GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

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.

DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.

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 OF 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.

A HOMEOWNERS' ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENT, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.

THE PURPOSE OF THE TEMPORARY ACCESS EASEMENT ON LOT 12, BLOCK 8 IS TO PROVIDE A SECOND POINT OF ACCESS TO THE SUBDIVISION AND ENSURE THAT NO MORE THAN 30 RESIDENTIAL LOTS ARE SERVED BY A SINGLE POINT OF ACCESS. THIS TEMPORARY ACCESS EASEMENT MUST BE ABANDONED PRIOR TO THE DEVELOPMENT OF LOT 12, BLOCK 8.

THIS TRACT LIES WITHIN THE CITY LIMITS OF BRYAN.

FIELD NOTES DESCRIPTION OF A 13.12 ACRE TRACT THOMAS M. SPLANE SURVEY, ABSTRACT 53 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 13.12 ACRES IN THE THOMAS M. SPLANE SURVEY, ABSTRACT 53, IN BRYAN, 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 13.12 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the southwest line of said portion of the remainder of 215.273 acres, same being the north corner of a called 6.995 acre tract described in a deed to Lisa Hunter recorded in Volume 7270, Page 264 (OPRBCT);

THENCE, through said portion of the remainder of 215.273 acres, the following six (6) courses and distances:

1. **N 42° 11' 52" E**, for a distance of **1.25 feet;**
2. with a curve to the right, having a radius of **40.00 feet**, an arc length of **16.58 feet**, a delta angle of **23° 44' 39"**, and a chord which bears **N 54° 04' 12" E**, a distance of **16.46 feet;**
3. **N 65° 56' 31" E**, for a distance of **367.16 feet;**
4. with a curve to the left, having a radius of **125.00 feet**, an arc length of **40.28 feet**, a delta angle of **18° 27' 47"**, and a chord which bears **N 51° 42' 46" E**, a distance of **40.11 feet;**
5. **N 42° 28' 53" E**, for a distance of **34.24 feet;** and
6. with a curve to the right, having a radius of **25.00 feet**, an arc length of **39.27 feet**, a delta angle of **90° 00' 00"**, and a chord which bears **N 87° 28' 53" E**, a distance of **35.36 feet;**

THENCE, through said portion of the remainder of 215.273 acres, said portion of the remainder of 27.37 acres, and along a portion of the southwest 215.273 acres, common with the northeast of said 9.317 acres, **N 48° 19' 23" W**, right-of-way line of George Hill Drive (50 feet right-of-way) of Stella Ranch at a distance of 299.60 feet, passing a 1/2 inch iron rod at the west corner of Phase 2 subdivision filed in Volume ____, Page ____ (OPRBCT), **S 47° 31' 07" E**, said portion of the remainder of 27.37 acres and a south corner of said portion of the remainder of 215.273 acres, and continuing for a total distance of **475.56 feet** to a 5/8 inch iron rod found bent at the north corner of said 9.317 acres, same being the east corner of a called 2.00 acre tract described in a deed to Lisa Hunter recorded in Volume 7270, Page 264 (OPRBCT);

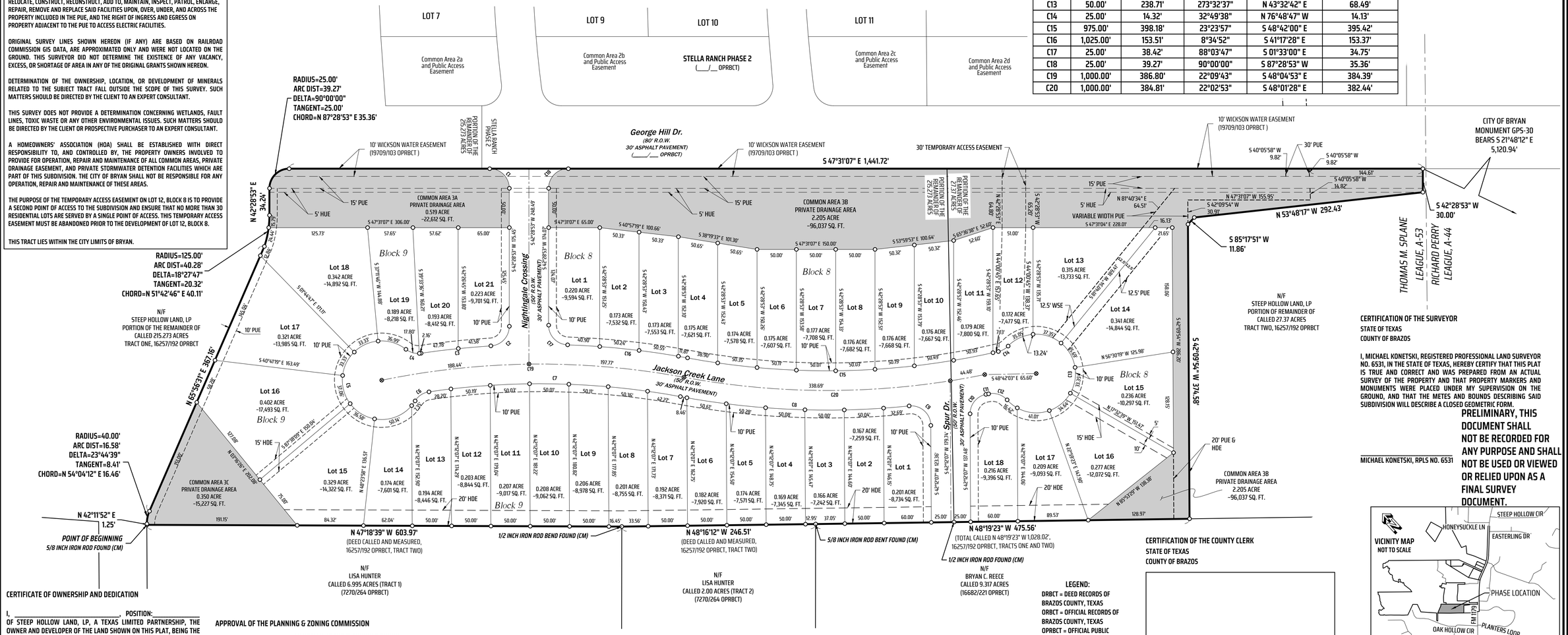
THENCE, with the common line of said remainder of 215.273 acres and said 2.00 acres, **N 48° 16' 12" W**, for a distance of **246.51 feet** to a 1/2 inch iron rod found bent at the north corner of said 2.00 acres and the east corner of said 6.995 acres;

