

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 38°17'39" E	50.10'
L2	S 36°28'42" E	51.05'
L3	S 33°52'39" E	53.51'
L4	S 35°15'33" W	11.37'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°57'49"	25.00'	39.25'	24.98'	N 3°07'37" W	35.34'
C2	97°06'43"	25.00'	42.37'	28.31'	N 89°35'21" W	37.48'
C3	89°57'49"	25.00'	39.25'	24.98'	N 3°07'37" W	35.34'
C4	84°00'10"	20.00'	29.32'	18.01'	S 83°15'28" W	26.77'
C5	90°02'11"	25.00'	39.29'	25.02'	N 86°52'23" E	35.37'

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 remainder 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 Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: from a found 1/2-inch iron rod marking the west corner of Lot 1, Block 9, RUDDER POINTE, PHASE 3 according to the Final Plat recorded in Volume 17219, Page 240 (O.P.R.B.C.) and being in the northeast 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.);

THENCE: N 55° 33' 46" W along the common line of the called 202.3 acre Harrison Holdings remainder tract and the called 96.597 acre BORD, LLC remainder tract for a distance of 50.01 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking a corner of the called 96.597 acre BORD, LLC remainder tract, a corner of the called 202.3 acre Harrison Holdings remainder tract and the POINT OF BEGINNING;

THENCE: along the common line of this tract and the called 202.3 acre Harrison Holdings remainder tract for the following two (2) calls:

- 1) S 35° 57' 13" W for a distance of 292.63 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, and
- 2) N 48° 06' 31" W for a distance of 521.68 feet to a 1/2-inch iron rod set for the west corner of this tract;

THENCE: into the interior of the called 96.597 acre BORD, LLC remainder tract for the following twelve (12) calls:

- 1) N 41° 51' 17" E for a distance of 90.02 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also being the Point of Curvature of a curve to the left,
- 2) 39.25 feet along the arc of said curve having a central angle of 89° 57' 49", a radius of 25.00 feet, a tangent of 24.98 feet and long chord bearing N 03° 07' 37" W at a distance of 35.34 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 3) N 38° 17' 39" E for a distance of 50.10 feet to a 1/2-inch iron rod set for corner,
- 4) N 48° 06' 40" W for a distance of 96.90 feet to a 1/2-inch iron rod set for corner,
- 5) N 41° 51' 17" E for a distance of 117.51 feet to a 1/2-inch iron rod set for the north corner of this herein described tract,
- 6) S 48° 08' 32" E for a distance of 125.00 feet to a 1/2-inch iron rod set for angle,
- 7) S 36° 28' 42" E for a distance of 51.05 feet to a 1/2-inch iron rod set for angle,
- 8) S 50° 56' 20" E for a distance of 97.19 feet to a 1/2-inch iron rod set for angle,
- 9) S 55° 39' 45" E for a distance of 178.84 feet to a 1/2-inch iron rod set for angle,
- 10) S 33° 52' 39" E for a distance of 53.51 feet to a 1/2-inch iron rod set for angle,
- 11) S 55° 33' 46" E for a distance of 115.04 feet to a 1/2-inch iron rod set for the east corner of this tract, and
- 12) S 35° 15' 33" W for a distance of 11.37 feet to the POINT OF BEGINNING and containing 3.709 acres of land.

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 Public 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 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 OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

