

- VARIANCES PER DEVELOPMENT AGREEMENT**
- Minimum Setbacks: 5ft side setbacks on all lots, 20ft front setbacks on all lots, 20ft rear setbacks on all lots
 - Street/Driveway Spacing on Collectors (Major & Minor): Adjacent Left/Right, Opposite Right Corner: 15ft Opposite Left Corner: 9ft
 - Street/Driveway Design on Local Streets: Adjacent Left/Right, Opposite Right Corner: 15ft Opposite Left Corner: 7ft
 - Number of Houses vs. Number of Ingress Points (Adequate Access Brazos County): Utilize Brazos County regulations for Adequate Access for Fire Protection
 - Minimum Radius on Streets: Minor Collector: 430' Major Collector: 575' -Variance on "Cattlemans Crossing"
 - Block Lengths: Along Local and Collector streets: 1200' Maximum Along Major thoroughfares: 1600' Maximum -trail paths will break block lengths that exceed 1600'
 - Cul-de-Sac Street Lengths: Lot sizes less than 1 Acre: 900' Maximum -Variance on "Reece Lake Landing"
 - Loop Street Lengths: Lot sizes less than 1 Acre: 1600' Maximum
 - Intersections: Variance on "Annie Lane" and "Nightingale Crossing"
 - Sidewalk Variances: Sidewalks should be installed along both sides of all urban residential streets, arterials, collectors, and cul-de-sac streets. -Variance on all streets. Sidewalk will be provided on only one side of each street; an internal trail system will be provided as shown.
 - Street Lights: Street lights required at intersections only
 - City vs County Road Standards: Desire to meet County 80ft ROW for rural roads rather than City 100' ROW requirement (George Hill Drive, Stella Ranch Blvd., and Trotter Creek Trail)
 - Easements: Easements dedicated only where required for installation of infrastructure (not every lot line)

NOT FOR RECORD MASTER PLAN STELLA RANCH SUBDIVISION

252.76 Acres
Brazos County, Texas

SCALE:
1" = 200'

RICHARD PERRY LEAGUE, A-44
THOMAS M. SPLANE LEAGUE, A-53
BRAZOS COUNTY, TEXAS

Maximum 600 Lots

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

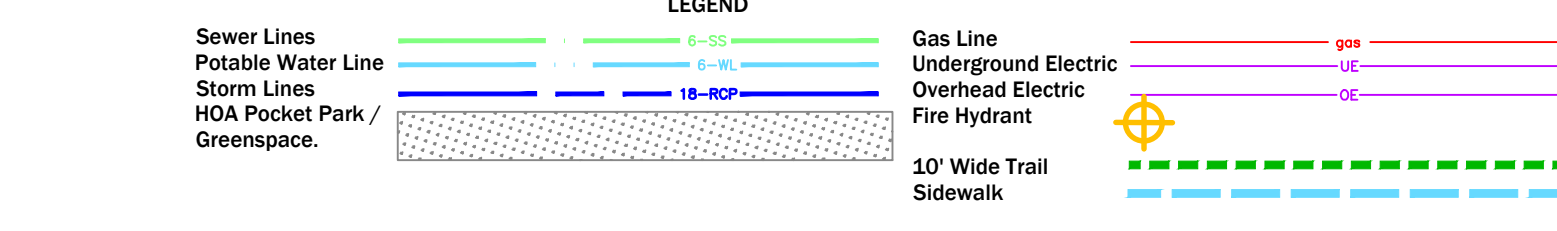
SURVEYOR:
KERR SURVEYING
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

Development Estimate by Phase

Phase (acres)	TxDOT ROW Dedication	CoB ROW Dedication	Proposed Dedication by Phase	Cumulative Parkland Provided	Cumulative Parkland Required	Green Space	Lake	#Lots	Avg Lot Size (ft ²)	Avg Lot Size (ac.)	Zoning
PH1	26.69	0.17	4.38	4.23	0.69	1.77	1.61	51	12,440	0.285	RD7
PH2	22.658	0.07	7.75	0.39	4.62	1.24	1.28	41	13,500	0.321	RD7
PH3	12.971	1.86	1.86	4.62	1.78	1.97	40	9,955	0.229	RD5	
PH4	13.556	1.36	5.04	4.62	2.14	0.54	26	11,084	0.254	RD7	
PH5	28.928	6.55	4.62	2.84	2.53	52	16,627	0.382	RD7		
PH6	9.686	1.39	1.32	5.94	3.07	0.15	17	17,491	0.402	RD7	
PH7	22.528	4.7	6.44	12.38	3.41	0.28	2.57	25	14,877	0.342	RD7
PH8	12.283	2.27	0.87	13.25	3.69	1.84	21	15,149	0.348	RD7	
PH9	16.296	1.02	2.11	13.25	4.07	5.26	28	12,299	0.282	RD7	
PH10	13.099	2.69	1.75	13.25	4.49	0.07	31	12,069	0.277	RD7	
PH11	24.124	5.38	0.29	13.54	5.04	4.22	41	15,123	0.347	RD7	
PH12	20.923	5.3	13.54	6.01	3.51	72	7,328	0.168	RD5		
PH13	13.035	2.55	13.54	6.82	1.12	60	6,799	0.156	RD5		
PH14	9.059	0.84	13.54	6.82	1.24					C2	
PH15	6.849	0.32								C2	
252.685	6.47	51.03	13.54	13.54	6.82432	25.78	4.18	505	11,919	0.274	

