

VICINITY MAP

Called 67.830 Acres
Now or Formerly
BORD, LLC
V.17390, P.212
(Future Development)

50' R.O.W. for
Buck Creek Lane
(Future Development)

Lots in Block 4
(Future Development)

Common Area ~ 11.109 Acres
(Solid Hatched Area)

Called 67.830 Acres
Now or Formerly
BORD, LLC
V.17390, P.212
(Future Development)

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	57°02'45"	50.00'	49.78'	27.17'	N 36°16'19" W	47.75'
C2	63°36'44"	40.00'	44.41'	24.81'	N 39°33'18" W	42.16'
C3	66°12'55"	20.00'	23.11'	13.04'	S 75°31'52" W	21.85'
C4	113°47'05"	25.00'	49.65'	38.34'	N 14°28'08" W	41.88'
C5	13°55'28"	300.00'	72.91'	36.63'	N 64°23'56" W	72.73'
C6	90°00'00"	25.00'	39.27'	25.00'	S 87°25'25" W	35.36'
C7	98°45'19"	25.00'	43.09'	29.14'	S 6°57'15" E	37.95'
C8	2°46'14"	500.00'	24.18'	12.09'	S 57°43'01" E	24.18'
C9	101°58'04"	25.00'	44.49'	30.85'	N 8°07'06" W	38.85'
C10	4°18'08"	550.00'	41.30'	20.66'	N 56°57'04" W	41.29'
C11	82°46'35"	25.00'	36.12'	22.03'	S 83°48'42" W	33.06'
C12	90°00'00"	75.00'	117.81'	75.00'	S 87°25'25" W	106.07'
C13	23°47'05"	250.00'	103.78'	52.65'	N 59°28'08" W	103.04'
C14	186°33'59"	50.00'	162.81'	-87.61'	N 21°55'19" E	99.84'
C15	9°51'37"	300.00'	51.63'	25.88'	S 52°30'24" E	51.56'
C16	90°00'00"	25.00'	39.27'	25.00'	N 87°25'25" E	35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	N 23°43'35" W	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°12'19" E	28.33'
L2	N 71°21'40" W	6.67'
L3	S 86°59'33" W	68.85'
L4	N 71°21'40" W	11.26'
L5	N 47°34'35" W	90.00'
L6	S 42°25'25" W	50.00'
L7	N 53°53'36" W	50.31'
L8	S 42°25'25" W	90.43'
L9	N 42°26'55" E	96.61'
L10	S 59°06'08" E	48.37'
L11	S 58°41'34" E	30.57'
L12	N 59°06'08" W	37.54'
L13	N 47°34'35" W	38.63'
L14	N 47°34'35" E	38.63'
L16	S 70°29'24" E	41.47'
L17	S 61°59'40" E	44.53'
L18	S 71°51'42" W	29.36'
L19	S 71°13'39" E	55.51'
L20	S 18°46'21" W	20.00'

SHEET NO.
1
OF 2 SHEETS

FINAL PLAT

**CREEKSIDE OAKS
PHASE 1**

LOTS 1-2, BLOCK 2, LOTS 1-27, BLOCK 3,
& LOTS 1-15, BLOCK 5
44 TOTAL LOTS
18.700 ACRES

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

APRIL, 2022
SCALE: 1"=50'

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

Texas Firm Registration No. 10103300

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 17390, Page 212 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 SURVEY No. 10, Abstract No. 63, in Bryan, Brazos County, Texas and being part of the 67.830 acre tract described in the deed from David Pate et al to BORD, LLC recorded in Volume 17390 Page 212 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 5/8-inch iron rod marking an angle point in this tract, said iron rod also being in the northwest line of the said 67.830 acre BORD, LLC tract, marking the east corner of Lot 13, Block 11, CASTLE HEIGHTS ADDITION according to the plat recorded in Volume 134, Page 183 of the Brazos County Deed Records (B.C.D.R.) and in the southwest right-of-way line of Stevenson Street (based on a 40-foot width);

