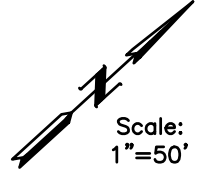
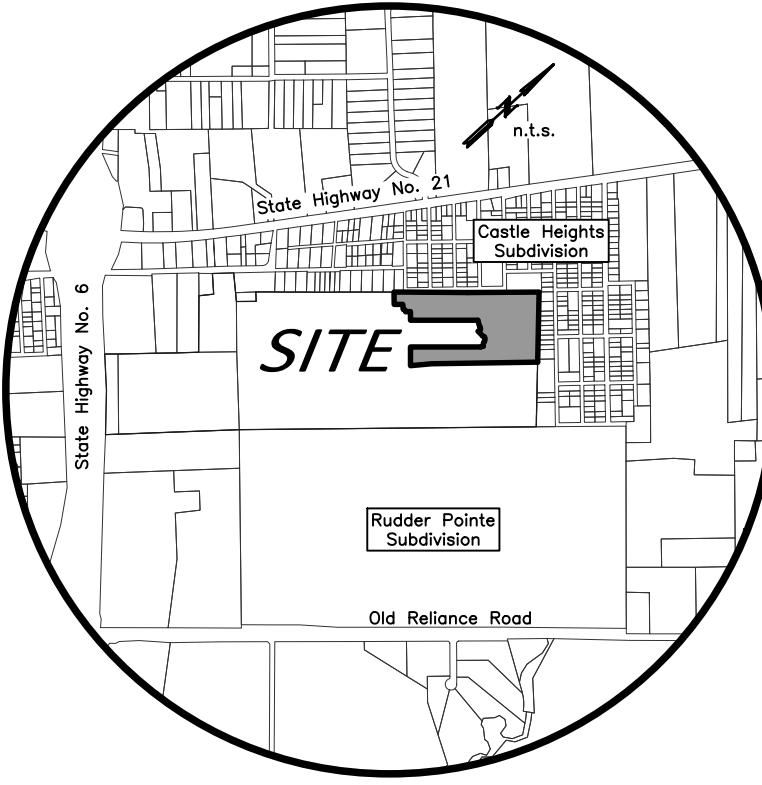


Remainder of the
Now or Formerly
Called 131.89 Acres
Helen Marjorie Ray Jones,
Sara B. Pate, Jr. & David Pate
V.12184, P.306



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

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



VICINITY MAP

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	S 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

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

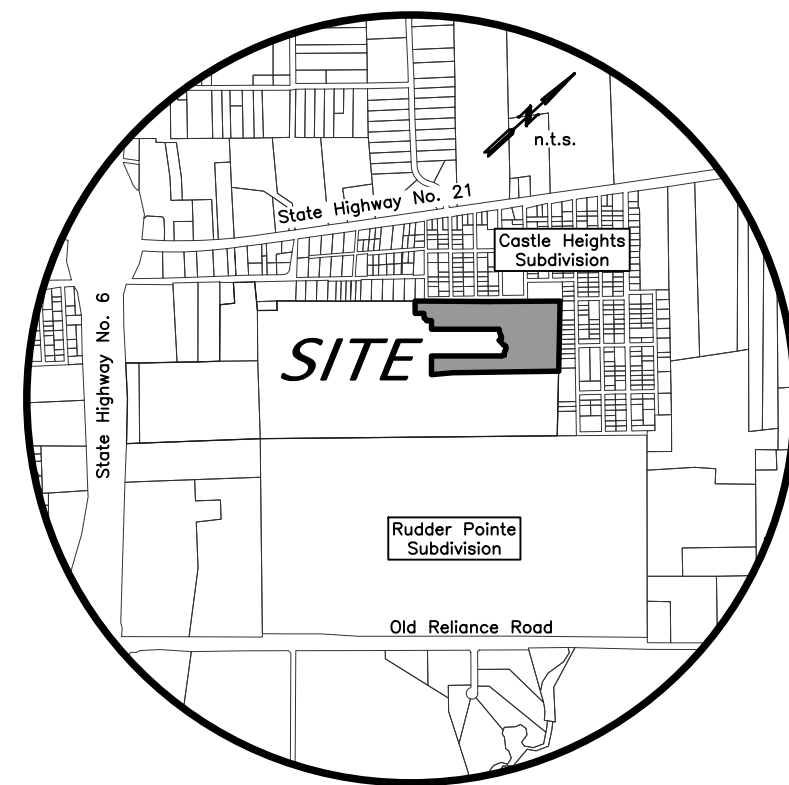
GENERAL SURVEYOR NOTES:

- ORIGIN OF BEARING SYSTEM: Grid North based on City of Bryan Control Monuments No. 16 and No. 125.
- 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.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- The subject property is zoned Planned Development - Housing District (PD-H) by Ordinance No. _____ passed and approved by the Bryan City Council on _____.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Right-of-way Acreage: 1.74 Ac.
- 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.
- 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.
- 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.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- Pr.D.E. - Private Drainage Easement



VICINITY MAP

FINAL PLAT

CREEKSIDE OAKS
PHASE 1

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

18.700 ACRES

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APRIL, 2022
SCALE: 1"=50'

SHEET NO.

2
OF 2 SHEETS

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