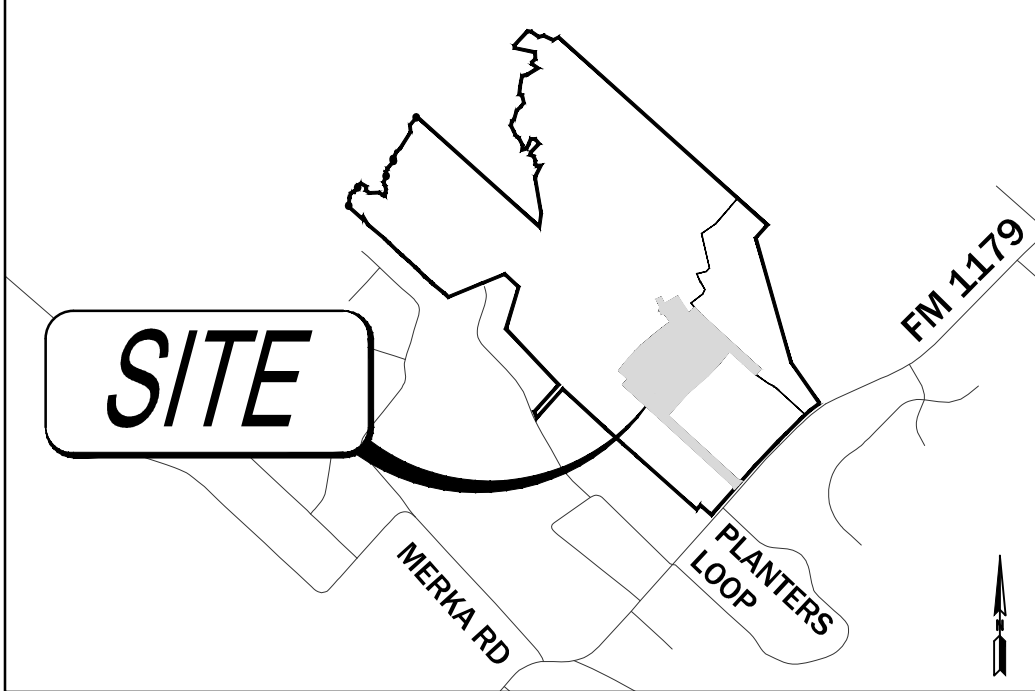


- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN MONUMENT SWG A-53-W AND AS ESTABLISHED BY GPS OBSERVATION (EPOCH 2010.00).
 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMMONED SCALE FACTOR OF 1.0001606538251 (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. 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 (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:
 - 10i: BLANKET EASEMENT TO CITY OF BRYAN, 98/363, DOES APPLY TO THIS TRACT
 - 10k: EASEMENT TO WIXSON 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 TMAP, 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
 9. ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 10. 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.
 11. A HOMEOWNERS' 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.



VICINITY MAP
N.T.S.

- LEGEND:
- 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/E = NOW OR FORMERLY
 - (/)= RECORD INFORMATION
 - HDE = HOA DRAINAGE EASEMENT
 - PAE= PUBLIC ACCESS EASEMENT
 - PAE= 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" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.
- = 1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.
- ⊙ = "X" OR MAG NAIL SET FOR CENTERLINE MARKING.

SHEET 1 of 2

FINAL PLAT

STELLA RANCH PHASE 2

BLOCK 4, LOTS 1-11, BLOCK 5, LOTS 1-20, BLOCK 6 LOTS 1-3, BLOCK 7, LOTS 1-7, 3.252 ACRE COMMON AREA, 7.351 ACRES RIGHT-OF-WAY
41 LOTS - 22.339 ACRES

