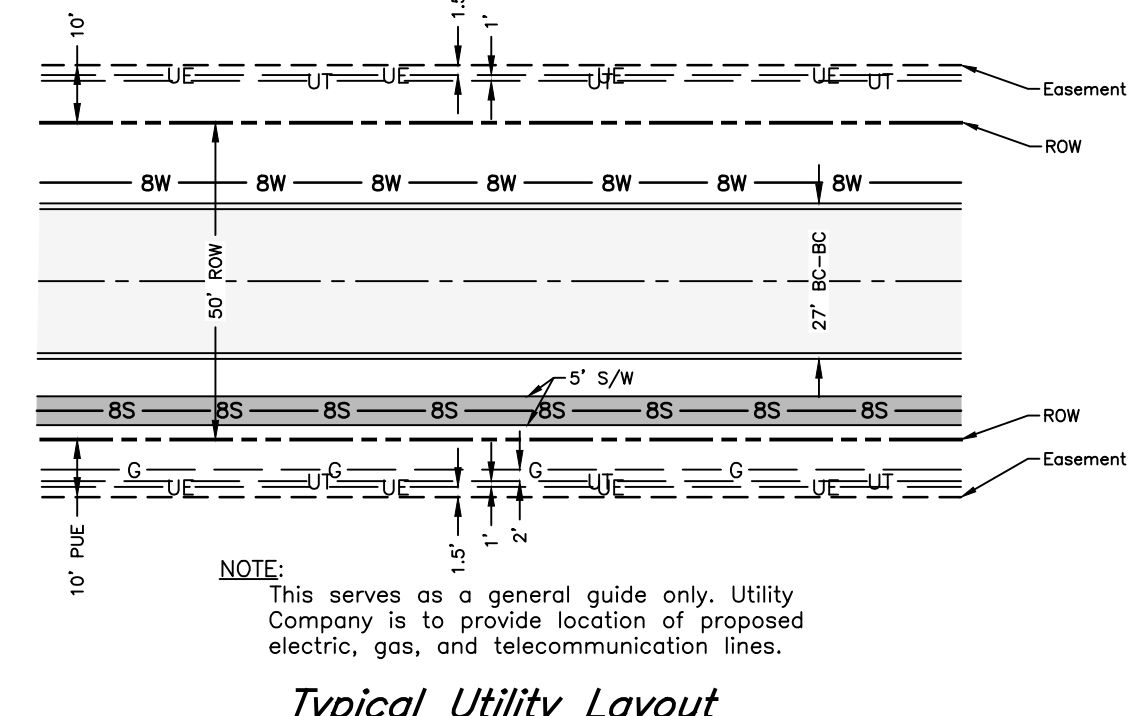
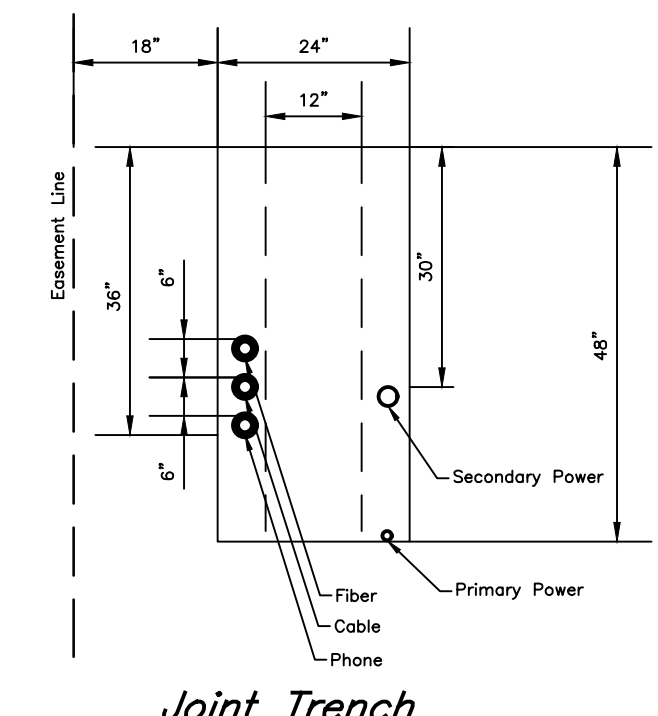
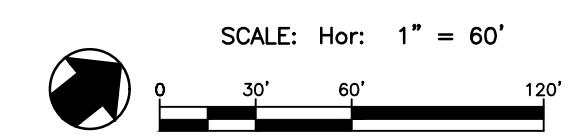


- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 27, 2018. Ordinance No. 2265.
 - Proposed Land Use: Detached residential dwelling units (91 lots).
 - Abbreviations:
 P.U.E. - Public Utility Easement
 P.D.E. - Public Drainage Easement
 H.O.A. - Homeowner's Association
 R.O.W. - Right of Way
 - Common Areas and Landscape Easements (including detention area) shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
 - Detention was accounted for in Phase 1. Please see Phase 1 Drainage Report.
 - Building Setback Lines shall be:
 Front: 25'
 Front (Cul-De-Sac): 20'
 Rear: 7.5'
 Side: 5' - subject to additional fire safety regulations
 - Residential Driveways will only be allowed access onto local streets.
 - All sidewalks and trails will be concrete.
 - To provide for eventual community tree cover and shading of the pedestrian transportation network, single-family residential units within Planning Area II, whether detached, patio home, townhome or twinhome, shall provide the installation and maintenance of a minimum of two hardwood-species canopy trees on each platted lot.
 7.1 One of the required trees shall be placed within 15 feet of the property line adjacent to any public street right-of-way.
 7.2 Minimum size required shall be 3" in caliper measured 1 foot above the root ball.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the P.U.E. and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities.

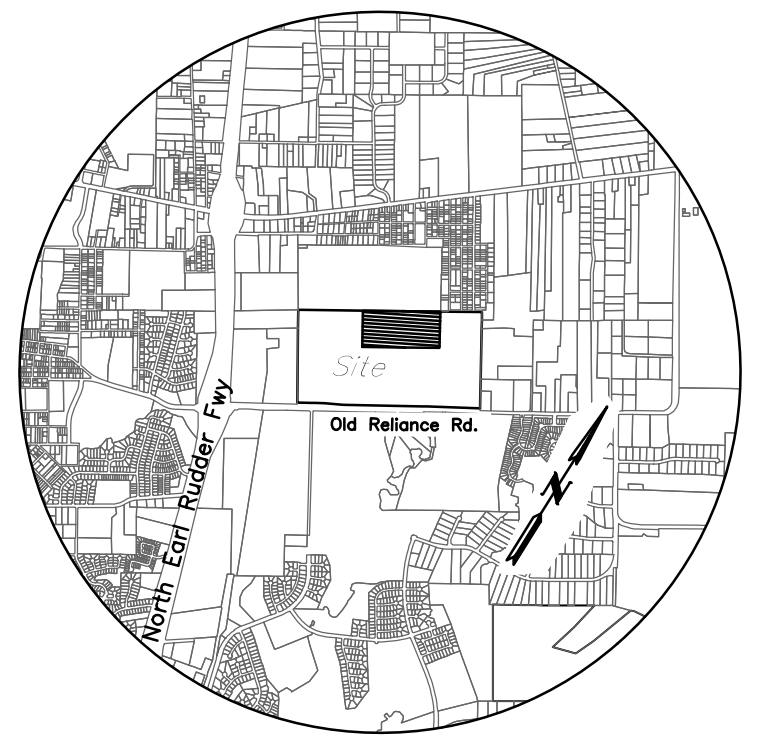


NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.



Legend

| | | |
|------|------|----------------------------------|
| SS | SS | Existing Sewer Line w/ size |
| GW | GW | Existing Water Line w/ size |
| GS | GS | Existing Gas Line |
| 6W | 6W | Proposed Water Line w/size |
| 4S | 4S | Proposed Sewer Line w/size |
| 30SD | 30SD | Proposed Storm Drain Line w/size |
| --- | --- | Boundary Line |
| --- | --- | Existing Easement Line |
| --- | --- | Property Line |
| --- | --- | Proposed Easement Line |
| --- | --- | Proposed Phase Boundary |
| --- | --- | Existing Contour Line |
| --- | --- | Fire Hydrant |
| --- | --- | Common Area |



