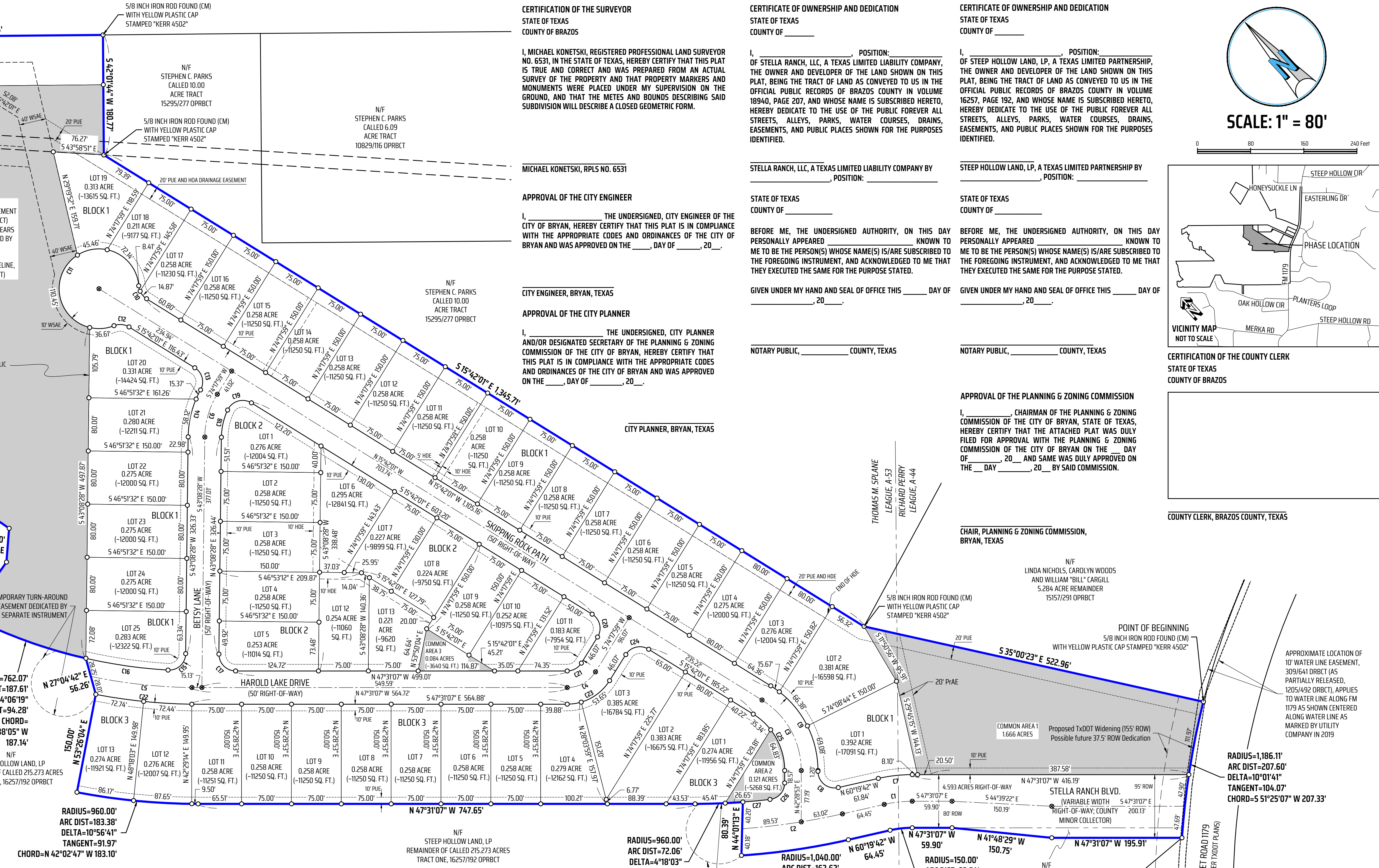


FIRST NATIONAL BANK OF HUNTSVILLE AND LORENE L. CARROLL, CO-TRUSTEES OF THE DONALD FLOYD CARROLL FAMILY TRUST CALLED 6.7 ACRE TRACT (TRACT 1) AND CALLED 221.80 ACRE TRACT (TRACT 2) 10514/254 OPRBCT

