

**FINAL PLAT**

**RUDDER POINTE  
PHASE 6**

LOTS 1-7, BLOCK 1, LOTS 1-28, BLOCK 2,  
LOTS 1-19, BLOCK 3 & LOTS 1-6, BLOCK 4

**18.890 ACRES**

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2022  
SCALE: 1"=40'

**OWNER:**  
BORD Development LP  
1008 Woodcreek Dr., Suite 103  
College Station, TX 77845  
979 228-7275

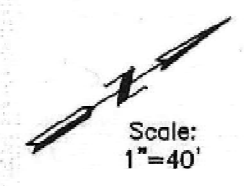
**SURVEYOR:**  
McClure & Browne Engineering/Surveying, Inc.  
311 Cecilia Loop  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300

**MB**

SHEET NO.  
**1**  
OF 3 SHEETS

Called 67.830 Acres  
Now or Formerly  
BORD, LLC  
V.17399, P.212



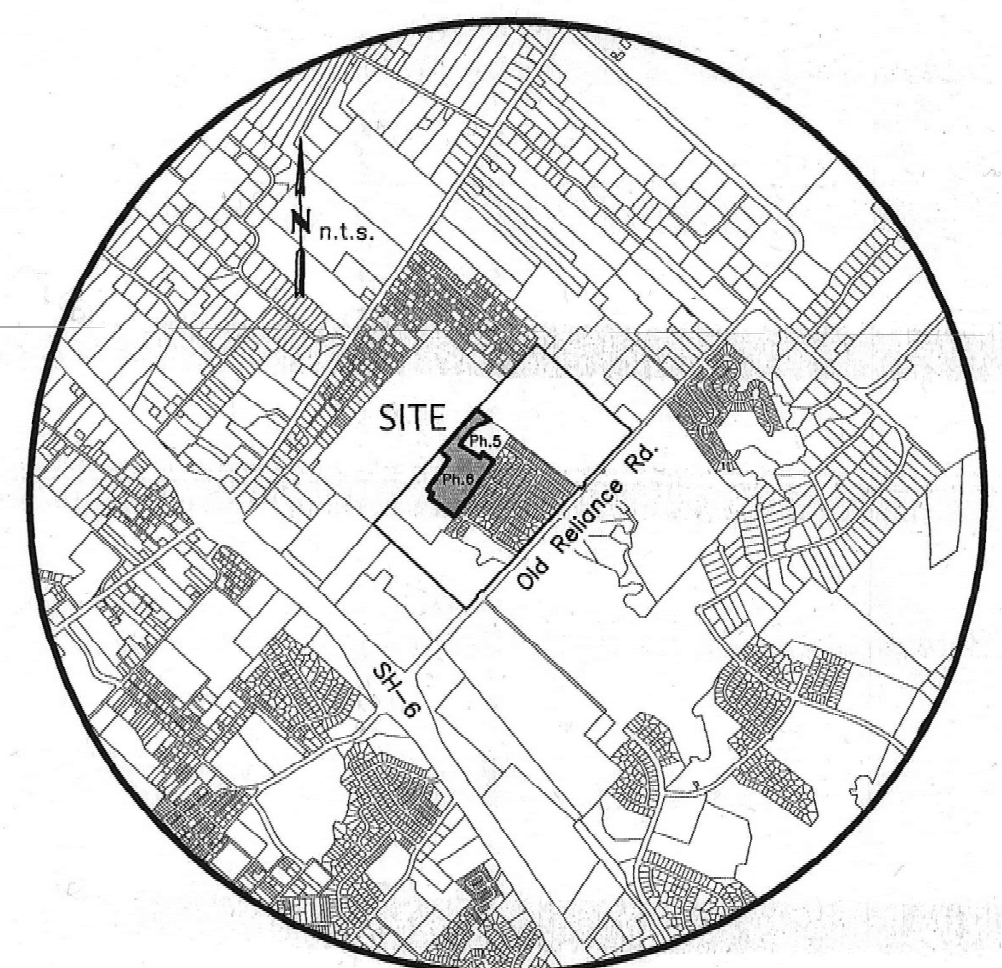
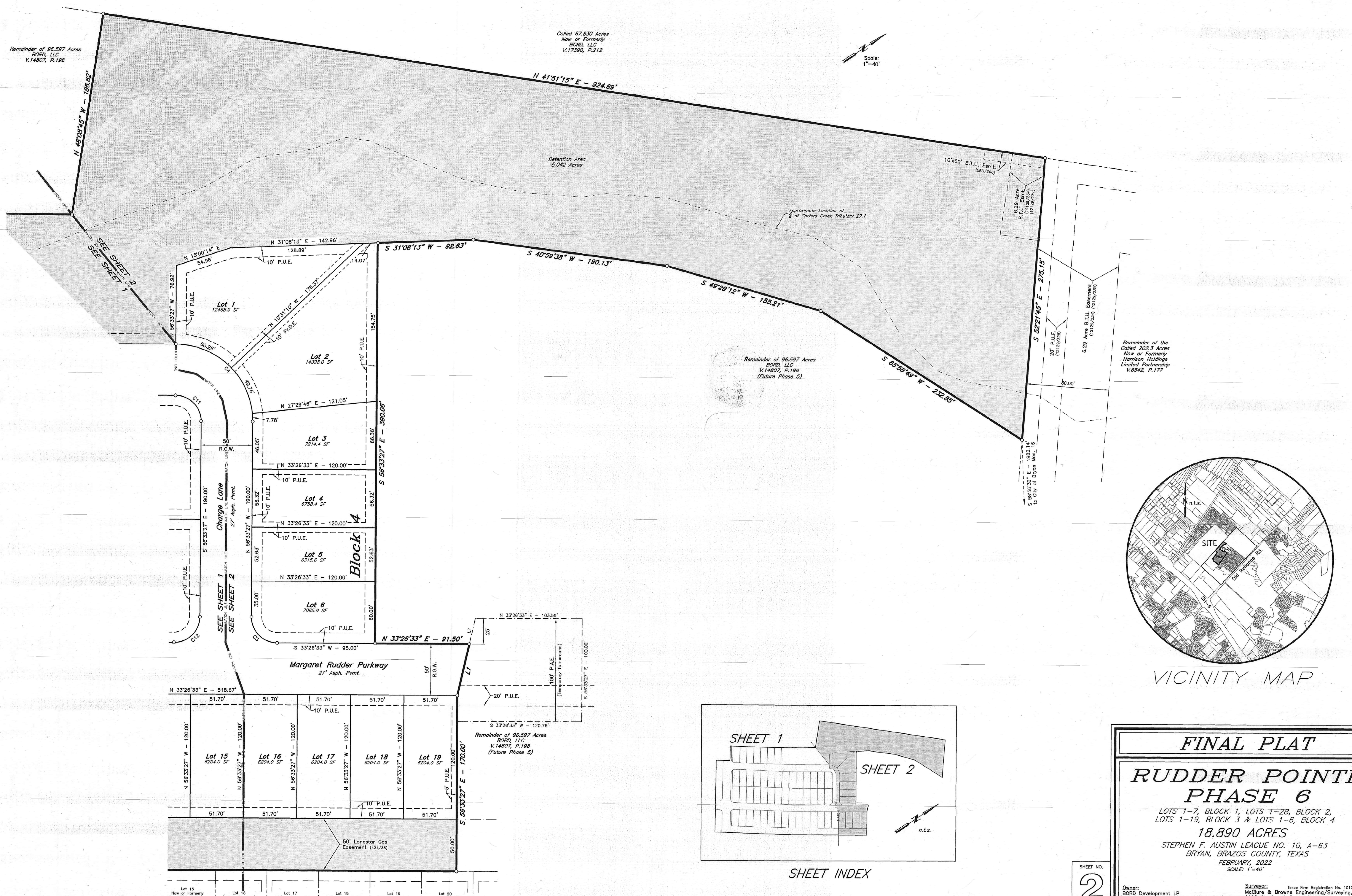
Remainder of 96.597 Acres  
BORD, LLC  
V.14807, P.198

