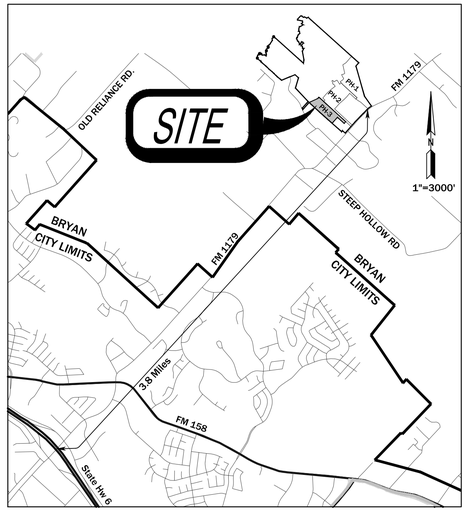


VICINITY MAP

1"=3000'

PLANNING NOTES:

1. This property was annexed into Bryan City limits and assigned PD-M zoning on 7-11-2023 by Ordinance No. 2633
2. These lots exceed 7,000 square foot (see "Phase 3 Lot Sizes") and shall be developed per the RD-7 requirements.
3. 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.
4. 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.
5. 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:

1. 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.
2. 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.
3. 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.
4. This subdivision was cleared from Jurisdictional Waters by CME in June of 2020.
5. Date of survey, March 09, 2022.
6. 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 B/CS United Detail ST1-00. Collector Roadways shall be 30' Wide with ribbon curb and ditches per the RURAL COLLECTOR standard.
7. 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.)
8. 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.)
9. 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.)

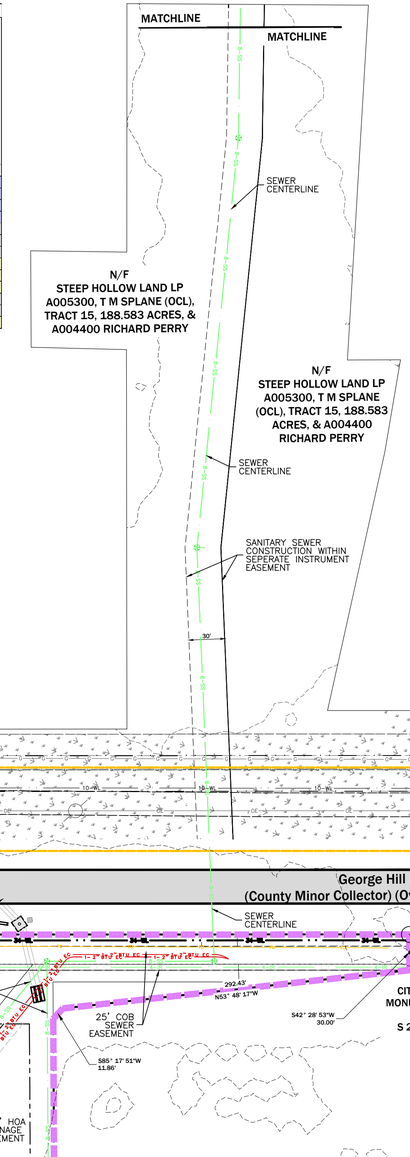
PARK EQUIPMENT / QUANTITIES BY PHASE

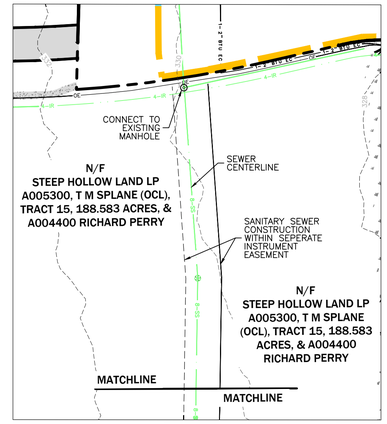
	Location	30' x 30' Pavillion	Cantelliever Swing	Nest Swing	Post Liberty Play Structure	Pier	Flatwork	Border	Trees - 15 G	Mulch
Units		SF	EA	EA	EA	EA	SF	LF	EA	SF
PH 1	Park 1					1	1080			
PH 2		900								
PH 3								181	26	2900
PH 4			1	1						
PH 5						1		22		
PH 6	Park 2						2500			
PH 7								185		3200
PH 8							1955			
PH 9	Park 3	900								
PH 10								23		
PH 11	Park 2		1	1	1			12		
PH 12		900								
PH 13	Park 3		1		1			177		3018

