



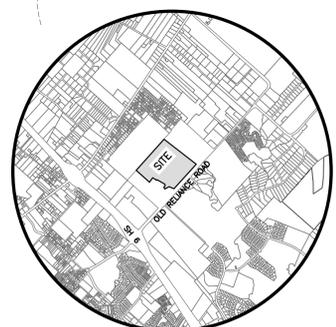
Future Extension of Austin's Colony Parkway

Inv. = 4.0'

CURVE DATA
 =13217.02'
 R=50.08'
 L=115.63'
 T=113.24'

Harrison Holdings LLC
 Future Development
 (Remainder of 191 acre tract)
 Zoned PD
 (5806/181)

H.O.A. Park
 6.33 Acres



Vicinity Map

GENERAL NOTES:
 1. Zoning: Planned Development - Mixed Use as passed and approved by the Bryan Council, May 14, 2024. Ordinance No. 2692.
 2. Average lot Size to be 50'x120'

MASTER PLAN

SCALE: Hor: 1" = 100'



Master Plan

RUDDER POINTE

PHASES 1-8

98 ACRES

OUT OF
 STEPHEN F. AUSTIN SURVEY
 BRYAN, BRAZOS COUNTY, TEXAS
 FEBRUARY 2026
 SCALE: 1" = 100'

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

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