Detention Area  
5.042 Acres

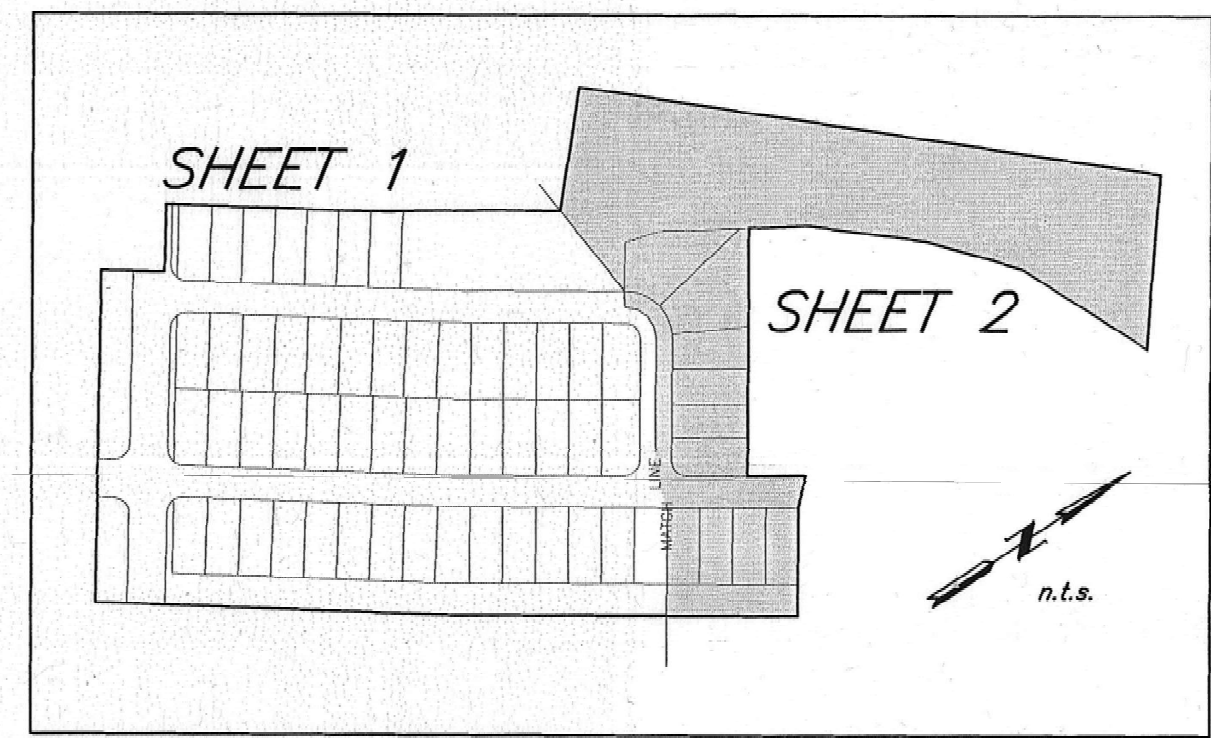
Approximate Location of  
E of Carters Creek Tributary 27.1

Remainder of 96.597 Acres  
BORD, LLC  
V.14807, P.198  
(Future Phase 5)

Remainder of the  
Called 202.3 Acres  
Now or Formerly  
Harrison Holdings  
Limited Partnership  
V.6512, P.177



VICINITY MAP



SHEET INDEX

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BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2022  
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**Surveyor:**  
Texas Firm Registration No. 10103300  
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**MB**

