



PHASE 7C

PHASE 8

PHASE 6

PHASE 5

PHASE 7B

PHASE 7A

PHASE 3

PHASE 4

PHASE 1

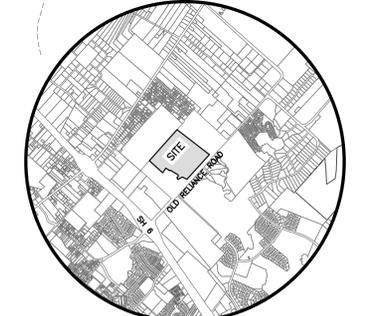
PHASE 2

Approximate Limits of Floodway Zone AE

Approximate Limits of Floodplain Boundary

Rudder Pointe Future Development (Remainder of 191 acre tract) Zoned A-0 (5806/181)

Limits of Floodplain per LOMR-F



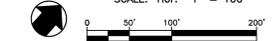
Vicinity Map

GENERAL NOTES:

1. Zoning: Planned Development - Mixed Use as passed and approved by the Bryan Council, May 14, 2024. Ordinance No. 2692.
2. Land Use: Single Family Residential
3. Average Lot Size to be 50'x120'
4. March 2026 - Purpose of Updating Master is to adjust the street configuration in Phase 7C. All phases prior to Phase 7C have been completed.

MASTER PLAN

SCALE: Hor: 1" = 100'



Master Plan

RUDDER POINTE

PHASES 1-8

98 ACRES

OUT OF
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 2026

SCALE: 1" = 100'

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

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838