

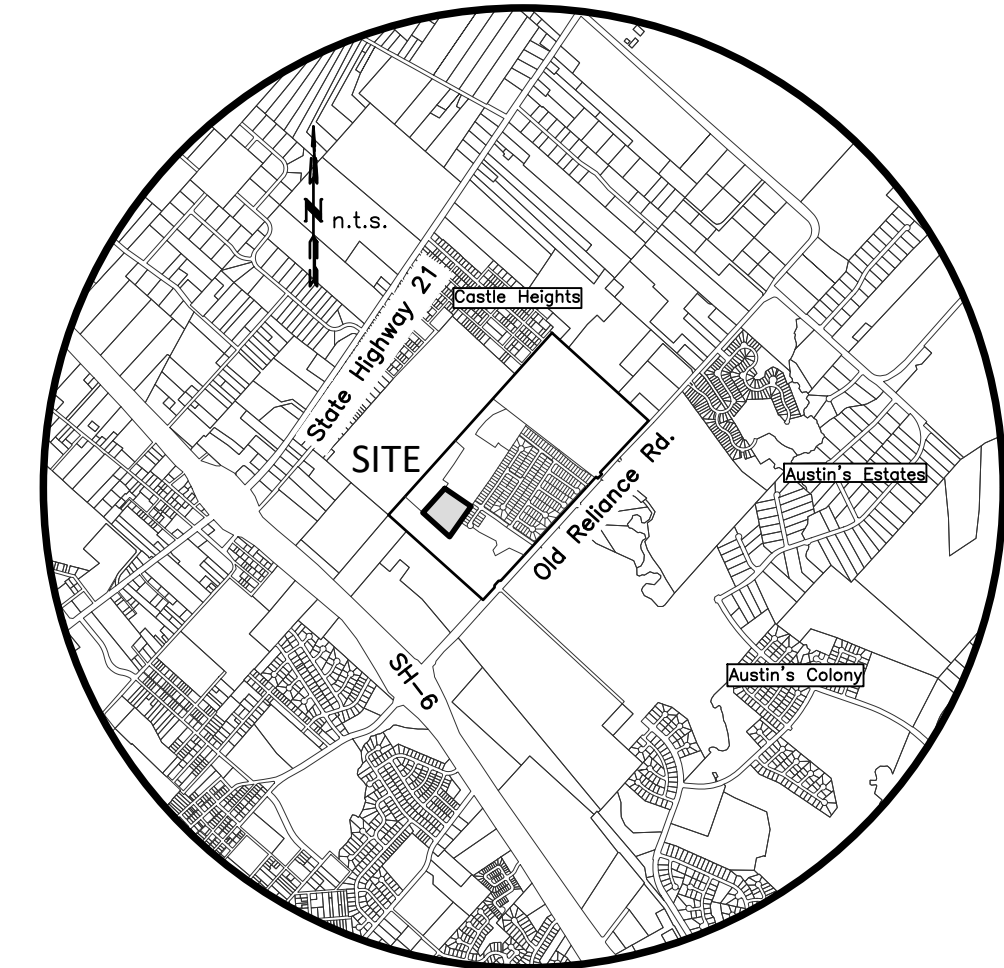
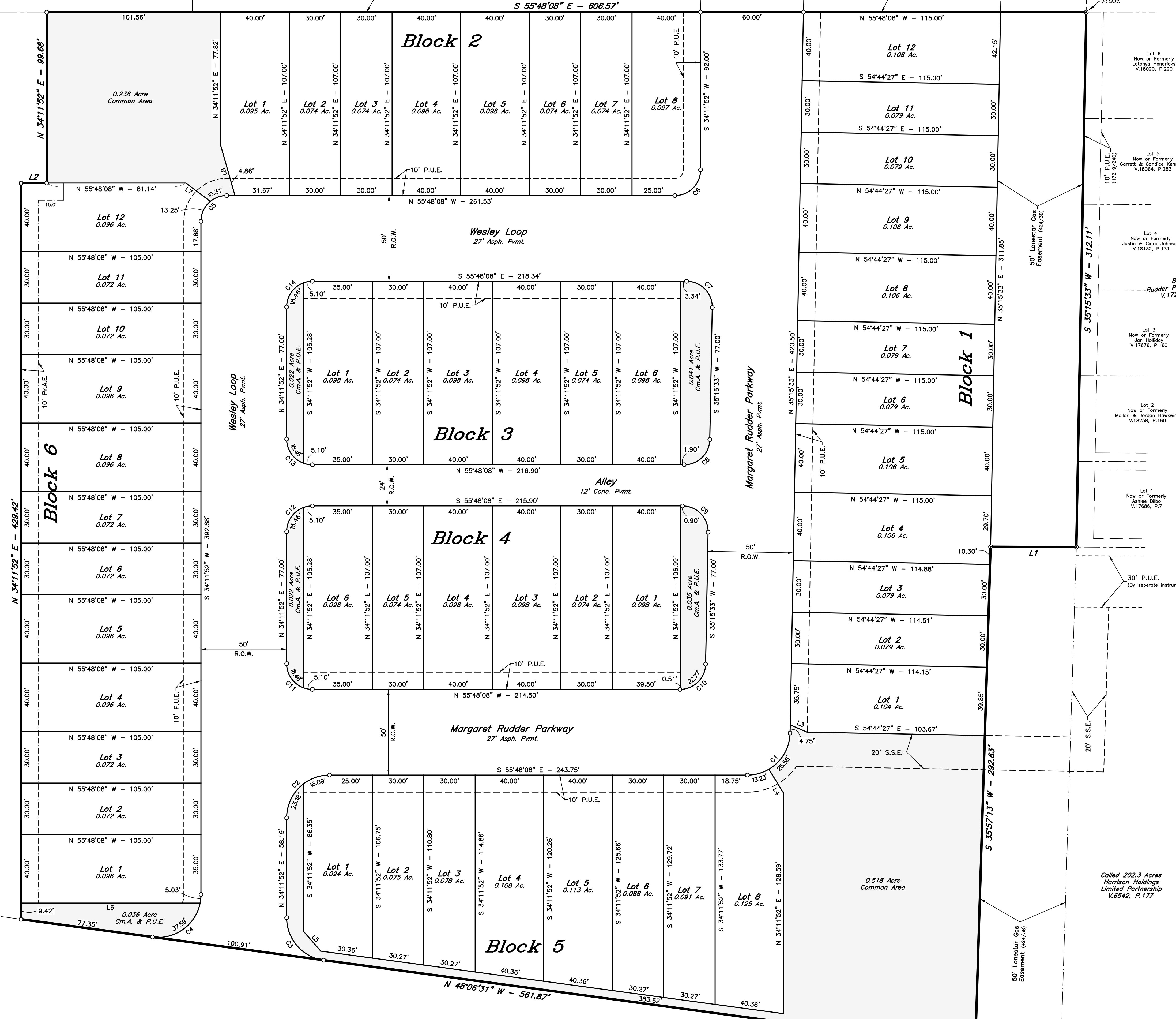
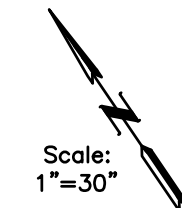
Called 96.597 Acres
BORD, LLC
V.14807, P.198