SHEET NO.  
**2**  
OF 3 SHEETS

Lot 15  
Now or Formerly  
BORD, LLC  
V.17219, P.240

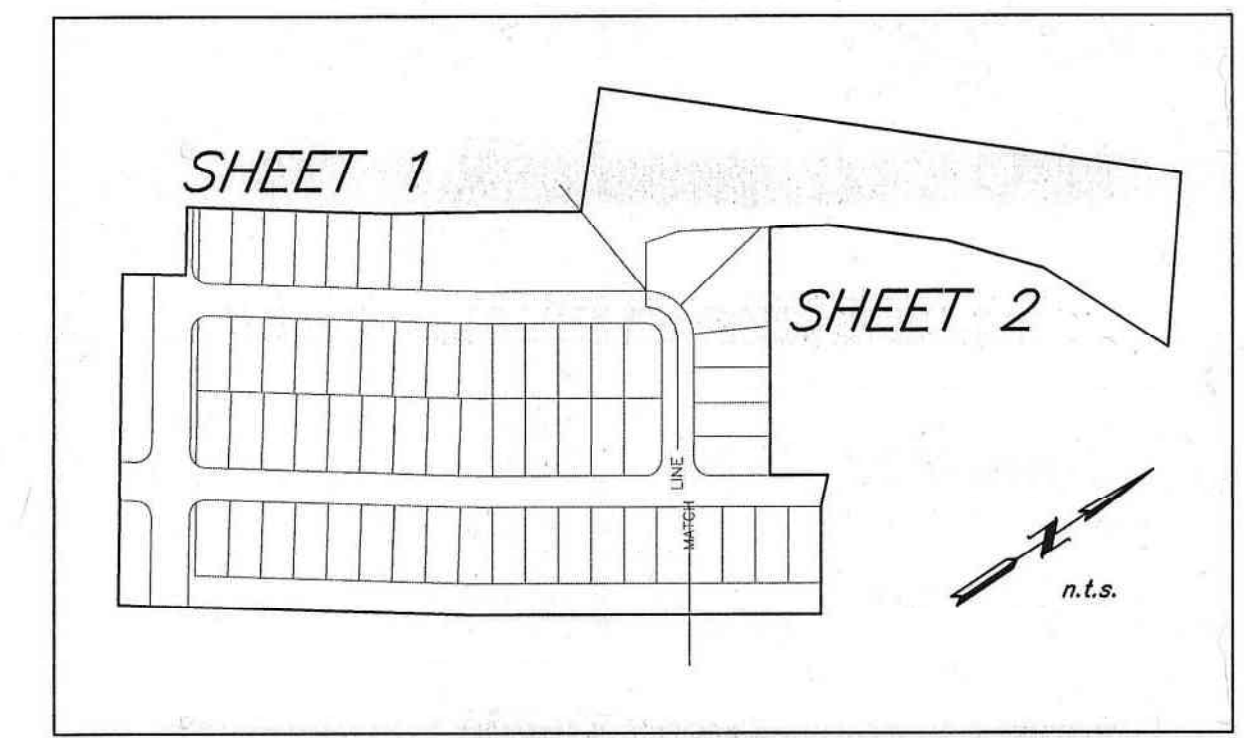
Lot 16  
(Future Phase 4)

Lot 17  
(Future Phase 4)

Lot 18  
(Future Phase 4)

Lot 19  
(Future Phase 4)

Lot 20  
(Future Phase 4)



SHEET INDEX

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 Arden*  
 Stephen Arden, Manager

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 12/29/2022 8:21:44 AM  
 In the PLAT Records

Doc Number: 2022-1491952  
 Volume - Page: 18403-182  
 Number of Pages: 3  
 Amount: 72.00  
 Order#: 20221229000005  
 By: MG



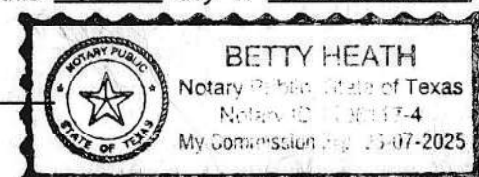
I, do hereby certify  
 ation was filed for  
 20, in  
 Page

*Karen McQueen*  
 Karen McQueen  
 County Clerk, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Betty Heath* 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 12 day of December, 2022.

*Betty 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* 12/29/22  
 Gregory Hopcus, R.P.L.S. No. 6047



FIELD NOTES  
 18.890 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 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 north corner of Lot 6, Block 9, RUDDER POINTE, PHASE 3 according to the plat recorded in Volume 17219, Page 240 (O.R.B.C.);

THENCE: into the interior of the said 96.597 acre BORD, LLC tract for the following seven (7) calls:

- 1) N 55°48'08" W for a distance of 521.58 feet to a 1/2-inch iron rod set for corner,
- 2) N 34°11'52" E for a distance of 100.12 feet to a 1/2-inch iron rod set for corner,
- 3) N 55°33'49" W for a distance of 106.66 feet to a 1/2-inch iron rod set for corner,
- 4) N 35°23'42" E for a distance of 313.55 feet to a 1/2-inch iron rod set for corner,
- 5) N 32°32'29" E for a distance of 191.31 feet to a 1/2-inch iron rod set for corner,
- 6) N 33°52'11" E for a distance of 114.80 feet to a 1/2-inch iron rod set for corner, and
- 7) N 48°08'45" W for a distance of 196.62 feet to a 1/2-inch iron rod set for corner and being in the southeast line of the called 67.830 acre BORD, LLC tract recorded in Volume 17390, Page 212 (O.R.B.C.);

THENCE: N 41°51'15" E along the common line of this tract, the said 96.597 acre BORD, LLC tract (14807/198) and the called 63.830 acre BORD, LLC tract (17390/212) for a distance of 924.69 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, said iron rod also being the north corner of the said 96.597 acre BORD, LLC tract (14807/198) 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.);

THENCE: S 52°21'45" E along the common line of this tract, the said 96.597 acre BORD, LLC tract (14807/198) and the called 202.3 acre Harrison Holdings Limited Partnership remainder tract for a distance of 275.15 feet to a 1/2-inch iron rod set for corner;

THENCE: into the interior of the said 96.597 acre BORD, LLC tract (14807/198) for the following eight (8) calls:

- 1) S 65°58'49" W for a distance of 232.85 feet to a 1/2-inch iron rod set for corner,
- 2) S 49°29'12" W for a distance of 155.21 feet to a 1/2-inch iron rod set for corner,
- 3) S 40°58'38" W for a distance of 190.13 feet to a 1/2-inch iron rod set for corner,
- 4) S 31°08'13" W for a distance of 92.63 feet to a 1/2-inch iron rod set for corner,
- 5) S 56°33'27" E for a distance of 390.06 feet to a 1/2-inch iron rod set for corner,
- 6) N 33°28'33" E for a distance of 91.50 feet to a 1/2-inch iron rod set for corner,
- 7) S 43°40'04" E for a distance of 51.29 feet to a 1/2-inch iron rod set for corner, and
- 8) S 56°33'27" E for a distance of 170.00 feet to a 1/2-inch iron rod set for the east corner of this tract;

THENCE: along the common line of this tract, the said 96.597 acre BORD, LLC tract (14807/198) and said RUDDER POINTE, PHASE 3 for the following two (2) calls:

- 1) S 33°28'33" W for a distance of 553.07 feet to a found 1/2-inch iron rod for corner, and
- 2) S 35°15'33" W for a distance of 552.43 feet to the POINT OF BEGINNING and containing 18.890 acres of land.

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 - Housing District (PD-H) by Ordinance No. 2591, passed and approved by the Bryan City Council on November 17, 2011.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. Right-of-way Acquire: 3.14 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. Unless otherwise indicated 1/2" iron rods are set at all corners.

⊙ - 1/2" Iron Rod Found  
 ○ - 1/2" Iron Rod Set

10. 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
  - Pr.D.E. - Private Drainage Easement
  - S.S.E. - Sanitary Sewer Easement

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG. CHORD DIST.
C1	91°03'40"	25.00'	39.73'	25.47'	N 10°16'18" W 35.68'
C2	1°49'00"	2000.00'	63.41'	31.71'	N 34°21'03" E 63.41'
C3	90°00'00"	25.00'	39.27'	25.00'	S 78°26'33" W 35.36'
C4	90°00'00"	75.00'	117.81'	75.00'	S 78°26'33" W 106.07'
C5	1°49'00"	1660.00'	52.63'	26.32'	S 34°21'03" W 52.63'
C6	88°56'20"	25.00'	38.81'	24.54'	S 79°43'42" W 35.03'
C7	91°03'40"	25.00'	39.73'	25.47'	N 10°16'18" W 35.68'
C8	88°56'20"	25.00'	38.81'	24.54'	S 79°43'42" W 35.03'
C9	91°03'40"	25.00'	39.73'	25.47'	N 10°16'18" W 35.68'
C10	1°49'00"	1710.00'	54.22'	27.11'	N 34°21'03" E 54.22'
C11	90°00'00"	25.00'	39.27'	25.00'	N 78°26'33" E 35.36'
C12	90°00'00"	25.00'	39.27'	25.00'	S 11°33'27" E 35.36'
C13	1°49'00"	1950.00'	61.83'	30.92'	S 34°21'03" W 61.83'
C14	88°56'20"	25.00'	38.81'	24.54'	S 79°43'42" W 35.03'
C15	0°11'43"	1830.00'	6.24'	3.12'	N 35°09'41" E 6.24'
C16	1°37'17"	1830.00'	51.78'	25.89'	N 34°15'11" E 51.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°40'04" E	51.29'
L2	S 35°15'33" W	25.47'
L3	N 35°15'33" E	24.54'
L4	N 55°48'08" W	95.46'
L5	N 35°15'33" E	50.18'
L6	N 33°28'33" E	2.01'
L7	N 43°40'04" W	25.65'

APPROVAL OF THE CITY ENGINEER

I, *Jason Balkin*, 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 29<sup>th</sup> day of December, 2022.

