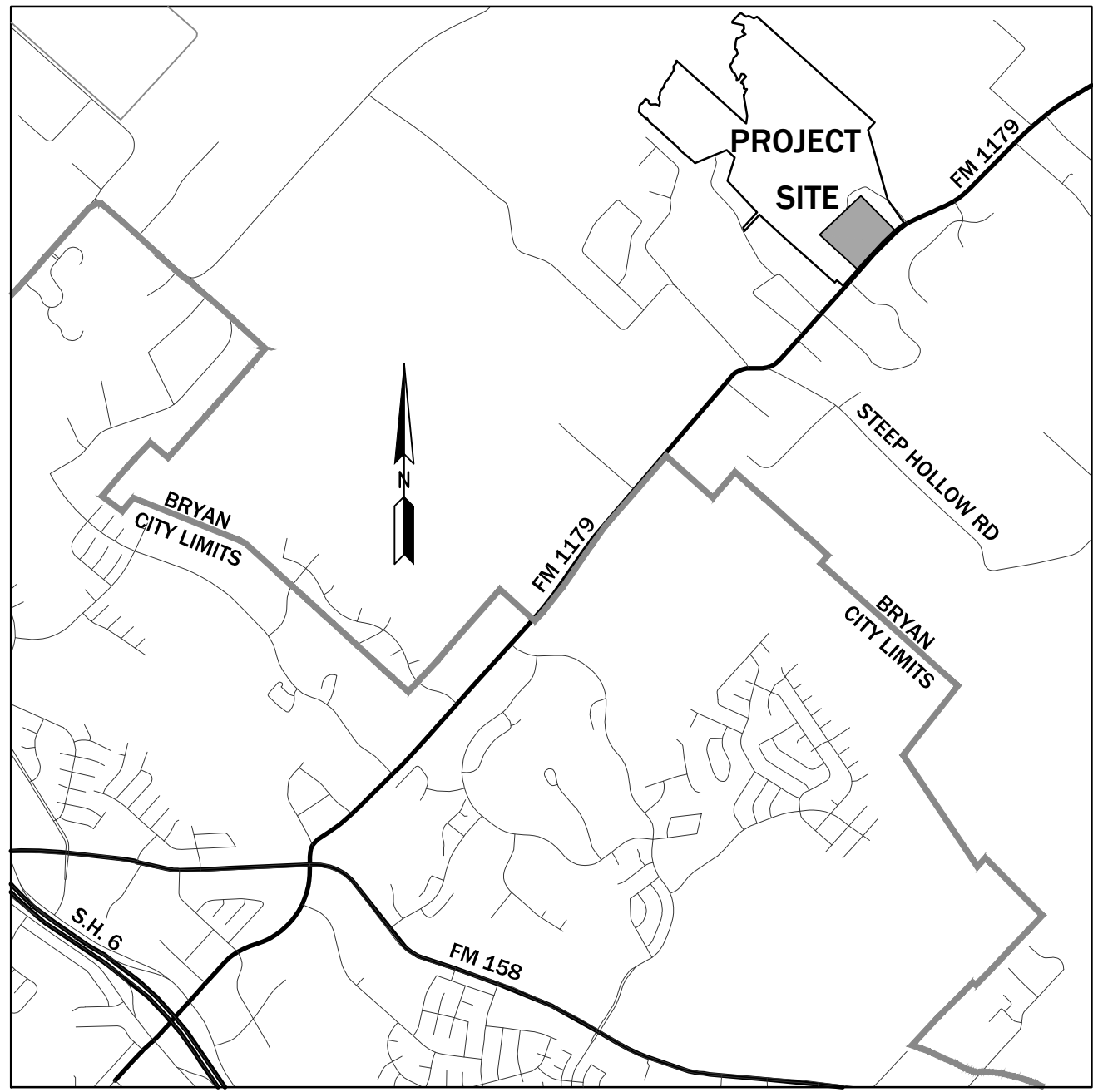
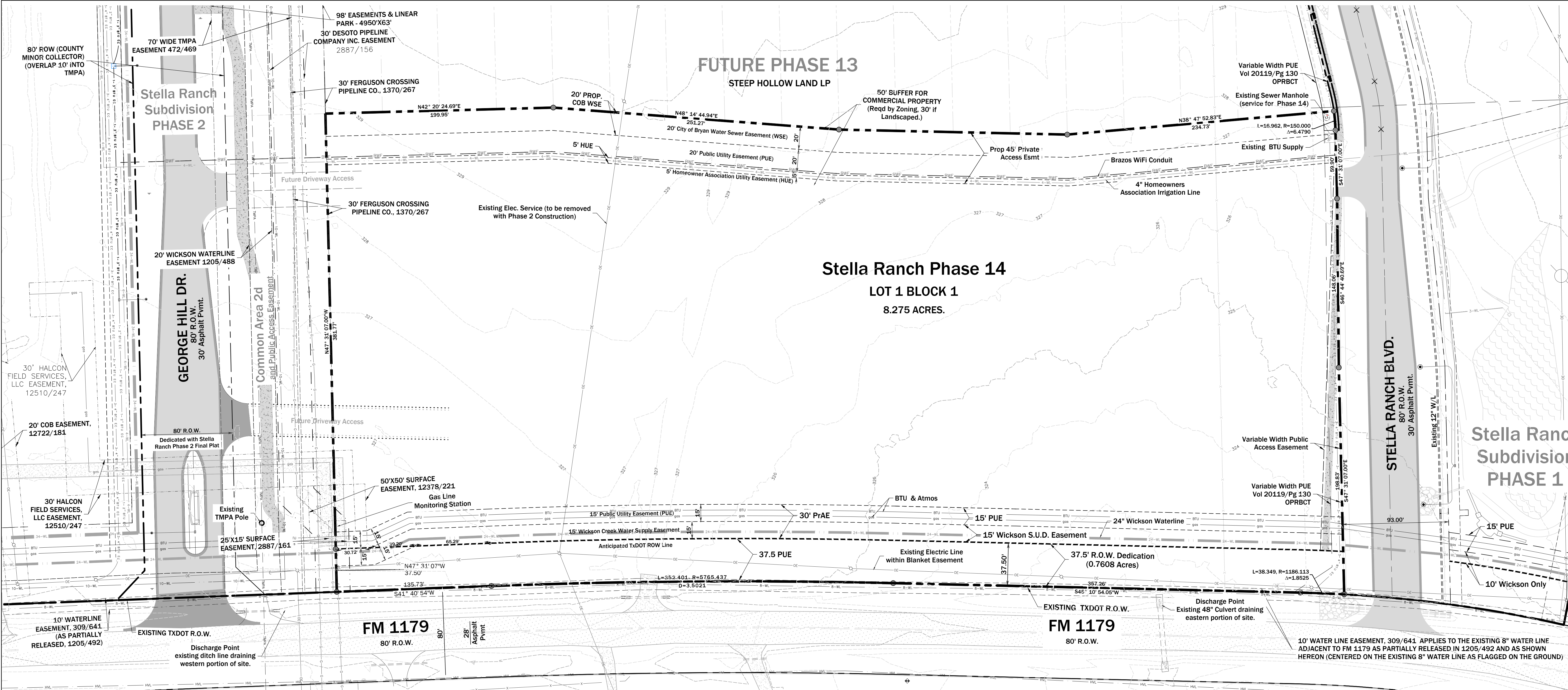
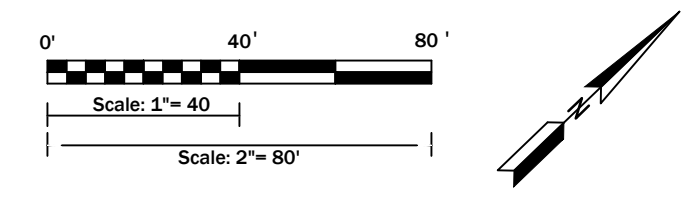




VICINITY MAP
1"=3000'

LEGEND		
Ex. Water Lines		10'-WL
Proposed Water Line		24'-WL
Overhead Electric		OC
Underground Electric		BTU
Wi-fi		BWF
Irrigation		4'-WL
Gas Line		G
Sewer Line		8'-SS

EASEMENT LEGEND	
PUE = Public Utility Easement	
PAE = Public Access Easement	
HUE = Home Owners Association (HOA) Utility Easement	
PrAE = Private Access Easement	
WSE = City of Bryan Water Sewer Easement	



- PLANNING NOTES:
- This property was annexed into Bryan City limits and assigned PD-M zoning on 11/12/23 by Ordinance No. 2633. These lots shall be developed per the C-2 requirements.
- 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.
 - This subdivision was cleared from Jurisdictional Waters by CME in June of 2020.
 - Date of survey: 2023 & 2025
 - Basis of Bearing: NAD83 Texas State Plane Central Zone Grid North) based on published coordinates of the City of Bryan Monument SWG A-53-W and as established by GPS Observation (Epos 2010.00)
 - No public roadways shall be build with this subdivision. Access shall be by Public Access Easement.
 - Public Sewer shall be provided by the City of Bryan.
 - Public Water shall be provided by Wickson Creek-Special Utility District.
 - Electrical power shall be provided by Bryan Texas Utilities. 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@utilities.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 821-6770 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.)
 - Driveway access to FM 1179 will not be granted to this lot.
 - If this tract is subdivided in the future, a 30' Private Access Easement will be required adjacent to the Zoning Buffer along the rear of the lot.
 - The 5' homeowner association Utility Easement is for an existing 4" irrigation line which is owned and maintained by the HOA.

PRELIMINARY PLAN

STELLA RANCH PHASE 14

LOT 1, BLOCK 1
8.275 Acres of 252.76 Acres
Brazos County, Texas

SCALE: 1"=40'

OWNER:
STEEP HOLLOW LAND, LP
TEXAS LIMITED PARTNERSHIP
4007 CROSS PARK
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

PREPARED AND SUBMITTED
August 2026

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