

A FIELD NOTES DESCRIPTION OF 9.115 ACRES IN THE THOMAS M. SPLANE LEAGUE SURVEY, ABSTRACT 53 AND THE RICHARDSON PERRY LEAGUE SURVEY, ABSTRACT 44, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 215.273 ACRE TRACT AND A PORTION OF THE REMAINDER OF A CALLED 27.37 ACRES, BOTH DESCRIBED IN A DEED TO STEEP HOLLOW LAND, LP RECORDED IN VOLUME 16207, PAGE 192 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 9.115 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in the southwest right-of-way line of Stella Ranch Boulevard (variable width right-of-way per TXDOT plans) being the north corner hereof, from which the City of Bryan Monument GPS-30 bears S 12° 10' 12" E, a distance of 5,659.24 feet;

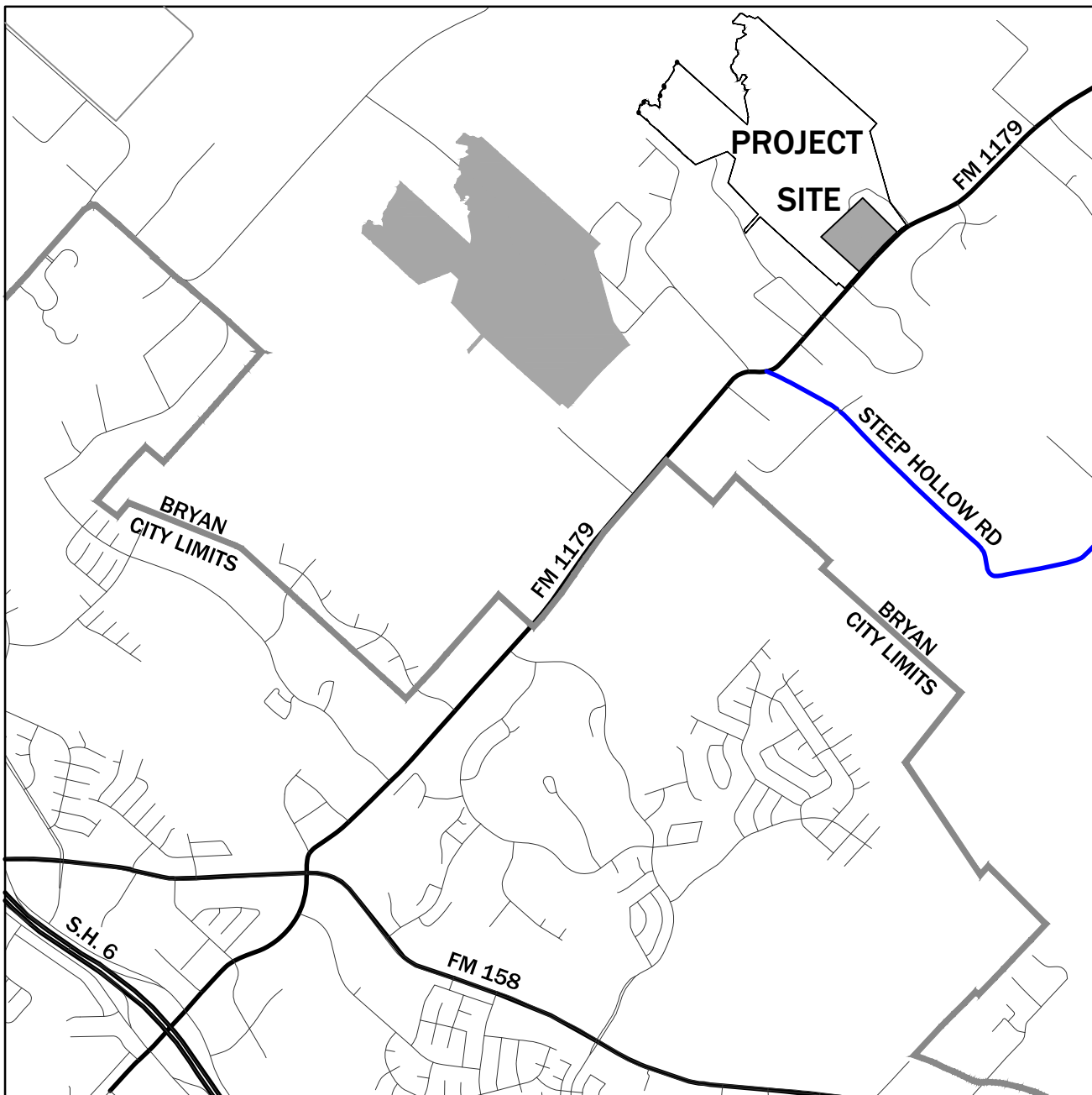
- THENCE, with the southwest right-of-way line of Stella Ranch Boulevard, the following four (4) courses and distances:
1. with a curve to the right, having a radius of 150.00 feet, an arc length of 16.96 feet, a delta angle of 06° 28' 45", and a chord which bears S 50° 45' 29" E, a distance of 16.95 feet, to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
 2. S 47° 31' 07" E, for a distance of 59.90 feet to an "X" found in concrete;
 3. S 46° 44' 41" E, for a distance of 148.06 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found; and
 4. S 47° 31' 07" E, for a distance of 198.83 feet to a point for corner in a rip rap lying in the northwest right-of-way line of Farm to Market Road 1179 (80 foot right-of-way per TXDOT plans) at the south corner of Stella Ranch Subdivision Phase 1 filed in Volume 20132, Page 59 (OPRBCT) being the east corner hereof.

