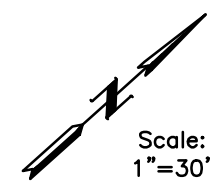


Called 46.329 Acres
Kyrish Real Estate
Limited Partnership
V.17889, P.20

Called 67.830 Acres
BORD, LLC
V.17390, P.212

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°23'42" W	9.44'
L2	S 38°17'39" W	50.10'



Scale:
1"=30'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°57'49"	25.00'	39.25'	24.98'	S 3°07'37" E	35.34'
C3	94°11'11"	25.00'	41.10'	26.90'	S 8°22'43" E	36.62'
C4	79°37'11"	25.00'	34.74'	20.84'	N 84°54'41" E	32.01'
C5	89°57'49"	25.00'	39.25'	24.98'	N 3°07'56" W	35.34'
C6	52°31'18"	25.51'	23.38'	12.59'	N 48°35'49" W	22.57'
C7	19°50'43"	95.00'	32.90'	16.62'	N 17°44'10" W	32.74'

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 north corner of Lot 6, Block 9, RUDDER POINTE, PHASE 3 according to the Final Plat recorded in Volume 17219, Page 240 (O.P.R.B.C.); said iron rod also marking the west corner of the called 0.135 acre Common Area of said RUDDER POINTE, PHASE 3 and the south corner of the called 0.186 acre Common Area, RUDDER POINTE, PHASE 6 according to the Final Plat recorded in Volume 18403, Page 182 (O.P.R.B.C.);

THENCE: N 55° 48' 08" W along the common line of the called 96.597 acre BORD, LLC remainder tract, the called 0.186 acre Common Area, the south right-of-way line of Margaret Rudder Parkway (based on a 60-foot width) and the called 0.338 acre Common Area of said RUDDER POINTE, PHASE 6 for a distance of 521.58 feet to a found 1/2-inch iron rod marking the most easterly south corner of this tract, said iron rod also marking the west corner of the called 0.338 acre Common Area and the POINT OF BEGINNING;

THENCE: into the interior of the called 96.597 acre BORD, LLC remainder tract for the following six (6) calls:

- 1) N 55° 48' 08" W for a distance of 114.42 feet to a 1/2-inch iron rod set for corner,
- 2) S 41° 51' 17" W for a distance of 357.41 feet to a 1/2-inch iron rod set for corner,
- 3) S 48° 06' 40" E for a distance of 96.90 feet to a 1/2-inch iron rod set for corner,
- 4) S 38° 17' 39" W for a distance of 50.10 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 5) 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 S 03° 07' 37" E at a distance of 35.34 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- 6) S 41° 51' 17" W for a distance of 90.02 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, said iron rod also 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.);

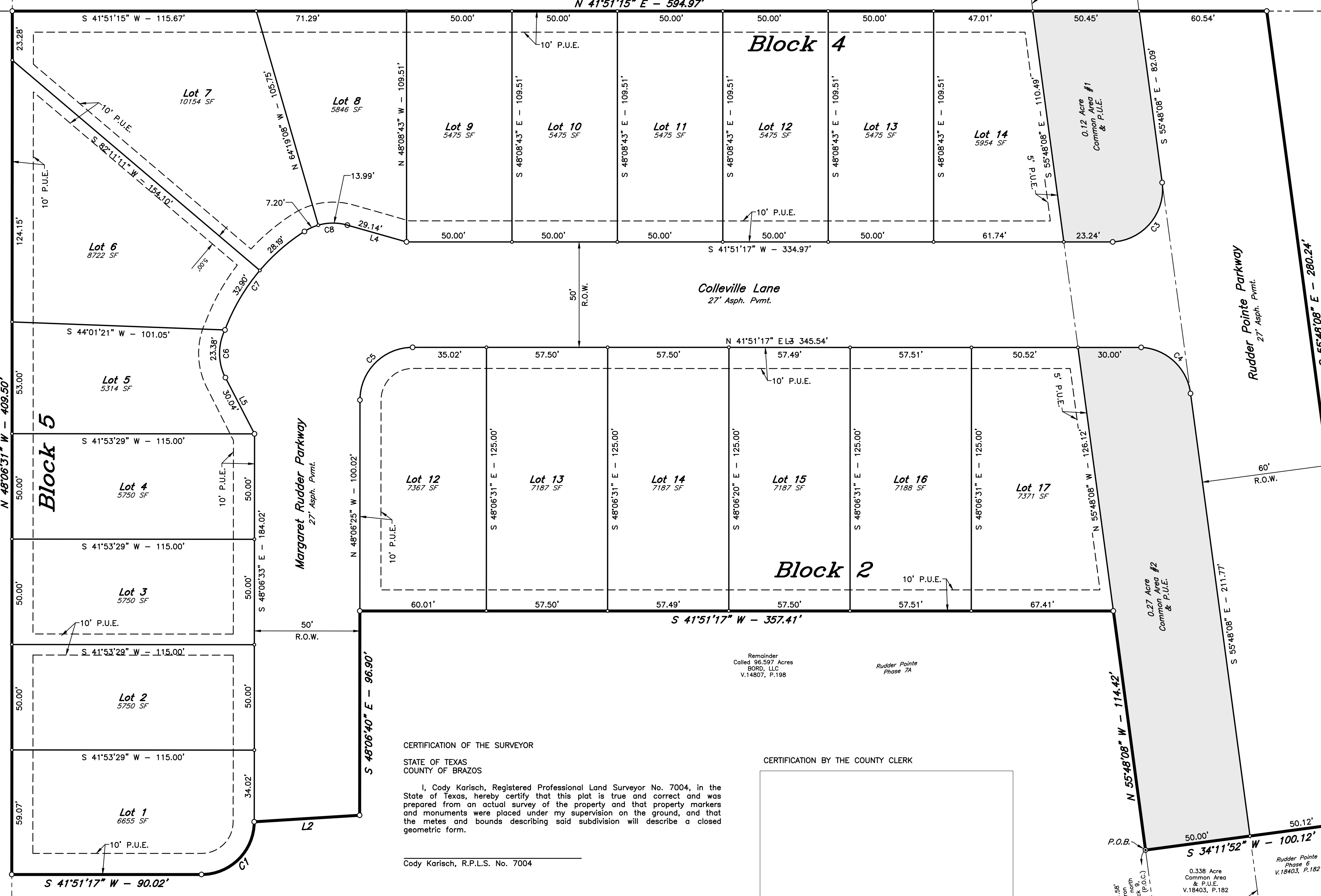
THENCE: N 48° 06' 31" W along the common line of this tract and the called 202.3 acre Harrison Holdings remainder tract for a distance of 409.50 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also marking the north corner of the called 202.3 acre Harrison Holdings remainder tract and being in the southeast line of the called 67.830 acre BORD, LLC tract recorded in Volume 17390, Page 212 (O.P.R.B.C.);

