



Development Estimate By Phase											
	Phase (acres)	TxDOT ROW (acres)	CoB ROW (acres)	PARK (acres)	Common Area Lots - green space (acres)	Lake (acres)	Usable Area (acres)	# Lots	Avg Lot Size (s.f.)	Avg Lot Size (acres)	Zoning
PH1	26.703	0.17	4.38	4.238	1.871		15,028	51	12,836	0.29	RD7
PH2	22.653	0.07	7.75		1.714	1.016	13,119	42	13,606	0.31	RD7
PH3	13.05		1.86		1.988		9,202	40	10,021	0.23	RD7*
PH4	13.549	1.36	5.04		0.532		6,617	26	11,086	0.25	RD7
PH5	28.927		6.55		2.537		19.84	52	16,620	0.38	RD7
PH6	9.687		1.39		1.502		6.795	17	17,411	0.40	RD7
PH7	22.416		4.7	6.324	0.276	2.57	8,546	25	14,891	0.34	RD7
PH8	12.278		2.27	0.874	1.842		7,292	21	15,126	0.35	RD7
PH9	16.296	1.02	2.11		5.252		7,914	28	12,312	0.28	RD7
PH10	13.099	2.69	1.75		0.069		8.59	31	12,070	0.28	RD7
PH11	24.236		5.38		6.846		12.01	40	13,079	0.30	RD7
PH12	20.923		5.3		3.531		12.092	70	7,525	0.17	RD7*
PH13	13.032		2.55		1.117		9.365	58	7,033	0.16	RD7*
PH14	9.059	0.84			0.734						C2
PH15	6.849	0.32									C2
Totals:	252.757	6.47	51.03	11.436	29.811	3.586		501	11,860	0.27	

*THERE WILL BE NO MORE THAN 18.7% OF THE TOTAL AREA OF THE DEVELOPMENT IN LOTS LESS THAN 7,000 SF IN AREA & WIDTHS NARROWER THAN 70 FT WIDE. IN ALL CASES, THESE SMALLER LOTS WILL BE NO LESS THAN 6,000 SF IN AREA AND NO NARROWER THAN 50 FT IN WIDTH.

PARK EQUIPMENT / QUANTITIES BY PHASE											
	LOCATION	30' x 30' PAVILION	CANTILEVER SWING	NEST SWING	PORT LIBERTY PLAY STRUCTURE	TEETER TOTTER	PIER	FLATWORK	BORDER	TREES - 15 GALLON	MULCH
UNITS		SF	EA	EA	EA	EA	EA	SF	LF	EA	SF
QUANTITY		2700	3	2	2	1	2	5535	543	84	9118
PH 1	PARK 1						1	1080			
PH 2		900									
PH 3									181	28	2900
PH 4			1	1							
PH 5	PARK 2						1			21	
PH 6								2500			
PH 7									185		3200
PH 8								1955			
PH 9	PARK 3	900									
PH 10	PARK 2									23	
PH 11			1	1	1					12	
PH 12		900									
PH 13	PARK 3		1		1	1			177		3018

