



- ZONING NOTES:**
1. The base zoning for this Plan Development (PD) is RD-7 Residential District-7000.
 2. Within the PD, the developer is permitted to develop a maximum of 20% (20% x 252.76 acres = 50.6 acres) for RD-5 Residential District-5000, and a maximum of 40% (40% x 252.76 acres = 25.3 acres) as C-2 Retail District.
 3. Zoning Districts are measured to roadway centerlines & subdivision boundary.

ZONING EXHIBIT

STELLA RANCH SUBDIVISION

252.76 Acres
Brazos County, Texas

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
December, 2022
Survey Date:
2021

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

SCALE:
1" = 200'