



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ 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.

STEEL 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\_\_\_\_.

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

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 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

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 & 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 OF \_\_\_\_\_, 20\_\_\_\_ BY SAID COMMISSION.

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

CERTIFICATION OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS



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COUNTY CLERK, BRAZOS COUNTY, TEXAS

## FINAL PLAT

### STELLA RANCH PHASE 3

Block 8 Lots 1-20, Block 9 Lots 1-18, Common Area Lot 3a (CA#3a) 0.519 Acres, Common Area Lots 3b (CA#3b) 1.929 Acres, 1.655 Acres of RIGHT-OF-WAY, 39 LOTS - 13.121 Acres

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

SCALE: 1"=50'

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  
MARCH 2026