

| Development Estimate By Phase | | | | | | | | | | | |
|-------------------------------|---------------|-----------|---------|--------|-------------|------|-------------|--------|---------------------|--------------------|--------|
| | Phase (acres) | TxDOT ROW | CoB ROW | PARK | Green Space | Lake | Usable Area | # Lots | Avg Lot Size (s.f.) | Avg Lot Size (ac.) | Zoning |
| PH1 | 26.703 | 0.17 | 4.38 | 4.23 | 1.871 | 1.61 | 14.442 | 51 | 12,335 | 0.28 | RD7 |
| PH2 | 22.653 | 0.07 | 7.75 | | 1.726 | | 13.107 | 42 | 13,594 | 0.31 | RD7 |
| PH3 | 13.05 | | 1.86 | | 1.971 | | 9.219 | 40 | 10,039 | 0.23 | RD5 |
| PH4 | 13.549 | 1.36 | 5.04 | | 0.532 | | 6.617 | 26 | 11,086 | 0.25 | RD7 |
| PH5 | 28.927 | | 6.55 | | 2.537 | | 19.84 | 52 | 16,620 | 0.38 | RD7 |
| PH6 | 9.687 | | 1.39 | | 0.15 | | 8.147 | 17 | 20,875 | 0.48 | RD7 |
| PH7 | 22.416 | | 4.7 | 6.477 | 0.276 | 2.57 | 8.393 | 25 | 14,624 | 0.34 | RD7 |
| PH8 | 12.278 | | 2.27 | 0.87 | 1.842 | | 7.296 | 21 | 15,134 | 0.35 | RD7 |
| PH9 | 16.296 | 1.02 | 2.11 | | 5.255 | | 7.911 | 28 | 12,307 | 0.28 | RD7 |
| PH10 | 13.099 | 2.69 | 1.75 | | 0.069 | | 8.59 | 31 | 12,070 | 0.28 | RD7 |
| PH11 | 24.236 | | 5.38 | | 6.6031 | | 12.25289 | 40 | 13,343 | 0.31 | RD7 |
| PH12 | 20.923 | | 5.3 | | 3.508 | | 12.115 | 72 | 7,330 | 0.17 | RD5 |
| PH13 | 13.032 | | 2.55 | | 1.117 | | 9.365 | 60 | 6,799 | 0.16 | RD5 |
| PH14 | 9.059 | 0.84 | | | 1.242 | | | | | | C2 |
| PH15 | 6.849 | 0.32 | | | | | | | | | C2 |
| Totals: | 252.757 | 6.47 | 51.03 | 11.577 | 28.699 | 4.18 | Σ Lots | 505 | 11,843 | 0.27 | |

| 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 |
| Humble Lake Dr | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Doe 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 |
| Wagoner Ln | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Reese Lake Landing | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Collin Creek Dr | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Owen 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 Garden Path | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Honeycomb Path | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Nightingale Crossing | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Howards Place Crossing | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Arrive Lane | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Bucks 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 |
| Betty Lane | Local | 50 | 27 | Yes | 5' One Side | Asphalt |
| Martin 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) | 10844/467 | 1.00 Acres |
| 20 | WATSON JOSHUA C | RAVENWOOD, LOT 20 | 7175/295 | 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 | 12033/272 | 1.19 Acres |
| 23 | KURTZ LYNDON & GAIL (LIFE ESTATE) | RAVENWOOD, LOT 23 | 5785/180 | 1.83 Acres |
| 11 | HATKOV RONALD A & WATFYLE | 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 & | 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 | Front Setback: | 25 20 |
| 2 | Rear Setback: | 25 20 |
| 3 | Minimum Centerline Radius (Collector) | 430 285 |
| 4 | Block Length along Local and Collector Streets | 1200 1400 |
| 5 | Cul-de-Sac Street Lengths: | 800 1100 |
| 6 | Loop Street Lengths: | 1600 1960 |
| 7 | Sidewalks | Both Sides One Side plus Trails |
| 8 | Collector Street ROW Width & Section | 80' 80' w/ Ditch Section |
| 9 | 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 SWG A-53-W (Y:10242882.810, X:3554386.822) 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 1.00011606582851 (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, OF NO. 197471F, EFFECTIVE DATE: 05-12-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 10j: 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 FW 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, 374/147, 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 WICKSON CREEK SUD, 1205/488, DOES APPLY TO THIS TRACT
- 10r: BLANKET EASEMENT TO WICKSON 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
April 2023