



Multiple Owners  
SFA 10, Lot 64,  
Zone A-0  
(3275/004)

Rudder Pointe  
Future Development  
(Remainder of 191 acre tract)  
Zoned A-0  
(5806/181)

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CURVE DATA  
= 132'17'02"  
R=50.08'  
L=115.63'  
T=113.24'

H.O.A. Park  
6.33 Acres

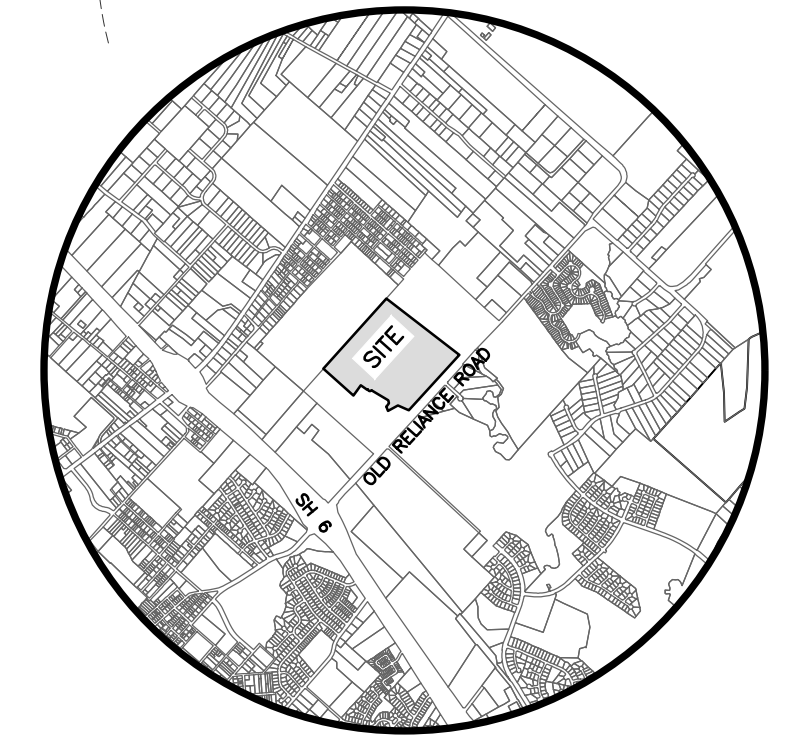
Detention  
Pond  
#2

Detention  
Pond #1

Approximate Limits  
of Floodway Zone AE

Approximate Limits  
of Floodplain Boundary

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Vicinity Map

- GENERAL NOTES:
1. Zoning: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 27, 2018. Ordinance No. 2265.
  2. Average lot Size to be 50'x120'

**MASTER PLAN**

SCALE: Hor: 1" = 100'  
0 50' 100' 200'

**Master Plan**

**RUDDER POINTE**

PHASES 1-8  
98 ACRES  
OUT OF  
STEPHEN F. AUSTIN SURVEY  
BRYAN, BRAZOS COUNTY, TEXAS  
MARCH 2022  
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