

Phase 1 Lot Sizes

Lot Number	Lot Size	Lot Number	Lot Size
Block 1		Block 2	
1	17091.43 s.f.	1	12003.92 s.f.
2	16598.48 s.f.	2	11250 s.f.
3	12004.26 s.f.	3	11250 s.f.
4	12000 s.f.	4	11250 s.f.
1	17091.43 s.f.	5	11014.47 s.f.
2	16598.48 s.f.	6	12841.13 s.f.
3	12004.26 s.f.	7	9899.11 s.f.
4	12000 s.f.	8	9750 s.f.
5	11250 s.f.	9	11250 s.f.
6	11250 s.f.	10	10974.75 s.f.
7	11250 s.f.	11	7954.28 s.f.
8	11250 s.f.	12	11060.34 s.f.
9	11250 s.f.	13	9619.66 s.f.
10	11250 s.f.	Block 3	
11	11250 s.f.	1	11956.36 s.f.
12	11250 s.f.	2	16674.66 s.f.
13	11250 s.f.	3	16784.19 s.f.
14	11250 s.f.	4	12162.07 s.f.
15	11250 s.f.	5	11250 s.f.
16	11250 s.f.	6	11250 s.f.
17	11229.88 s.f.	7	11250 s.f.
18	9177.25 s.f.	8	11250 s.f.
19	13233.69 s.f.	9	11250 s.f.
20	26634.89 s.f.	10	11251.76 s.f.
21	14424.2 s.f.	11	11247.63 s.f.
21	12210.69 s.f.	12	12007.47 s.f.
22	12000 s.f.	13	11921.45 s.f.
23	12000 s.f.		
24	12000 s.f.		
25	12322.17 s.f.		

- PLANNING NOTES:**
- At the time of this Preliminary plan, the subject property is part of the Annexation / Rezoning with has not yet been approved by the City of Bryan.
 - These lots exceed 7,000 square foot (see "Phase 1 Lot Sizes") and shall be developed per the RD-7 requirements.
 - A Home Owner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operations, repair, and maintenance of all common areas, private drainage easements, and private storm water detention facilities which area a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, and maintenance of these areas. This development will have "pocket parks" owned and maintained by the HOA. No CoB public parks are included in this plan.
- ENGINEERING NOTES:**
- Per FEMA FIRM MAP NUMBER 48041C0210E MAP REVISED MAY 16, 2012, this subdivision is located in "OTHER AREAS - ZONE X Areas determined to be outside the 0.2% annual chance floodplain." Because this project is outside of the floodplain, there exists no floodplain or floodway to be shown on the Master Plan.
 - The areas labeled "COMPUTED 100 YR INUNDATION AREA" are a rough estimate of the floodplain utilizing the CoB 2015 contours for surface data, HEC-HMS 4.6 for hydrology, & all reach routings and floodplain computation computed in an unsteady HEC-RAS 5.0.7 model. These models will be updated with more, smaller basins and more accurate survey prior to platting, but the inundated limits are not expected to change noticeably.
 - We assume that CoB / FEMA shall require a LOMR on the areas labeled "COMPUTED 100 YR INUNDATION AREA". The LOMRs will be submitted to FEMA prior to FINAL Plat submission of the phases impacted by the floodplain.
 - This subdivision was cleared from Jurisdictional Waters by CME in June of 2020.
 - Date of survey, March 09, 2022.

NOT FOR RECORD

PRELIMINARY PLAN—PHASE 1

STELLA RANCH SUBDIVISION

SHEET 1/2

26.69 Acres of 252.76 Acres
Brazos County, Texas

SCALE:
1"=100'

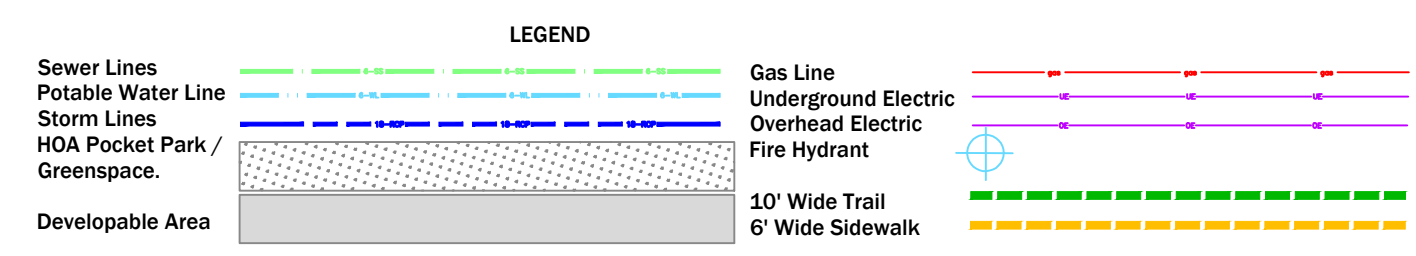
OWNER:
STELLA RANCH, LLC
3900 SH 6 SOUTH
COLLEGE STATION,
TX 77845

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

51 Lots

MASTER PLAN PREPARED AND SUBMITTED
December, 2022

SURVEYOR:
KERR SURVEYING
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195



S:\090\1017\1017.dwg (P:\090\1017\1017.dwg) Plot: 1017 - Preliminary Plan - Phase 1.dwg, PP, PLOT, 18/03/2022 13:22:54 PM
 PLOTTER: HP DesignJet 2400 Series Plotter
 PLOT: 18/03/2022 13:22:54 PM