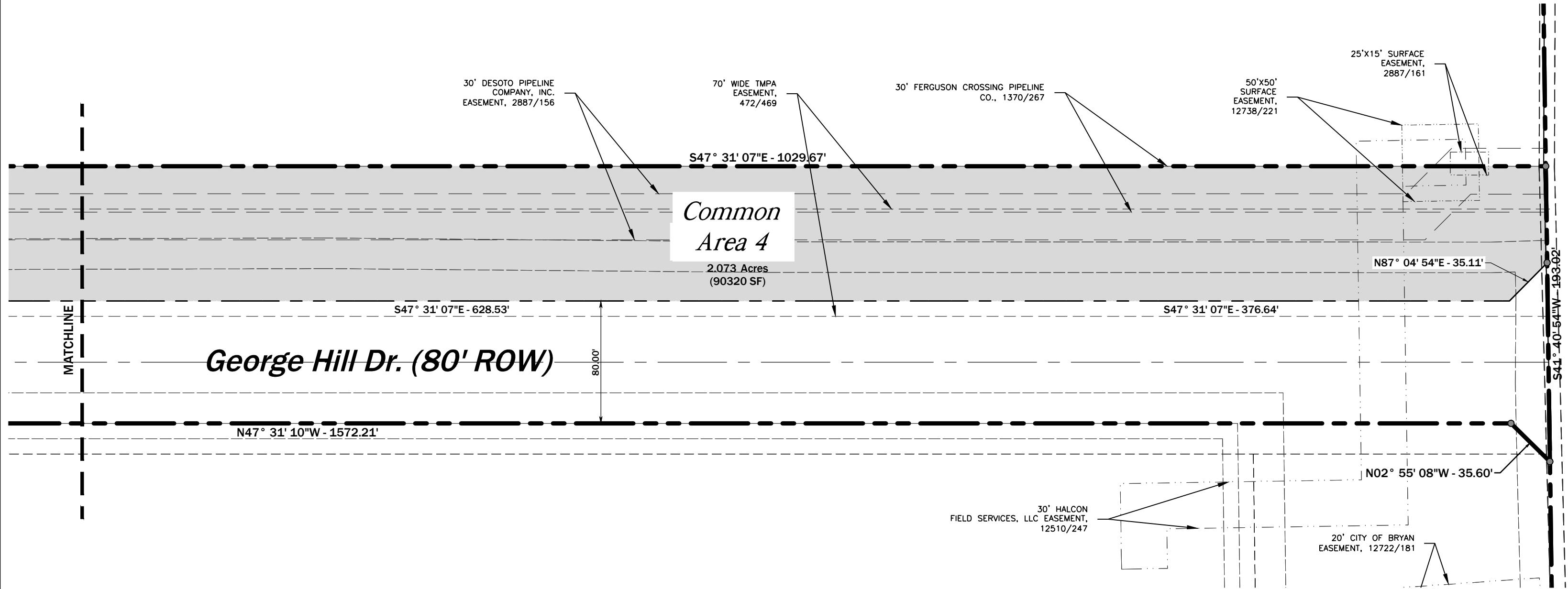
Brazos County, Texas
RICHARD PERRY LEAGUE, A-44
THOMAS M. SPLANE LEAGUE, A-53
BRAZOS COUNTY, TEXAS

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



FM 1179

- LEGEND:
DRBCT=DEED RECORDS TO BRAZOS COUNTY, TEXAS
OPRBCT= OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXT
N/F = NOW OR FORMERLY
(-)= RECORD INFORMATION
HDE = HOA DRAINAGE EASEMENT
PAE = PUBLIC ACCESS EASEMENT
PIAE= PRIVATE ACCESS EASEMENT
WSE= PROPOSED CITY OF BRYAN WATER AND SEWER EASEMENT
WSAE = PROPOSED CITY OF BRYAN WATER AND SEWER AND ACCESS EASEMENT
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- =1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.
- =1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.
- ⊗ ="X" OR MAG NAIL SET FOR CENTERLINE MARKING.

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____.

CITY ENGINEER, BRYAN, TEXAS

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____.

CITY PLANNER, BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF _____
I, _____, 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 39940, 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: _____

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

CHAIR, PLANNING & ZONING COMMISSION, BRYAN, TEXAS

FIELD NOTES DESCRIPTION
OF
22.34 ACRE TRACT
THOMAS M. SPLANE LEAGUE SURVEY, ABSTRACT 53
RICHARDSON PERRY LEAGUE SURVEY, ABSTRACT 44
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 22.34 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 A CALLED 27.37 ACRE TRACT BOTH DESCRIBED IN A DEED TO STEEP HOLLOW LAND, LP IN VOLUME 16257, PAGE 192 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 22.34 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (all 1/2 inch iron rods found with blue plastic caps stamped "KERR SURVEYING" unless otherwise noted) marking a west corner of the end of platted right-of-way of Stella Ranch Boulevard (variable width right-of-way) depicted on the plat of Stella Ranch Phase 1 filed in Volume 20132, Page 59 (OPRBCT);

THENCE, through said remainder of 215.273 acre tract and said 27.37 acre tract for the following eight (8) courses and distances:

- 1) With a curve to the right having a radius of 1,040.00 feet, an arc length of 69.89 feet, a delta angle of 03° 51' 01", and a chord which bears N 49° 26' 38" W a distance of 69.88 feet;
- 2) N 47° 31' 07" W a distance of 294.80 feet;
- 3) S 39° 32' 05" W a distance of 192.26 feet;
- 4) S 44° 18' 59" W a distance of 153.72 feet;
- 5) S 48° 46' 41" W a distance of 121.33 feet;
- 6) S 49° 22' 10" W a distance of 151.09 feet;
- 7) S 42° 00' 32" W a distance of 225.01 feet;
- 8) S 47° 31' 07" E crossing the southeast line of said Thomas M. Splane League Survey, Abstract 53 and the northwest line of said Richard Perry League Survey, Abstract 44, a distance of 1,029.67 feet to a point on the northwest right-of-way of Farm to Market Road No. 1179 (80 foot wide right-of-way per TXDOT plans) and on the southeast line of said 27.37 acre tract; from which a 5/8 inch iron rod found with yellow plastic cap stamped "KERR 4502" bears N 41° 40' 54" E a distance of 135.73 feet;