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50' Magnolia
Easement (127/151)

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Easement (127/151)

0.135 Acre
Common Area & P.U.E.
(17219/240)



VICINITY MAP

Called 202.3 Acres
Harrison Holdings
Limited Partnership
V.6542, P.177

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Harrison Holdings
Limited Partnership
V.6542, P.177

FINAL PLAT

RUDDER POINTE PHASE 7

LOTS 1-12, BLOCK 1, LOTS 1-8, BLOCK 2,
LOTS 1-6, BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-8,
BLOCK 5 & LOTS 1-12, BLOCK 6

7.683 ACRES

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

NOVEMBER, 2022

SCALE: 1"=30'

SHEET NO.

1

OF 2 SHEETS

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



10150050-1p.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.

 J. Stephen Arden, Manager

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 20____.

 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 _____ day of _____, 20____.

 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____ 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 _____ day of _____, 20____.

 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ 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 _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

 Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____ Page _____.

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

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 called 96.597 acre tract described in the deed from Harrison Holdings Limited Partnership, a Texas limited partnership to BORD, LLC, a Texas limited liability company 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 6, Block 9, RUDDER POINTE, PHASE 3 according to the Final Plat recorded in Volume 17219, Page 240 (O.R.B.C.), the west corner of the called 0.135 acre Common Area of said RUDDER POINTE, PHASE 3 and being in the southeast line of the called 96.597 acre BORD, LLC tract;

TENCE: S 35°15'33" W along the common line of this tract, the called 96.597 acre BORD, LLC tract and the northwest line of said RUDDER POINTE, PHASE 3 for a distance of 312.11 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract, said iron rod also marking in the west corner of Lot 1, Block 9 of said RUDDER POINTE, PHASE 3 and being in the northeast line of the called 202.3 acre Harrison Holdings Limited Partnership, a Texas limited partnership tract recorded in Volume 6542, Page 177 (O.R.B.C.);

TENCE: 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 tract for the following three (3) calls:

- 1) N 55°33'46" W for a distance of 50.01 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract,
- 2) S 35°57'13" W for a distance of 292.63 feet to a found 1/2-inch iron rod marking the south corner of this tract, and
- 3) N 48°06'31" W for a distance of 561.87 feet to a 1/2-inch iron rod set for the west corner of this herein described tract;

TENCE: into the interior of the called 96.597 acre BORD, LLC tract for the following four (4) calls:

- 1) N 34°11'52" E for a distance of 429.42 feet to a 1/2-inch iron rod set for an exterior ell corner of this tract,
- 2) S 55°48'08" E for a distance of 15.00 feet to a 1/2-inch iron rod set for an interior ell corner of this tract,
- 3) N 34°11'52" E for a distance of 99.68 feet to a 1/2-inch iron rod set for the north corner of this tract, and
- 4) S 55°48'08" E for a distance of 606.57 feet to the POINT OF BEGINNING and containing 7.683 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. 2265 passed and approved by the Bryan City Council on March 27, 2018.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. Right-of-way Acreage: 1.76 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 (CM)
- - 1/2" Iron Rod Set