THENCE: along the southeast right-of-way line of said Stevenson Street, the common line of the said 67.830 acre BORD, LLC tract and said CASTLE HEIGHTS ADDITION for the following two (2) calls:

- 1) N 42°51'56" E for a distance of 671.81 feet to a found 1/2-inch iron rod for angle, and
2) N 42°01'42" E for a distance of 751.43 feet to a found 1/2-inch iron rod marking the common north corner of this tract and the said 67.830 acre BORD, LLC tract;

THENCE: S 46°20'36" E along the common line of the said 67.830 acre BORD, LLC tract and Block 18 of said CASTLE HEIGHTS ADDITION for a distance of 733.99 feet to a 1/2-inch iron rod set for the east corner of this tract;

THENCE: into the interior of the said 67.830 BORD LLC, tract for the following nineteen (19) calls:

- 1) S 41°31'53" W for a distance of 1,109.94 feet to a 1/2-inch iron rod set for corner,
2) S 37°30'51" W for a distance of 222.78 feet to a 1/2-inch iron rod set for the south corner of this tract,
3) N 47°34'35" W for a distance of 195.17 feet to a 1/2-inch iron rod set for corner,
4) N 42°25'25" E for a distance of 735.00 feet to a 1/2-inch iron rod set for corner,
5) N 25°12'18" E for a distance of 28.33 feet to a 1/2-inch iron rod set for corner,
6) 49.78 feet in a clockwise direction along the arc of a curve having a central angle of 57°02'45", a radius of 50.00 feet, a tangent of 27.17 feet and a long chord bearing N 36°16'19" W at a distance of 47.75 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature,
7) 44.41 feet along the arc of said reverse curve having a central angle of 63°36'44", a radius of 40.00 feet, a tangent of 24.81 feet and a long chord bearing N 39°33'18" W at a distance of 42.16 feet to a 1/2-inch iron rod set for the Point of Tangency,
8) N 71°21'40" W for a distance of 6.67 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;
9) 23.11 feet along the arc of said curve having a central angle of 66°12'55", a radius of 20.00 feet, a tangent of 13.04 feet and a long chord bearing S 75°31'52" W at a distance of 21.85 feet to a 1/2-inch iron rod set for the corner,
10) S 88°59'33" W a distance of 68.85 feet 1/2-inch iron rod set for corner,
11) 49.65 feet in a counter clockwise direction along the arc of a curve having a central angle of 113°47'05", a radius of 25.00 feet, a tangent of 38.34 feet and a long chord bearing N 14°28'08" W at a distance of 41.88 feet to a 1/2-inch iron rod set for the Point of Tangency,
12) N 71°21'40" W for a distance of 11.26 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;
13) 72.91 feet along the arc of said curve having a central angle of 13°55'28", a radius of 300.00 feet, a tangent of 36.63 feet and a long chord bearing N 64°23'56" W at a distance of 72.73 feet to a 1/2-inch iron rod set for the corner,
14) S 42°25'25" W a distance of 706.27 feet 1/2-inch iron rod set for corner,
15) N 47°34'35" W for a distance of 90.00 feet to a 1/2-inch iron rod set for corner,
16) S 42°25'25" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
17) 39.27 feet in a counter clockwise direction along the arc of a 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 87°25'25" W at a distance of 35.36 feet to a 1/2-inch iron rod set for corner,
18) N 53°53'36" W, a distance of 50.31 feet 1/2-inch iron rod set for corner, and
19) S 42°25'25" W for a distance of 90.43 feet to a 1/2-inch iron rod set for corner, said iron rod being in the common line of the said 67.830 acre BORD, LLC tract and the called 131.89 acre David Pate, et al remainder tract recorded in Volume 2154, Page 336 (O.R.B.C.), from whence a found 1/2-inch iron rod marking an interior ell corner of the said 67.830 acre BORD, LLC tract bears S 48°08'45" E for a distance of 616.00 feet;

THENCE: N 48°08'45" W along the common line of the said 67.830 acre BORD, LLC tract and the called 131.89 acre David Pate, et al remainder tract for a distance of 130.05 feet to a found 1/2-inch iron rod for corner, said iron marking the most northerly west corner of the said 67.830 acre BORD, LLC tract and being in the southeast line of the before-said Lot 13, Block 11;

THENCE: N 42°26'55" E along the common line of said Lot 13, Block 11 and the said 67.830 acre BORD, LLC tract for a distance of 96.61 feet to the POINT OF BEGINNING and containing 18.700 acres of land.

