



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	54.59'	S 49° 56' 44" E
L2	115.64'	S 47° 30' 43" E
L3	60.18'	S 16° 11' 46" W

**FIELD NOTES DESCRIPTION**  
 OF AN  
 8.581 ACRE TRACT  
 STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63  
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 8.581 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 8.574 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SOLA STELLA HOMES BRYAN, LLC RECORDED IN VOLUME 20329, PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 8.581 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF THE N. EARL RUDDER FREEWAY - STATE HIGHWAY 6 (A VARIABLE WIDTH RIGHT-OF-WAY, 275/727 DRBCT AND MULTIPLE OTHER DEEDS TO THE STATE OF TEXAS) AT THE NORTH CORNER OF SAID 8.574 ACRE TRACT, SAME BEING AN EAST CORNER OF A CITY OF BRYAN CEMETERY TRACT, FROM WHICH A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS N 49° 56' 44" W, A DISTANCE OF 1,947.90 FEET AND THE CITY OF BRYAN MONUMENT GPS-16 BEARS N 61° 30' 11" E, A DISTANCE OF 5,053.62 FEET;

THENCE, WITH THE SOUTHWEST LINE OF THE N. EARL RUDDER FREEWAY, SAME BEING THE NORTHEAST LINE OF SAID 8.574 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S 49° 56' 44" E, A DISTANCE OF 54.59 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR AN ANGLE POINT IN SAID LINE, FROM WHICH A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS S 49° 56' 44" E, A DISTANCE OF 1.17 FEET;
- 2) S 38° 45' 22" E, A DISTANCE OF 389.95 FEET TO A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER FOUND FOR AN ANGLE POINT IN SAID LINE;
- 3) S 31° 23' 00" E, A DISTANCE OF 1,028.17 FEET TO A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER FOUND FOR AN ANGLE POINT IN SAID LINE, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS N 75° 07' 58" W, A DISTANCE OF 0.49 FEET;
- 4) S 47° 30' 43" E, A DISTANCE OF 115.64 FEET TO A POINT FOR CORNER FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS N 85° 07' 10" W, A DISTANCE OF 0.42 FEET; AND
- 5) S 16° 11' 46" W, A DISTANCE OF 60.18 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE EAST CORNER OF BLOCK 'B' OF THE FIRST INSTALLMENT OF EAST PARK ADDITION FILED IN VOLUME 273, PAGE 329 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), THE SOUTH CORNER OF SAID 8.574 ACRE TRACT AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF SAID FIRST INSTALLMENT OF EAST PARK ADDITION, SAME BEING THE SOUTHWEST LINE OF SAID 8.574 ACRE TRACT, N 48° 03' 26" W, FOR A DISTANCE OF 1,554.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF SAID CEMETERY TRACT, AT THE NORTH CORNER OF LOT 4, BLOCK 10 OF SAID EAST PARK ADDITION, THE WEST CORNER OF SAID 8.574 ACRE TRACT AND THE WEST CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE SOUTH CORNER OF SAID CEMETERY TRACT AND THE WEST CORNER OF SAID LOT 4 BEARS S 40° 18' 19" W, A DISTANCE OF 61.20 FEET;

THENCE, WITH THE COMMON LINE OF SAID 8.574 ACRE TRACT AND SAID CEMETERY TRACT, N 40° 18' 19" E, FOR A DISTANCE OF 411.70 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 8.581 ACRES, MORE OR LESS.

FINAL PLAT  
 OF  
**CEDAR BREAKS**

LOT 1, BLOCK 1  
 8.581 ACRES  
 VOLUME 20329, PAGE 53 OPRBCT  
 STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63  
 BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY 2026

<b>OWNER/DEVELOPER</b> SOLA STELLA HOMES BRYAN, LLC 310 SSE LOOP 323 TYLER, TX 77702 (903) 596-7333	<b>ENGINEER</b> CENTER POLE ENGINEERING, LLC BRYAN, TX 77802 (979) 213-6971 TBPELS F-23601 INFO@CENTERPOLEENGINEERING.COM	<b>SURVEYOR</b> KERR SURVEYING, LLC 1718 BRIARCREST DR BRYAN, TX 77802 (979) 268-3195 TBPELS F-10018500 SURVEYS@KERRSURVEYING.NET PROJECT 25-1577
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PRELIMINARY PLAN  
 FOR REVIEW  
 PURPOSES ONLY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, SOLA STELLA HOMES BRYAN, LLC, THE OWNERS AND DEVELOPERS 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 20329, PAGE 53, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

\_\_\_\_\_  
TIMOTHY REGINALD JONES, PRESIDENT

STATE OF TEXAS  
COUNTY OF BRAZOS

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 HE EXECUTED THE SAME FOR THE PURPOSE STATED. GIVEN UNDER MY HAND AND SEAL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PUBLIC 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.

\_\_\_\_\_  
MICHAEL KONETSKI, RPLS NO. 6531

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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\_\_\_\_.

\_\_\_\_\_  
CITY PLANNER, BRYAN, TEXAS

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\_\_\_\_.

\_\_\_\_\_  
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

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

\_\_\_\_\_  
CHAIR, PLANNING AND ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000115697587 (CALCULATED USING GEOD12B).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).
5. PIPELINE EASEMENT TO HUMBLE PIPE LINE (48/563 DRBCT) DOES AFFECT TO THIS TRACT, ALTHOUGH THE PIPELINE COVERED BY THIS EASEMENT DOES NOT CROSS THIS TRACT.
6. EASEMENT TO LONE STAR GAS (102/62 DRBCT) DOES AFFECT THIS TRACT AS PARTIALLY RELEASED (605/523 ORBCT) AND SHOWN HEREON.
7. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
8. ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
9. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS, AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
10. 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.
11. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0205F, REVISED DATE: 4/02/2014.
12. 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS.
13. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
14. THIS PROPERTY IS ZONED COMMERCIAL (C-3).

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- NEIGHBORING PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- DRBCT DEED 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
- PROPERTY CORNER – ALL CORNERS ARE 1/2 IRON ROD SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' UNLESS OTHERWISE NOTED

FINAL PLAT  
OF  
**CEDAR BREAKS**  
LOT 1, BLOCK 1  
8.581 ACRES  
VOLUME 20329, PAGE 53 OPRBCT  
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SHEET 2 OF 2

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