VICINITY MAP

SHEET NO. 1 OF 2 SHEETS

PRELIMINARY PLAN

RUDDER POINTE
Phase 5 & 6
26.37 ACRES

OUT OF
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY 2022
SCALE: 1" = 60'

| | |
|---------------------|--------------------|
| Phase 5 (31 Lots) | Phase 6 (60 Lots) |
| Block 3, Lots 20-25 | Block 1, Lots 1-7 |
| Block 4, Lots 7-25 | Block 2, Lots 1-28 |
| Block 5, Lots 1-6 | Block 3, Lots 1-19 |
| | Block 4, Lots 1-6 |

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

Engineer: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

MB

| PARCEL TABLE | | | | |
|--------------|---------|-----------|-----------|-----------|
| BLOCK NO. | LOT NO. | AREA (SF) | LOT WIDTH | LOT DEPTH |
| 1 | 1 | 7200.17 | 62.23 | 119.83 |
| 1 | 2 | 5989.55 | 58.47 | 119.74 |
| 1 | 3 | 5983.61 | 58.47 | 119.60 |
| 1 | 4 | 5977.68 | 58.47 | 119.46 |
| 1 | 6 | 5966.43 | 58.47 | 119.32 |
| 1 | 7 | 6041.44 | 50.06 | 120.83 |

| PARCEL TABLE | | | | |
|--------------|---------|-----------|-----------|-----------|
| BLOCK NO. | LOT NO. | AREA (SF) | LOT WIDTH | LOT DEPTH |
| 2 | 1 | 6120.30 | 51.94 | 119.83 |
| 2 | 2 | 6169.56 | 51.48 | 119.85 |
| 2 | 3 | 6170.77 | 51.48 | 119.89 |
| 2 | 4 | 6171.98 | 51.48 | 119.90 |
| 2 | 5 | 6173.20 | 51.48 | 119.92 |
| 2 | 6 | 6174.41 | 51.48 | 119.94 |
| 2 | 7 | 6175.62 | 51.48 | 119.97 |
| 2 | 8 | 6191.89 | 51.39 | 120.00 |
| 2 | 9 | 6293.74 | 51.46 | 119.86 |
| 2 | 10 | 6179.97 | 51.50 | 120.02 |
| 2 | 11 | 6177.40 | 51.48 | 120.00 |
| 2 | 12 | 6177.40 | 55.86 | 119.83 |
| 2 | 13 | 6177.40 | 51.48 | 120.00 |
| 2 | 14 | 7065.87 | 60.00 | 120.00 |
| 2 | 15 | 7065.71 | 60.00 | 120.00 |
| 2 | 16 | 6197.31 | 52.19 | 120.00 |
| 2 | 17 | 6197.30 | 51.65 | 120.00 |
| 2 | 18 | 6197.28 | 51.65 | 120.00 |
| 2 | 19 | 6196.47 | 51.64 | 120.00 |
| 2 | 20 | 6166.11 | 51.38 | 120.00 |
| 2 | 21 | 6191.24 | 51.59 | 120.01 |
| 2 | 22 | 6199.15 | 51.65 | 120.03 |
| 2 | 23 | 6200.37 | 51.65 | 120.05 |
| 2 | 24 | 6201.59 | 51.65 | 120.08 |
| 2 | 25 | 6202.81 | 51.65 | 120.10 |
| 2 | 26 | 6204.03 | 51.65 | 120.13 |
| 2 | 27 | 6205.25 | 51.65 | 120.15 |

