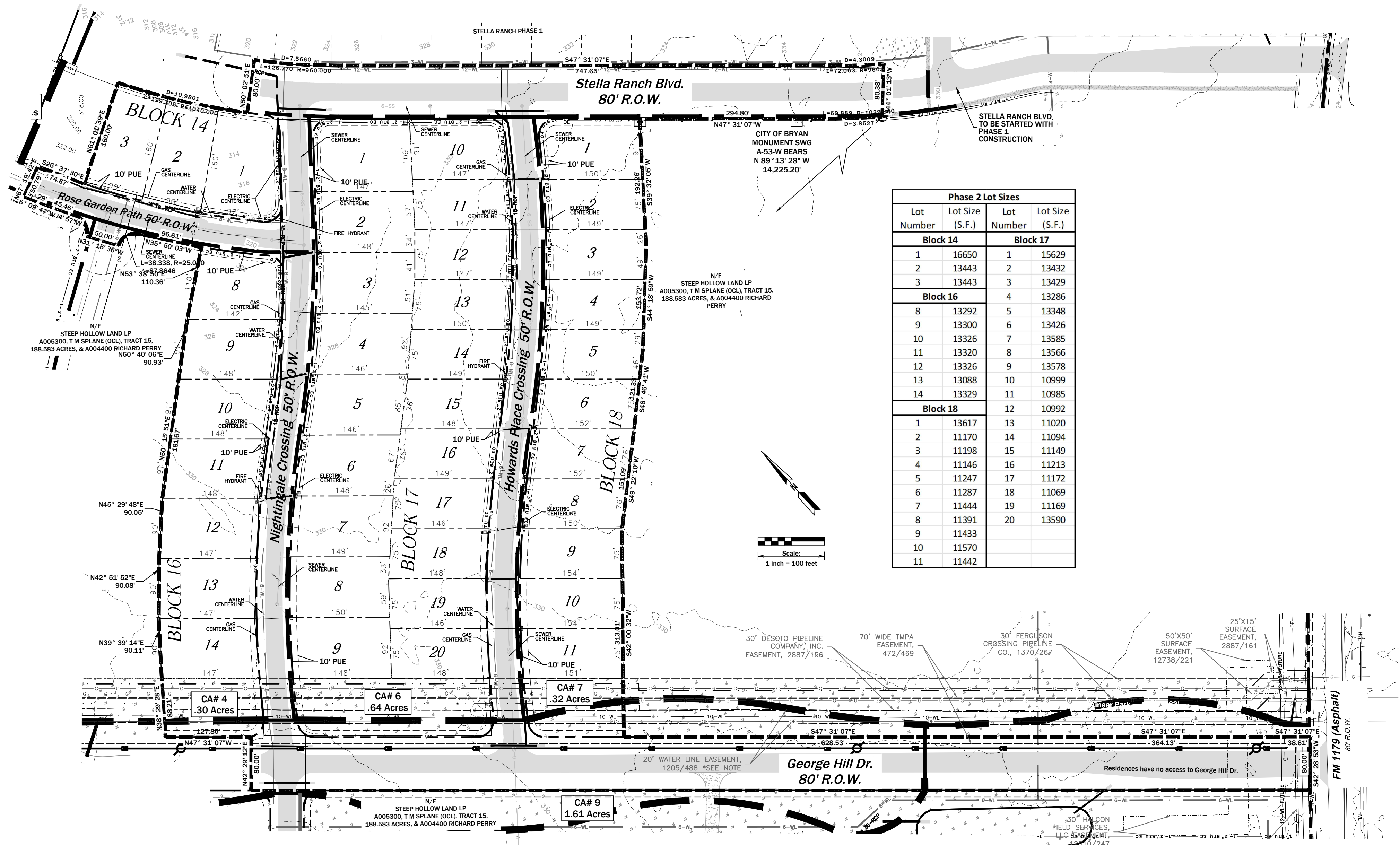
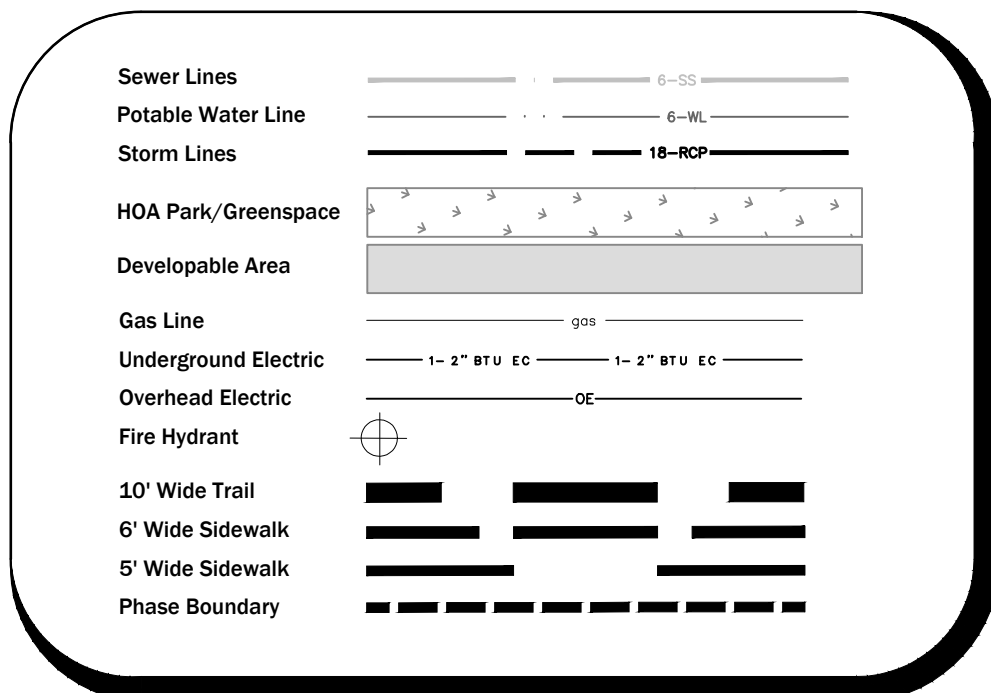


