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, 20132/59 (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-wag line of Stella Ranch Boulevard, the following four (4) courses and distances:

1. 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;
2. **S 47° 31' 07" E**, for a distance of **59.90 feet** to an 'X' found in concrete;
3. **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
4. **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 TXDOT 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:

1. 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;
2. **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;
3. 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
4. **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:

1. **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;
2. **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;
3. **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;
4. **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
5. **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

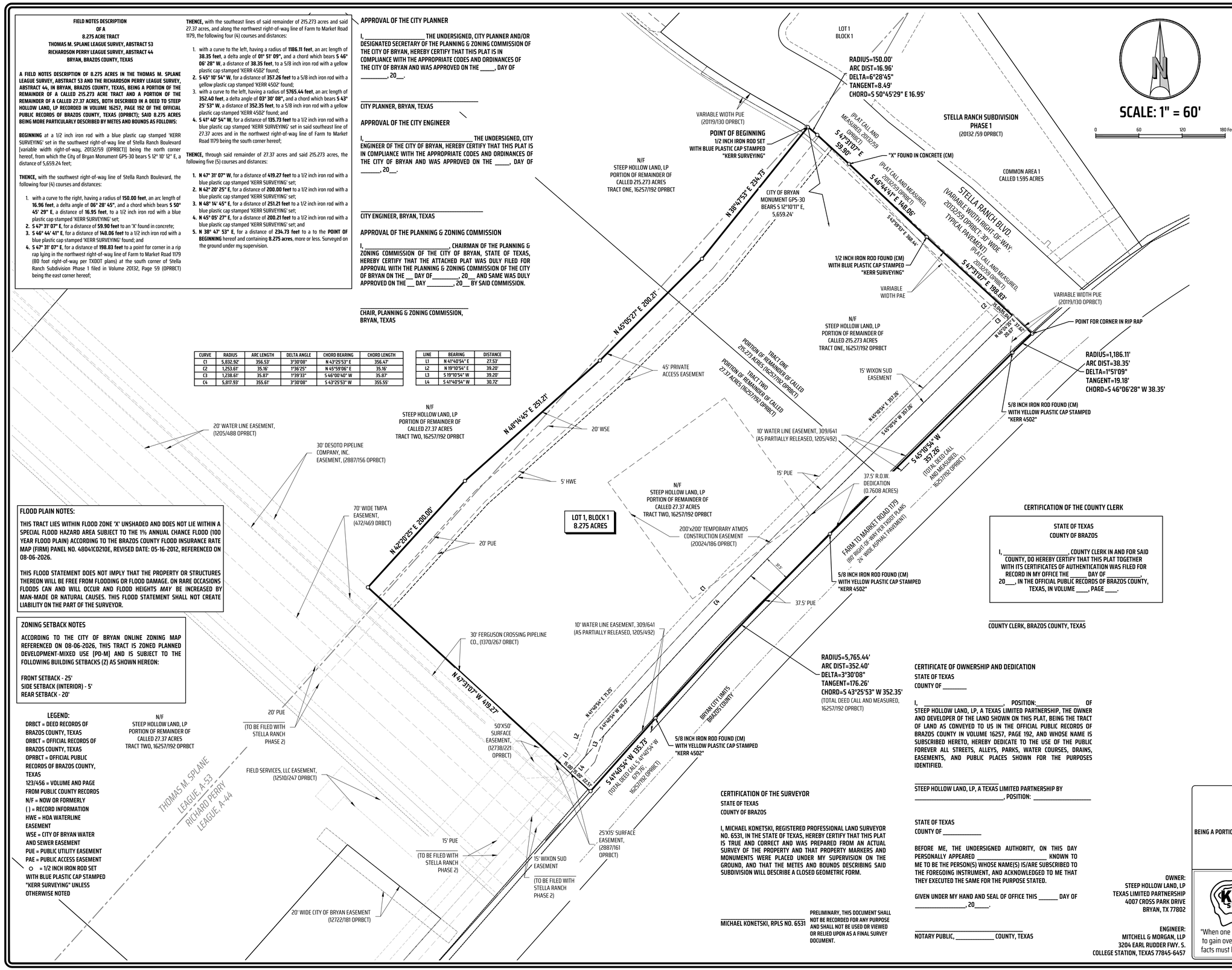
APPROVAL OF THE PLANNING & ZONING COMMISSION

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	1,238.61'	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
WSE = 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

GENERAL NOTES

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).

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 1.00011606538251 (CALCULATED USING GEOID12B).

(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

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 TO INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

ACCESS TO FM 1179 WILL NOT BE GRANTED TO THIS LOT.

THE 5' HOMEOWNER ASSOCIATION UTILITY EASEMENT IS FOR AN EXISTING 4 INCH IRRIGATION LINE WHICH IS OWNED AND MAINTAINED BY THE HOA.

ZONING REQUIREMENTS FOR THIS TRACT ARE SPECIFIED IN ORDINANCE NO. 2633, THE PD-M ZONING ADOPTED WITH THE MASTER PLAN.

IF THIS TRACT IS REPLATTED AND SUBDIVIDED INTO MORE LOTS, A 30' PRIVATE ACCESS EASEMENT WILL BE RECORDED ADJACENT TO THE 50' BUFFER.

- BLANKET EASEMENT TO THE CITY OF BRYAN IN (98/363 DRBCT) DOES APPLY TO THIS TRACT.
- BLANKET EASEMENT TO SANTA FE PIPELINE CO. IN (287/435 DRBCT) DOES NOT APPLY TO THIS TRACT.
- BLANKET EASEMENT TO WICKSON CREEK SUD IN (1205/488 DRBCT) DOES APPLY TO THIS TRACT.
- BLANKET EASEMENT TO WICKSON CREEK SUD IN (1205/492 DRBCT) DOES APPLY TO THIS TRACT.

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20___, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____, PAGE ____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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.

_____
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____.

_____
NOTARY PUBLIC, _____ COUNTY, TEXAS

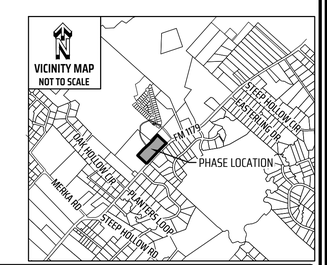
CERTIFICATION OF THE SURVEYOR

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

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.



FINAL PLAT OF
STELLA RANCH PHASE 14
BLOCK 1, LOT 1
1 LOT— 8.275 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 OPRBCT
THOMAS M. SPLANE LEAGUE SURVEY, A-53
RICHARDSON PERRY LEAGUE SURVEY, A-44
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
STEEP 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

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

SCALE: 1 INCH = 60 FEET
FIELD SURVEY DATE: 08-04-2026 | PLAT DATE: 09-09-2026
JOB NUMBER: 26-1008 | CAD NAME: 26-1008-Grid PLAT
POINT FILE: 26-1008
DRAWN BY: MH 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