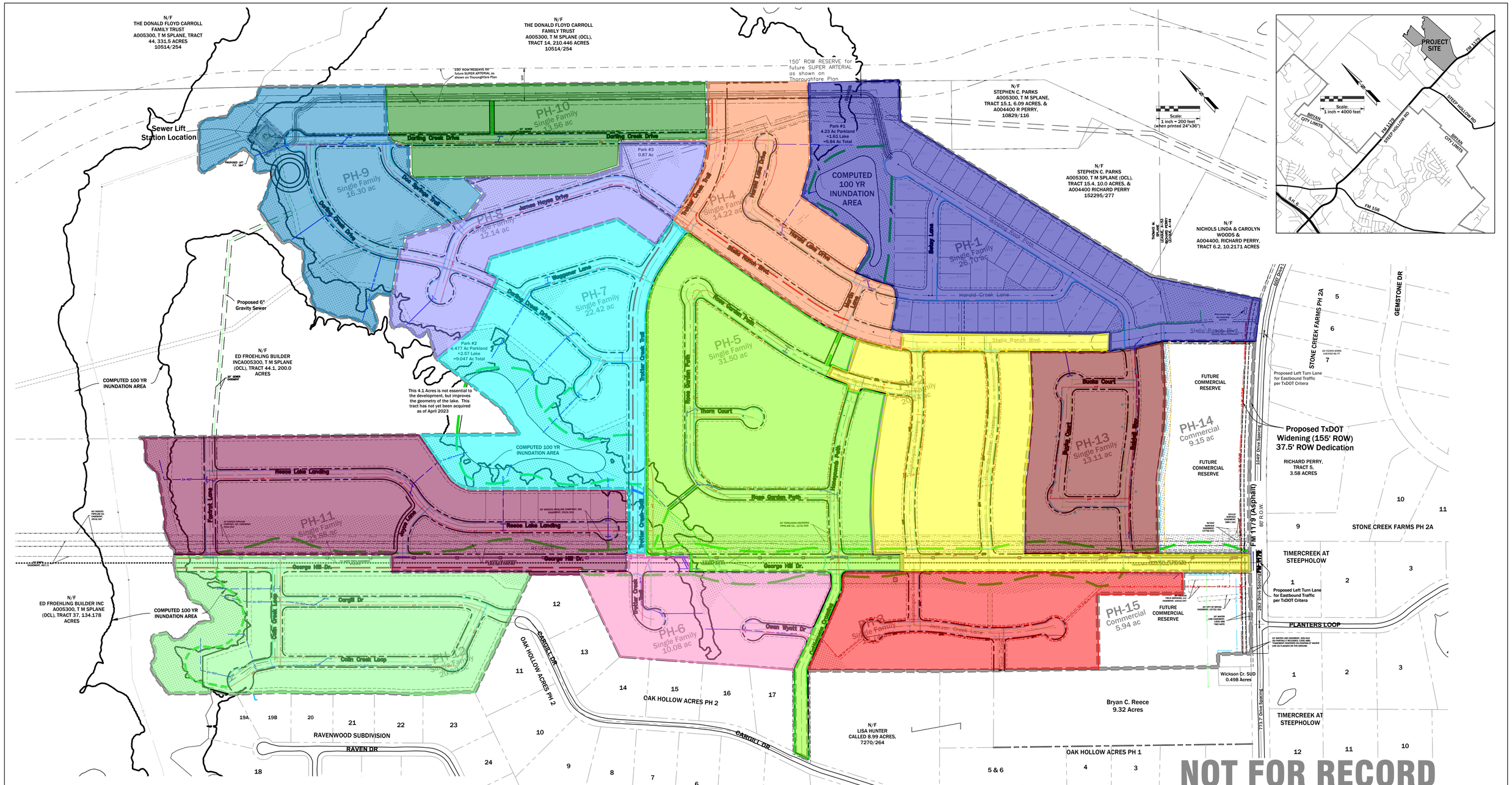

PLANNING NOTES:

1. The subject property was annexed into the City of Bryan and assigned PD-M zoning per Ordinance No. 2633 approved by City Council on 7-11-2023.
2. A Home Owner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for construction, operations, repair, and maintenance of all HOA Parks, 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.
3. This development will have three (3) Signature Parks and thirty-five (35) 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:

1. 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.
2. 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.
3. We assume that FEMA shall require a LOMR on ALL TRIBUTARIES which are shown on the FIRM. The LOMRs will be submitted to FEMA prior to FINAL Plat submission of the phases impacted by the floodplain.
4. This subdivision was cleared from Jurisdictional Waters by CME in June of 2020.

LEGEND

Common Area w/ Acreage — CA# 23 / 4.425 Acres
HOA Park w/ Acreage — HOA PARK #1 / 4.23 Acres
Sewer Lines
Potable Water Line
Storm Lines
HOA Park/Common Area /Greenspace.
Gas Line
Underground Electric
Overhead Electric
Fire Hydrant
10' Wide Trail
5' & 6' Sidewalks

MASTER PLAN

STELLA RANCH SUBDIVISION

SHEET 1 / 2

15 Phases

252.76 Acres

SCALE:
1" =200'

Brazos County, Texas
RICHARD PERRY LEAGUE, A–44
THOMAS M. SPLANE LEAGUE, A–53
BRAZOS COUNTY, TEXAS
Maximum 501 Lots

MASTER PLAN
PREPARED ON
MARCH 2025

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

ENGINEER:
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