

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

A FIELD NOTES DESCRIPTION OF 8.275 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 16257, PAGE 192 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 8.275 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, 20132/159 (OPRBCT)) 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:

- 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;
- S 47° 31' 07" E, for a distance of 59.90 feet to an "X" found in concrete;
- 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
- 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 T1007 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:

- 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;
- 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;
- 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
- S 41° 40' 54" W, for a distance of 135.73 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 five (5) courses and distances:

- N 47° 31' 07" W, for a distance of 419.27 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
- N 42° 20' 25" E, for a distance of 200.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set;
- 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;
- 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
- N 38° 47' 53" E, for a distance of 234.73 feet to a to the POINT OF BEGINNING hereof and containing 8.275 acres, more or less. Surveyed on the ground under my supervision.

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 _____, 20__ BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION,
BRYAN, TEXAS

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5,832.92'	356.53'	3°30'08"	N 43°25'53" E	356.47'
C2	1,253.61'	35.16'	1°36'25"	N 45°59'06" E	35.16'
C3	1,236.61'	35.87'	1°39'33"	S 46°00'40" W	35.87'
C4	5,817.93'	355.61'	3°30'08"	S 43°25'53" W	355.55'

LINE	BEARING	DISTANCE
L1	N 41°40'54" E	27.53'
L2	N 19°10'54" E	39.20'
L3	S 19°10'54" W	39.20'
L4	S 41°40'54" W	30.72'

FLOOD PLAIN NOTES:
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0210E, REVISED DATE: 05-16-2012, REFERENCED ON 08-06-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ZONING SETBACK NOTES
ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 08-06-2026, THIS TRACT IS ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
REAR SETBACK - 20'

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
HWE = HOA WATERLINE EASEMENT
WISE = CITY OF BRYAN WATER AND SEWER EASEMENT
PUE = PUBLIC UTILITY EASEMENT
PAE = PUBLIC ACCESS EASEMENT
○ = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED

N/F
STEEP HOLLOW LAND, LP
PORTION OF REMAINDER OF
CALLED 27.37 ACRES
TRACT TWO, 16257/192 OPRBCT

FIELD SERVICES, LLC EASEMENT,
(12510/247 OPRBCT)

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