THENCE, with the southeast lines of said remainder of 215.273 acres and said 27.37 acres, and along the northwest right-of-way line of Farm to Market Road 1179, the following four (4) courses and distances:

1. with a curve to the left, having a radius of 1186.11 feet, an arc length of 38.35 feet, a delta angle of 01° 51' 09", and a chord which bears S 46° 06' 28" W, a distance of 38.35 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found;
2. S 45° 10' 54" W, for a distance of 357.26 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found;
3. with a curve to the left, having a radius of 5765.44 feet, an arc length of 352.40 feet, a delta angle of 03° 30' 08", and a chord which bears S 43° 25' 53" W, a distance of 352.35 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found; and
4. S 41° 40' 54" W, for a distance of 198.74 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in said southeast line of 27.37 acres and in the northwest right-of-way line of Farm to Market Road 1179 being the south corner hereof;

THENCE, through said remainder of 27.37 acres and said 215.273 acres, the following six (6) courses and distances:

1. S 87° 04' 54" W, for a distance of 35.11 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
2. N 47° 31' 07" W, for a distance of 395.28 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
3. N 42° 20' 25" E, for a distance of 288.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
4. N 48° 14' 45" E, for a distance of 251.21 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
5. N 45° 05' 27" E, for a distance of 200.21 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set; and
6. N 38° 47' 53" E, for a distance of 234.73 feet to a to the POINT OF BEGINNING hereof and containing 9.115 acres, more or less. Surveyed on the ground under my supervision.

