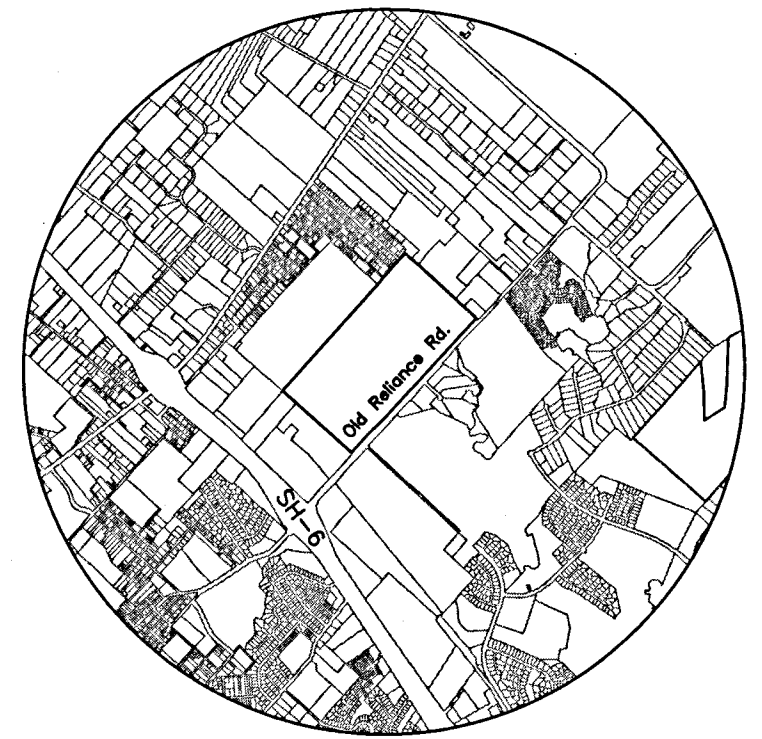


Rudder Points
Future Development
(Remainder of 191 acre tract)
Zoned A-O
(5806/181)

Approx. Limits
of Floodplain Boundary Zone AE

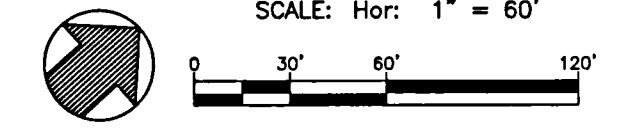
Old Reliance Rd.
Harrison Holdings
Limited
164.65 Acres
Zoned A-O
(6542/117)



VICINITY MAP

PRELIMINARY PLAN

SCALE: Hor: 1" = 60'



Legend

— 18 —	— 18 —	Existing Sewer Line w/ size
— 12 —	— 12 —	Existing Water Line w/ size
— 6 —	— 6 —	Existing Gas Line
— 6W —	— 6W —	Proposed Water Line w/size
— 4S —	— 4S —	Proposed Sewer Line w/size
— SD —	— SD —	Proposed Storm Drain Line
— —	— —	Boundary Line
— —	— —	Existing Easement Line
— —	— —	Property Line
— —	— —	Proposed Easement Line
— —	— —	Proposed Phase Boundary
— —	— —	Existing Contour Line
— —	— —	Fire Hydrant
□	□	Common Area

GENERAL NOTES:

- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 27, 2018. Ordinance No. 2265.
- Proposed Land Use: Detached dwelling units with no more than two un-related persons; (69 Lots).
- Existing ground contours are based on a ground survey of the site.
- Abbreviations:
P.U.E. = Public Utility Easement
P.D.E. = Public Drainage Easement
H.O.A. = Homeowner's Association
R.O.W. = Right of Way
- Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association
- Grading along Old Reliance Road to be complete with Phase 2. Grading to anticipate future widening of Old Reliance Rd.
- Block 5 Lots 12-22 is only allowed driveway access to Utah Ct.
- HOA responsible for maintenance of Landscape Easements.
- Detention was accounted for in Phase 1. Please see Phase 1 Drainage Report.
- Building Setback Lines shall be:
Front: 25'
Rear: 7.5'
Side: 5'
Side Street: 15'
- Landscape easement to be landscaped and maintained by HOA and may not be enclosed or screened from the ROW by fencing

PRELIMINARY PLAN

**RUDDER POINTE
Phase 2
14.95 ACRES**

OUT OF
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST 2019
SCALE: 1" = 60'

Lots 11-24, Block 3 Lots 1-20, Block 4
Lots 1-22, Block 5, Lots 1-13, Block 6

Owner:
BORD Development LP
311 Cecilia Loop
College Station, Texas 77845
979 229-7275

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

