

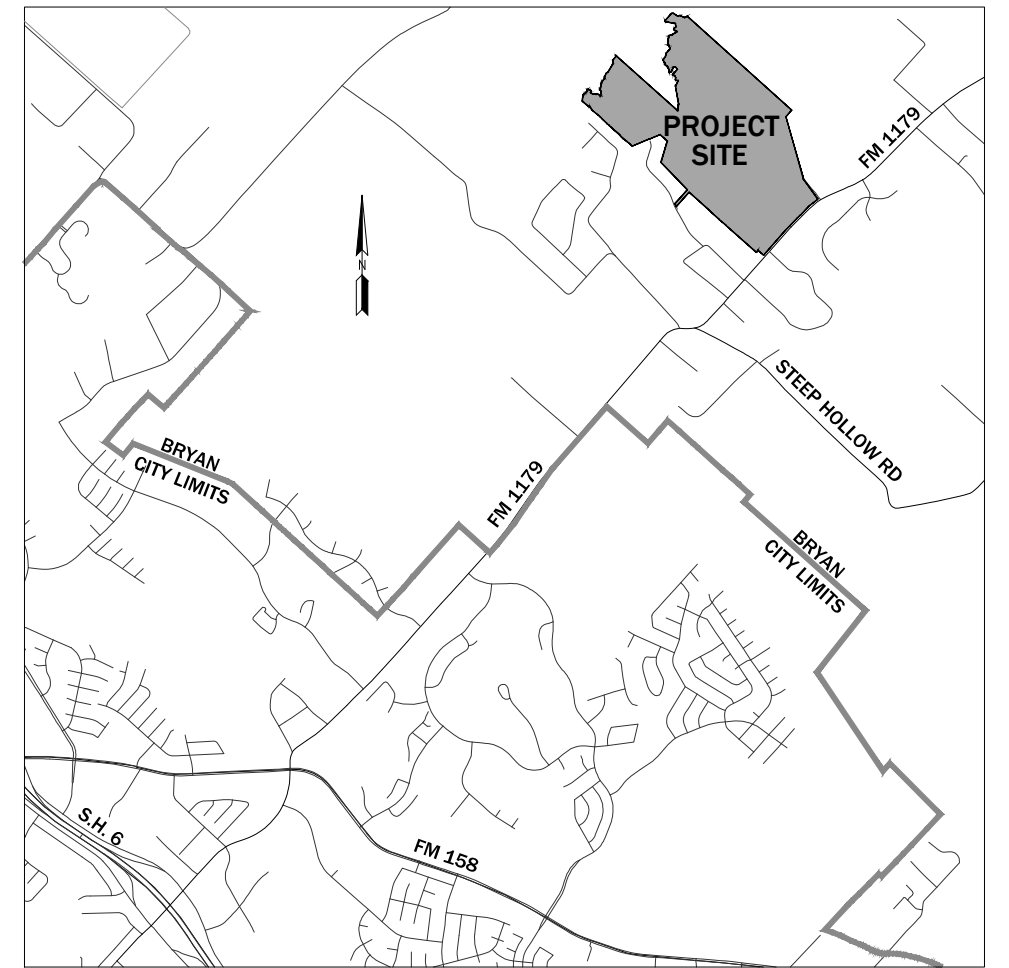
N/F
THE DONALD FLOYD CARROLL
FAMILY TRUST
A005300, T M SPLANE TRACT
44, 331.5 ACRES
10514/254