10. Abbreviations:

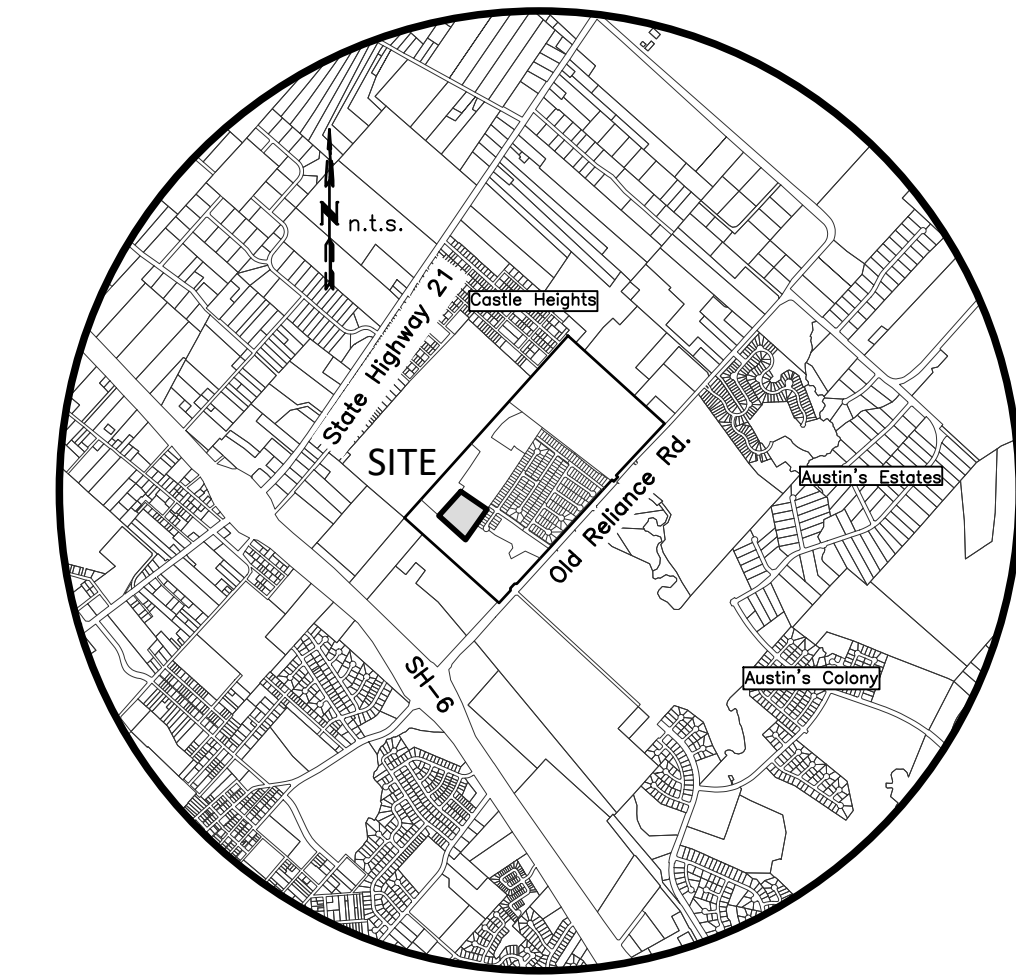
- B.T.U. - Bryan Texas Utilities
- Com.A. - Common Area
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- P.A.E. - Private Access Easement
- S.S.E. - Sanitary Sewer Easement
- CM - Controlling Monument

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°33'46" W	50.01'
L2	S 55°48'08" E	15.00'
L3	S 32°34'15" E	10.80'
L4	N 2°33'28" E	16.45'
L5	S 6°57'20" E	15.06'
L6	N 55°48'08" W	104.49'
L7	N 19°01'02" W	17.91'
L8	N 18°15'43" E	30.35'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	88°56'20"	25.00'	38.81'	24.54'	N 79°43'42" E	35.03'
C2	90°00'00"	25.00'	39.27'	25.00'	N 79°11'52" E	35.36'
C3	82°18'24"	25.00'	35.91'	21.85'	N 6°57'20" W	32.90'
C4	97°41'36"	25.00'	42.63'	28.60'	S 83°02'40" W	37.65'
C5	90°00'00"	15.00'	23.56'	15.00'	S 79°11'52" W	21.21'
C6	90°00'00"	15.00'	23.56'	15.00'	S 79°11'52" W	21.21'
C7	91°03'40"	15.00'	23.84'	15.28'	S 10°16'18" E	21.41'
C8	88°56'20"	15.00'	23.28'	14.72'	S 79°43'42" W	21.02'
C9	91°03'40"	15.00'	23.84'	15.28'	S 10°16'18" E	21.41'
C10	88°56'20"	15.00'	23.28'	14.72'	S 79°43'42" W	21.02'
C11	90°00'00"	15.00'	23.56'	15.00'	N 10°48'08" W	21.21'
C12	90°00'00"	15.00'	23.56'	15.00'	N 79°11'52" E	21.21'
C13	90°00'00"	15.00'	23.56'	15.00'	N 10°48'08" W	21.21'
C14	90°00'00"	15.00'	23.56'	15.00'	N 79°11'52" E	21.21'



VICINITY MAP

FINAL PLAT

**RUDDER POINTE
 PHASE 7**

LOTS 1-12, BLOCK 1, LOTS 1-8, BLOCK 2,
 LOTS 1-6, BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-8,
 BLOCK 5 & LOTS 1-12, BLOCK 6

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SHEET NO.

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 OF 2 SHEETS

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