| PARCEL TABLE | | | | |
|--------------|---------|-----------|-----------|-----------|
| BLOCK NO. | LOT NO. | AREA (SF) | LOT WIDTH | LOT DEPTH |
| 3 | 1 | 7351.99 | 63.08 | 120.00 |
| 3 | 2 | 6202.89 | 51.69 | 120.00 |
| 3 | 3 | 6202.89 | 51.69 | 120.00 |
| 3 | 4 | 6202.89 | 51.48 | 119.90 |
| 3 | 5 | 6202.89 | 51.48 | 119.92 |
| 3 | 6 | 6202.89 | 51.69 | 120.00 |
| 3 | 7 | 6202.89 | 51.69 | 120.00 |
| 3 | 8 | 6232.67 | 51.94 | 120.00 |
| 3 | 9 | 6312.18 | 52.55 | 120.03 |
| 3 | 10 | 6206.25 | 51.72 | 120.00 |
| 3 | 11 | 6203.41 | 51.69 | 120.00 |
| 3 | 12 | 6203.40 | 51.69 | 120.00 |
| 3 | 13 | 6203.38 | 51.69 | 120.00 |
| 3 | 14 | 6203.37 | 51.69 | 120.00 |
| 3 | 15 | 6203.35 | 51.69 | 120.00 |
| 3 | 16 | 6203.34 | 51.69 | 120.00 |
| 3 | 17 | 6203.32 | 51.69 | 120.00 |
| 3 | 18 | 6203.31 | 51.69 | 120.00 |
| 3 | 19 | 6203.30 | 51.69 | 120.00 |
| 3 | 20 | 6203.28 | 51.69 | 120.00 |
| 3 | 21 | 6203.27 | 51.69 | 120.00 |
| 3 | 22 | 6203.25 | 51.69 | 120.00 |
| 3 | 23 | 6203.24 | 51.69 | 120.00 |
| 3 | 24 | 6203.22 | 51.69 | 120.00 |
| 3 | 25 | 6468.04 | 64.87 | 120.00 |

| PARCEL TABLE | | | | |
|--------------|---------|-----------|-----------|-----------|
| BLOCK NO. | LOT NO. | AREA (SF) | LOT WIDTH | LOT DEPTH |
| 4 | 1 | 12448.66 | 117.80 | 123.95 |
| 4 | 2 | 14398.01 | 100.74 | 131.37 |
| 4 | 3 | 7214.85 | 60.09 | 120.52 |
| 4 | 4 | 6757.74 | 56.31 | 120.00 |
| 4 | 5 | 6315.54 | 52.63 | 120.00 |
| 4 | 6 | 7065.88 | 60.00 | 120.00 |
| 4 | 7 | 6855.87 | 59.60 | 116.50 |
| 4 | 8 | 6111.28 | 52.46 | 116.50 |
| 4 | 9 | 6111.29 | 52.46 | 116.50 |
| 4 | 10 | 7610.92 | 52.46 | 117.40 |
| 4 | 11 | 12883.80 | 52.37 | 159.51 |
| 4 | 12 | 12980.01 | 52.41 | 155.47 |
| 4 | 13 | 7855.53 | 52.47 | 119.03 |
| 4 | 14 | 6522.88 | 52.45 | 117.71 |
| 4 | 15 | 6308.02 | 52.45 | 116.64 |
| 4 | 16 | 6570.92 | 52.44 | 117.18 |
| 4 | 17 | 6787.61 | 52.41 | 119.67 |
| 4 | 18 | 7197.13 | 52.43 | 116.33 |
| 4 | 19 | 10691.43 | 52.21 | 138.96 |
| 4 | 20 | 10841.54 | 52.20 | 151.15 |
| 4 | 21 | 7840.61 | 53.05 | 147.80 |
| 4 | 22 | 7736.66 | 52.45 | 147.50 |
| 4 | 23 | 7720.84 | 52.45 | 146.93 |
| 4 | 24 | 7418.95 | 50.22 | 146.90 |
| 4 | 25 | 8481.62 | 60.19 | 152.72 |

| PARCEL TABLE | | | | |
|--------------|---------|-----------|-----------|-----------|
| BLOCK NO. | LOT NO. | AREA (SF) | LOT WIDTH | LOT DEPTH |
| 5 | 1 | 9395.97 | 78.25 | 124.90 |
| 5 | 2 | 6166.89 | 50.00 | 123.29 |
| 5 | 3 | 9543.76 | 78.23 | 123.77 |
| 5 | 4 | 7741.85 | 59.74 | 129.61 |
| 5 | 5 | 6504.25 | 50.13 | 130.20 |
| 5 | 6 | 7377.60 | 59.55 | 125.50 |

SHEET NO.
2
OF 2 SHEETS

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RUDDER POINTE Phase 5 & 6 26.37 ACRES

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