THENCE, with said northwest right-of-way of FM 1179 and with said southeast line of 27.37 acre tract, S 41° 40' 54" W a distance of 193.02 feet to a point on said right-of-way, from which a 6 inch treated fence corner post found on said right-of-way bears S 41° 40' 54" W a distance of 351.01 feet; also for reference the City of Bryan monument GPS-30 bears S 19° 58' 34" E a distance of 4,751.20 feet;

THENCE, continuing through said 27.37 acre tract and said remainder of 215.273 acre tract for the following twenty one (21) courses and distances:

- 1) N 02° 55' 08" W a distance of 35.60 feet;
- 2) N 47° 31' 10" W crossing said northwest line of the Richard Perry League Survey, Abstract 44 and said southeast line of the Thomas M. Splane League Survey, Abstract 53, a distance of 1,572.21 feet;
- 3) N 42° 28' 50" E a distance of 80.02 feet;
- 4) N 47° 31' 07" W a distance of 122.37 feet;
- 5) N 38° 29' 28" E a distance of 88.21 feet;
- 6) N 39° 39' 14" E a distance of 90.11 feet;
- 7) N 42° 51' 52" E a distance of 90.08 feet;
- 8) N 45° 29' 48" E a distance of 90.05 feet;
- 9) N 50° 15' 51" E a distance of 181.67 feet;
- 10) N 50° 40' 08" E a distance of 90.93 feet;
- 11) N 53° 38' 50" E a distance of 110.36 feet;
- 12) with a non-tangent curve to the right having a radius of 1,250.00 feet, an arc length of 96.64 feet, a delta angle of 04° 25' 46", and a chord which bears N 35° 50' 03" W a distance of 96.61 feet;
- 13) with a reverse curve to the left having a radius of 25.00 feet, an arc length of 38.34 feet, a delta angle of 87° 51' 52", and a chord which bears N 77° 33' 06" W a distance of 34.69 feet;
- 14) N 31° 15' 36" W a distance of 50.00 feet;
- 15) with a non-tangent curve to the left having a radius of 25.00 feet, an arc length of 38.24 feet, a delta angle of 87° 38' 26", and a chord which bears N 14° 41' 45" E a distance of 34.62 feet;
- 16) with a reverse curve to the right having a radius of 1,250.00 feet, an arc length of 82.57 feet, a delta angle of 03° 47' 05", and a chord which bears N 27° 13' 55" W a distance of 82.56 feet;
- 17) N 64° 39' 37" E a distance of 50.00 feet;
- 18) with a non-tangent curve to the left having a radius of 1,200.00 feet, an arc length of 76.08 feet, a delta angle of 03° 37' 58", and a chord which bears S 27° 09' 22" E a distance of 76.07 feet;
- 19) N 61° 01' 39" E a distance of 160.00 feet;
- 20) with a non-tangent curve to the left having a radius of 1,040.00 feet, an arc length of 199.31 feet, a delta angle of 10° 58' 48", and a chord which bears S 34° 27' 45" E a distance of 199.00 feet;
- 21) N 50° 02' 51" E a distance of 80.00 feet to a point on the southwest curve of Lot 13, Block 3, of said Stella Ranch Phase 1;

THENCE, with said exterior boundary of Phase 1 and said remainder of 215.273 acre tract for the following three (3) courses and distances:

- 1) With a non-tangent curve to the left having a radius of 960.00 feet, an arc length of 126.77 feet, a delta angle of 07° 33' 58", and a chord which bears S 43° 44' 08" E a distance of 126.68 feet to a 1/2 inch iron rod found;
- 2) S 47° 31' 07" E a distance of 747.65 feet to a 1/2 inch iron rod found;
- 3) with a tangent curve to the left 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 S 49° 40' 09" E a distance of 72.05 feet to a 1/2 inch iron rod found marking a north corner of said end of platted right-of-way of Stella Ranch Boulevard;

THENCE, with said right-of-way and said remainder of 215.273 acre tract, S 44° 01' 13" W a distance of 80.39 feet to the POINT OF BEGINNING hereof and containing 22.34 acres of land, more or less. Surveyed by this professional land surveying firm and under my supervision in 2019, 2023, and 2025.

SHEET 2 of 2

FINAL PLAT

STELLA RANCH PHASE 2

BLOCK 4, LOTS 1-11, BLOCK 5, LOTS 1-20, BLOCK 6 LOTS 1-3, BLOCK 7, LOTS 1-7, 3.252 ACRE COMMON AREA, 7.351 ACRES RIGHT-OF-WAY
41 LOTS - 22.339 ACRES

SCALE:1"=60'	<i>Brazos County, Texas</i> RICHARD PERRY LEAGUE, A-44 THOMAS M. SPLANE LEAGUE, A-53 BRAZOS COUNTY, TEXAS	MASTER PLAN PREPARED ON MAY 2025
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