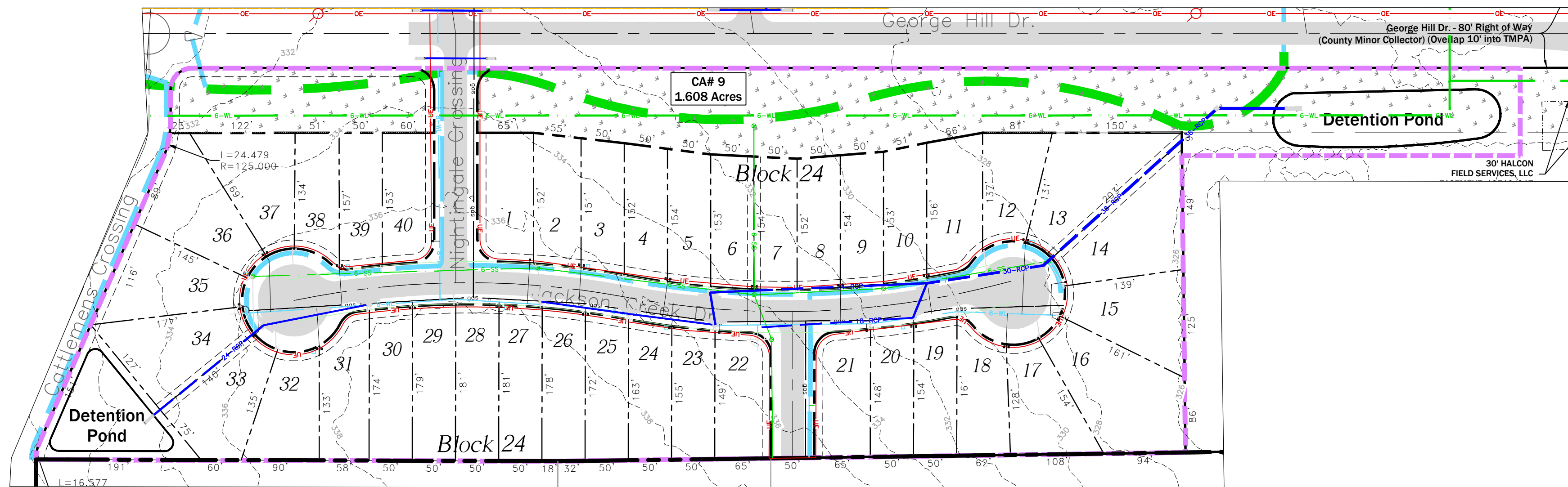
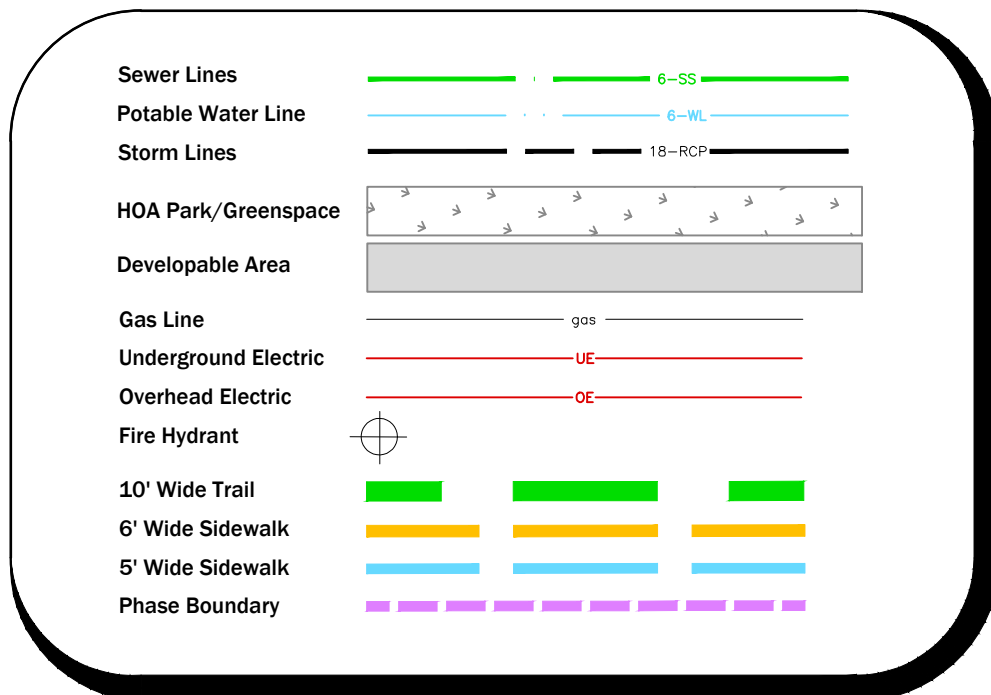