*Jason Balkin*  
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

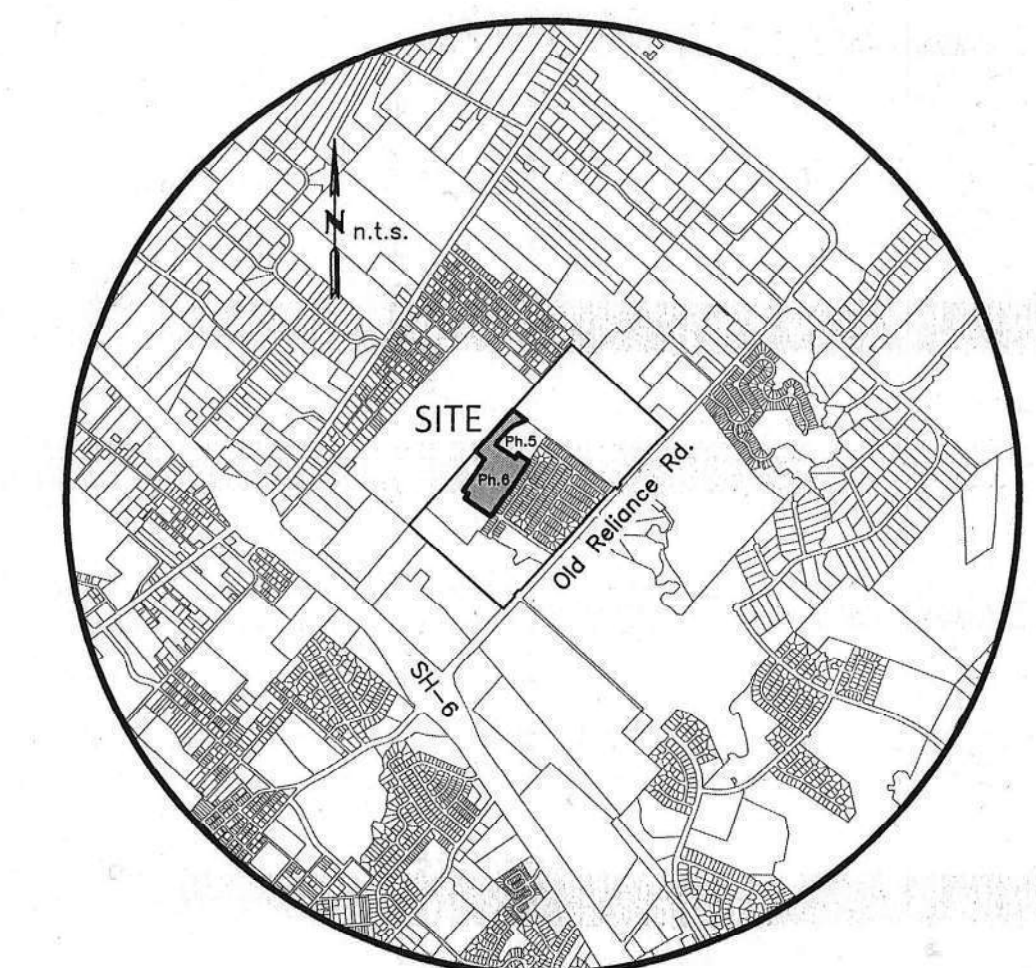
I, *Randy Haynes*, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20<sup>th</sup> day of December, 2022.

*Randy Haynes*  
 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 15<sup>th</sup> day of February, 2023, and same was duly approved on the 15<sup>th</sup> day of February, 2023, by said Commission.

*Leo Gonzalez*  
 Chairman, Planning and Zoning Commission



VICINITY MAP

**FINAL PLAT**

**RUDDER POINTE**

**PHASE 6**

LOTS 1-7, BLOCK 1, LOTS 1-28, BLOCK 2,  
 LOTS 1-19, BLOCK 3 & LOTS 1-6, BLOCK 4

**18.890 ACRES**

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**MB**

SHEET NO.  
**3**  
 OF 3 SHEETS