

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

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

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

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

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

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 4804100205, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
- 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. 2285 passed and approved by the Bryan City Council on March 27, 2016.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Right-of-way Acreage: 142 Ac.
- 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.
- 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

Abbreviations:

- B.T.U. = Bryan Texas Utilities
- Com.A. = Common Area
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencing
- P.U.E. = Public Utility Easement
- Pr.D.E. = Public Drainage Easement

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 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:

COMMENCING: N 33°26'33" E into and through the said 96.597 acre BORD, LLC tract for a distance of 233.70 feet from a found 1/2-inch iron rod marking the north corner of RUDDER POINTE, PHASE 3, according to the Final Plat recorded in Volume 17219, Page 240 (O.R.B.C.) to a 1/2-inch iron rod set, said iron rod marking the POINT OF BEGINNING and the south corner of this herein described tract;

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

- N 56°33'27" W for a distance of 170.00 feet to a 1/2-inch iron rod set for corner,
- N 43°40'04" W for a distance of 51.29 feet to a 1/2-inch iron rod set for corner,
- S 33°26'33" W for a distance of 91.50 feet to a 1/2-inch iron rod set for corner,
- N 56°33'27" W for a distance of 390.06 feet to a 1/2-inch iron rod set for the west corner of this tract,
- N 31°08'13" E for a distance of 92.63 feet to a 1/2-inch iron rod set for corner,
- N 49°29'12" E for a distance of 190.13 feet to a 1/2-inch iron rod set for corner, and
- N 49°29'12" E for a distance of 155.21 feet to a 1/2-inch iron rod set for corner, and
- N 65°58'49" E for a distance of 232.85 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, said point being along the northeast line of the said 96.597 acre BORD, LLC tract and 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.), from whence a found 1/2-inch iron rod marking the north corner of the said 96.597 acre BORD, LLC tract bears N 52°21'45" W at a distance of 275.15 feet for reference;

THENCE: S 52°21'45" E along the common line of the said 96.597 acre BORD, LLC tract and the called 202.3 acre Harrison Holdings Limited Partnership remainder tract for a distance of 421.80 feet to a 1/2-inch iron rod set for the east corner of this tract;

THENCE: S 33°26'33" W returning into and through the said 96.597 acre BORD, LLC tract for a distance of 515.59 feet to the POINT OF BEGINNING and containing 7.463 acres of land.



VICINITY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°40'04" W	51.29'
L2	S 49°29'12" W	35.91'
L3	N 44°53'14" W	61.94'
L4	N 52°21'45" W	43.14'
L5	S 52°21'45" E	46.80'
L6	S 44°53'14" E	61.94'
L7	S 52°21'45" E	10.16'
L8	N 49°29'12" E	35.91'
L9	S 44°53'14" E	61.94'
L10	S 52°21'45" E	30.16'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	S 11°33'27" E	35.36'
C2	95°44'05"	78.50'	131.16'	86.78'	S 8°41'25" E	116.43'
C3	10°18'34"	503.50'	90.60'	45.42'	S 44°19'55" W	90.47'
C4	17°27'24"	403.50'	122.94'	61.95'	S 58°12'54" W	122.46'
C5	60°41'39"	78.50'	83.16'	45.96'	N 82°42'35" W	79.32'
C6	7°28'31"	145.00'	18.92'	9.47'	N 48°37'29" W	18.90'
C7	7°28'31"	54.04'	7.05'	3.53'	N 48°37'29" W	7.05'
C8	7°28'31"	104.04'	13.57'	6.80'	S 48°37'29" E	13.56'
C9	7°28'31"	95.00'	12.39'	6.21'	S 48°37'29" E	12.39'
C10	94°11'42"	25.00'	41.10'	26.90'	N 80°32'24" E	36.63'
C11	95°44'05"	28.50'	47.62'	31.51'	N 8°41'25" W	42.27'
C12	10°18'34"	453.50'	81.60'	40.91'	N 44°19'55" E	81.49'
C13	17°27'24"	353.50'	107.70'	54.27'	N 58°12'54" E	107.29'
C14	60°41'39"	28.50'	30.19'	16.69'	S 82°42'35" E	28.80'
C15	85°48'18"	25.00'	37.44'	23.23'	S 9°27'36" E	34.04'
C16	90°00'00"	25.00'	39.27'	25.00'	S 78°26'33" W	35.36'
C17	6°10'11"	114.04'	12.28'	6.15'	S 47°58'19" E	12.27'
C18	7°28'31"	85.00'	11.09'	5.55'	S 48°37'29" E	11.08'

