



**PHASE 7**

**PHASE 8**

**PHASE 6**

**PHASE 5**

**PHASE 3**

**PHASE 4**

**PHASE 1**

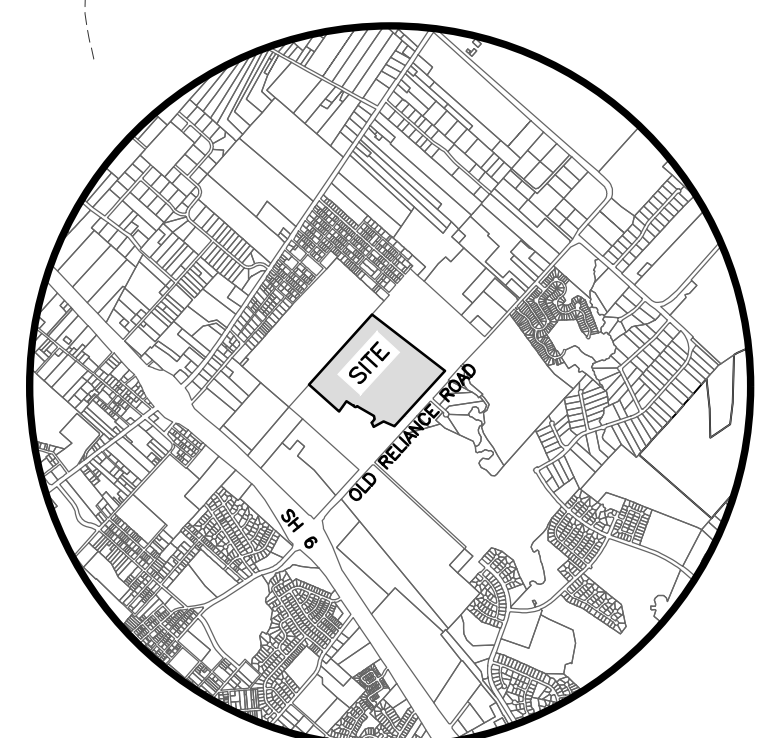
**PHASE 2**

Approximate Limits of Floodway Zone AE

Approximate Limits of Floodplain Boundary

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

Limits of Floodplain per LOMR-F

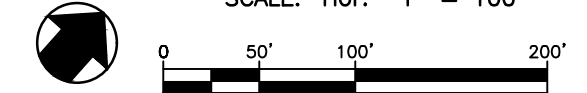


Vicinity Map

- GENERAL NOTES:
1. Zoning: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 27, 2018. Ordinance No. 2265.
  2. Average lot Size to be 50'x120'

**MASTER PLAN**

SCALE: Hor: 1" = 100'



**Master Plan**

**RUDDER POINTE**

PHASES 1-8

98 ACRES

OUT OF

STEPHEN F. AUSTIN SURVEY

BRYAN, BRAZOS COUNTY, TEXAS

MARCH 2022

SCALE: 1" = 100'

Owner:  
BORD Development LP  
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