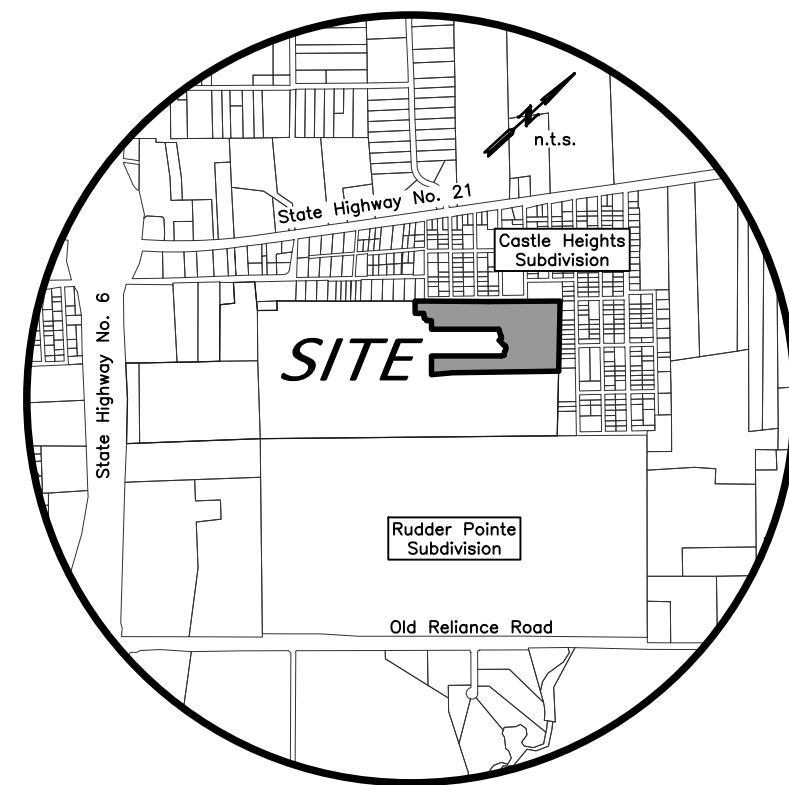
GENERAL SURVEYOR NOTES:

- 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, a portion of this property is located in a Special Flood Hazard Area. Location is approximate and was scaled per FEMA Maps.
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. 2545 passed and approved by the Bryan City Council on January 11, 2022.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. Right-of-way Acreeage: 1.74 Ac.
7. A Homeowner's 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.
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

Abbreviations:

- B.T.U. - Bryan Texas Utilities
Cm.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
11. The Conservation District is to be privately owned and maintained by an established Home Owner's Association.
12. The Conservation District shall be an identified area which remains undisturbed and in its natural state to provide wildlife habitat, open space and to preserve the ecosystem of Carters Creek and the surrounding riparian area. The Conservation District is further depicted in the Planned Development - Housing District (PD-H) zoning ordinance for this property.



VICINITY MAP

FINAL PLAT

CREEKSIDE OAKS
PHASE 1

LOTS 1-2, BLOCK 2, LOTS 1-27, BLOCK 3,
& LOTS 1-15, BLOCK 5
44 TOTAL LOTS

18.700 ACRES

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

APRIL, 2022
SCALE: 1"=50'

SHEET NO.

2
OF 2 SHEETS

Owner:
BORD, LLC
311 Cecelia 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