THENCE, with the common line of said remainder of 215.273 acres and said 6.995 acres, **N 47° 18' 39" W**, for a distance of **603.97 feet** to the **POINT OF BEGINNING** hereof and containing **13.12 acres**, more or less. Surveyed on the ground May 2026 under my supervision.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S 02°31'07" E	35.36'
C2	25.00'	37.73'	86°28'40"	S 85°43'13" W	34.25'
C3	1,025.00'	89.37'	4°59'43"	N 53°32'19" W	89.34'
C4	25.00'	20.35'	46°38'44"	N 32°42'48" W	19.80'
C5	50.00'	241.15'	276°20'21"	S 32°26'23" W	66.69'
C6	25.00'	21.75'	49°51'15"	S 80°48'10" E	21.07'
C7	975.00'	321.20'	18°52'31"	S 46°26'17" E	319.75'
C8	1,025.00'	292.20'	16°20'00"	S 45°10'02" E	291.21'
C9	25.00'	41.69'	95°32'09"	S 05°33'57" E	37.02'
C10	25.00'	34.45'	78°56'52"	N 81°40'33" E	31.79'
C11	1,025.00'	3.54'	0°11'53"	S 58°56'58" E	3.54'
C12	25.00'	25.90'	59°21'56"	S 29°21'57" E	24.76'
C13	50.00'	238.71'	273°32'37"	N 43°32'42" E	68.49'
C14	25.00'	14.32'	32°49'38"	N 76°48'47" W	14.13'
C15	975.00'	398.18'	23°23'57"	S 48°42'00" E	395.42'
C16	1,025.00'	153.51'	8°34'52"	S 41°17'28" E	153.37'
C17	25.00'	38.42'	88°03'47"	S 01°33'00" E	34.75'
C18	25.00'	39.27'	90°00'00"	S 87°28'53" W	35.36'
C19	1,000.00'	386.80'	22°09'43"	S 48°04'53" E	384.39'
C20	1,000.00'	384.81'	22°02'53"	S 48°01'28" E	382.44'

SCALE: 1" = 60'

0 60 120 180 Feet



CERTIFICATE OF OWNERSHIP AND DEDICATION

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: _____

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

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

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

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' (UNSHADED/SHADED) 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 06-04-2026.

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 06-04-2026, 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 FOOT
SIDE SETBACK - 5 FOOT
REAR SETBACK - 20 FOOT

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
HDE = HOA DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
HUE = HOA UTILITY EASEMENT
WSE = CITY OF BRYAN WATER AND SEWER EASEMENT
○ = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
⊗ = "X" OR MAG NAIL SET FOR CENTERLINE MARKING

PROPERTY/LOT LINES

EASEMENT LINES

CENTERLINE OF ROAD

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.

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT OF

STELLA RANCH PHASE 3

BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-21, 3.074 ACRES COMMON AREA, 1.666 ACRES RIGHT-OF-WAY
39 LOTS—13.12 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
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
SURVEY DATE: 05-13-2026 | PLAT DATE: 11-11-2026
JOB #: 26-0544 | CAD NAME: 26-0544-GRID StellaRanch3 FP
POINT FILE: 26-0544 (ctrl)
DRAWN BY: MH CHECKED BY: TJF & MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM