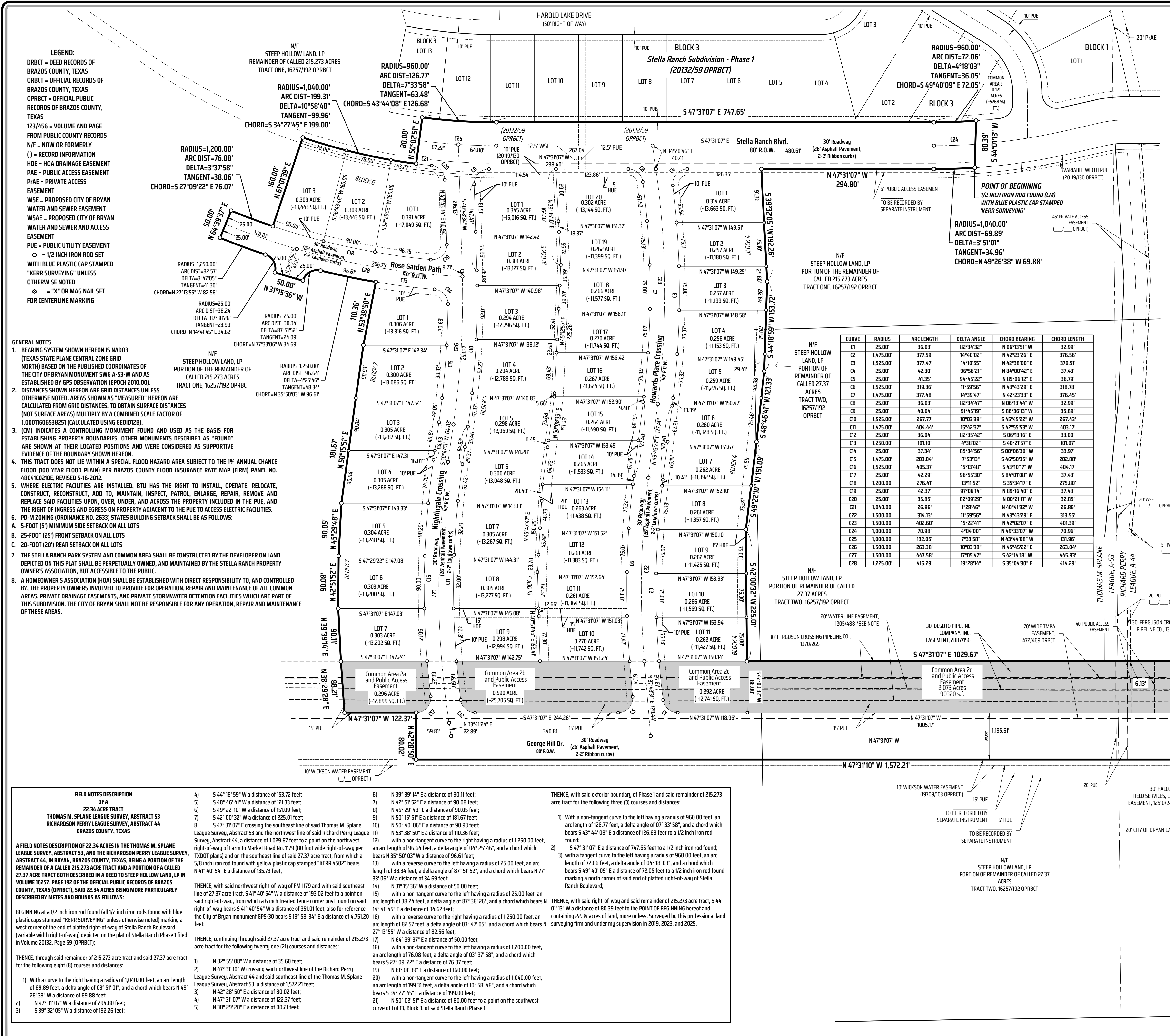
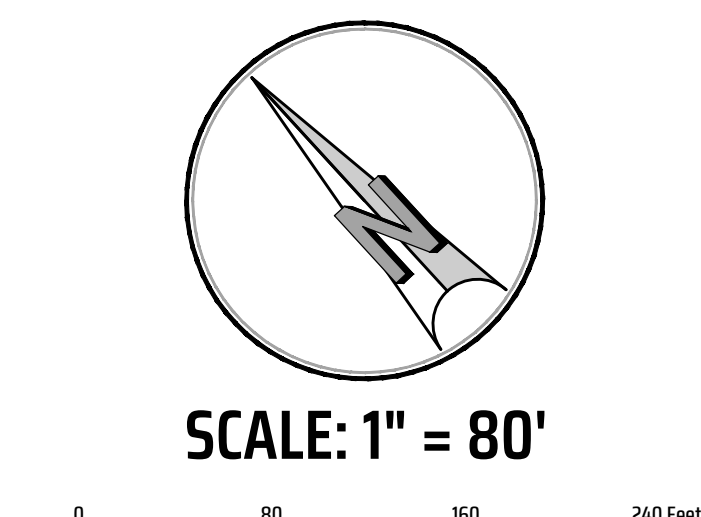




CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF _____

I, _____, 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.



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

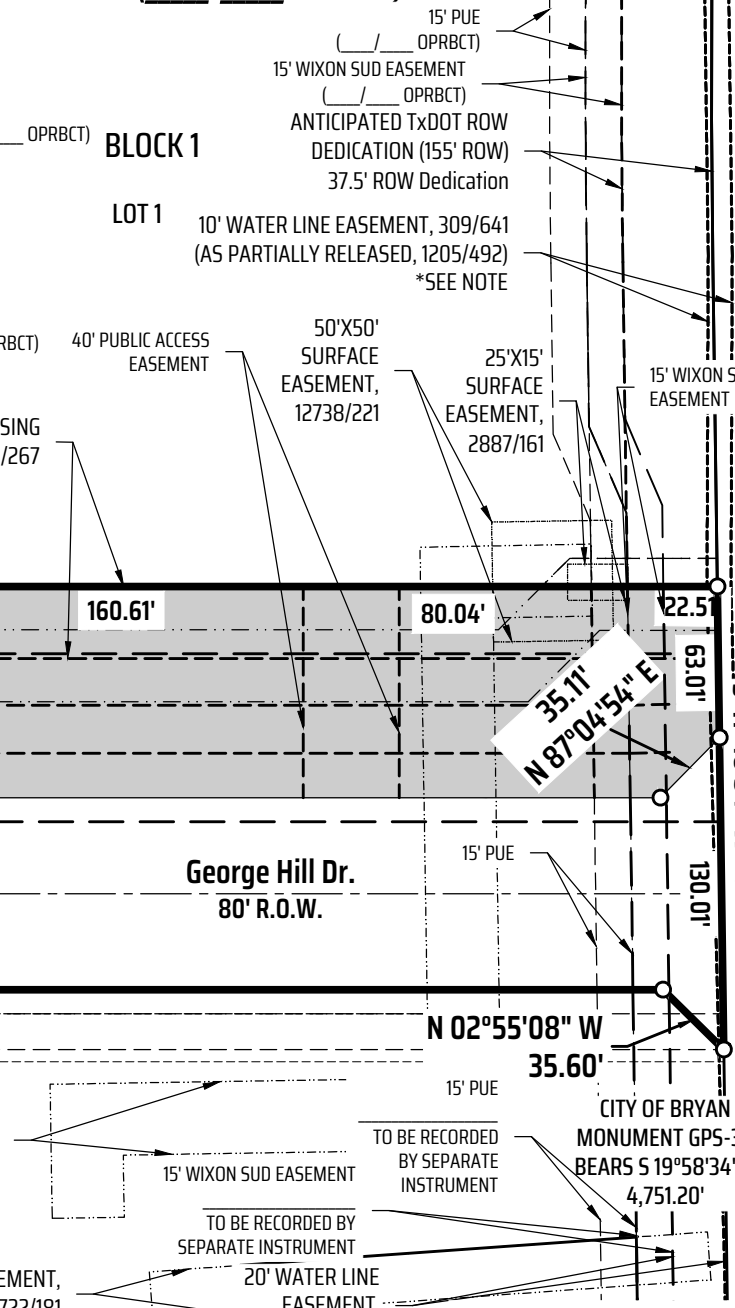
STATE OF TEXAS
COUNTY OF BRAZOS

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Stella Ranch Subdivision - Phase 14
(_____) OPRBT



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

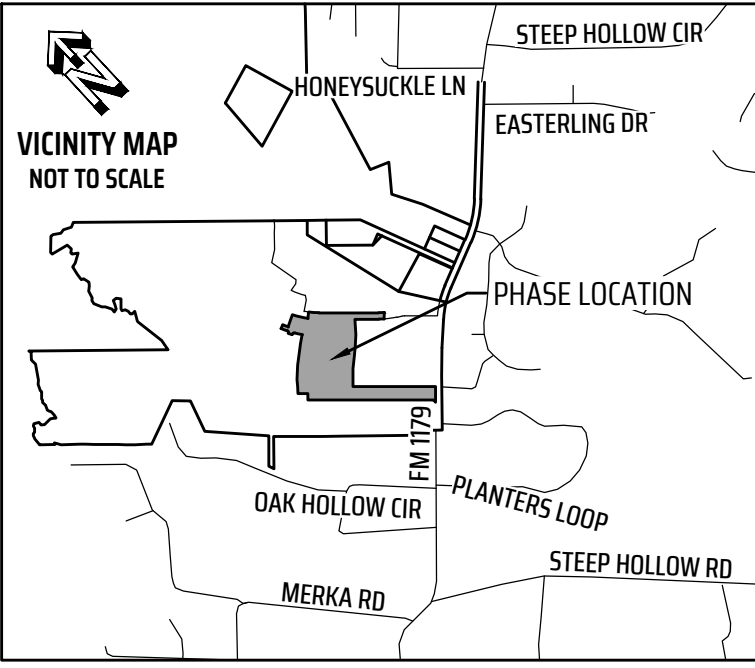
APPROVAL OF THE PLANNING & ZONING COMMISSION

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

COUNTY CLERK, BRAZOS COUNTY, TEXAS



FINAL PLAT OF 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—22.34 ACRE TRACT
BEING A PORTION OF THE REMAINDER OF A CALLED 215.273 ACRE TRACT ONE AND A PORTION OF A CALLED 27.37 ACRE TRACT TWO, VOLUME 16257, PAGE 192 OPRBT
THOMAS M. SPLANE LEAGUE SURVEY, A-53
RICHARDSON PERRY LEAGUE SURVEY, A-44
BRYAN, BRAZOS COUNTY, TEXAS



"When one person stands to gain over another, the facts must be uncovered"

OWNER:
STEEL HOLLOW LAND, LP
TEXAS LIMITED PARTNERSHIP
4007 CROSS PARK DRIVE
BRYAN, TX 77802

ENGINEER:
MITCHELL & MORGAN, LLP
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TEXAS 77845-6457

SCALE: 1 INCH = 80 FEET
SURVEY DATE: 2023 & 2025 | PLAT DATE: 08-25-2026
JOB #: 25-1532 | CAD NAME: 25-1532-Grid StellaRanch2 FP
POINT FILE: 19-096-All (ctrl); 23-373; 25-1166
DRAWN BY: MH & TJF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM