

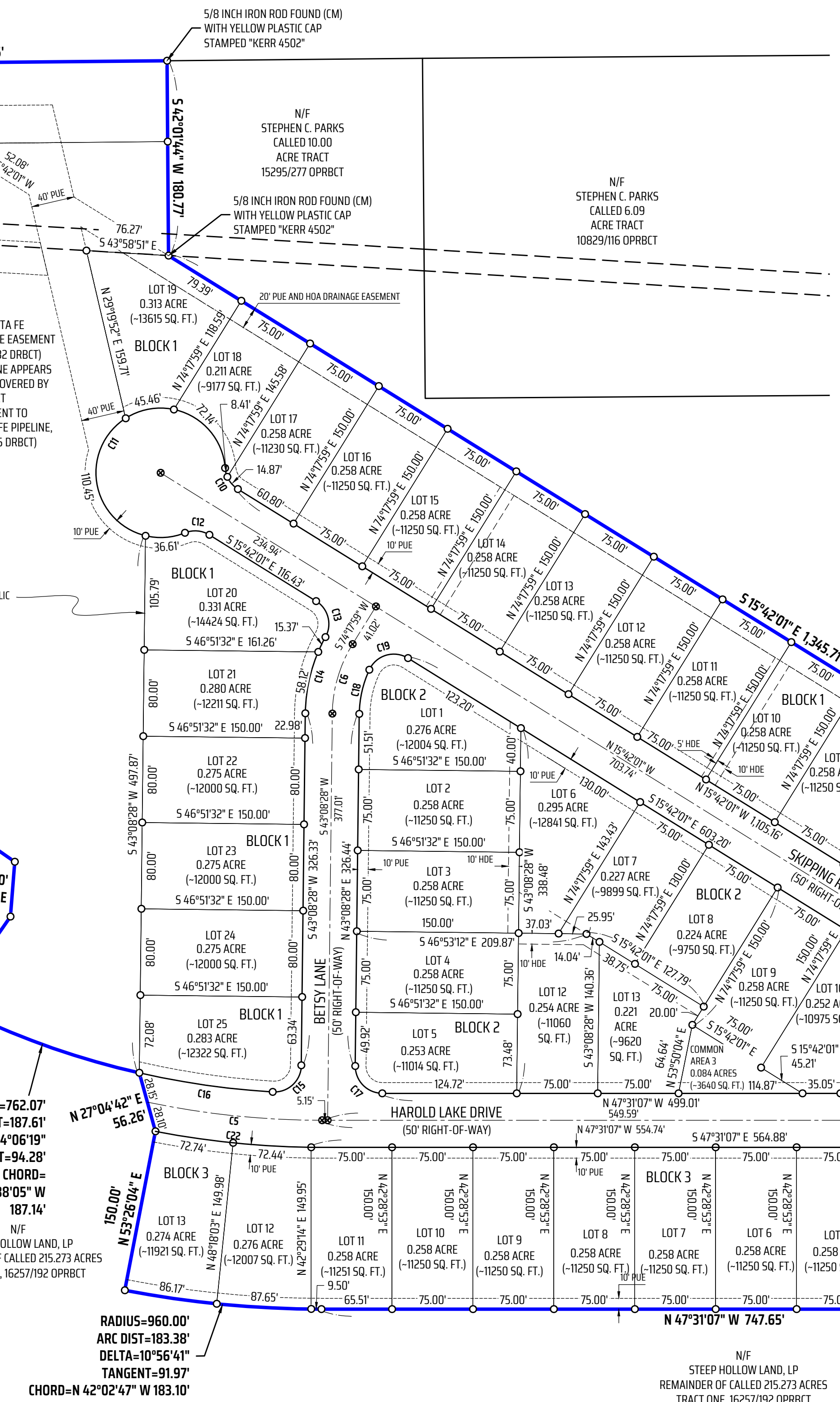
FIRST NATIONAL BANK OF HUNTSVILLE AND LORENE L. CARROLL, CO-TRUSTEES OF THE DONALD FLOYD CARROLL FAMILY TRUST CALLED 6.7 ACRE TRACT (TRACT 1) AND CALLED 221.80 ACRE TRACT (TRACT 2) 10514/254 OPRBCT

- LEGEND: DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS N/F = NOW OR FORMERLY () = RECORD INFORMATION HOE = HOA DRAINAGE EASEMENT PAE = PUBLIC ACCESS EASEMENT PRAE = PRIVATE ACCESS EASEMENT PUE = PUBLIC UTILITY EASEMENT 1/2" = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED "X" OR MAG NAIL SET FOR CENTERLINE MARKING

- GENERAL NOTES 1. BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN MONUMENT SWG A-53-W AND AS ESTABLISHED BY GPS OBSERVATION (EPOCH 2010.00). 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000105238251 (CALCULATED USING GEOID28). 3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES. 4. THIS TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) PER BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480410210E, REVISED 5-16-2012. 5. 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. 6. PLAT NOTES FROM PD-M ZONING (ORDINANCE NO. 2633): BUILDING SETBACK SHALL BE AS FOLLOWS: A. 5-FOOT (5') MINIMUM SIDE SETBACK ON ALL LOTS B. 25-FOOT (25') FRONT SETBACK ON ALL LOTS C. 20-FOOT (20') REAR SETBACK ON ALL LOTS 7. THE STELLA RANCH PARK SYSTEM AND COMMON AREA SHALL BE CONSTRUCTED BY THE DEVELOPER ON LAND DEPICTED ON THIS PLAT SHALL BE PERPETUALLY OWNED, AND MAINTAINED BY THE STELLA RANCH PROPERTY OWNER'S ASSOCIATION, BUT ACCESSIBLE TO ALL.



FIELD NOTES DESCRIPTION OF A 26.69 ACRE TRACT THOMAS M. SPLANE LEAGUE SURVEY, ABSTRACT 53 RICHARDSON PERRY LEAGUE SURVEY, ABSTRACT 44 BRAZOS COUNTY, TEXAS A FIELD NOTES DESCRIPTION OF 26.69 ACRES IN THE THOMAS M. SPLANE LEAGUE SURVEY, ABSTRACT 53, AND THE RICHARDSON PERRY LEAGUE SURVEY, ABSTRACT 44, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 26.69 ACRE TRACT DESCRIBED IN A DEED TO STELLA RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY IN VOLUME 18940, PAGE 207, AND BEING A PORTION OF A CALLED 215.273 ACRE TRACT OF LAND PREVIOUSLY DESCRIBED IN A DEED TO STEEP HOLLOW LAND, LP, RECORDED IN VOLUME 16257, PAGE 192 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 26.69 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found on the northwest right-of-way line of FM 1179 (80' wide right-of-way per TXDOT plat), for the south corner of a called 5.284 acre tract of land described in a deed to Linda Nichols, Carolyn Woods and William "Bill" Cargill, recorded in Volume 15157, Page 291 (OPRBCT) and being the most easterly south corner of said 26.69 acres; THENCE, with the northwest line of FM 1179 with a curve to the left, having a radius of 1,186.11 feet, an arc length of 192.56 feet, a delta angle of 09° 18' 06", and a chord which bears S 51° 46' 55" W, a distance of 192.35 feet to a point for corner, from which City of Bryan monument SWG A-53-W bears N 87° 37' 47" W, a distance of 14,754.13 feet;



- THENCE, with said remainder of 215.273 acres and said 26.69 acres for the following eighteen (18) courses and distances: 1) N 47° 31' 07" W, for a distance of 406.94 feet to a point for corner; 2) With a curve to the left, having a radius of 150.00 feet, an arc length of 33.54 feet, a delta angle of 12° 48' 35", and a chord which bears N 53° 55' 24" W, a distance of 33.47 feet to a point for corner; 3) N 60° 19' 42" W, for a distance of 64.45 feet; 4) With a curve to the right, having a radius of 1,040.00 feet, an arc length of 162.62 feet, a delta angle of 08° 57' 33", and a chord which bears N 55° 50' 55" W, a distance of 162.46 feet to a point for corner; 5) N 44° 01' 13" E, for a distance of 80.39 feet to a point for corner; 6) With a curve to the right, having a radius of 960.00 feet, an arc length of 72.06 feet, a delta angle of 04° 18' 03", and a chord which bears N 49° 40' 09" W, a distance of 72.05 feet to a point for corner; 7) N 47° 31' 07" W, for a distance of 747.65 feet to a point for corner; 8) With a curve to the right, having a radius of 960.00 feet, an arc length of 183.38 feet, a delta angle of 10° 56' 41", and a chord which bears N 42° 02' 47" W, a distance of 183.10 feet to a point for corner; 9) N 53° 26' 04" E, for a distance of 150.00 feet; 10) N 27° 04' 42" E, for a distance of 56.26 feet to a point for corner; 11) With a curve to the right, having a radius of 762.07 feet, an arc length of 187.61 feet, a delta angle of 14° 06' 19", and a chord which bears N 27° 38' 05" W, a distance of 187.14 feet to a point for corner; 12) N 77° 18' 36" E, for a distance of 98.93 feet to a point for corner; 13) N 46° 51' 32" E, for a distance of 51.00 feet to a point for corner; 14) N 12° 41' 24" W, for a distance of 371.68 feet to a point for corner; 15) N 55° 59' 43" E, for a distance of 169.17 feet to a point for corner; 16) N 40° 55' 52" E, for a distance of 209.89 feet to a point for corner; 17) N 44° 19' 42" E, for a distance of 77.31 feet to a point for corner; 18) N 4° 57' 23" E, for a distance of 75.00 feet to a point on the southwest line of a tract of land conveyed as Tract 1 and 2 in a deed to First National Bank of Huntsville and Lorene L. Carroll, co-trustees of the Donald Floyd Carroll Family Trust in Volume 10514, Page 254 (OPRBCT) for the north corner hereof; THENCE, with the common line of said 26.69 acres and said Carroll tract, S 48° 02' 37" E, for a distance of 410.65 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found for the north corner of a called 10.00 acre tract of land described in a deed to Stephen C. Parks, recorded in Volume 15295, Page 277 (OPRBCT); THENCE, with the common line of said 26.69 acres and said 10.00 acres for the following two (2) courses and distances: 1) S 42° 01' 44" W, a distance of 180.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found; 2) S 15° 42' 01" E, for a distance of 1,345.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found for the south corner of said 10.00 acres and being the northwest corner of said 5.284 acres; THENCE, with the northeast line of said 215.273 acres, S 35° 00' 23" E, for a distance of 522.96 feet to the POINT OF BEGINNING hereof and containing 26.69 acres, more or less. Surveyed by this professional land surveying firm and under my supervision in 2019 and 2023.

CERTIFICATION OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

APPROVAL OF THE CITY ENGINEER I, _____ THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

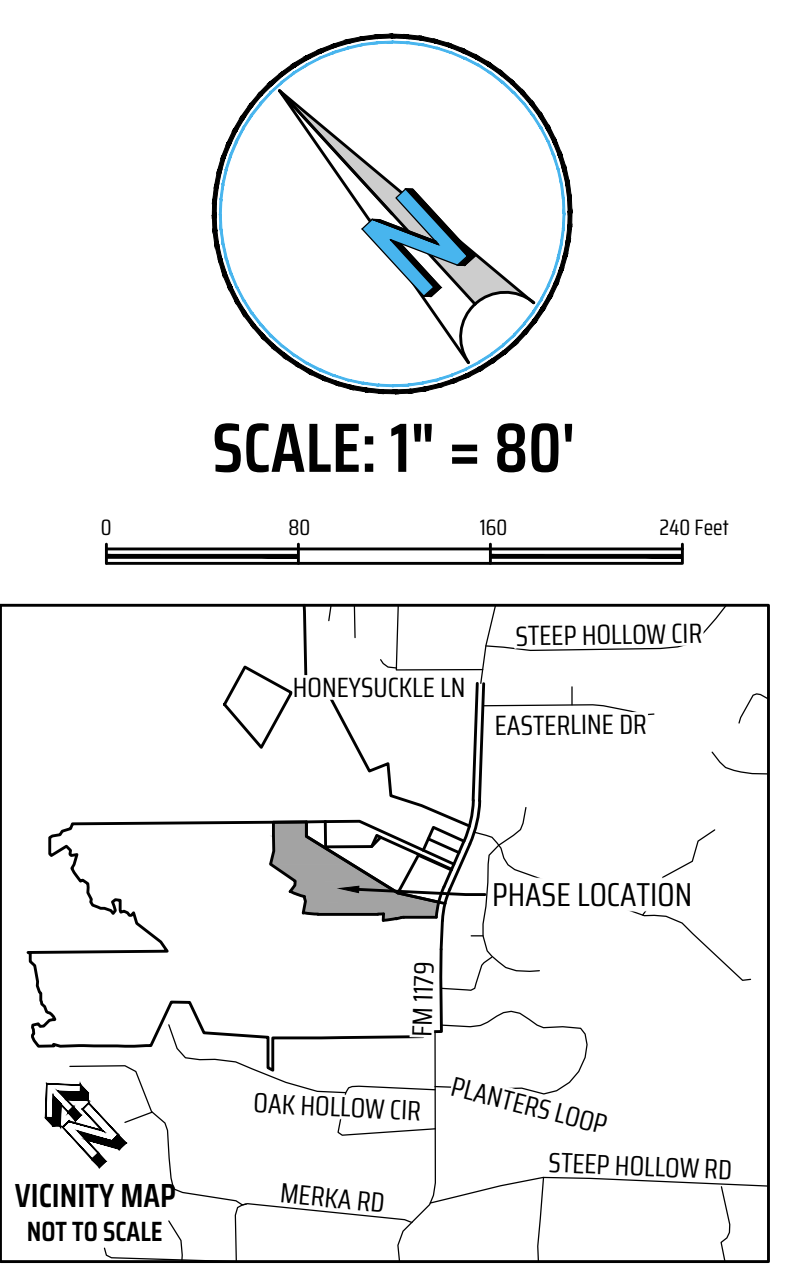
CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF _____ POSITION: _____ OF STELLA RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18940, PAGE 207, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

APPROVAL OF THE CITY PLANNER I, _____ THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

STATE OF TEXAS COUNTY OF _____ BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____. NOTARY PUBLIC, _____ COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION I, _____ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 20____ AND SAME WAS DULY APPROVED ON THE _____ DAY _____, 20____ BY SAID COMMISSION.



CERTIFICATION OF THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS COUNTY CLERK, BRAZOS COUNTY, TEXAS

Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C27 with their respective measurements.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER: STELLA RANCH, LLC A TEXAS LIMITED LIABILITY COMPANY 4007 CROSS PARK DRIVE BRYAN, TX 77802 ENGINEER: MITCHELL & MORGAN, LLP 3204 EARL RUDER FWY, S. COLLEGE STATION, TEXAS 77845-6457

FINAL PLAT OF STELLA RANCH PHASE 1 BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-13, BLOCK 3, LOTS 1-13, 1.871 ACRE COMMON AREA, 5.840 ACRES PARKLAND, 5.207 ACRES RIGHT-OF-WAY 51 LOTS—26.69 ACRE TRACT VOLUME 18940, PAGE 207 OPRBCT THOMAS M. SPLANE LEAGUE SURVEY, ABSTRACT 53 RICHARDSON PERRY LEAGUE SURVEY, ABSTRACT 44 BRYAN, BRAZOS COUNTY, TEXAS