

Stella Ranch

Country living, close to the city.

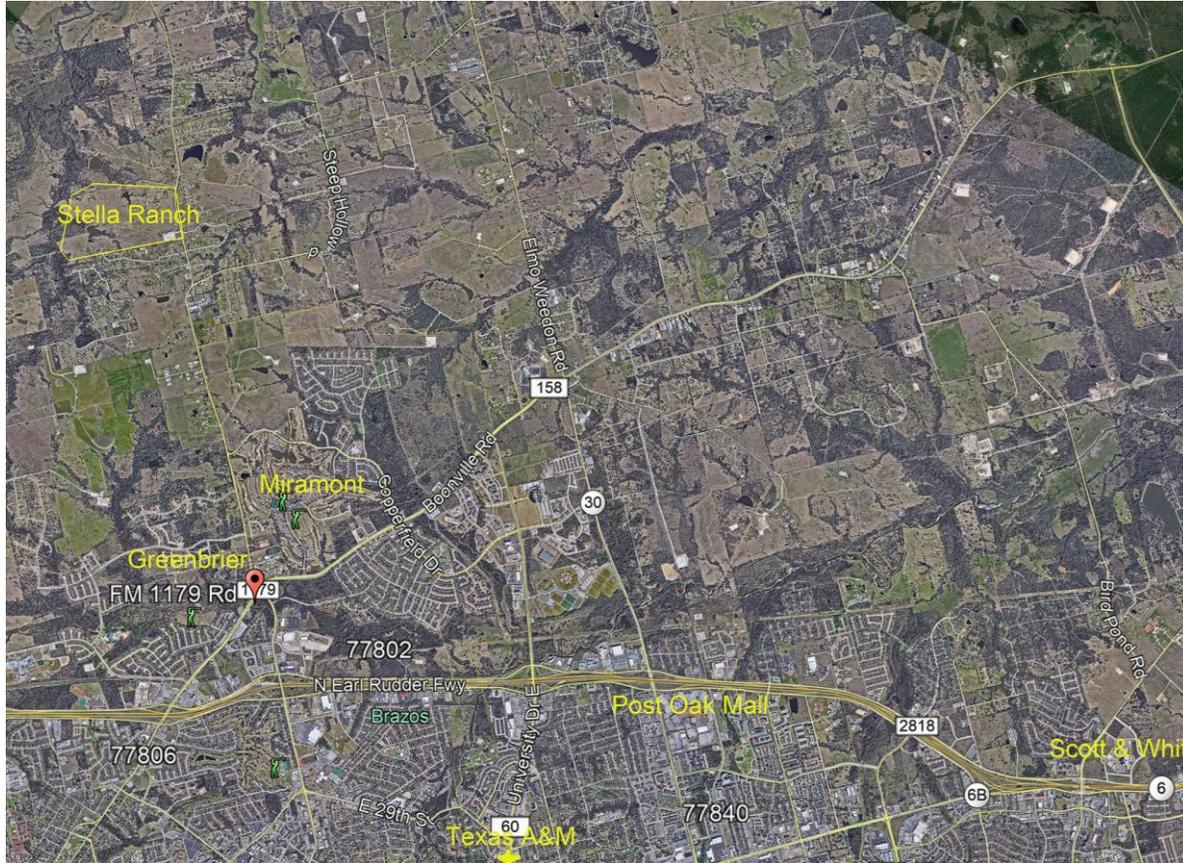
Why Stella Ranch?

This is a residential community about family.

From one generation to the next, this property will undergo a transformation from cattle ranch that provided for the hopes and dreams of the Great-Grandparents of local builders Bryan & Jennifer Reece to a place for a new generation of families to realize their hopes and dreams.

Stella Ranch honors the legacy of the matriarch of the Cargill family by using the name “Stella” to honor the great-grandmother of Bryan Cargill Reece.

The Location



Just a few minutes from the Earl Rudder Freeway and a little more than 2 miles from Greenbrier on FM 1179. Stella Ranch is still close to everything but just far enough down the road to give our residents the feel of rural living.

Plans & Partners

Currently plans for Stella Ranch include approximately 400 large lots!

The local building partners that are committed to this project believe that this property has great potential and anticipate home prices starting at \$400,000. These partners include RNL Homes, Reece Homes, Pittman Homes, Magruder Homes and Ridgewood Custom Homes. This is a great team of local builders that have proven track records and will provide the name recognition as well as their own personal marketing that will make this a successful project! Many of the builders are planning model homes that will make Stella Ranch a destination for potential home buyers.

- ❖ Parks & Green Space – What is a ranch without open spaces? The terrain and design will allow for plenty of space to roam. Maybe one of the “pocket parks” will be your thing!
- ❖ Ponds! Relax around one of the two large ponds and bring your picnic. Maybe bring a fishing rod for a place to share a good time and start the first of many fishing stories.
- ❖ Walking trails – They say that there aren’t many things better for you than a walk! Walk around the ponds or the miles of walking trails in and around the entire Stella Ranch!

The Partners

Reece Homes

Aggie owned and operated locally by
Bryan Reece '02 and Jennifer Reece '02.



The Partners

RNL Homes

Local builders Ricardo Reyna Sr.,
Ricardo Reyna Jr., Nora Reyna & Luis
Reyna.



The Partners

Ridgewood Custom Homes

Local builder Thomas Pack '04 has over 13 years of building experience.



The Partners

Pitman Custom Homes

Jimmy and his wife, Courtney, both graduated from Texas A&M in 2001. The Pitman's have deep local roots with family in College Station and a strong affiliation with Texas A&M.



The Partners

Magruder Homes

Local homebuilders Tyan and John Magruder formed Magruder Homes shortly after graduating from Texas A&M.



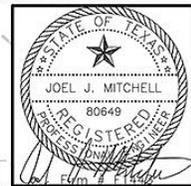
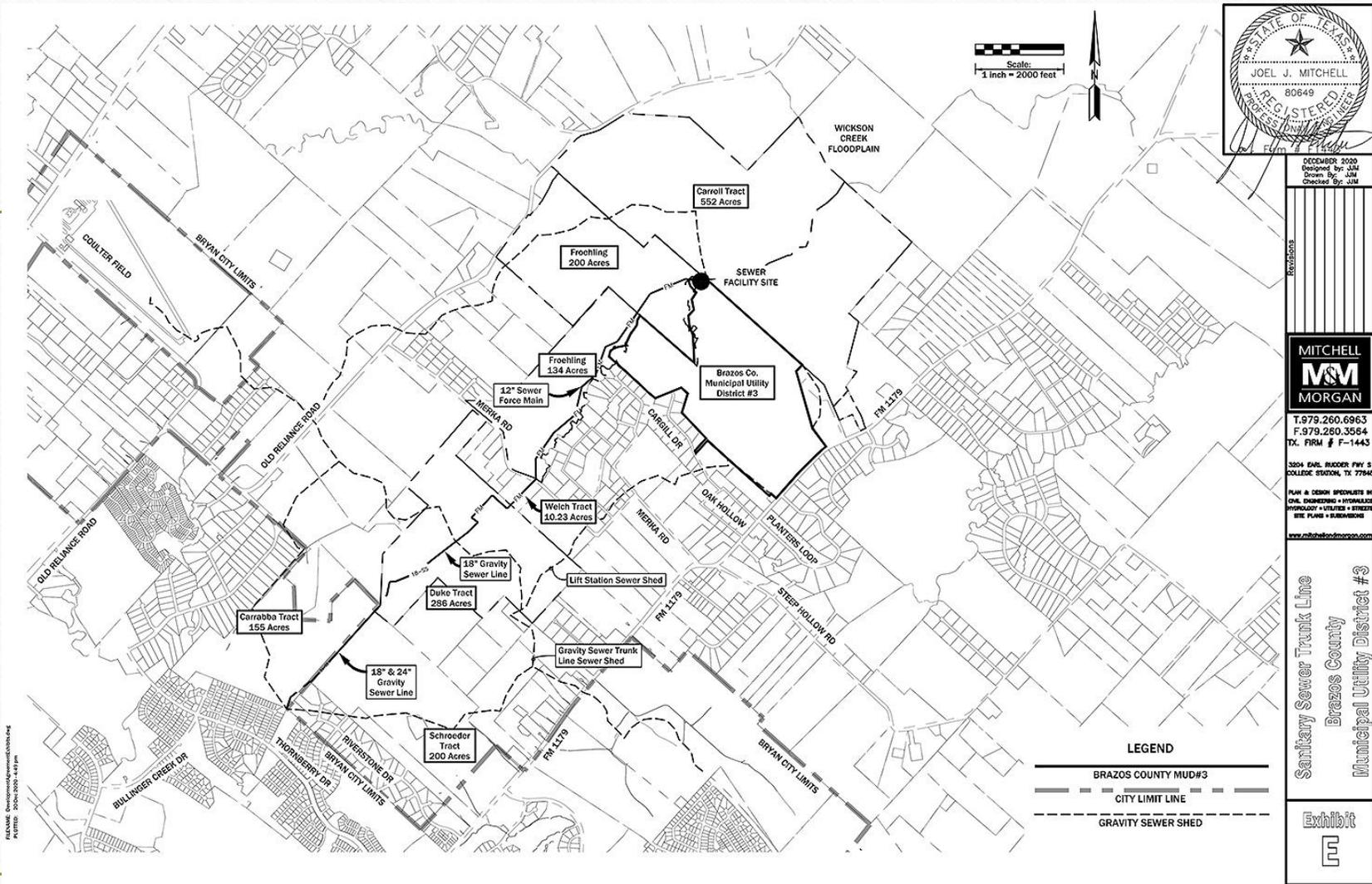
The Plan

The plan for Stella Ranch is to provide larger lots so that residents can enjoy just a little more “elbow room” without having to be on septic. The lots will be a mixture of 75’, 85’ and 95’ wide lots that are a minimum of 140’ deep.

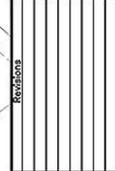
How is this going to be accomplished? We plan on being Bryan’s first Municipal Utility District! By creating a MUD and partnering with the City of Bryan, we will bring and pay for sanitary sewer from the newest phase of Austin Colony through the Schroeder, Seaback, Welch and Froehling properties to Stella Ranch.

While the Stella Ranch site includes 252 acres, the total area that could have access to this new sewer line is approximately 1,300 acres! With “OP” from the city, this is a great opportunity for development and future annexation possibilities for the City of Bryan!

A Plan for Partnership



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Sanitary Sewer Trunk Line
 Brazos County
 Municipal Utility District #3

Exhibit
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PROJECT: Sanitary Sewer Trunk Line
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Solutions, not just problems!

We need the help and vision of the city to plan ahead. Our plan is to have a completed subdivision of the scope described (using conservative estimates) completed in the next 10 to 12 years. This means approximately 400 homes, streets, HOA parks and infrastructure all built to the City of Bryan standards ready to be annexed into the city per a MUD agreement with the City of Bryan.

We have a plan to build approximately \$180,000,000 worth of residential homes.

With 400 homes at approximate assessment at \$450,000 that is about \$1.1 million dollars in city taxes alone at .62999 per \$100 in valuation per year after annexation.

BISD would receive approximately 2.2 million annually at 1.2325 per \$100 valuation.

The Development Agreement spells out with great specificity how Stella Ranch will build and maintain the infrastructure to city standards. The local partners are ready to build something that we can all be proud of!

Stella Ranch

Building Now!