N/F
THE DONALD FLOYD CARROLL
FAMILY TRUST
A005300, T M SPLANE (OCL),
TRACT 14, 210.446 ACRES
10514/254

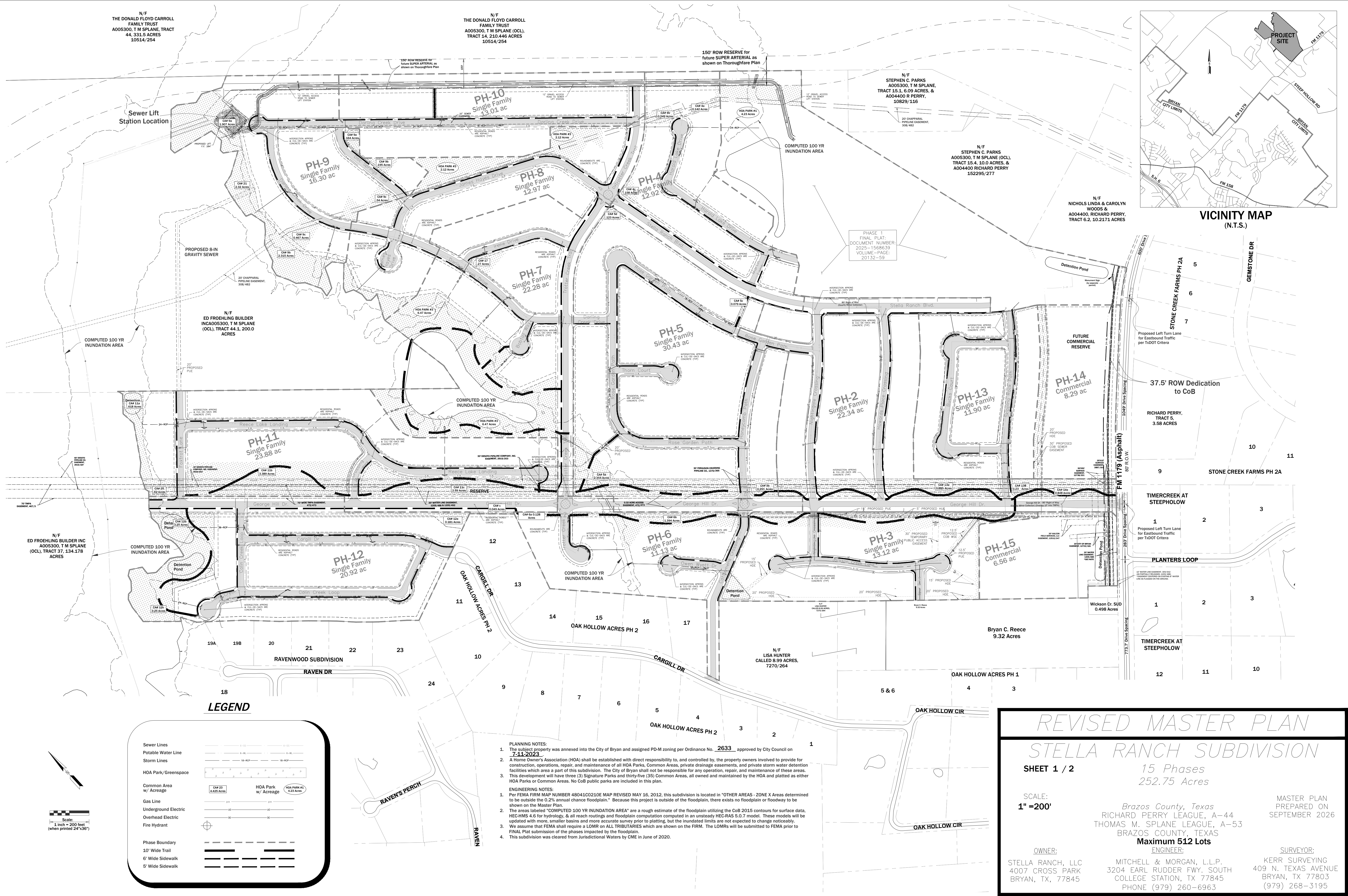
N/F
STEPHEN C. PARKS
A005300, T M SPLANE,
TRACT 15.1, 6.09 ACRES, &
A004400 R PERRY,
10829/116

N/F
STEPHEN C. PARKS
A005300, T M SPLANE (OCL),
TRACT 15.4, 10.0 ACRES, &
A004400 RICHARD PERRY
152295/277

N/F
NICHOLS LINDA & CAROLYN
WOODS &
A004400, RICHARD PERRY,
TRACT 6.2, 10.2171 ACRES



VICINITY MAP
(N.T.S.)



REVISED MASTER PLAN STELLA RANCH SUBDIVISION

SHEET 1 / 2

15 Phases
252.75 Acres

SCALE:
1" = 200'

MASTER PLAN
PREPARED ON
SEPTEMBER 2026

Brazos County, Texas
RICHARD PERRY LEAGUE, A-44
THOMAS M. SPLANE LEAGUE, A-53
BRAZOS COUNTY, TEXAS
Maximum 512 Lots