VICINITY MAP  
1"=3000'

PARK EQUIPMENT / QUANTITIES BY PHASE													
UNITS	LOCATION	30' x 30' PAVILLION			CANTEEN/LEVER SWING			NEST SWING			PORT LIBERTY PLAY STRUCTURE		
		SF	EA	EA	EA	EA	EA	SF	LF	EA	SF		
PH 1													
PH 2	PARK 1	900											
PH 3													
PH 4													
PH 5													
PH 6	PARK 2												
PH 7													
PH 8													
PH 9	PARK 3	900											
PH 10													
PH 11	PARK 2												
PH 12		900											
PH 13	PARK 3												

LEGEND



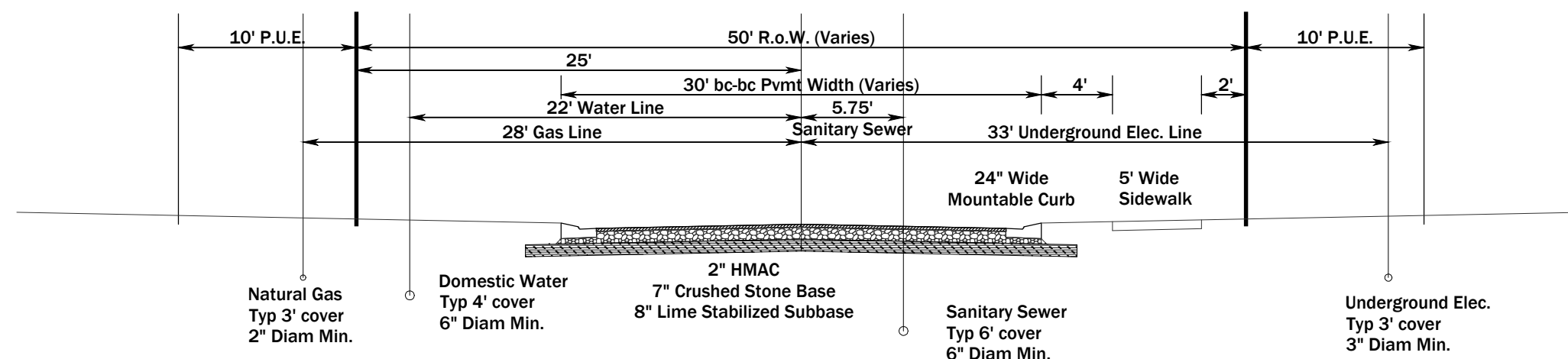
Phase 2 Lot Sizes			
Lot Number	Lot Size (S.F.)	Lot Number	Lot Size (S.F.)
<b>Block 14</b>		<b>Block 17</b>	
1	16650	1	15629
2	13443	2	13432
3	13443	3	13429
<b>Block 16</b>		<b>Block 18</b>	
4	13286	12	10992
5	13348	13	11020
6	13426	14	11094
7	13585	15	11149
8	13566	16	11213
9	13578	17	11172
10	10999	18	11069
11	10985	19	11169
12	10992	20	13590
13	11020		
14	11094		
15	11149		
16	11213		
17	11172		
18	11069		
19	11169		
20	13590		

