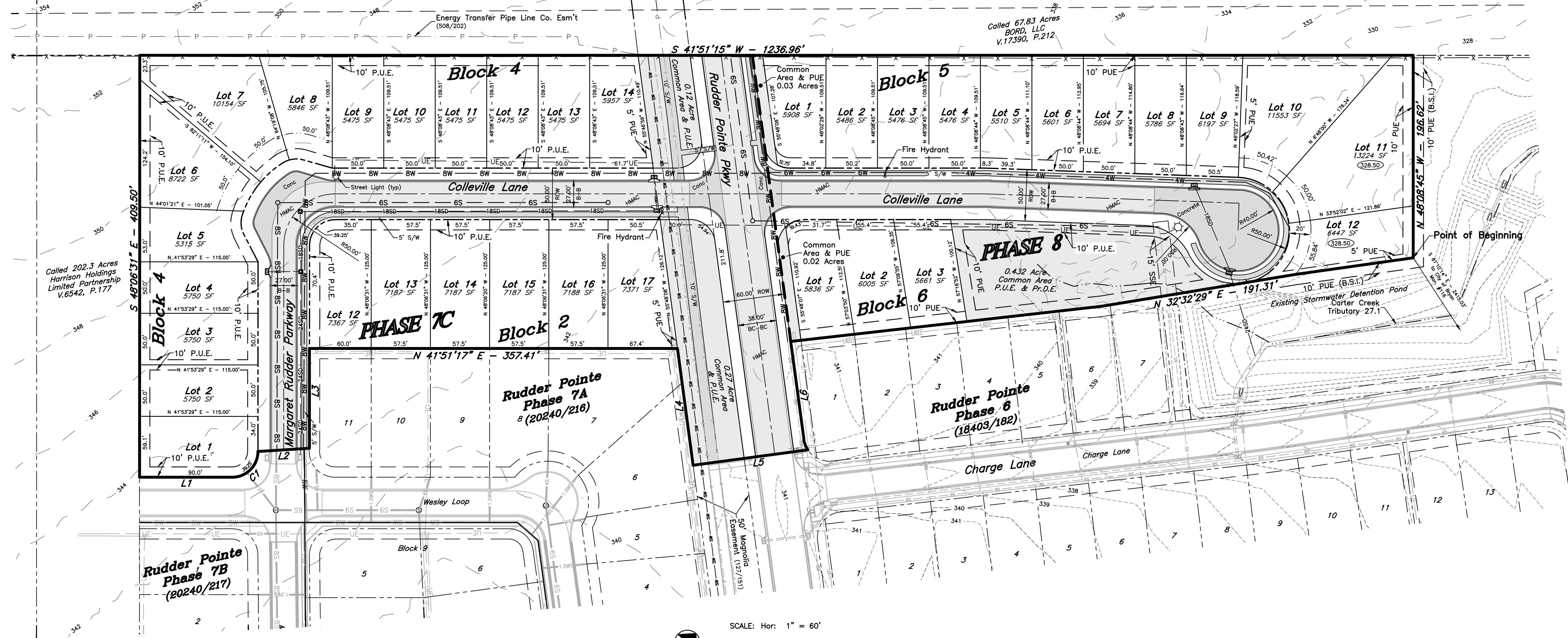
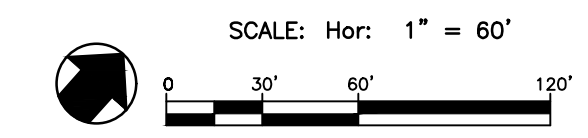


VICINITY MAP



- GENERAL NOTES:**
- ZONING: PD-M approved by the Bryan City Council on May 14, 2024, with Ordinance No. 2692.
 - Proposed Land Use: Residential (72 lots).
 - Abbreviations:
 P.U.E. = Public Utility Easement
 P.D.E. = Public Drainage Easement
 H.O.A. = Homeowner's Association
 R.O.W. = Right of Way
 - A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater 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.
 - Common Areas and Landscape Easements (including detention area) shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
 - Detention was accounted for in Phase 1. Please see Phase 1 Drainage Report.
 - Building Side Setback Lines shall be per PD-M Ordinance #2692. Front and rear shall be per City of Bryan standards.
 - Residential Driveways without rear access will only be allowed access onto local streets. Lots with rear access shall only take access from the alley. No Parking will be allowed within the alley ROW. Signs will be shown with the construction drawings.
 - All sidewalks and trails will be concrete.
 - To provide for eventual community tree cover and shading of the pedestrian transportation network, single-family residential units within Planning Area II, whether detached, patio home, townhome or withhome, shall provide the installation and maintenance of a minimum of two hardwood-species canopy trees on each platted lot.
 - One of the required trees shall be placed within 15 feet of the property line adjacent to any public street right-of-way.
 - Minimum size required shall be 3" in caliper measured 1 foot above the root ball.
 - 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.
 - Park improvements to Rudder Pointe Park are to follow plan approved by Bryan Parks and Recreation Advisory Board on February 20, 2024.



Legend

- BS Existing Sewer Line w/ size
- EW Existing Water Line w/ size
- G Existing Gas Line
- 6W Proposed Water Line w/size
- 4S Proposed Sewer Line w/size
- 30SD Proposed Storm Drain Line w/size
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- Existing Contour Line
- Fire Hydrant
- Common Area
- Minimum Finish Floor Elevation

LINE TABLE

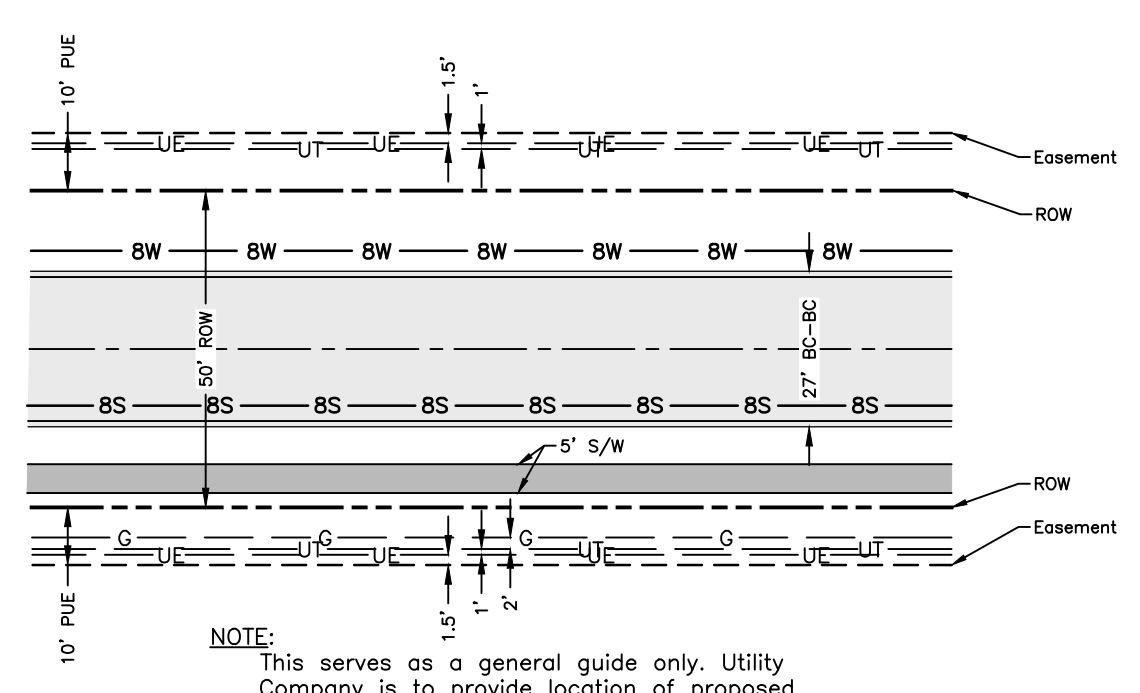
LINE	BEARING	DISTANCE
L1	N 41°51'17" E	90.02'
L2	N 38°17'40" E	50.10'
L3	N 48°06'41" W	96.90'
L4	S 55°48'08" E	114.42'
L5	N 34°11'52" E	112.55'
L6	N 55°48'08" W	95.46'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°57'49"	25.00'	39.25'	24.98'	N 3°07'37" W	35.34'

Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
2	12	60.01	125.63	7,367
2	13	57.50	125.00	7,187
2	14	57.50	125.00	7,187
2	15	57.50	125.00	7,187
2	16	57.40	125.00	7,168
2	17	51.87	125.28	7,371
4	1	56.26	115.66	6,566
4	2	50.00	115.00	5,750
4	3	50.00	115.00	5,750
4	4	50.00	115.00	5,750
4	5	50.00	108.00	5,207
4	6	50.00	119.28	6,752
4	7	50.00	141.28	8,665
4	8	50.00	103.83	6,460
4	9	50.00	109.50	5,475
4	10	50.00	109.51	5,475
4	11	50.00	109.51	5,475
4	12	50.00	109.51	5,475
4	13	50.00	109.51	5,475
4	14	56.39	109.51	5,907
5	1	52.55	108.50	7,212
5	2	50.00	109.51	5,486
5	3	50.00	109.51	5,476
5	4	50.00	109.51	5,476
5	5	50.00	109.51	5,514
5	6	50.00	109.51	5,606
5	7	50.00	122.50	6,098
5	8	50.00	124.50	6,791
5	9	50.00	124.50	6,749
5	10	51.58	136.36	11,643
5	11	56.04	145.10	13,064
5	12	56.01	124.89	6,953
6	1	52.30	118.65	6,836
6	2	56.00	108.54	6,065
6	3	56.00	103.17	5,661



NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

PRELIMINARY PLAN

RUDDER POINTE Phases 7C & 8

8.17 ACRES
OUT OF
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY 2026
SCALE: 1" = 60'

72 Lots
Block 1, Lots 1-16
Block 2, Lots 1-17
Block 3, Lots 1-10
Block 4, Lots 1-14
Block 5, Lots 1-12
Block 6, Lots 1-3

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

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

