

Multiple Owners
SFA 10, Lot 84
Zoned A-0
(3275/004)

HOA Common Area

Detention Pond #2B

Detention Pond #2A

Approximate Limits
of Floodway Zone AE

Approximate Limits
of Floodplain Boundary

Harrison Holdings Ltd.
Zoned A-0
(5806/181)

PLANNING AREA I

Rudder Pointe
Future Development
(Remainder of 191 acre
tract)
Zoned A-0
(5806/181)

Austin's Colony Dr.
(Future Construction)

Rudder Pointe
Future Development
(Remainder of 191 acre tract)
Zoned A-0
(5806/181)

HOA Park
6.73 Acres

Detention Pond #1

PLANNING AREA II

10.00' Vegetated Common Area

Minor Collector (38' Street)

Minor Collector (38' Street)

Old Reliance Rd.

Thornberry Drive
(Future Construction
by others)

ZONING EXHIBIT

Legend

- 5' Sidewalk
- 10' Trail

Zoning Exhibit

RUDDER POINTE

127.7 ACRES
OUT OF
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER 2022
SCALE: 1" = 150'

- GENERAL NOTES:**
1. Site is zoned Planned Development - Mixed Use District (PD-M)
 2. Average lot Size to be 50'x120'

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

Owner:
Harrison Holdings LP
409 E. 26th Street
Bryan, Tx 77803
979 224-2342

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