VICINITY MAP  
1"=3000'

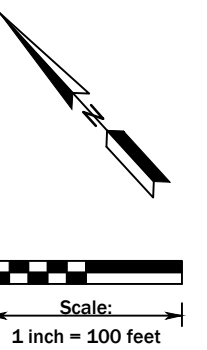
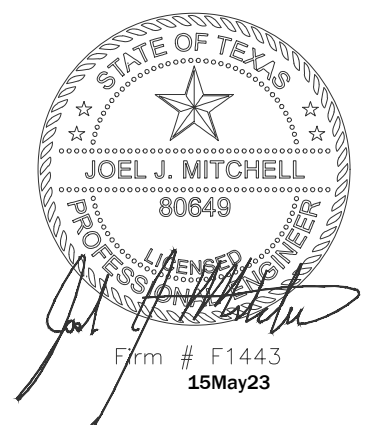
Phase 3 Lot Sizes			
Lot Number	Lot Size (S.F.)	Lot Number	Lot Size (S.F.)
Block 24			
1	9594	21	9390
2	8285	22	9402
3	7565	23	7576
4	7679	24	7928
5	7702	25	8378
6	7695	26	8759
7	7658	27	8979
8	7656	28	9061
9	7688	29	9015
10	7752	30	8840
11	9858	31	9185
12	8354	32	8815
13	13746	33	10771
14	13610	34	11685
15	11293	35	11985
16	16295	36	12529
17	9630	37	10845
18	8487	38	7345
19	7871	39	7780
20	7537	40	8940

PARK EQUIPMENT / QUANTITIES BY PHASE										
UNITS	LOCATION	30' x 30' PAVILLION		CANTELENER SWING		NEST SWING		PORT LIBERTY PLAY STRUCTURE		MULCH
		SF	EA	EA	EA	EA	EA	SF	LF	
PH 1										
PH 2										
PH 3	PARK 1	900								
PH 4										
PH 5										
PH 6	PARK 2									
PH 7										
PH 8										
PH 9	PARK 3	900								
PH 10										
PH 11										
PH 12	PARK 2	900								
PH 13	PARK 3									

**LEGEND**



- PLANNING NOTES:**
- This property was annexed into Bryan City limits and assigned PD-M zoning on 7-11-2023 by Ordinance No. 2633
  - These lots exceed 7,000 square foot (see "Phase 3 Lot Sizes") and shall be developed per the RD-7 requirements.
  - A Home Owners 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 parks, common areas, private drainage easements, and private storm water detention facilities which are a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, and maintenance of these areas.
  - This phase will have Signature Park #1 and three (3) Common Areas, all owned and maintained by the HOA and platted as either HOA Parks or Common Areas. 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.
  - Residential Roadways shall be 27' wide back of curb to back of curb. The roadway shall have asphalt pavement and two 24" Lay Down Gutter Section (this is a curb) per B/CS United Detail ST1-00. Collector Roadways shall be 30' Wide with ribbon curb and ditches per the RURAL COLLECTOR standard.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities (Required Note).
  - An E-mail with an electronic version of the approved plat document in dwg, dxf, or dgn format shall be provided to gburkhalter@btutilities.com for installation on the landbase. Digital copies of final plats, files shall be referenced to TX State Plane 1983 in order to be compatible with BTU software (Required Note.)
  - Developer shall contact BTU Line Design at 821-5770 120 days before power is needed to begin the process of obtaining power to the site. Developer shall provide a detailed load analysis, as well as the service requirements (voltage, amps, single phase vs three phase) at this time. (Required Note.)