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 WSE = PROPOSED CITY OF BRYAN WATER AND SEWER EASEMENT WSAE = PROPOSED CITY OF BRYAN WATER AND SEWER AND ACCESS EASEMENT PUE = PUBLIC UTILITY EASEMENT = 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 1.000106536251 (CALCULATED USING GEOID20). 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. PD-M ZONING (ORDINANCE NO. 2633) STATES 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 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: 10j: BLANKET EASEMENT TO CITY OF BRYAN, 98/363, DOES APPLY TO THIS TRACT 10k: EASEMENT TO WIXON WATER SUPPLY CORP., 309/641, APPLIES TO THE EXISTING 8" WATER LINE ADJACENT TO FM 1179 AS PARTIALLY RELEASED IN 1205/492 AND AS SHOWN APPROXIMATELY HEREON 10l: 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 10o: BLANKET EASEMENT TO CITY OF BRYAN, 371/47 DRBCT, DOES NOT APPLY TO THIS TRACT 10p: EASEMENTS AWARDED IN JUDGEMENT TO TMPA, 472/473, DO NOT APPLY TO THIS TRACT 10q: BLANKET EASEMENT 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 NOTING FURTHER CERTIFICATE ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 2403047C5, 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. 9. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.



FIELD NOTES DESCRIPTION OF A 26.78 ACRE TRACT THOMAS M. SPLANE LEAGUE SURVEY, ABSTRACT 53 RICHARDSON PERRY LEAGUE SURVEY, ABSTRACT 44 BRAZOS COUNTY, TEXAS A FIELD NOTES DESCRIPTION OF 26.78 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 A PORTION OF THE REMAINDER A CALLED 215.273 ACRE TRACT OF LAND 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 26.78 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 207.60 FEET, A DELTA ANGLE OF 10° 01' 41", AND A CHORD WHICH BEARS S 5° 15' 07" W, A DISTANCE OF 207.33 FEET TO A POINT FOR CORNER, FROM WHICH CITY OF BRYAN MONUMENT SWG A-53-W BEARS N 87° 35' 16" W, A DISTANCE OF 14,743.61 FEET;

THENCE, THROUGH SAID REMAINDER OF 215.273 ACRES FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N 47° 31' 07" W, FOR A DISTANCE OF 195.91 FEET TO AN ANGLE POINT; 2) N 41° 48' 29" W, FOR A DISTANCE OF 150.75 FEET TO A POINT IN THE COMMON LINE OF SAID 26.69 ACRE TRACT AND SAID REMAINDER OF 215.273 ACRES; THENCE, WITH SAID 26.69 ACRES FOR THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES: 1) N 47° 31' 07" W, FOR A DISTANCE OF 59.90 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 21° 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 41° 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, 5 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, FOR 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 26.69 ACRES, S 35° 00' 23" E, FOR A DISTANCE OF 522.96 FEET TO THE POINT OF BEGINNING hereof and containing 26.78 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. MICHAEL KONETSKI, RPLS NO. 6531 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__.

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__.

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. STELLA RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY BY POSITION: _____ 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__.

