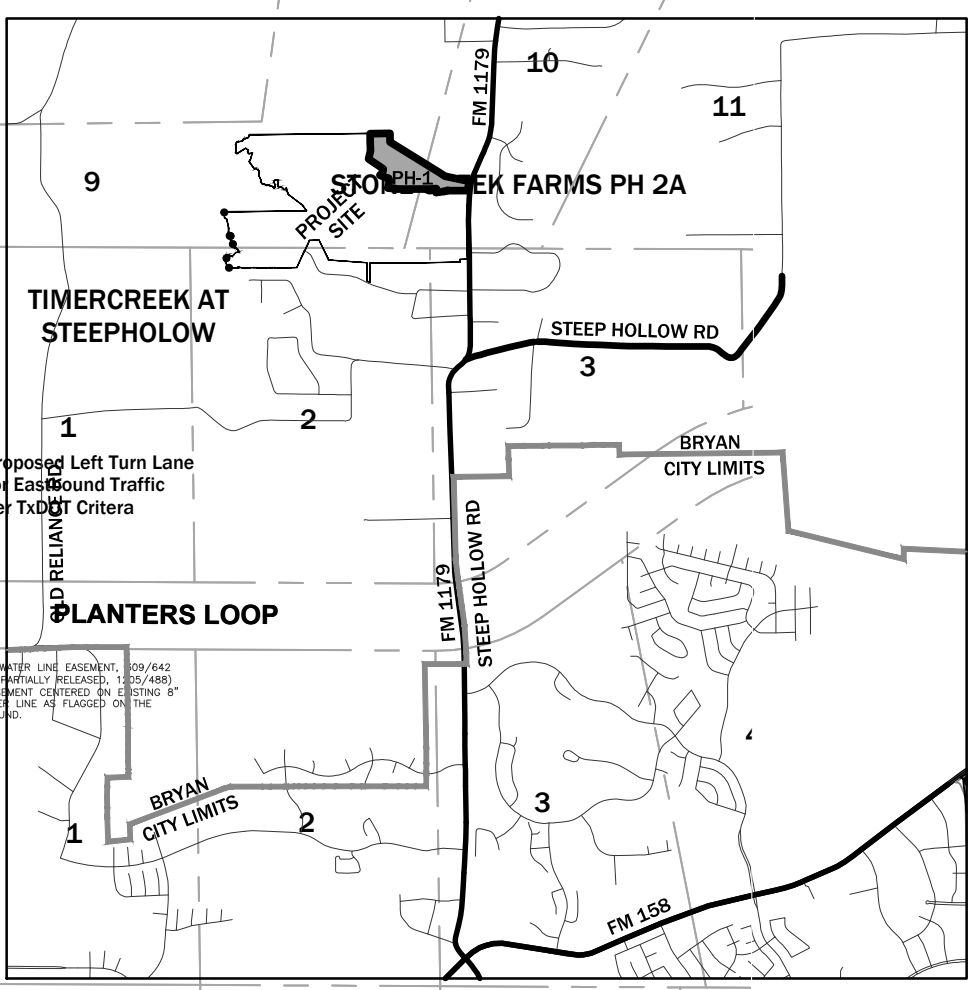


VICINITY MAP (N.T.S.)



Proposed Left Turn Lane for Eastbound Traffic per TxDOT Criteria

NOT FOR RECORD
MASTER PLAN

STELLA RANCH SUBDIVISION

SHEET 1 / 2

15 Phases
252.76 Acres

SCALE:
1" = 200'

OWNER:
STELLA RANCH, LLC
3900 SH 6 SOUTH
COLLEGE STATION,
TX 77845

Brazos County, Texas
RICHARD PERRY LEAGUE, A-44
THOMAS M. SPLANE LEAGUE, A-53
BRAZOS COUNTY, TEXAS
Maximum 600 Lots

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

MASTER PLAN
PREPARED AND
SUBMITTED
February 2023

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

- PLANNING NOTES:**
- The subject property was annexed into the City of Bryan and assigned PD-M zoning per Ordinance No. _____ approved by City Council on _____.
 - 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 platting, 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.

LEGEND

Sewer Lines	6" - 18"	Gas Line	6" - 18"
Potable Water Line	6" - 18"	Underground Electric	6" - 18"
Storm Lines	18" - 24"	Overhead Electric	6" - 18"
HOA Pocket Park / Greenspace	18" - 24"	Fire Hydrant	6" - 18"
		10' Wide Trail Sidewalk	6" - 18"