Right of Way Information Table						
Name:	Class	ROW	Pvmt	Curbs	Sidewalk	Material
George Hill Dr	Minor Collector	80	30	No	6' One Side	Asphalt
Stella Ranch Blvd.	Minor Collector	80	30	No	6' One Side	Asphalt
Trotter Creek Trail	Minor Collector	80	30	No	6' One Side	Asphalt
Harold Lake Dr	Local	50	27	Yes	5' One Side	Asphalt
Doc Springs Tr	Local	50	27	Yes	5' One Side	Asphalt
James Hayes Dr	Local	50	27	Yes	5' One Side	Asphalt
Darling Creek Dr.	Local	50	27	Yes	5' One Side	Asphalt
Waggoner Ln.	Local	50	27	Yes	5' One Side	Asphalt
Reece Lake Landing	Local	50	27	Yes	5' One Side	Asphalt
Colin Creek Dr.	Local	50	27	Yes	5' One Side	Asphalt
Owen Wyatt Dr.	Local	50	27	Yes	5' One Side	Asphalt
Jackson Creek Dr.	Local	50	27	Yes	5' One Side	Asphalt
Cattlemens Crossing	Local	50	27	Yes	5' One Side	Asphalt
Rose Garden Path	Local	50	27	Yes	5' One Side	Asphalt
Honeycomb Path	Local	50	27	Yes	5' One Side	Asphalt
Nightingale Crossing	Local	50	27	Yes	5' One Side	Asphalt
Howards Place Crossing	Local	50	27	Yes	5' One Side	Asphalt
Annie Lane	Local	50	27	Yes	5' One Side	Asphalt
Barks Court	Local	50	27	Yes	5' One Side	Asphalt
Skippping Rock Path	Local	50	27	Yes	5' One Side	Asphalt
Bobtail Way	Local	50	27	Yes	5' One Side	Asphalt
Betsy Lane	Local	50	27	Yes	5' One Side	Asphalt
Martin Lane	Local	50	27	Yes	5' One Side	Asphalt

Lot #	Owner	Legal Description	Vol / Pg	Area
19A	TAYLOR CALEN B & JENNA R	RAVENWOOD, LOT 19 (PT OF)	15478/237	0.97 Acres
19B	COSTAS PAUL & ANNA	RAVENWOOD, LOT 19 (PT OF)	15884/267	1.00 Acres
20	WATSON JOSHUA C	RAVENWOOD, LOT 20	7175/259	1.00 Acres
21	HANUS DAVID W & SYLVIA L	RAVENWOOD, LOT 21	2627/295	0.99 Acres
22	NICHOLS J D & L LIVING TRUST &	RAVENWOOD, LOT 22	12033/272	1.19 Acres
23	KURTZ LYNDON & GAIL (LIFE ESTATE)	RAVENWOOD, LOT 23	5785/180	1.88 Acres
11	HATHCOX RONALD A & KATHY L	OAK HOLLOW ACRES PH 2, LOT 11	2453/197	1.04 Acres
12	NICHOLS J D & L LIVING TRUST	OAK HOLLOW ACRES PH 2, LOT 12	12329/102	1.85 Acres
13	FISCHER ARLO & CHERIE	OAK HOLLOW ACRES PH 2, LOT 13	13022/48	1.50 Acres
14	MCCRACKEN PHILIP Q & LISA F	OAK HOLLOW ACRES PH 2, LOT 14	13601/079	1.50 Acres
15	PENNY MICHAEL A &	OAK HOLLOW ACRES PH 2, LOT 15	2810/237	1.50 Acres
16&17	DODDS MICHAEL LEE	OAK HOLLOW ACRES PH 2, LOT 16 & 17	N/A	3.00 Acres

Variances per PD-M Zoning			
	Ordinance	Variance	
1	Minimum Centerline Radius (Collector)	430	285
2	Block Length along Local and Collector Streets	1200	1400
3	Cul-de-Sac Street Lengths:	800	1100
4	Loop Street Lengths:	1600	1960
5	Sidewalks	Both Sides	One Side plus Trails
6	Collector Street ROW Width & Section	60' ROW w/ 38' C&G Street	80' ROW w/ 30' Asphalt w/ Ditches
7	PUE Dedication	All lot lines	Only as required
8	Lots Area	7000 sf	18.7% by area between 6,000 sf - 7,000 sf
9	Lot Width	70 ft	18.7% by area between 50 ft - 70 ft

NOT FOR RECORD

REVISED MASTER PLAN

STELLA RANCH SUBDIVISION

SHEET 2 / 2

SCALE:
1" =200'

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

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

MASTER PLAN
PREPARED ON
APRIL 2025

15 Phases

252.76 Acres