Phase 3 Lot Sizes

Lot Number	Lot Size (S.F.)	Lot Number	Lot Size (S.F.)
Block 8		Block 9	
1	9594	1	8734
2	7532	2	7259
3	7553	3	7242
4	7621	4	7345
5	7578	5	7571
6	7607	6	7920
7	7708	7	8371
8	7682	8	8755
9	7668	9	8978
10	7667	10	9062
11	7800	11	9017
12	7477	12	8844
13	13733	13	8446
14	14844	14	7601
15	10297	15	14322
16	12072	16	17493
17	9093	17	13985
18	9396	18	14892
		19	8218
		20	8412
		21	9701

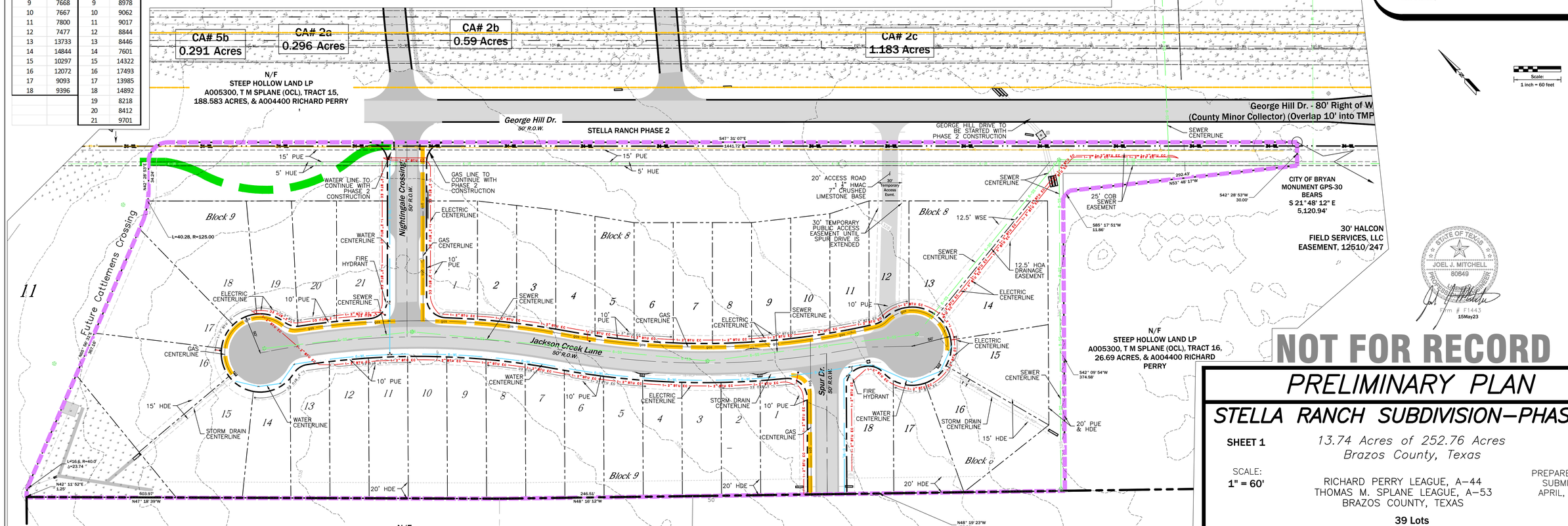
Use BCS Unilted Detail ST4-04 for constructing the 30' Wide (bc-bc) JACKSON CREEK DR, NIGHTINGALE CROSSING, SPUR DRIVE





LEGEND

- Sewer Lines
- Potable Water Line
- Storm Lines
- HOA Park/Greenspace
- Developable Area
- Gas Line
- Underground Electric
- Overhead Electric
- Fire Hydrant
- 10' Wide Trail
- 6' Wide Sidewalk
- 5' Wide Sidewalk
- Phase Boundary



Scale:
1 inch = 60 feet

JOEL J. MITCHELL
80849
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
Firm # F1443
15May23

NOT FOR RECORD

PRELIMINARY PLAN

STELLA RANCH SUBDIVISION–PHASE 3

SHEET 1

13.74 Acres of 252.76 Acres
Brazos County, Texas

SCALE:
1" = 60'

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

PREPARED AND SUBMITTED APRIL, 2025

39 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

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