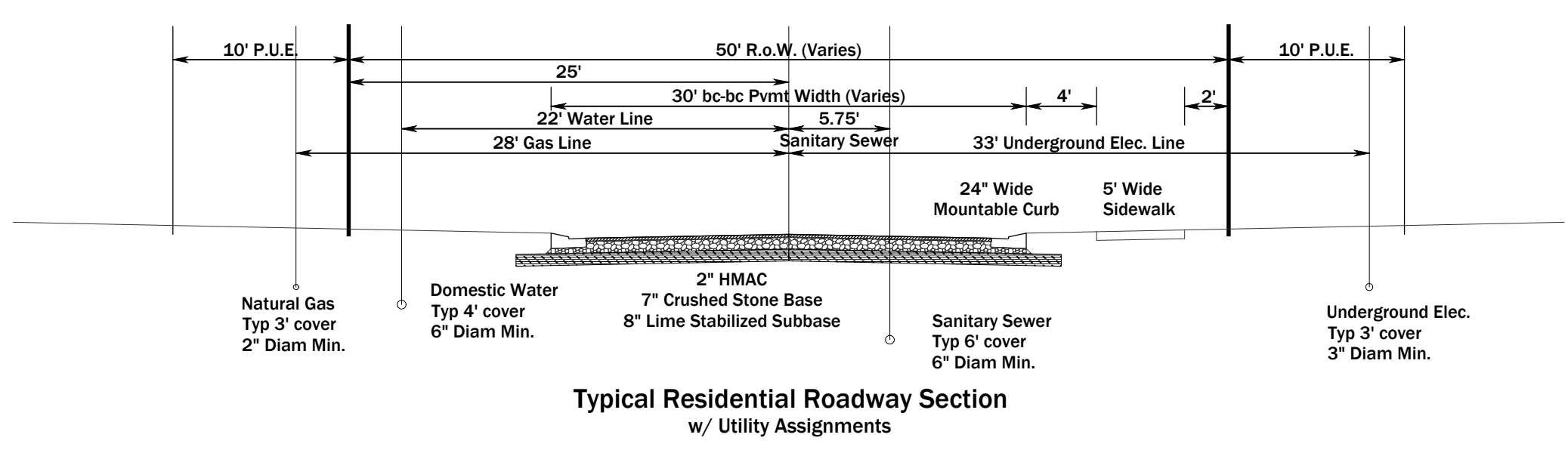
**NOT FOR RECORD**

**PRELIMINARY PLAN—PHASE 3**  
**STELLA RANCH SUBDIVISION**

**SHEET 1** 13.748 Acres of 252.76 Acres  
Brazos County, Texas

SCALE: **1" = 100'**  
PREPARED AND SUBMITTED JANUARY, 2025  
RICHARD PERRY LEAGUE, A-44  
THOMAS M. SPLANE LEAGUE, A-53  
BRAZOS COUNTY, TEXAS

**40 Lots**  
OWNER: STELLA RANCH, LLC  
4007 CROSS PARK DR, BRYAN, TX 77802  
ENGINEER: MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY, SOUTH COLLEGE STATION, TX 77845  
PHONE (979) 260-6963  
SURVEYOR: KERR SURVEYING  
409 N. TEXAS AVENUE BRYAN, TX 77803  
(979) 268-3195



Typical Residential Roadway Section  
w/ Utility Assignments  
N.T.S.  
JACKSON CREEK DR,  
NIGHTINGALE CROSSING

STELLA RANCH SUBDIVISION PHASE 3 PRELIMINARY PLAN, 1/15/2025, 4:02 PM