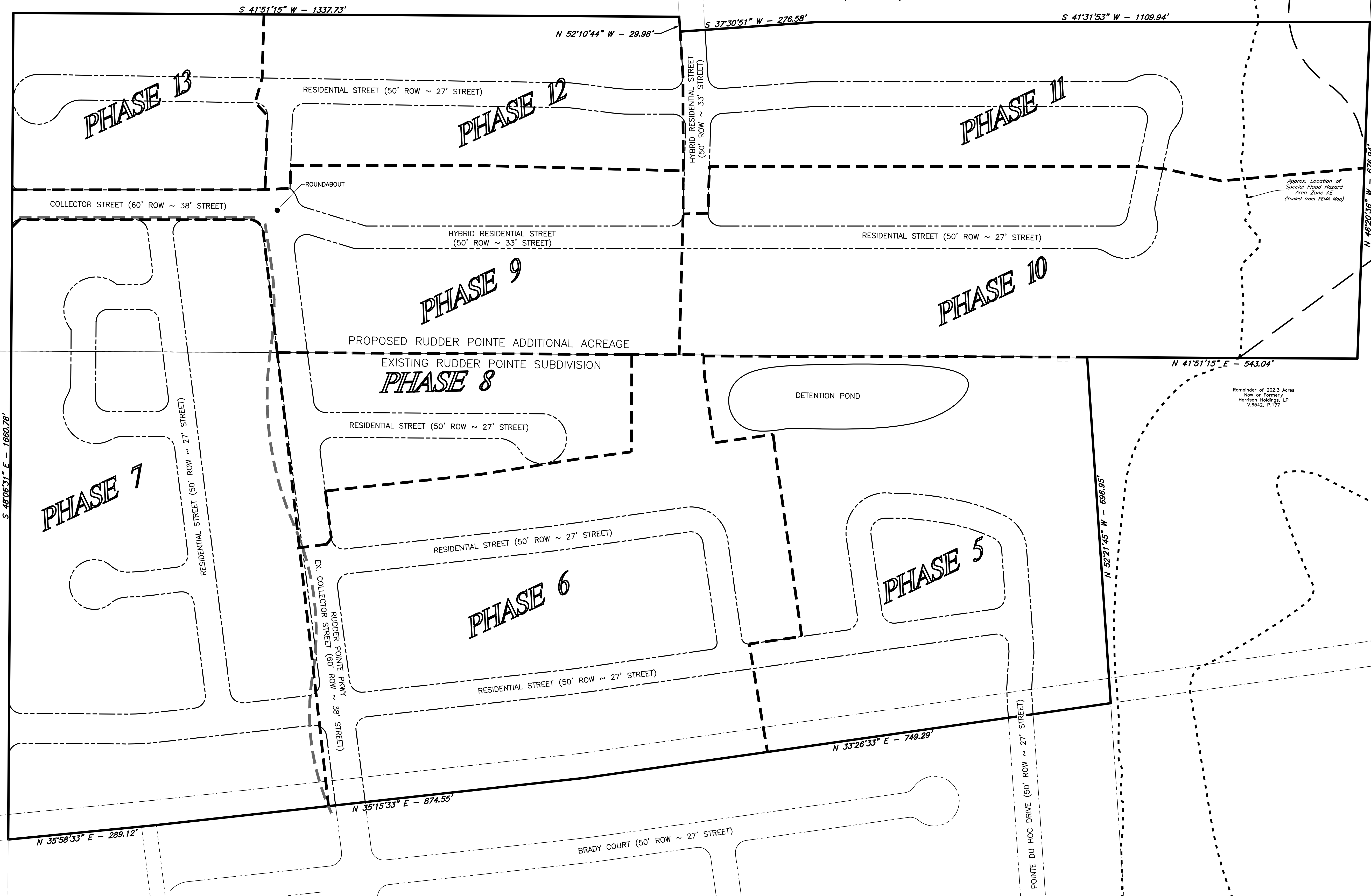


CREEKSIDE OAKS  
SUBDIVISION (FUTURE)



FUTURE COLLECTOR

Remainder of 202.3 Acres  
Now or Formerly  
Harrison Holdings, LP  
V.6542, P.177

FUTURE COLLECTOR  
(AUSTIN'S COLONY PKWY)

S 42°06'31" E - 1680.78'

PHASE 7

RESIDENTIAL STREET (50' ROW ~ 27' STREET)

ROUNDABOUT

COLLECTOR STREET (60' ROW ~ 38' STREET)

PHASE 9

HYBRID RESIDENTIAL STREET  
(50' ROW ~ 33' STREET)

PROPOSED RUDDER POINTE ADDITIONAL ACREAGE

EXISTING RUDDER POINTE SUBDIVISION  
**PHASE 8**

RESIDENTIAL STREET (50' ROW ~ 27' STREET)

DETENTION POND

RESIDENTIAL STREET (50' ROW ~ 27' STREET)

PHASE 6

RESIDENTIAL STREET (50' ROW ~ 27' STREET)

PHASE 5

N 82°21'45" W - 696.95'

N 41°51'15" E - 543.04'

Remainder of 202.3 Acres  
Now or Formerly  
Harrison Holdings, LP  
V.6542, P.177

Approx. Location of  
Special Flood Hazard  
Area Zone AE  
(Scaled from FEMA Map)

N 46°20'36" W - 678.94'

S 37°30'51" W - 276.58'

S 41°31'53" W - 1109.94'

N 52°10'44" W - 29.98'

S 41°51'15" W - 1337.73'

N 35°58'33" E - 289.12'

N 35°15'33" E - 874.55'

N 33°26'33" E - 749.29'

BRADY COURT (50' ROW ~ 27' STREET)

POINTE DU HOC DRIVE (50' ROW ~ 27' STREET)

EX. COLLECTOR STREET (60' ROW ~ 38' STREET)  
RUDDER POINTE PKWY

HYBRID RESIDENTIAL STREET  
(50' ROW ~ 33' STREET)

RESIDENTIAL STREET (50' ROW ~ 27' STREET)

PHASE 12

PHASE 13

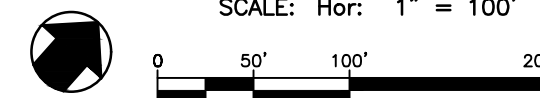
PHASE 11

PHASE 10

RESIDENTIAL STREET (50' ROW ~ 27' STREET)

**EXHIBIT**

SCALE: Hor: 1" = 100'



GENERAL NOTES:

1. AREA TO BE ZONED PD-HOUSING.
2. MINIMUM SINGLE FAMILY HOMES LOTS = 50'x115'

--- PROPOSED 5' SIDEWALK

**Exhibit**

**RUDDER POINTE**

84.4 ACRES

OUT OF  
STEPHEN F. AUSTIN SURVEY  
BRYAN, BRAZOS COUNTY, TEXAS  
AUGUST 2021  
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