PLANNING NOTES: 7-11-2023 2633

- This property was annexed into Bryan City limits and assigned PD-M zoning on 7-11-2023 by Ordinance No. 2633.
- These lots exceed 7,000 square foot (see "Phase 2 Lot Sizes") and shall be developed per the PD-7 requirements.
- 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 parks, 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 phase will have Signature Park #1 and three (3) Common Areas, all owned and maintained by the HOA and platted as either HOA Parks or Common Areas. No CoB public parks are included in this plan.
- According to Section 4.1.A - Residential Landscape Requirements of Ordinance No. 2633. Specifically, please note that one 2" caliper shade tree shall be placed within 15 feet of the front property line of each lot.

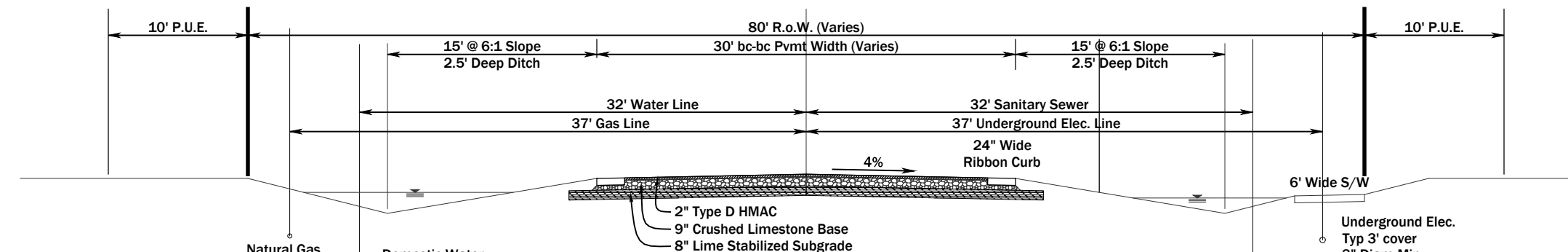
ENGINEERING NOTES:

- 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 CoB / FEMA shall require a LOMR on the areas labeled "COMPUTED 100 YR INUNDATION AREA". 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.
- Date of survey, March 09, 2022.
- Residential Roadways shall be 27' wide back of curb to back of curb. The roadway shall have asphalt pavement and two 24" Lay Down Gutter Section (this is a curb) per 8' CS Unimod Detail ST-10. Collector Roadways shall be 30' wide with ribbon curb and ditches per the RURAL COLLECTOR standard.
- 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities (Required Note).
- An E-mail with an electronic version of the approved plat document in dwg, dxf, or dgn format shall be provided to gburkhalter@btutilities.com for installation on the landbase. Digital copies of final plats, files shall be referenced to TX State Plane 1983 in order to be compatible with BTU software (Required Note.)
- Developer shall contact BTU Line Design at 821-5770 120 days before power is needed to begin the process of obtaining power to the site. Developer shall provide a detailed load analysis, as well as the service requirements (voltage, amps, single phase vs three phase) at this time. (Required Note.)



Typical Residential Roadway Section  
w/ Utility Assignments

N.T.S.  
ROSE GARDEN PATH,  
NIGHTINGALE CROSSING,  
HOWARDS PLACE CROSSING



Typical Collector Roadway Section  
w/ Utility Assignments  
N.T.S.

GEORGE HILL DR.  
STELLA RANCH BLVD

NOT FOR RECORD

PRELIMINARY PLAN—PHASE 2  
STELLA RANCH SUBDIVISION

SHEET 1

20.24 Acres of 252.76 Acres  
Brazos County, Texas

SCALE:  
1"=100'

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

PREPARED AND  
SUBMITTED  
MARCH, 2025

41 Lots

OWNER:

STELLA RANCH, LLC  
4007 CROSS PARK DR,  
BRYAN, TX 77802

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