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

	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	26.70	0.17	4.38	4.238	1.871	1.016	15.0277	51	12,835	0.29	RD7
PH2	22.34		0.07	7.75			12.80545	41	13,605	0.31	RD7
PH3	13.12		1.86		1.988		9.274651	38	10,632	0.24	RD7*
PH4	12.92	1.36		5.04	0.532		5.988554	26	10,033	0.23	RD7
PH5	30.43		6.55		2.537		21.34598	59	15,760	0.36	RD7
PH6	11.13		1.39		1.502		8.238723	19	18,888	0.43	RD7
PH7	22.28		4.7	6.47	0.276	2.57	8.26101	25	14,394	0.33	RD7
PH8	12.97		2.27	2.12	1.842		6.741742	21	13,984	0.32	RD7
PH9	16.30	1.02		2.11	5.252		7.91427	28	12,312	0.28	RD7
PH10	13.01	2.69	1.75		0.069		8.500994	30	12,343	0.28	RD7
PH11	23.88		5.38		6.846		11.65842	40	12,696	0.29	RD7
PH12	20.92				3.398		12.22551	72	7,396	0.17	RD7*
PH13	11.90		2.55		1.117		8.229807	60	5,975	0.14	RD7*
PH14	8.29	0.84			0.734						C2
PH15	6.56	0.32									C2
Totals:	252.75	6.47	51.03	12.828	29.68	3.586		510	11,634	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	PARK 3							1955			
PH 9		900									
PH 10											23
PH 11	PARK 2		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 Drive	Minor Collector	80	30	Ribbon	6 One Side	Asphalt
Stella Ranch Blvd.	Minor Collector	80	30	Ribbon	6 One Side	Asphalt
Trotter Creek Trail	Minor Collector	80	30	Ribbon	6 One Side	Asphalt
Betsy Lane	Local	50	30	Lay Down	5' One Side	Asphalt
Bobtail Way	Local	50	30	Lay Down	5' One Side	Asphalt
Bucks Court	Local	50	30	Lay Down	5' One Side	Asphalt
Cargill Drive	Local	50	30	Lay Down	5' One Side	Asphalt
Cattlemens Crossing	Local	50	30	Lay Down	5' One Side	Asphalt
Colin Creek Court	Local	50	30	Lay Down	5' One Side	Asphalt
Colin Creek Loop	Local	50	30	Lay Down	5' One Side	Asphalt
Crossing Buck Way	Local	50	30	Lay Down	5' One Side	Asphalt
Darling Creek Drive	Local	50	30	Lay Down	5' One Side	Asphalt
Doc Springs Trail	Local	50	30	Lay Down	5' One Side	Asphalt
Footrot Lane	Local	50	30	Lay Down	5' One Side	Asphalt
Harold Lake Drive	Local	50	30	Lay Down	5' One Side	Asphalt
Honeycomb Path	Local	50	30	Lay Down	5' One Side	Asphalt
Howards Place Crossing	Local	50	30	Lay Down	5' One Side	Asphalt
Irene Drive	Local	50	30	Lay Down	5' One Side	Asphalt
Jackson Creek Lane	Local	50	30	Lay Down	5' One Side	Asphalt
James Haynes Drive	Local	50	30	Lay Down	5' One Side	Asphalt
Martin Lane	Local	50	30	Lay Down	5' One Side	Asphalt
Nightingale Crossing	Local	50	30	Lay Down	5' One Side	Asphalt
Owen Wyatt Drive	Local	50	30	Lay Down	5' One Side	Asphalt
Reese Lake Landing	Local	50	30	Lay Down	5' One Side	Asphalt
Rose Garden Path	Local	50	30	Lay Down	5' One Side	Asphalt
Skipping Rock Path	Local	50	30	Lay Down	5' One Side	Asphalt
Spur Drive	Local	50	30	Lay Down	5' One Side	Asphalt
Thorn Court	Local	50	30	Lay Down	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)	16804/267	1.00 Acres
20	WATSON JOSHUA C	RAVENWOOD, LOT 20	17175/259	1.00 Acres
21	HANUS DAVID W & SYLVIA L	RAVENWOOD, LOT 21	2627/295	0.99 Acres
22	NICHOLS J D & L L LIVING TRUST &	RAVENWOOD, LOT 22	12033/272	1.19 Acres
23	KURTZ LYNDON & GAIL (LIFE ESTATE)	RAVENWOOD, LOT 23	5785/180	1.83 Acres
11	HATHCOX RONALD A & KATHY L	OAK HOLLOW ACRES PH 2, LOT 11	2453/197	2.04 Acres
12	NICHOLS J D & L L LIVING TRUST	OAK HOLLOW ACRES PH 2, LOT 12	12229/102	1.85 Acres
13	FISCHER ARLO & CHERIE	OAK HOLLOW ACRES PH 2, LOT 13	13022/48	1.50 Acres
14	MCCRACKEN PHILLIP Q & LISA F	OAK HOLLOW ACRES PH 2, LOT 14	13601/079	1.50 Acres
15	PENNY MILDRED 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

REVISED MASTER PLAN

STELLA RANCH SUBDIVISION

SHEET 2 / 2

15 Phases

252.75 Acres

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1" =200'

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THOMAS M. SPLANE LEAGUE, A-53
BRAZOS COUNTY, TEXAS
Maximum 512 Lots

MASTER PLAN
PREPARED ON
SEPTEMBER 2026

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
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