CERTIFICATION BY THE COUNTY CLERK

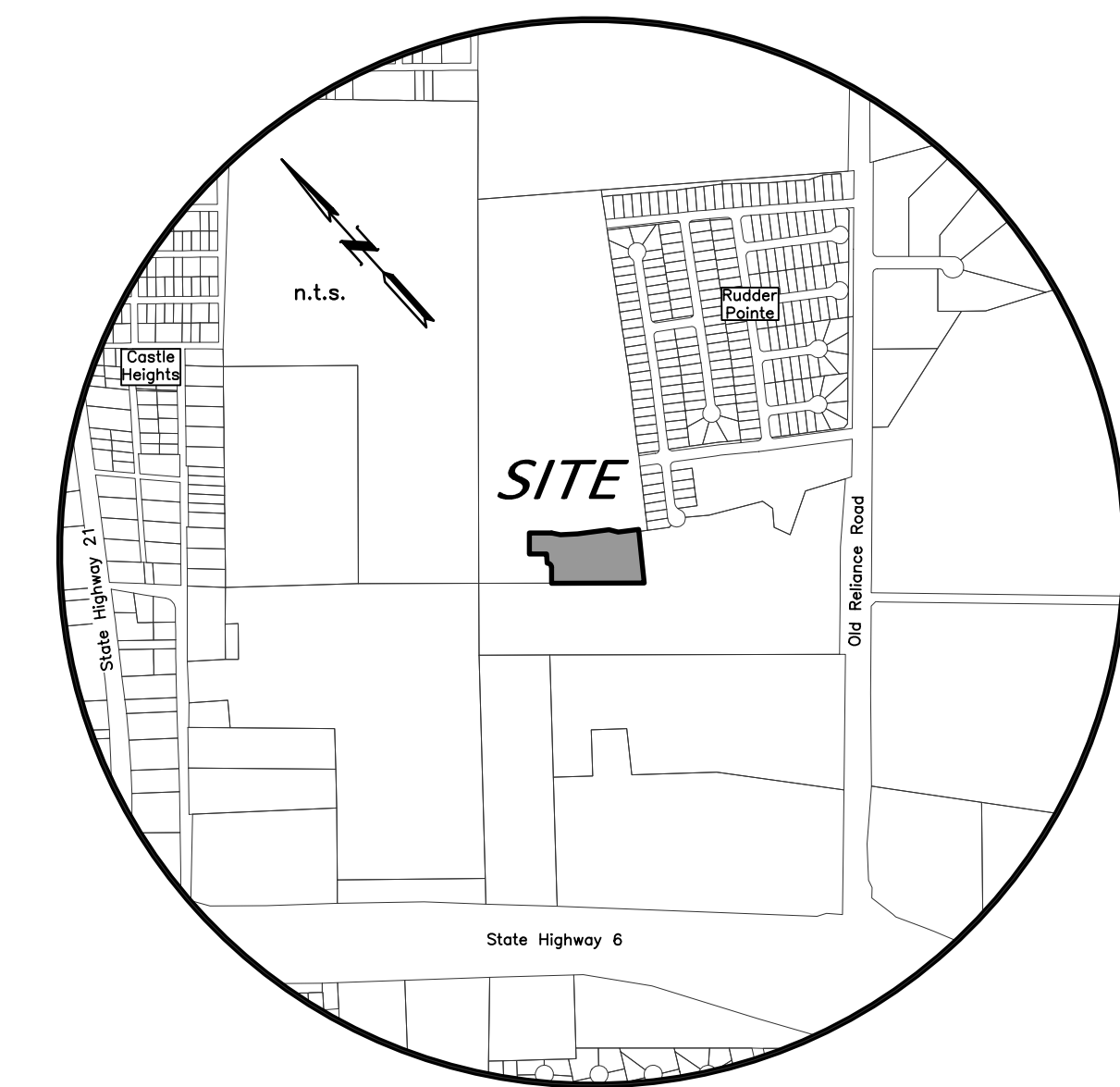
(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

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

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, this property is not 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 the Bryan City Council on May 14, 2024, with Ordinance No. 2692.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. Right-of-way Acreage: 0.90 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.S.I. - By Separate Instrument
 B.T.U. - Bryan Texas Utilities
 C.M.A. - Common Area
 P.A.E. - Public Access Easement
 P.O.B. - Point of Beginning
 P.O.C. - Point of Commencement
 P.U.E. - Public Utility Easement
 P.D.E. - Private Drainage Easement
 S.S.E. - Sanitary Sewer Easement
 CM - Controlling Monument



VICINITY MAP

FINAL PLAT

RUDDER POINTE

PHASE 7B

LOTS 1-10, BLOCK 1; LOTS 10-11, BLOCK 2;
 LOTS 1-5, BLOCK 3

3.709 ACRES

STEPHEN F. AUSTIN LEAGUE No. 10, A-63
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 2024
 SCALE: 1"=30'

<p>Owner: BORD, LLC 311 Cecilia Loop College Station, Tx 77845 979 229-7275</p>	<p>Surveyor: Texas Firm Registration No. 10103300 McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838</p>
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