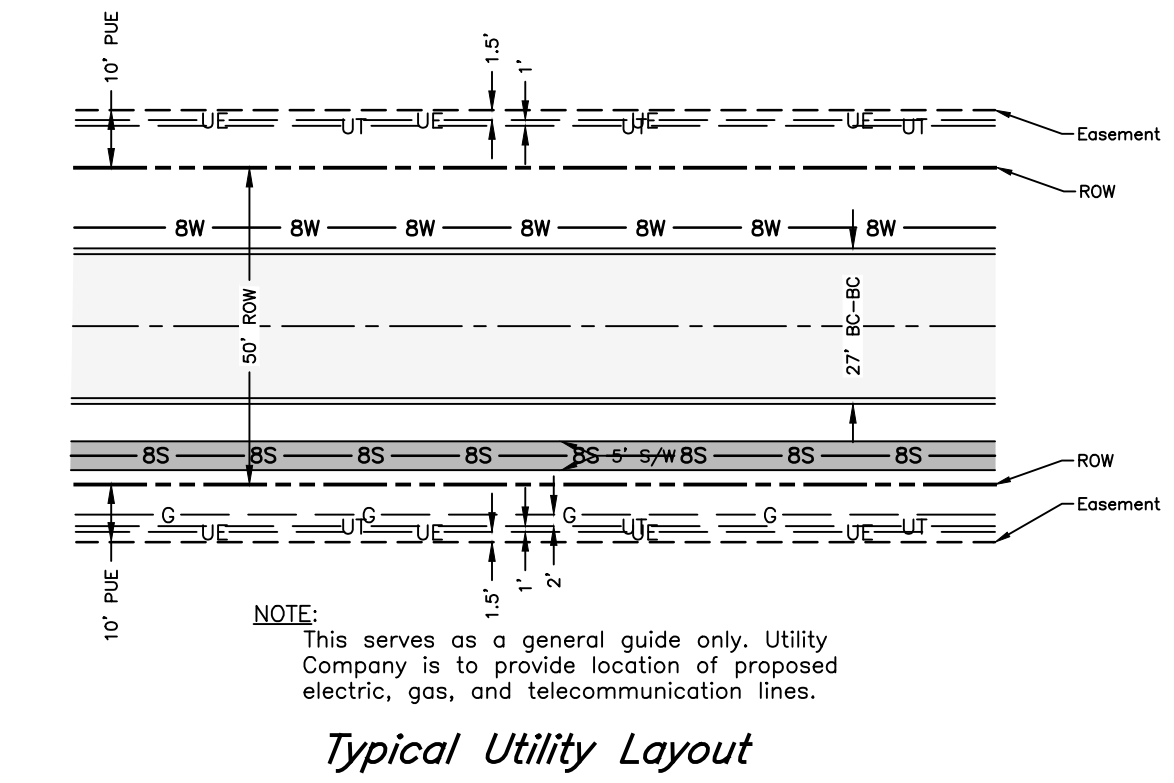
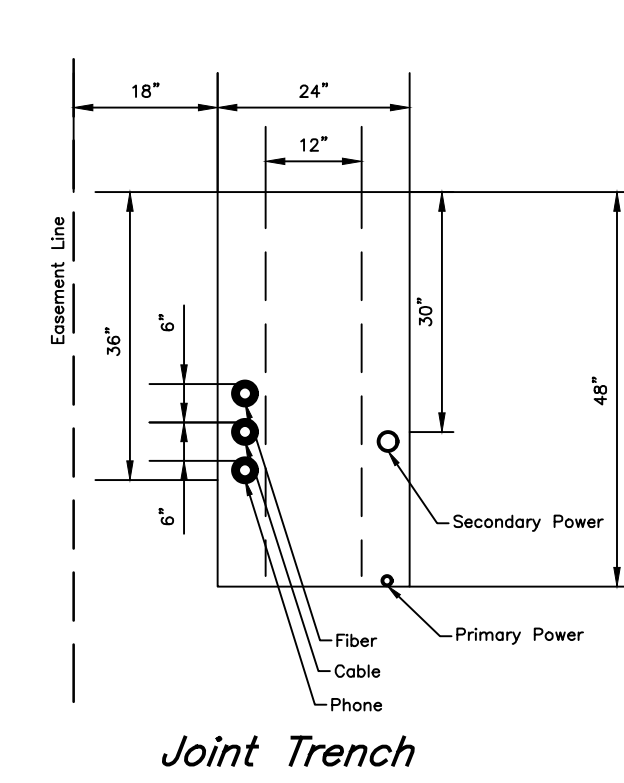
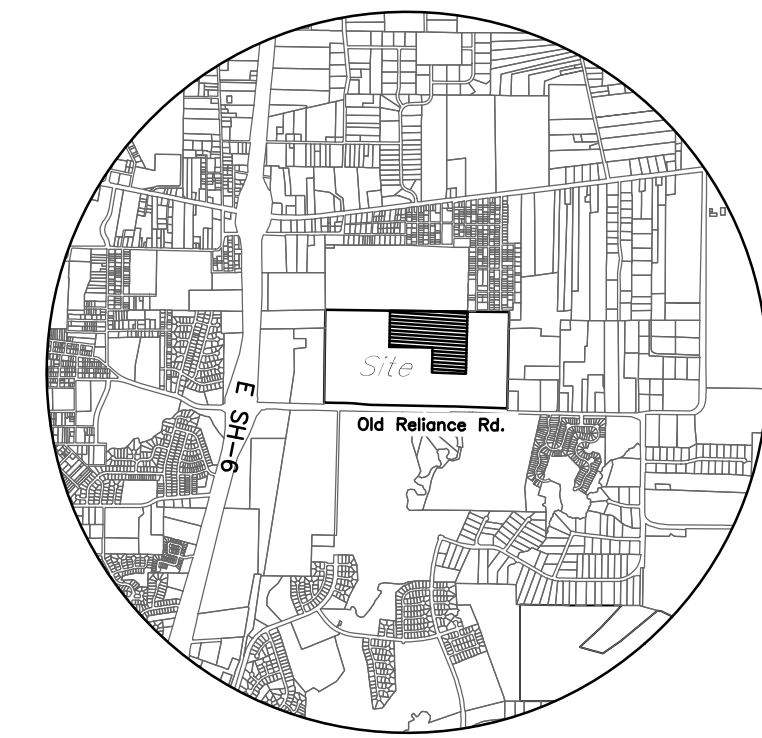


- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 27, 2018. Ordinance No. 2265.
  - Proposed Land Use: Detached dwelling units with no more than two un-related persons; (89 Lots).
  - Existing ground contours are based on aerial survey of 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 (including detention area) shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
  - Detention was accounted for in Phase 1. Please see Phase 1 Drainage Report.
  - Building Setback Lines shall be:
    - Front: 25'
    - Front (Cul-De-Sac): 20'
    - Rear: 7.5'
    - Side: 5' - subject to additional fire safety regulations
    - Side Street: 15'
  - Residential Driveways will only be allowed access onto local streets.
  - To provide for eventual community tree cover and shading of the pedestrian transportation network, single-family residential units within Planning Area II, whether detached, patio home, townhome or twinhome, shall provide the installation and maintenance of a minimum of two hardwood-species canopy trees on each platted lot.
  - One of the required trees shall be placed within 15 feet of the property line adjacent to any public street right-of-way.
  - Minimum size required shall be 3" in caliper measured 1 foot above the root ball.



**Legend**

8S	8S	Existing Sewer Line w/ size
8W	8W	Existing Water Line w/ size
4S	4S	Existing Gas Line
30SD	30SD	Proposed Water Line w/size
		Proposed Sewer Line w/size
		Proposed Storm Drain Line w/size
		Existing Easement Line
		Property Line
		Proposed Easement Line
		Boundary Line
		Proposed Phase Boundary
		Existing Contour Line
		Fire Hydrant
		Common Area



**PRELIMINARY PLAN**

**RUDDER POINTE**  
Phase 5 & 6  
26.37 ACRES  
OUT OF  
STEPHEN F. AUSTIN SURVEY  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY 2022  
SCALE: 1" = 60'

Phase 5 Block 1, Lots 1-5 Block 2, Lots 1-27 Block 3, Lots 1-19 Block 4, Lots 1-6	Phase 6 Block 3, Lots 20-25 Block 4, Lots 7-26 Block 5, Lots 1-6
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Owner:  
BORD Development LP  
311 Cecilia Loop  
College Station, TX 77845  
979 229-7275

Engineer:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838  
Firm Reg. No. F-458

**MB**