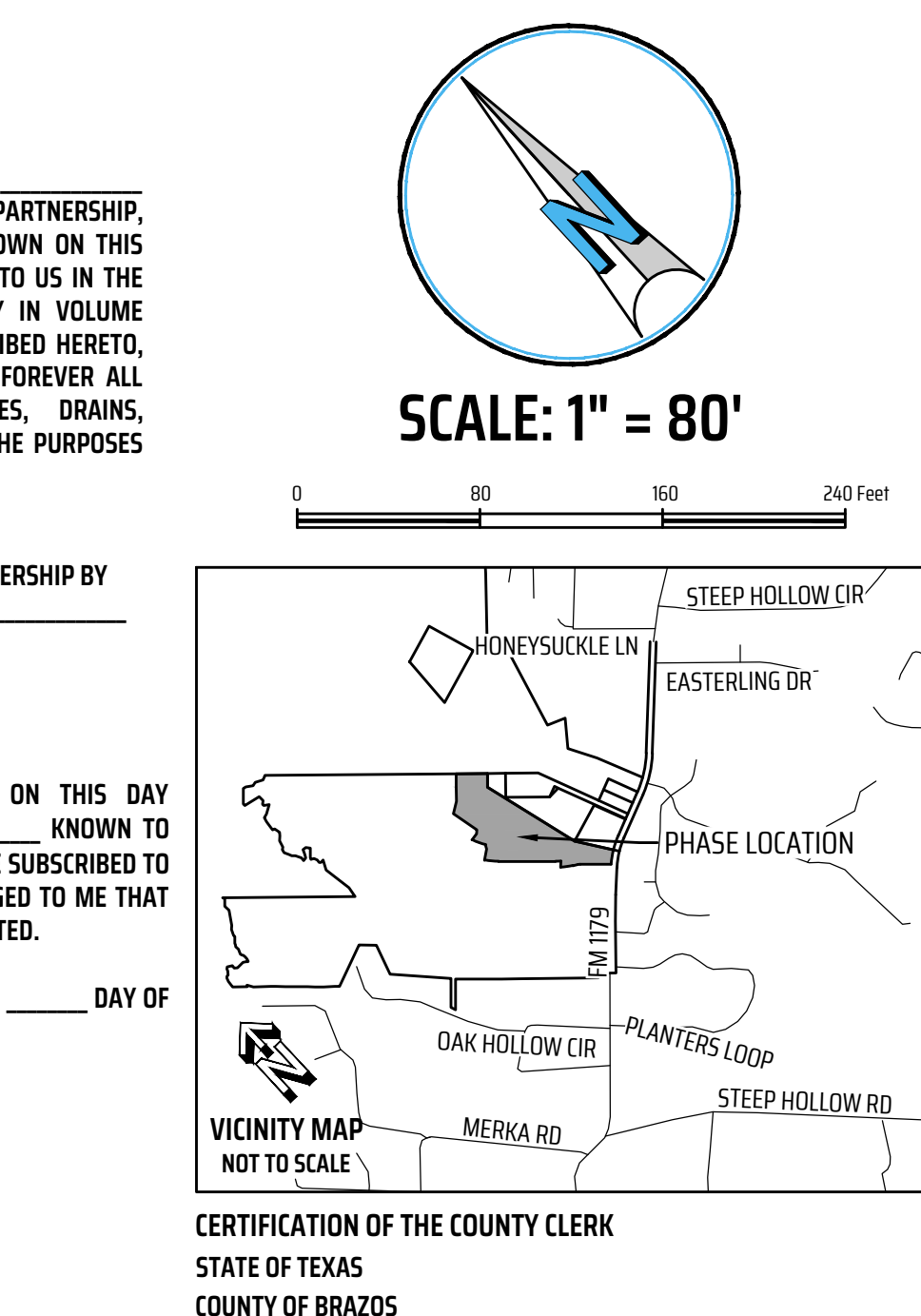
APPROVAL OF THE PLANNING & ZONING COMMISSION I, _____ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 20__ AND SAME WAS DULY APPROVED ON THE _____ DAY _____, 20__ BY SAID COMMISSION. CHAIR, PLANNING & ZONING COMMISSION, BRYAN, TEXAS N/F LINDA NICHOLS, CAROLYN WOODS AND WILLIAM "BILL" CARGILL 5.284 ACRE REMAINDER 15157/291 OPRBCT

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF _____ POSITION: _____ OF STEEP HOLLOW LAND, LP, A TEXAS LIMITED PARTNERSHIP, 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 16257, PAGE 192, 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. STEEP HOLLOW LAND, LP, A TEXAS LIMITED PARTNERSHIP BY POSITION: _____ 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__.

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. CHAIR, PLANNING & ZONING COMMISSION, BRYAN, TEXAS N/F LINDA NICHOLS, CAROLYN WOODS AND WILLIAM "BILL" CARGILL 5.284 ACRE REMAINDER 15157/291 OPRBCT

Table with 7 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains curve data for the survey.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. STELLA RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY 4007 CROSS PARK DRIVE BRYAN, TX 77802 STEEP HOLLOW LAND, LP TEXAS LIMITED PARTNERSHIP 4007 CROSS PARK DRIVE BRYAN, TX 77802 ENGINEER: MITCHELL G. MORGAN, LLP 3204 EARL RUDER FWY, S. COLLEGE STATION, TEXAS 77845-6457



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

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, 5.300 Acres Right-of-Way. 51 Lots - 26.78 Acre Tract. Being all of a called 26.69 acre tract, volume 18940, page 207 OPRBCT and a portion of the remainder of a called 215.273 acre "TRACT ONE" volume 16257, page 192 OPRBCT. THOMAS M. SPLANE LEAGUE SURVEY, A-53; RICHARDSON PERRY LEAGUE SURVEY, A-44 BRAZOS COUNTY, TEXAS. SCALE: 1" = 80 FEET. SURVEY DATE: 2019 & 2023 | PLAT DATE: 02-21-2024. JOB #: 24-030 | CAD NAME: 24-030 StellaRanch Ph1 PP. POINT FILE: 19-096-ALL (crl); 23-673. DRAWN BY: TIF CHECKED BY: MK. PREPARED BY: KERR SURVEYING, LLC. TPBELS FIRM#10018500. 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803. PHONE: (979) 268-3195. SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM