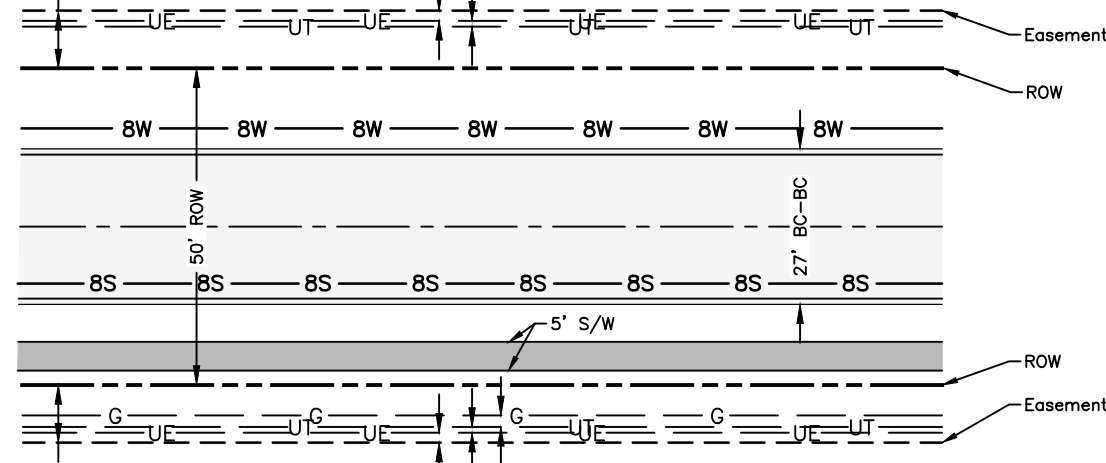


VICINITY MAP

Block	Lot	Width (FT)	Depth (FT)	Area (SQF)
1	1	40	114.2	4,546
1	2	30	114.5	3,419
1	3	30	114.9	3,431
1	4	30	115.0	3,441
1	5	40	115.0	4,600
1	6	40	115.0	4,601
1	7	30	115.0	3,451
1	8	30	115.0	3,451
1	9	40	115.0	4,601
1	10	40	115.0	4,601
1	11	30	115.0	3,451
1	12	30	115.0	3,451
1	13	40	115.0	4,723
2	1	40	107.1	4,240
2	2	30	108.4	3,251
2	3	30	106.7	3,290
2	4	40	111.2	4,448
2	5	40	113.0	4,518
2	6	30	114.5	3,435
2	7	30	115.8	3,474
2	8	40	117.1	4,639
1	1	40	106.2	4,235
3	2	30	106.9	3,241
3	3	40	107.7	4,309
3	4	40	108.6	4,343
3	5	35	109.1	3,829
3	6	40	110.2	4,380
4	1	40	106.2	4,232
4	2	35	106.9	3,743
4	3	40	107.8	4,310
4	4	40	108.6	4,346
4	5	35	109.5	3,831
4	6	40	110.2	4,366
4	7	40	110.8	4,399
4	8	40	111.9	4,535
4	9	40	110.3	4,411
4	10	30	111.9	3,358
4	11	30	113.4	3,401
4	12	40	114.9	4,633
4	13	40	110.3	4,411
4	14	40	110.0	4,399
4	15	30	110.0	3,300
4	16	30	110.0	3,300
4	17	30	110.0	3,300
4	18	30	110.0	3,300
4	19	30	110.0	3,300
4	20	30	110.0	3,300
4	21	30	110.0	3,300
4	22	30	110.0	3,300
4	23	30	110.0	3,300
4	24	30	110.0	3,300
4	25	30	110.0	3,300
4	26	30	110.0	3,300
4	27	30	110.0	3,300
4	28	30	110.0	3,300
4	29	30	110.0	3,300
4	30	30	110.0	3,300
4	31	30	110.0	3,300
4	32	30	110.0	3,300
4	33	30	110.0	3,300
4	34	30	110.0	3,300
4	35	30	110.0	3,300
4	36	30	110.0	3,300
4	37	30	110.0	3,300
4	38	30	110.0	3,300
4	39	30	110.0	3,300
4	40	30	110.0	3,300
4	41	30	110.0	3,300
4	42	30	110.0	3,300
4	43	30	110.0	3,300
4	44	30	110.0	3,300
4	45	30	110.0	3,300
4	46	30	110.0	3,300
4	47	30	110.0	3,300
4	48	30	110.0	3,300
4	49	30	110.0	3,300
4	50	30	110.0	3,300
4	51	30	110.0	3,300
4	52	30	110.0	3,300
4	53	30	110.0	3,300
4	54	30	110.0	3,300
4	55	30	110.0	3,300
4	56	30	110.0	3,300
4	57	30	110.0	3,300
4	58	30	110.0	3,300
4	59	30	110.0	3,300
4	60	30	110.0	3,300
4	61	30	110.0	3,300
4	62	30	110.0	3,300
4	63	30	110.0	3,300
4	64	30	110.0	3,300
4	65	30	110.0	3,300
4	66	30	110.0	3,300
4	67	30	110.0	3,300
4	68	30	110.0	3,300
4	69	30	110.0	3,300
4	70	30	110.0	3,300
4	71	30	110.0	3,300
4	72	30	110.0	3,300
4	73	30	110.0	3,300
4	74	30	110.0	3,300
4	75	30	110.0	3,300
4	76	30	110.0	3,300
4	77	30	110.0	3,300
4	78	30	110.0	3,300
4	79	30	110.0	3,300
4	80	30	110.0	3,300
4	81	30	110.0	3,300
4	82	30	110.0	3,300
4	83	30	110.0	3,300
4	84	30	110.0	3,300
4	85	30	110.0	3,300
4	86	30	110.0	3,300
4	87	30	110.0	3,300
4	88	30	110.0	3,300
4	89	30	110.0	3,300
4	90	30	110.0	3,300
4	91	30	110.0	3,300
4	92	30	110.0	3,300
4	93	30	110.0	3,300
4	94	30	110.0	3,300
4	95	30	110.0	3,300
4	96	30	110.0	3,300
4	97	30	110.0	3,300
4	98	30	110.0	3,300
4	99	30	110.0	3,300
4	100	30	110.0	3,300

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan City Council on November 17, 2022, with Ordinance No. 2596.
 - Proposed Land Use: Residential (Townhomes) (53 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
 - A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater 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.
 - Common Areas and Landscape Easements (including detention area) shall be owned & maintained by Homeowner's 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 Yard: The minimum front yard setback shall be 20 feet. However, if off-street parking is located in the rear of the dwelling and no curb cuts are provided on the front (street side), the front yard setback may be reduced to 15 feet.
Side Yard: The minimum side yard setback shall be ten feet on lots siding on alleys. The minimum side yard setback on corner lots shall be 15 on minor street, 20 feet on secondary and collector street, and 25 feet on arterial streets. There shall be a minimum of 10 feet of unobstructed distance between any townhouse group consisting of continuous dwelling units.
Rear Yard: The minimum rear yard setback shall be 20 feet. However, if off-street parking is located on the front (street side), then the rear yard setback may be reduced to 10 feet.

- Common Courts:** Where townhouse lots and dwelling units are designed to face an open or common court rather than upon a public street, then said open or common court shall be at least 40 feet wide and not more than 200 feet long, measured from the public street to which said court must open. Said court may not include vehicular drives or parking area in front of dwelling units.
- Residential Driveways without rear access will only be allowed access onto local streets. Lots with rear access shall only take access from the alley. No Parking will be allowed within the alley ROW. Signs will be shown with the construction drawings.
- 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.
 - 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.



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

Typical Utility Layout

LINE	BEARING	DISTANCE
L1	N 55°33'46" W	50.01'
L2	S 55°48'08" E	20.00'
L3	N 20°20'52" E	17.24'
L4	N 19°01'02" W	17.24'
L5	N 2°33'28" E	14.08'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	93°56'20"	25.00'	40.99'	26.78'	N 82°13'42" E	36.55'
C2	94°46'53"	25.00'	41.36'	27.18'	N 81°48'26" E	36.80'
C3	82°18'22"	25.00'	35.91'	21.85'	N 6°57'19" W	32.90'
C4	97°41'35"	25.00'	42.63'	28.60'	S 83°02'40" W	37.65'
C5	92°30'00"	15.00'	24.22'	15.67'	S 80°26'52" W	21.67'
C6	92°30'00"	15.00'	24.22'	15.67'	S 80°26'52" W	21.67'
C7	88°33'38"	15.00'	23.19'	14.63'	S 9°01'19" E	20.95'
C8	92°41'24"	20.00'	32.35'	20.96'	S 81°36'15" W	28.94'
C9	87°18'36"	20.00'	30.48'	19.08'	S 8°23'45" E	27.61'
C10	93°56'20"	15.00'	24.59'	16.07'	S 82°13'42" W	21.93'
C11	85°00'00"	15.00'	22.25'	13.74'	N 8°18'08" W	20.27'
C12	93°45'05"	20.00'	32.73'	21.35'	N 81°04'24" E	29.19'
C13	86°14'55"	19.78'	29.78'	18.53'	N 8°21'07" W	27.05'
C14	92°29'40"	15.00'	24.21'	15.67'	N 80°27'02" E	21.67'

- Legend**
- BS - Existing Sewer Line w/ size
 - SW - Existing Water Line w/ size
 - G - Existing Gas Line
 - 6W - Proposed Water Line w/size
 - 4S - Proposed Sewer Line w/size
 - 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
Phases 7A & 7B
7.32 ACRES
OUT OF
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY 2023
SCALE: 1" = 40'

53 Lots
Block 1, Lots 1-13 Block 4, Lots 1-6
Block 2, Lots 1-8 Block 5, Lots 1-8
Block 3, Lots 1-6 Block 6, Lots 1-12

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

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

10150050-PP