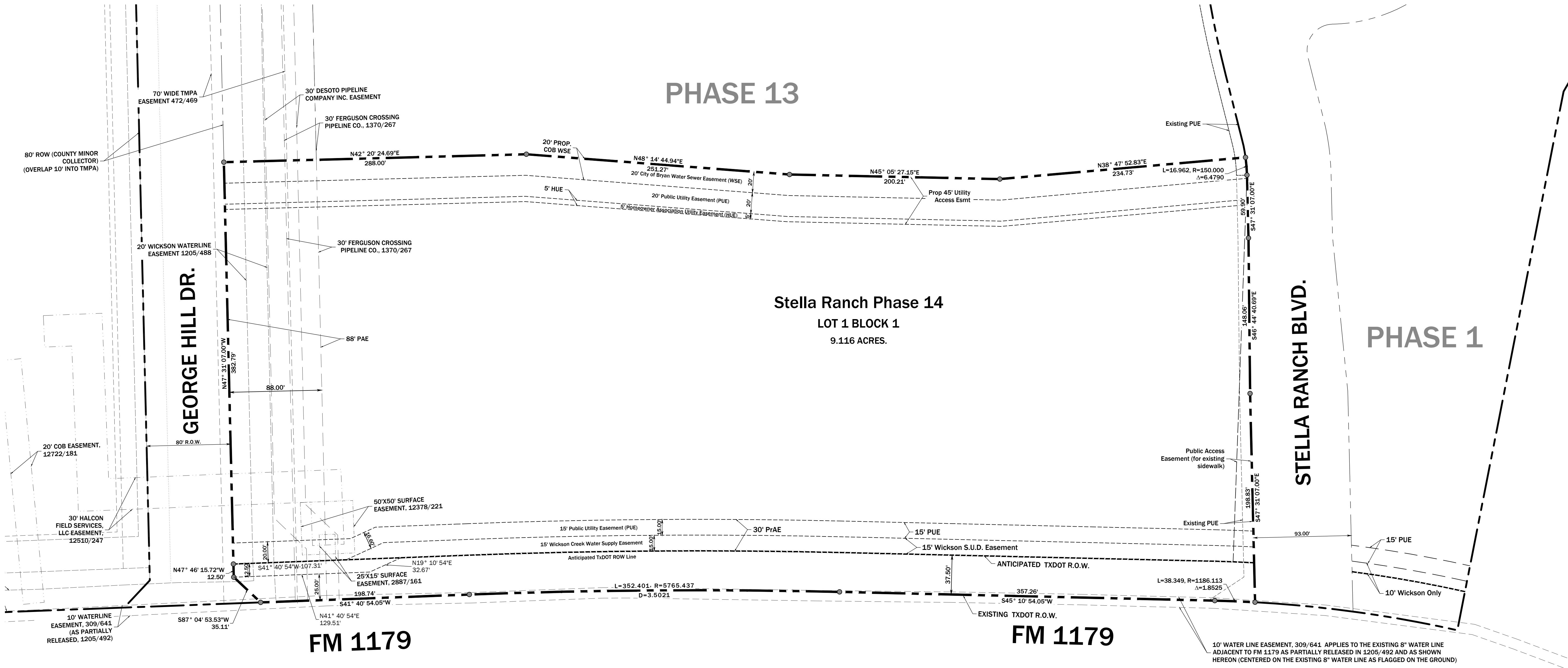


VICINITY MAP
1"=3000'

PHASE 13

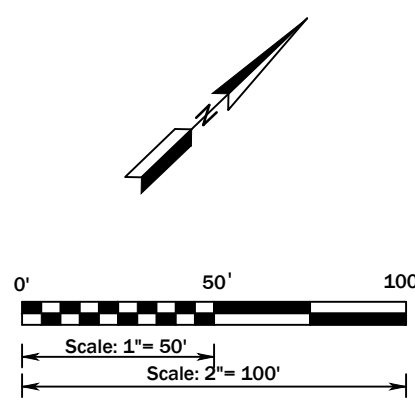
Stella Ranch Phase 14 LOT 1 BLOCK 1 9.116 ACRES.

PHASE 1



General Notes:

1. Bearing system shown hereon is NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinate of the City of Bryan Monument SWC 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 1.00011606538251 (calculated using Geoid12B.)
3. (CM) Indicates controlling monuments 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. 48041C0210E, 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. PD-M zoning per ordinance No. 2633 applies to this tract.
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 the public.
8. This survey Plat has been updated to reflect the Title Commitment prepared by University Title Company, GF No. 197471F, Effective Date: 05-12-2019. Items listed on schedule B are addressed as follows:
 - 10: Blanket easement to City of Bryan, 98/363, does apply to this tract.
 - 10: Easement Wickson Water Supply Corp., 309/641, applies to the existing 8" water line adjacent to FM 1179 as partially released in 1205/492 and shown approximately hereon.
 - 10: Blanket Easement to Santa Fe Pipeline Co., 287/435, does apply to this tract as shown hereon.
 - 10m: 20' wide easement to Santa Fe Pipeline Co., 308/482, does apply as shown hereon (called to be 10' on each side of pipeline as installed.)
 - 10n: Blanket Easement to City of Bryan, 356/628 DRBCT, does not apply to this tract.
 - 10c: Blanket Easement to City of Bryan, 371/147 DRBCT, does not apply to this tract.
 - 10p: Easements awarded in judgement to TMPA, 472/473, do not apply to this tract.
 - 10q: Blanket Easements to Wickson Creek SUD, 1205/488, does apply to this tract.
 - 10r: Blanket Easement to Wickson Creek SUD 1205/492, does apply to this tract.
 - 10s: Easement to Ferguson Crossing Pipeline Co., 1370/265, does not cross this tract.
 - 10t: Easement to Desoto Pipeline Co., 2919/203, does not cross this tract.
- All other items are not survey items and/or are not addressed by this plat. This survey Plat was prepared to also reflect the nothing further certificate issued by University Title Company, GF No. 2403047CS, Effective Date: 1/1/2024. Items listed are addressed as follows: (15693/201 OPRBCT) Boundary-Line agreement does not apply to this tract. All other items are not survey items and/or are not addressed by this plat.



LEGEND

PUE = Public Utility Easement
PAE = Public Access Easement
HUE = HomeOwners Utility Easement

LEGEND:
DRBCT=DEED RECORDS TO BRAZOS COUNTY, TEXAS
OPRBCT= OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXT
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
N/F = NOW OR FORMERLY
(*)= RECORD INFORMATION
HDE = HOA DRAINAGE EASEMENT
PAE= PUBLIC ACCESS EASEMENT
PRAE= PRIVATE ACCESS EASEMENT
WSAE= PROPOSED CITY OF BRYAN WATER AND SEWER EASEMENT
EASEMENT
PUE = PUBLIC UTILITY EASEMENT

○ =1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.

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⊗ = "X" OR MAG NAIL SET FOR CENTERLINE MARKING.

FINAL PLAT STELLA RANCH PHASE 14 LOT 1 BLOCK 1 9.116 ACRES COMMON AREA

SCALE: 1"=60'

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

MASTER PLAN
PREPARED ON
MAY 2025