FINAL PLAT

RUDDER POINTE  
PHASE 5

LOTS 20-25, BLOCK 3, LOTS 7-25, BLOCK 4,  
& LOTS 1-6, BLOCK 5

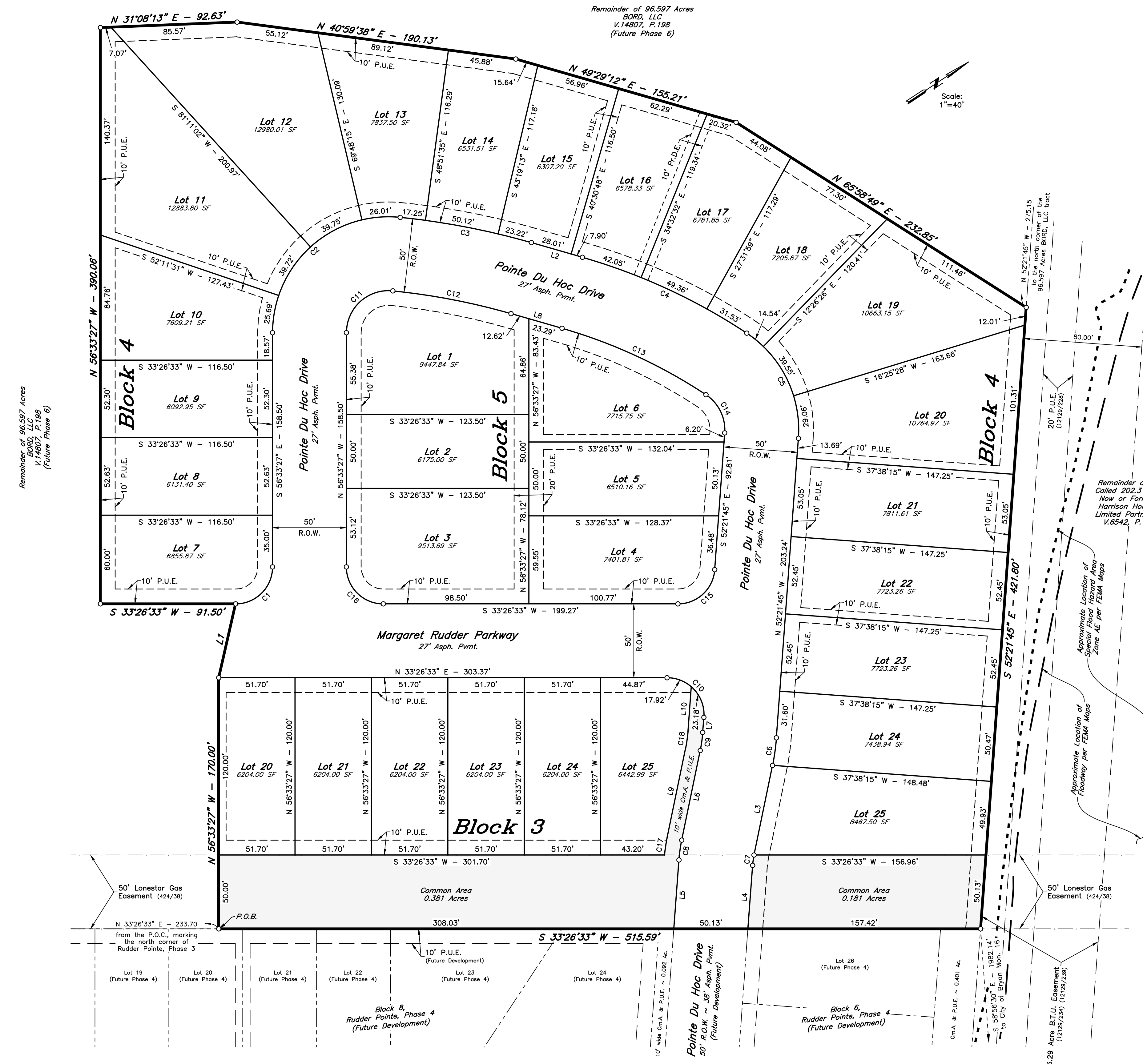
7.463 ACRES

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

MARCH, 2022  
SCALE: 1"=40'

Owner:  
BORD, LLC  
311 Cecilia Loop  
College Station, TX 77845  
979 229-7275

Surveyor:  
Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838



Remainder of 96.597 Acres  
BORD, LLC  
V.14807, P.198  
(Future Phase 6)

Remainder of the Called 202.3 Acres  
Now or Formerly  
Harrison Holdings  
Limited Partnership  
V.6542, P.177

Approximate Location of  
Special Flood Hazard Area  
Zone A1, per FEMA Maps

Approximate Location of  
Floodway per FEMA Maps

50' Lonestar Gas  
Easement (424/38)

6.29 Acres P.U.E. Easement  
(12/29/2014) (12/29/2014)

Com.A. & P.U.E. - 0.401 Ac.

Block 6,  
Rudder Pointe, Phase 4  
(Future Development)

Block 3,  
Rudder Pointe, Phase 4  
(Future Development)

Block 8,  
Rudder Pointe, Phase 4  
(Future Development)