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)	10804/267	1.00 Acres
20	WATSON JOSHUA C	RAVENWOOD, LOT 20	7175/259	1.00 Acres
21	HANKS DAVID W & SYBILIA L	RAVENWOOD, LOT 21	2627/295	0.99 Acres
22	NICHOLS D & L LIVING TRUST	RAVENWOOD, LOT 22	12033/272	1.18 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 LIVING TRUST	OAK HOLLOW ACRES PH 2, LOT 12	12329/102	1.85 Acres
13	FISCHER ARLO & CHERIE	OAK HOLLOW ACRES PH 2, LOT 13	13022/48	1.50 Acres
14	MCCRACKEN PHILIP Q & LISA F	OAK HOLLOW ACRES PH 2, LOT 14	13601/079	1.50 Acres
15	PENNY MILDRED A R	OAK HOLLOW ACRES PH 2, LOT 15	2810/217	1.50 Acres
16&17	DODDS MICHAEL LEE	OAK HOLLOW ACRES PH 2, LOT 16 & 17	N/A	3.00 Acres

- PLANNING NOTES:**
- At the time of this master plan, the subject property is located within the City of Bryan's Extra Territorial Jurisdiction (ETJ).
 - A Home Owner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operations, repair, and maintenance of all common areas, private drainage easements, and private storm water detention facilities which are a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, and maintenance of these areas.
 - This development will have 23 "pocket parks" owned and maintained by the HOA. No CoB public parks are included in this plan.
- ENGINEERING NOTES:**
- Per FEMA FIRM MAP NUMBER 48041C0210E MAP REVISED MAY 16, 2012, this subdivision is located in "OTHER AREAS - ZONE X Areas determined to be outside the 0.2% annual chance floodplain." Because this project is outside of the floodplain, there exists no floodplain or floodway to be shown on the Master Plan.
 - The areas labeled "COMPUTED 100 YR INUNDATION AREA" are a rough estimate of the floodplain utilizing the CoB 2015 contours for surface data, HEC-HMS 4.6 for hydrology, & all reach routings and floodplain computation computed in an unsteady HEC-RAS 5.0.7 model. These models will be updated with more, smaller basins and more accurate survey prior to plotting, but the inundated limits are not expected to change noticeably.
 - We assume that FEMA shall require a LOMR on ALL TRIBUTARIES which are shown on the FIRM. The LOMRs will be submitted to FEMA prior to FINAL Plat submission of the phases impacted by the floodplain.
 - This subdivision was cleared from Jurisdictional Waters by CME in June of 2020.



Right of Way Information Table

Name	Class	ROW	Pvmt	Curbs	Sidewalk	Material
George Hill Dr	Minor Collector	80	30	No	6 One Side	Asphalt
Stella Ranch Blvd	Minor Collector	80	30	No	6 One Side	Asphalt
Trotter Creek Trail	Minor Collector	80	30	No	6 One Side	Asphalt
Hamble Lake Dr	Local	50	27	Yes	5 One Side	Asphalt
Deer Springs Tr	Local	50	27	Yes	5 One Side	Asphalt
James Hayes Dr	Local	50	27	Yes	5 One Side	Asphalt
Darling Creek Dr	Local	50	27	Yes	5 One Side	Asphalt
Waggoner Ln	Local	50	27	Yes	5 One Side	Asphalt
Reece Lake Landing	Local	50	27	Yes	5 One Side	Asphalt
Collin Creek Dr	Local	50	27	Yes	5 One Side	Asphalt
Nightingale Crossing	Local	50	27	Yes	5 One Side	Asphalt
Jackson Creek Dr	Local	50	27	Yes	5 One Side	Asphalt
Cattlemans Crossing	Local	50	27	Yes	5 One Side	Asphalt
Rose Garden Path	Local	50	27	Yes	5 One Side	Asphalt
Honewycomb Path	Local	50	27	Yes	5 One Side	Asphalt
Nightscape Crossing	Local	50	27	Yes	5 One Side	Asphalt
Howards Place Crossing	Local	50	27	Yes	5 One Side	Asphalt
Annie Lane	Local	50	27	Yes	5 One Side	Asphalt
Bucks Court	Local	50	27	Yes	5 One Side	Asphalt
Slipping Rock Path	Local	50	27	Yes	5 One Side	Asphalt
Babball Way	Local	50	27	Yes	5 One Side	Asphalt
Betsy Lane	Local	50	27	Yes	5 One Side	Asphalt
Martin Lane	Local	50	27	Yes	5 One Side	Asphalt