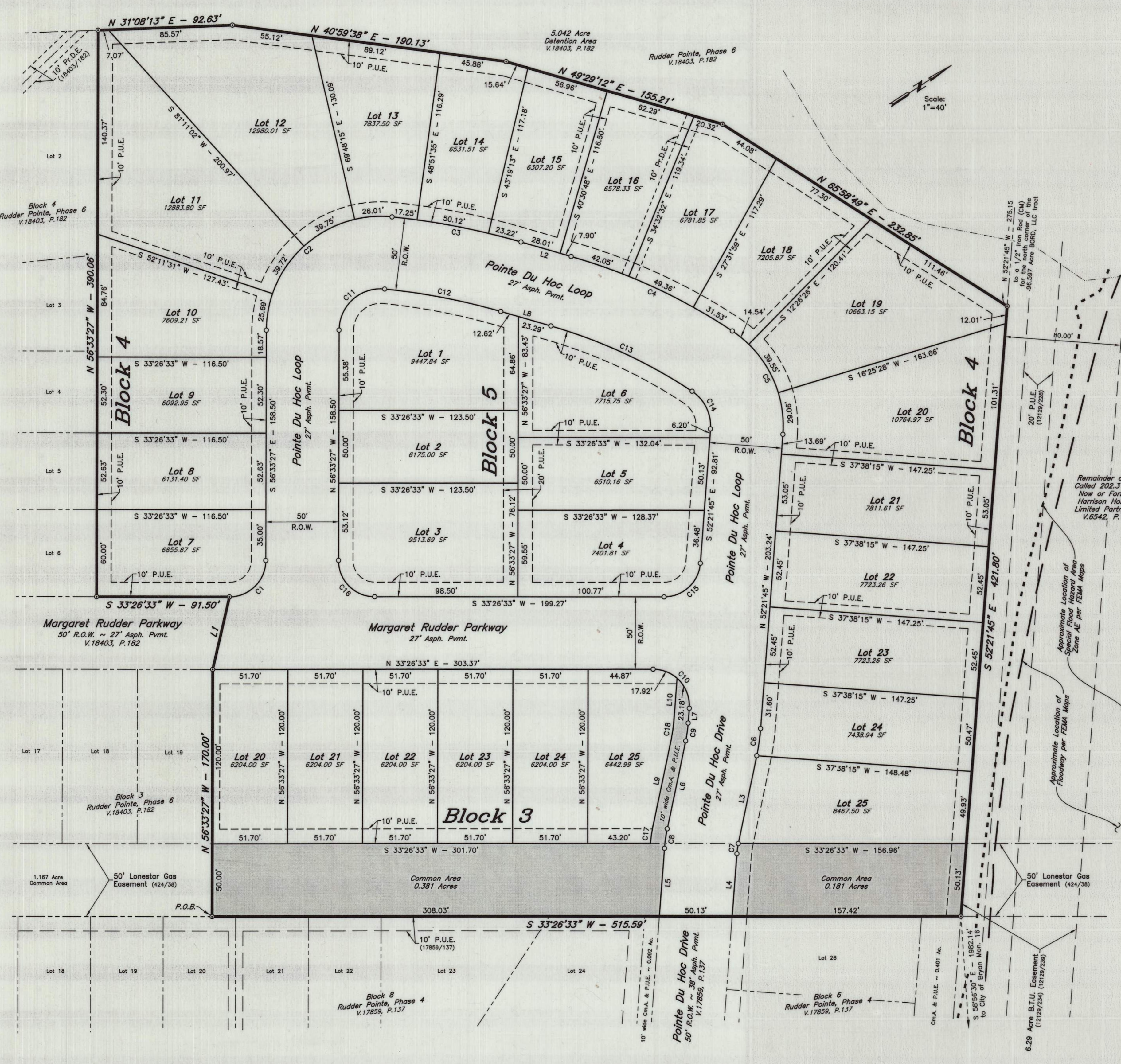
APPROVAL OF THE CITY PLANNER

I, Megan 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 October, 2024.

City Planner, Bryan, Texas



VICINITY MAP



- 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, no portion of this property is located in a Special Flood Hazard Area. 3. Unless otherwise indicated, all distances shown along curves are arc distances. 4. The subject property is zoned Planned Development - Mix Use District (PD-M) by Ordinance No. 1224, passed and approved by the Bryan City Council on 10/17/2024. 5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. 6. Right-of-way: 1.42 Ac. 7. A Homeowner's Association (H.O.A.) 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. 8. 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. 9. Lots 3 and 4, Block 5 and Lot 7, Block 4 shall not take access from Margaret Rudder Pkwy. 10. Unless otherwise indicated 1/2" Iron Rods are set at all corners. 11. Abbreviations: B.T.U. - Bryan Texas Utilities; Cn.A. - Common Area; P.O.B. - Point of Beginning; P.U.E. - Public Utility Easement; P.D.E. - Public Drainage Easement.

