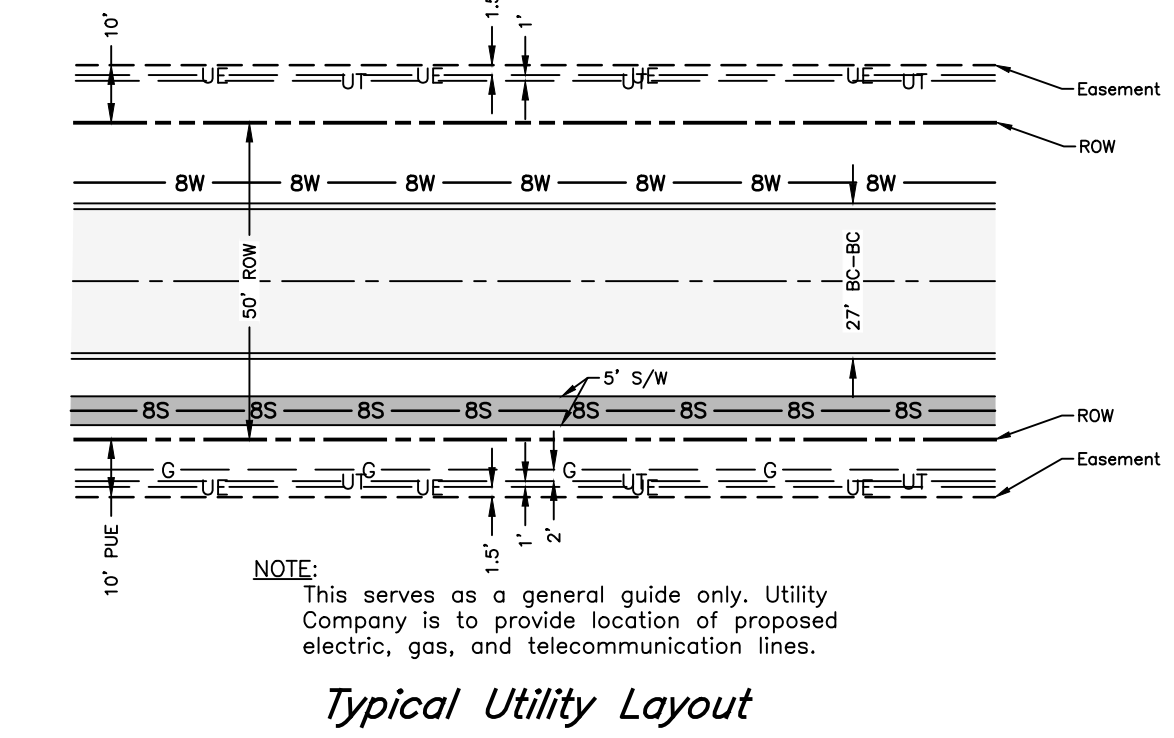
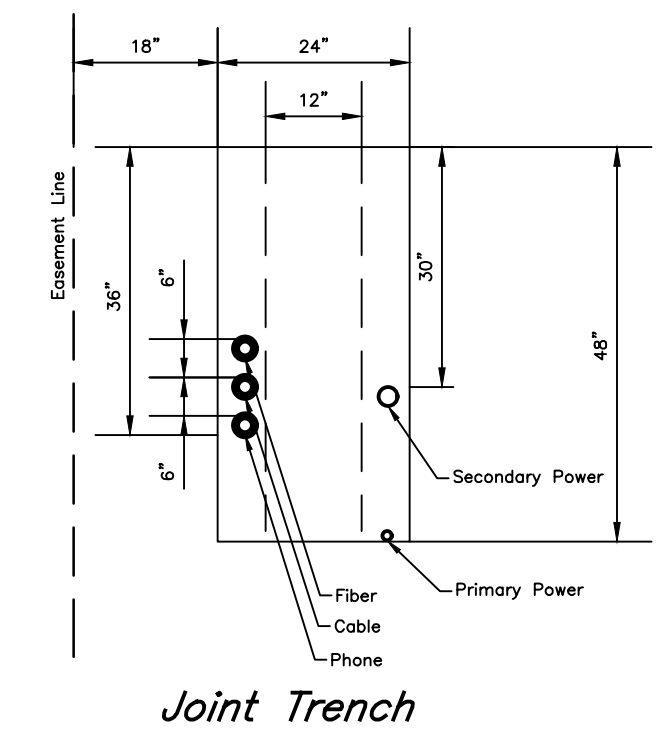


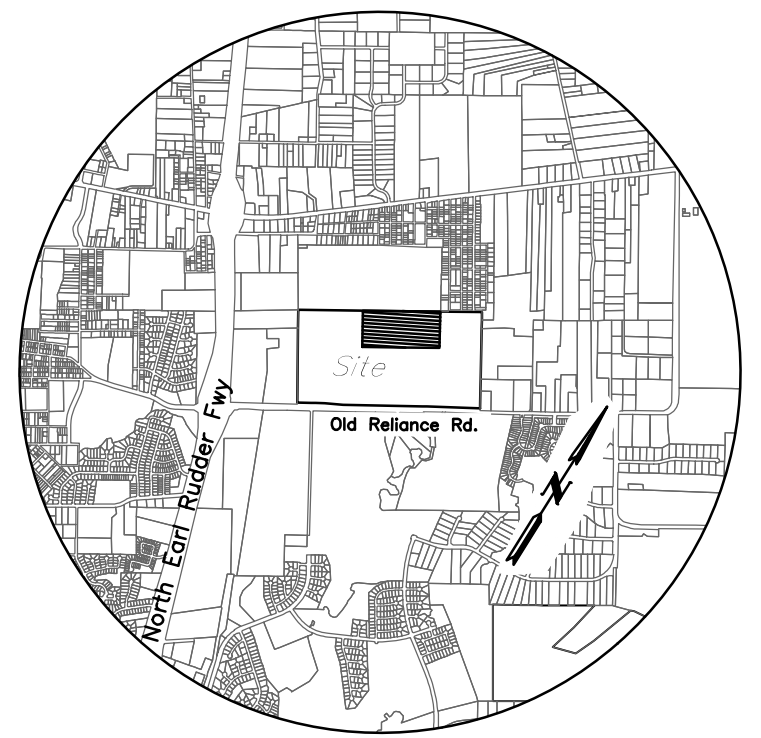


- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 27, 2018. Ordinance No. 2265.
  - Proposed Land Use: Detached residential dwelling units (91 lots).
  - Abbreviations:  
 P.U.E. - Public Utility Easement  
 P.D.E. - Public Drainage Easement  
 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 plotted lot.  
 • One of the required trees shall be placed within 15 feet of the property line adjacent to any public street right-of-way.  
 • 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.



**Legend**

— BS — BS —	Existing Sewer Line w/ size
— GW — GW —	Existing Water Line w/ size
— G — G —	Existing Gas Line
— 6W — 6W — 6W —	Proposed Water Line w/size
— 4S — 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



**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

SHEET NO. **1**  
 OF 2 SHEETS

**MB**