THENCE: N 41° 51' 15" E along the common line of this tract and the called 67.830 acre BORD, LLC tract for a distance of 594.97 feet to a 1/2-inch iron rod set for the north corner of this herein described tract;

THENCE: S 55° 48' 08" E into the interior of the called 96.597 acre BORD, LLC remainder tract for a distance of 280.24 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the west corner of the called 0.025 acre Common Area of said RUDDER POINTE, PHASE 6;

THENCE: along the common line of this tract and said RUDDER POINTE, PHASE 6 for the following three (3) calls:

- 1) S 35° 23' 42" W for a distance of 9.44 feet to a found 1/2-inch iron rod marking a corner of this tract,
- 2) S 55° 33' 49" E for a distance of 106.66 feet to a found 1/2-inch iron rod marking the east corner of this tract, and
- 3) S 34° 11' 52" W for a distance of 100.12 feet to the POINT OF BEGINNING and containing 4.698 acres of land.



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



County Clerk, 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

- 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 48041C005F, 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. 24692.
 5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 6. Right-of-way Acreage: 1.41 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. Improvements to Rudder Pointe Park approved by the Parks and Recreation Advisory Board on February 20, 2024.
 10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set

11. Abbreviations:
- B.T.U. - Bryan Texas Utilities
 - N.T.S. - Not to Scale
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - P.U.E. - Public Utility Easement
 - CM - Controlling Monument

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

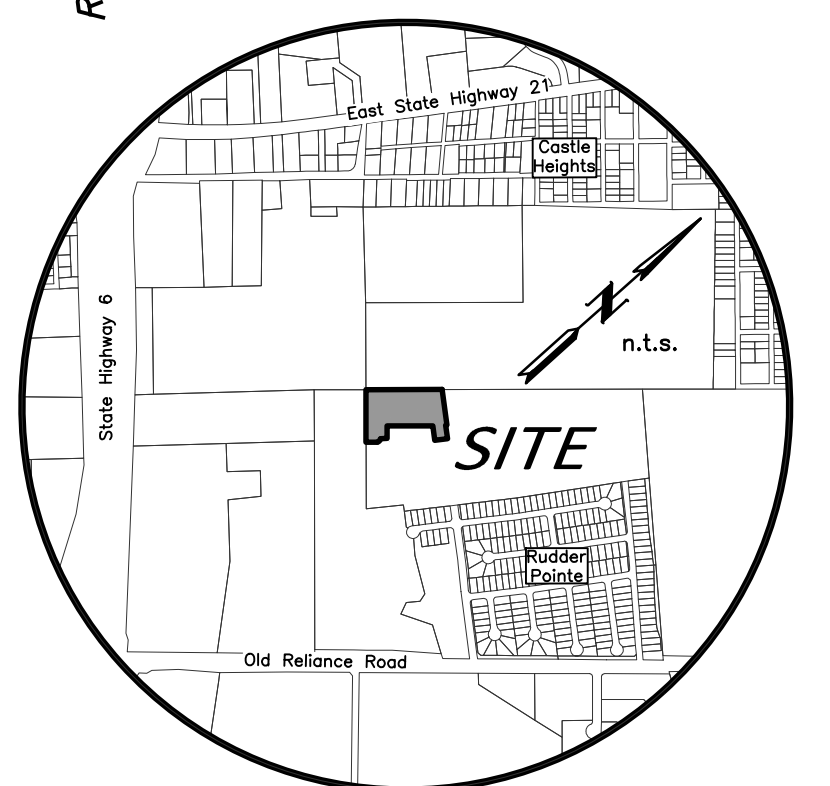
We, BORD, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 14807, Page 198 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, 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 _____ 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.

Notary Public, Brazos County, Texas



VICINITY MAP

FINAL PLAT

**RUDDER POINTE
PHASE 7C**

LOTS 12-17, BLOCK 2; LOTS 1-6, BLOCK 4;
LOTS 1-8, BLOCK 5; 0.12 ACRE COMMON AREA #1
& 0.27 ACRE COMMON AREA #2
4.698 ACRES

STEPHEN F. AUSTIN LEAGUE No. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 2025
SCALE: 1"=30'

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