

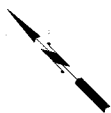
City of Bryan, Texas
Called 51.092 Acres
(666/85)

Ernest O. Sadich, Trustee
Remainder of called 131.239 Acres
(666/85)

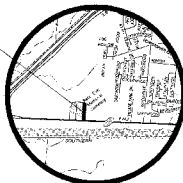
City of Bryan, Texas
Called 51.092 Acres
(666/85)

Ernest O. Sadich, Trustee
Remainder of called 131.239 Acres
(666/85)

PROJECT LOCATION



Scale 1" = 100'



VICINITY MAP
- not to scale -

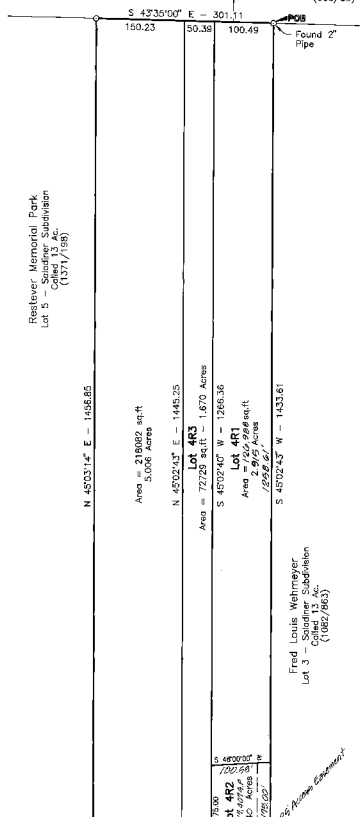
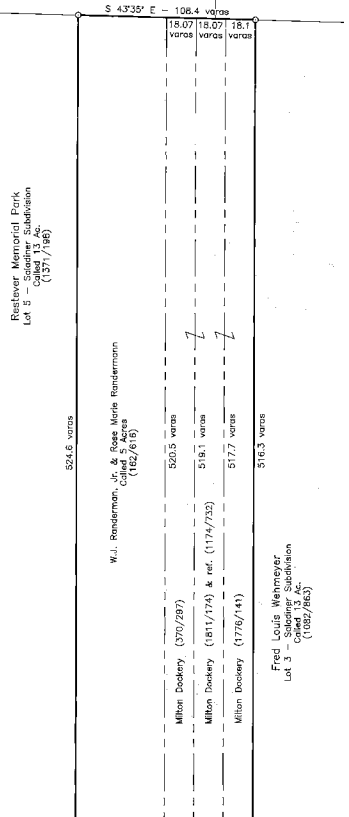
General Notes

North Orientation is based on bearings as reported on the plat of the Saladiner Subdivision and recorded in Volume 125, Page 61 of the Deed Records of Brazos County, Texas.

This property does not lie within the 500-year flood plain as per the FEMA map no. 4804100150 C, dated July 2, 1992.

All property corners shall be set 1/2" Iron Rods, unless otherwise indicated.

There shall be a 5-foot minimum sidewalk setback on all replated lots.



**FIELD NOTES
REPLAT OF LOT 4
SALADINER SUBDIVISION**

At that certain lot, tract or parcel of land being 5.99 acres situated in the MOSES BAINE LEAGUE, and being all of Lot 4 of the Saladiner Subdivision as recorded in Volume 125, Page 61 of the Deed Records of Brazos County, Texas, said 5.99 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2" Pipe found for the northeast corner, same being the northeast corner of said Lot 4 and also being the northwest corner of Lot 5 of said Saladiner Subdivision, said pipe also being located on the southwest line of the remainder of a called 131.239 acre tract as conveyed to Ernest O. Sadich, Trustee and recorded in Volume 285, Page 235 of the Deed Records of Brazos County, Texas; THENCE S 45°02'43" W along the southeast line of said Lot 4 a distance of 1433.61 feet to a 1/2" Iron Rod set for the southeast corner, same being the southwest corner of said Lot 8 and also being located on the northeast right-of-way line of Texas Avenue;

THENCE N 48°00'00" W along said right-of-way line a distance of 301.67 feet to a 1/2" Iron Rod set for the southwest corner, same being the southeast corner of Lot 5 of said Saladiner Subdivision;

THENCE N 45°09'14" E along the northwest line of said Lot 4 a distance of 1558.55 feet to a 1/2" Iron Rod set for the northwest corner, same being the northwest corner of said Lot 5, said Iron Rod also being located on the southwest line of a called 51.092 acre tract as conveyed to the City of Bryan, Texas and recorded in Volume 626, Page 83 of the Deed Records of Brazos County, Texas;

THENCE S 43°28'09" E at 233.36 feet passing the southeast corner of said 51.092 acre tract and continuing for a total distance of 301.11 feet to the PLACE OF BEGINNING and containing an area of 9.99 acres, more or less.

FILED
SHAMS-2 AN 2-13
1994
Bryan, Texas
567091

Original Plat

Replat

Replat

**Lots 4
Saladiner Subdivision
being a**

**9.99 Acre Tract
VOLUME 125, PAGE 61
MOSES BAINE LEAGUE**

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' FEBRUARY 11, 1994
Revised: May 3, 1994

Owner: Milton Dockery
4007 N. Texas Avenue
Bryan, Texas 77803
(409) 778-0895

Surveyor: Burtis R. Dockery
Engineer: Burtis R. Dockery, P.E.

STATE OF TEXAS
COUNTY OF BRAZOS

I, [Notary Name], Notary Public for the State of Texas, do hereby certify that the undersigned, [Owner Name], the undersigned authority, on this day personally appeared [Owner Name], known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 1994.

Notary Public of the State of Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, [Notary Name], Notary Public for the State of Texas, do hereby certify that the undersigned authority, on this day personally appeared [Owner Name], known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 1994.

Notary Public of the State of Texas

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that this plat conforms to the City master plan, major street plan, land use plan, and the ordinances and specifications set forth in this ordinance.

[Signature]

City Planner - Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, [Chairman Name], Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, do hereby certify that the attached plat was duly filed for review and approved with the City Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 1994, and same was duly approved on the _____ day of _____, 1994, by said commission.

[Signature]

Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

[Signature]

City Engineer - Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, [Notary Name], Notary Public for the State of Texas, do hereby certify that the undersigned authority, on this day personally appeared [Owner Name], known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 1994.

Notary Public of the State of Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, [Notary Name], Notary Public for the State of Texas, do hereby certify that the undersigned authority, on this day personally appeared [Owner Name], known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 1994.

Notary Public of the State of Texas

CERTIFICATE OF SURVEYOR

I, [Surveyor Name], Registered Professional Land Surveyor No. 3186 of the State of Texas, do hereby certify that the plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision, and that the metes and bounds describing said property will close a closed geometric form.

[Signature]

Registered Professional Land Surveyor

CERTIFICATE OF THE ENGINEER

I, [Engineer Name], Registered Professional Engineer, No. 26072 in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

[Signature]

Registered Professional Engineer

STATE OF TEXAS
COUNTY OF BRAZOS

I, [County Clerk Name], the undersigned County Clerk in and for Brazos County, Texas, do hereby certify that this plat, together with its copies and attachments, was filed by me in my office on the _____ day of _____, 1994, in the Official Records of Brazos County, Texas, Volume _____, Page _____.

[Signature]

County Clerk
Brazos County, Texas



on machine of color

48.5051