

Development Estimate by Phase												
	Phase (acres)	TWOOT ROW Dedication	COB ROW Dedication	Parkland Dedication by Phase	Cumulative Parkland provided	Cumulative Parkland Required	Green Space	Lake	# Lots	Avg Lot Size (ft <sup>2</sup> )	Avg Lot Size (ac.)	Zoning
PH1	26.69	0.17	4.38	4.22	4.22	0.69	1.77	1.61	51	12,419	0.285	RD7
PH2	22.658	0.07	7.75		4.22	1.24	1.67		41	13,990	0.321	RD7
PH3	12.971		1.86		4.22	1.78	1.97		40	9,955	0.279	RD5
PH4	13.556	1.36	5.04		4.22	2.14	0.54		26	11,084	0.254	RD7
PH5	28.928		6.55		4.22	2.84	2.53		52	16,627	0.382	RD7
PH6	9.686		1.39		4.22	3.07	1.47		17	17,491	0.402	RD7
PH7	22.528		4.7	6.44	10.66	3.41	0.28	2.57	25	14,877	0.342	RD7
PH8	12.283		2.27	0.87	11.53	3.69	1.84		21	15,149	0.348	RD7
PH9	16.296	1.02	2.11		11.53	4.07	5.26		28	12,299	0.282	RD7
PH10	13.099	2.69	1.75		11.53	4.49	0.07		31	12,069	0.277	RD7
PH11	24.124		5.38		11.53	5.04	6.84		41	12,647	0.290	RD7
PH12	20.923		5.3		11.53	6.01	3.51		72	7,328	0.168	RD5
PH13	13.035		2.55		11.53	6.82	1.12		60	6,799	0.156	RD5
PH14	9.059	0.84					1.24					C2
PH15	6.849	0.32										C2
	252.69	6.47	51.03	11.53	11.53	6.82432	30.11	4.18	505	11,719	0.269	

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	
Hawale Lake Dr	Local	50	27	Yes	5' One Side	Asphalt	
Dec 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 Landring	Local	50	27	Yes	5' One Side	Asphalt	
Colin Creek Dr	Local	50	27	Yes	5' One Side	Asphalt	
Overly Wyatt Dr	Local	50	27	Yes	5' One Side	Asphalt	
Jackson Creek Dr	Local	50	27	Yes	5' One Side	Asphalt	
Cattlemens Crossing	Local	50	27	Yes	5' One Side	Asphalt	
Rose Garcen Path	Local	50	27	Yes	5' One Side	Asphalt	
Honeycomb Path	Local	50	27	Yes	5' One Side	Asphalt	
Nighthawk 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	
Burks Court	Local	50	27	Yes	5' One Side	Asphalt	
Skipping Rock Path	Local	50	27	Yes	5' One Side	Asphalt	
Bobtail Way	Local	50	27	Yes	5' One Side	Asphalt	
Betsy Lane	Local	50	27	Yes	5' One Side	Asphalt	
Mortie Lane	Local	50	27	Yes	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)	10804/267	1.00 Acres
20	WATSON JOSHUA C	RAVENWOOD, LOT 20	7175/259	1.00 Acres
21	HANUS DAVID W & SYLVIA L	RAVENWOOD, LOT 21	2627/295	0.99 Acres
22	NICHOLS J D & L LIVING TRUST	RAVENWOOD, LOT 22	12023/272	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 LIVING TRUST	OAK HOLLOW ACRES PH 2, LOT 12	12329/102	1.85 Acres
13	FISCHER ARLO & CHEBIE	OAK HOLLOW ACRES PH 2, LOT 13	1302/12	1.50 Acres
14	MC CRACKEN 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 Development Agreement			
	Ordinance	Variance	
1	Side Setback:	7.5	5
2	Front Setback:	25	20
3	Rear Setback:	25	20
4	Number of Houses vs. Number of Ingress Points	CoB	Brazos Co Requirements
5	Fire Protection	CoB	Brazos Co Requirements
6	Minimum Radius Collector	430	285
7	Minimum Radius Local	N/A	
8	Block Length along Local and Collector Streets	1200	1400
9	Cul-de-Sac Street Lengths:	800	925
10	Loop Street Lengths:	1200	1400
11	Intersection Spacing	175	165
12	Sidewalks	Both Ord.	One Side plus Trails
13	Street Lights	Per Ord.	Only at Intersections
14	Collector Street ROW Width	100	80 per Brazos County
15	PUE Dedication:	All lot lines	Only as required

GENERAL NOTES:  
 COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT SWIG A-53-W (Y:10242882.810, X:3564386.822) AND AS ESTABLISHED BY GPS OBSERVATION (EPOCH 2010.00).  
 DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000116065382851 (CALCULATED USING GEOID12B).  
 CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.  
 SEE METES AND BOUNDS PREPARED DECEMBER 2020, FOR MORE DESCRIPTIVE INFORMATION.  
 THIS SURVEY PLAT HAS BEEN UPDATED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 197471F, EFFECTIVE DATE: 05-12-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:  
 - 10: BLANKET EASEMENT TO CITY OF BRYAN, 98/363, DOES APPLY TO THIS TRACT  
 - 10k: EASEMENT TO WIXON WATER SUPPLY CORP., 309/641, APPLIES TO THE EXISTING 8" WATER LINE ADJACENT TO FM 1179 AS PARTIALLY RELEASED IN 1205/492 AND AS SHOWN HEREON (CENTERED ON THE EXISTING 8" WATER LINE AS FLAGGED ON THE GROUND)  
 - 10l: BLANKET EASEMENT TO SANTA FE PIPELINE CO., 287/435, DOES APPLY TO THE ENTERPRISE PIPE LINE SHOWN HEREON  
 - 10m: 20' WIDE EASEMENT TO SANTA FE PIPELINE CO., 308/482, DOES APPLY AS SHOWN HEREON (CALLED TO BE 10' ON EACH SIDE OF PIPELINE AS INSTALLED)  
 - 10n: BLANKET EASEMENT TO CITY OF BRYAN, 356/628, ONLY APPLIES TO THE PORTIONS OF THIS TRACT DESCRIBED IN DEED, 133/233  
 - 10o: BLANKET EASEMENT TO CITY OF BRYAN, 371/147, ONLY APPLIES TO THE PORTIONS OF THIS TRACT DESCRIBED IN DEED, 133/233  
 - 10p: EASEMENTS AWARDED IN JUDGEMENT TO TMPA, 472/473, DO APPLY AS SHOWN HEREON  
 - 10q: BLANKET EASEMENT TO WIXON CREEK SUD, 1205/488, DOES APPLY TO THIS TRACT  
 - 10r: BLANKET EASEMENT TO WIXON CREEK SUD, 1205/492, DOES APPLY TO THIS TRACT  
 - 10s: EASEMENT TO FERGUSON CROSSING PIPELINE CO., 1370/265, DOES APPLY AS SHOWN HEREON  
 - 10t: EASEMENT TO DESOTO PIPELINE CO., 2919/203, DOES APPLY AS SHOWN HEREON  
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

# NOT FOR RECORD

## MASTER PLAN

### STELLA RANCH SUBDIVISION

SHEET 2 / 2

**15 Phases**  
252.76 Acres

SCALE: 1" = 200'

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

MASTER PLAN PREPARED AND SUBMITTED February 2023