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 Public Records of Brazos County, Texas (O.P.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, said iron rod also marking the east corner of the 1.167 acre Common Area, Block 3, RUDDER POINTE, PHASE 6 according to the Final Plat recorded in Volume 18403, Page 182 (O.P.R.B.C.) and being in the northwest line of Lot 20, Block 8, RUDDER POINTE, PHASE 4 according to the Final Plat recorded in Volume 17859, Page 137 (O.P.R.B.C.); THENCE: along the common line of this tract and said RUDDER POINTE, PHASE 6 for the following eight (8) calls:

- 1) N 56°33'27" W for a distance of 170.00 feet to a found 1/2-inch iron rod marking an angle point of this tract,
2) N 43°00'00" W for a distance of 51.29 feet to a found 1/2-inch iron rod marking a corner of this tract,
3) S 33°26'33" W for a distance of 91.50 feet to a found 1/2-inch iron rod marking a corner of this tract,
4) N 56°33'27" W for a distance of 390.06 feet to a found 1/2-inch iron rod marking the west corner of this tract,
5) N 31°08'13" E for a distance of 92.63 feet to a found 1/2-inch iron rod marking an angle point of this tract,
6) N 40°59'38" E for a distance of 190.13 feet to a found 1/2-inch iron rod marking an angle point of this tract,
7) N 49°29'12" E for a distance of 155.21 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
8) N 65°58'49" E for a distance of 232.85 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the east corner of the 5.042 acre Detention Area of said RUDDER POINTE, PHASE 6 and being in the southwest line of the called 202.3 acre Harrison Holdings Limited Partnership remainder tract recorded in Volume 6542, Page 177 of the Official Records of Brazos County, Texas (O.R.B.C.), from whence a found 1/2-inch iron rod marking the north corner of the said 96.597 acre BORD, LLC tract bears N 52°21'45" W at a distance of 275.15 feet for reference; THENCE: S 52°21'45" E along the common line of this tract, the called 96.597 acre BORD, LLC tract and the called 202.3 acre Harrison Holdings Limited Partnership remainder tract for a distance of 421.80 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the north corner of the 0.401 acre Common Area of said RUDDER POINTE, PHASE 4; THENCE: S 33°26'33" W along the common line of this tract and said RUDDER POINTE, PHASE 4 for a distance of 515.59 feet to the POINT OF BEGINNING and containing 7.463 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°40'04" W	51.29'
L2	S 49°29'12" W	35.91'
L3	N 44°53'14" W	61.94'
L4	N 52°21'45" W	43.14'
L5	S 52°21'45" E	46.80'
L6	S 44°53'14" E	61.94'
L7	S 52°21'45" E	10.16'
L8	N 49°29'12" E	35.91'
L9	N 44°53'14" E	61.94'
L10	S 52°21'45" E	30.16'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	S 11°33'27" E	35.36'
C2	95°44'05"	78.50'	131.16'	86.78'	S 8°41'25" E	116.43'
C3	10°18'34"	503.50'	90.60'	45.42'	S 44°19'55" W	90.47'
C4	17°27'24"	403.50'	122.94'	61.95'	S 58°12'54" W	122.46'
C5	60°41'39"	78.50'	83.16'	45.96'	N 82°42'35" W	79.32'
C6	7°28'31"	145.00'	18.92'	9.47'	N 48°37'29" W	18.90'
C7	7°28'31"	54.04'	7.05'	3.53'	N 48°37'29" W	7.05'
C8	7°28'31"	104.04'	13.57'	6.80'	S 48°37'29" E	13.56'
C9	7°28'31"	95.00'	12.39'	6.21'	S 48°37'29" E	12.39'
C10	94°11'42"	25.00'	41.10'	26.90'	N 80°32'24" E	36.63'
C11	95°44'05"	28.50'	47.62'	31.51'	N 8°41'25" W	42.27'
C12	10°18'34"	453.50'	81.80'	40.91'	N 44°19'55" E	81.49'
C13	17°27'24"	353.50'	107.70'	54.27'	N 58°12'54" E	107.29'
C14	60°41'39"	28.50'	30.19'	16.69'	S 82°42'35" E	28.80'
C15	85°48'18"	25.00'	37.44'	23.23'	S 9°27'36" E	34.04'
C16	90°00'00"	25.00'	39.27'	25.00'	S 78°26'33" W	35.36'
C17	6°10'11"	114.04'	12.28'	6.15'	S 47°58'19" E	12.27'
C18	7°28'31"	85.00'	11.09'	5.55'	S 48°37'29" E	11.08'

FINAL PLAT
RUDDER POINTE
PHASE 5
31 LOTS
LOTS 20-25, BLOCK 3, LOTS 7-25, BLOCK 4,
& LOTS 1-6, BLOCK 5
7.463 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2022
SCALE: 1"=40'

Owner: BORD, LLC
311 Cecilia Loop
College Station, TX 77845
979 229-7275

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

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