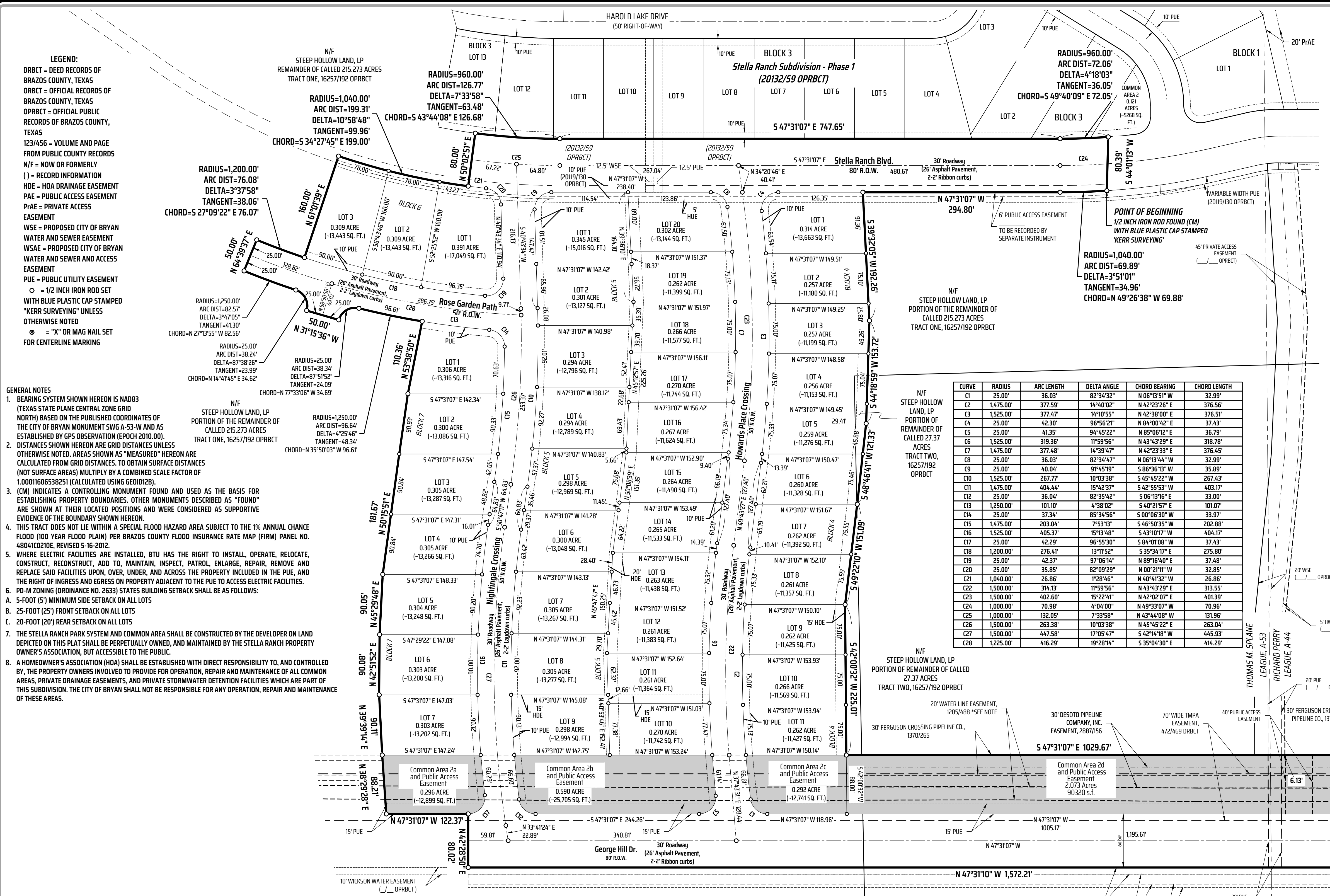
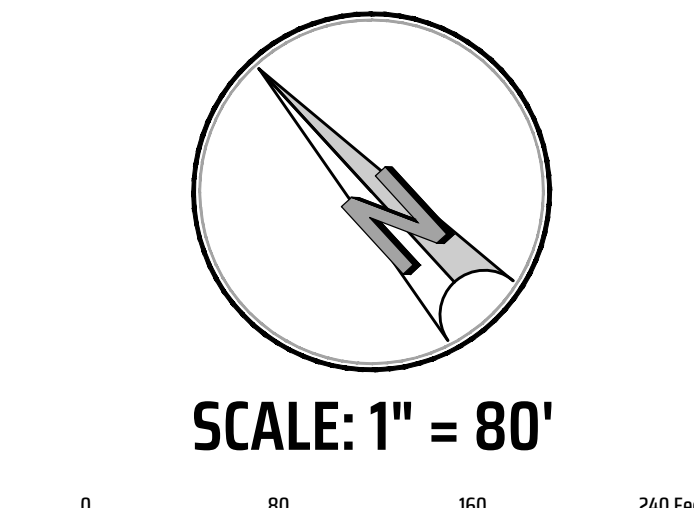




CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF _____
POSITION:
OF STEEP HOLLOW LAND, LP, A TEXAS LIMITED PARTNERSHIP,
THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS
PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME
16257, PAGE 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.

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.

MICHAEL KONETSKI, RPLS NO. 6531

STEEL HOLLOW LAND, LP
PORTION OF REMAINDER OF
CALLED 215.273 ACRES
TRACT ONE, 16257/192 OPRBCT

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

STEEL HOLLOW LAND, LP
PORTION OF REMAINDER OF CALLED
215.273 ACRES
TRACT ONE, 16257/192 OPRBCT

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

FIELD NOTES DESCRIPTION OF A 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 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:

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 90.02 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° 10' 51" E a distance of 161.67 feet;
10) N 50° 40' 06" 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° 03' 50" W a distance of 96.61 feet;
13) with a reverse curve to the right 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 34.63 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 77°
19' 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 189.00 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.

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: 09-22-2026
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

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

