

ORIGINAL PLAT

0 50 100 200
1"=100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

Doc 00887227 Bk OR Vol 6603 Pg 255

WHEREAS Gary Mucha is the owner of all that certain lot, tract, or parcel of land, being 7.665 acres, more or less, situated in the MOSES BAINE SURVEY, A-3, Brazos County, Texas, and comprised of Lots 1-3 and Part of Lot 4 in the Saladiner Subdivision, No. 2, as shown on a plat recorded in Volume 130, Page 572, of the Deed Records of Brazos County, Texas, (DRBCT). Said tract being conveyed to Gary W. Mucha as Tract 3 by a deed dated July 17, 2002 and recorded in Volume 4732, Page 209, DRBCT, to which reference is hereby made to for any and all purposes. Said tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2-inch iron rod set at the Easternmost corner of the referenced Lot 1 in the Southeast right of way line of State Highway 6 - Texas Avenue (100' r.o.w.); said point being the Northeast corner of a called (2) acre tract conveyed to Isidore Bienski, et ux by deed of record in Volume 253, Page 317, DRBCT. From said point a 1/2-inch iron rod found for the Southeast corner of said Bienski tract and the Northeast corner of the James W. Newport tract, of record in Volume 3287, Page 327 bears S 48°00'31" E 142.0 feet;

THENCE S 45°36'15" W 609.63 feet, along the common line of Lot 1 and said Bienski tract, to a 1/2-inch iron rod set at the Southernmost corner of the referenced Lot 4 and Lot 5, as conveyed to Neva C. Tidwell, et vir by deed of record in Volume 4941, Page 75, DRBCT;

THENCE N 45°56'42" E 431.44 feet, along the common line of said Lot 4 and Lot 5, to a 5/8-inch iron rod found for corner. Same being the Westernmost corner of a called 0.3436 acre tract conveyed to Robert A. McCleery by a deed of record in Volume 6202, Page 162 DRBCT;

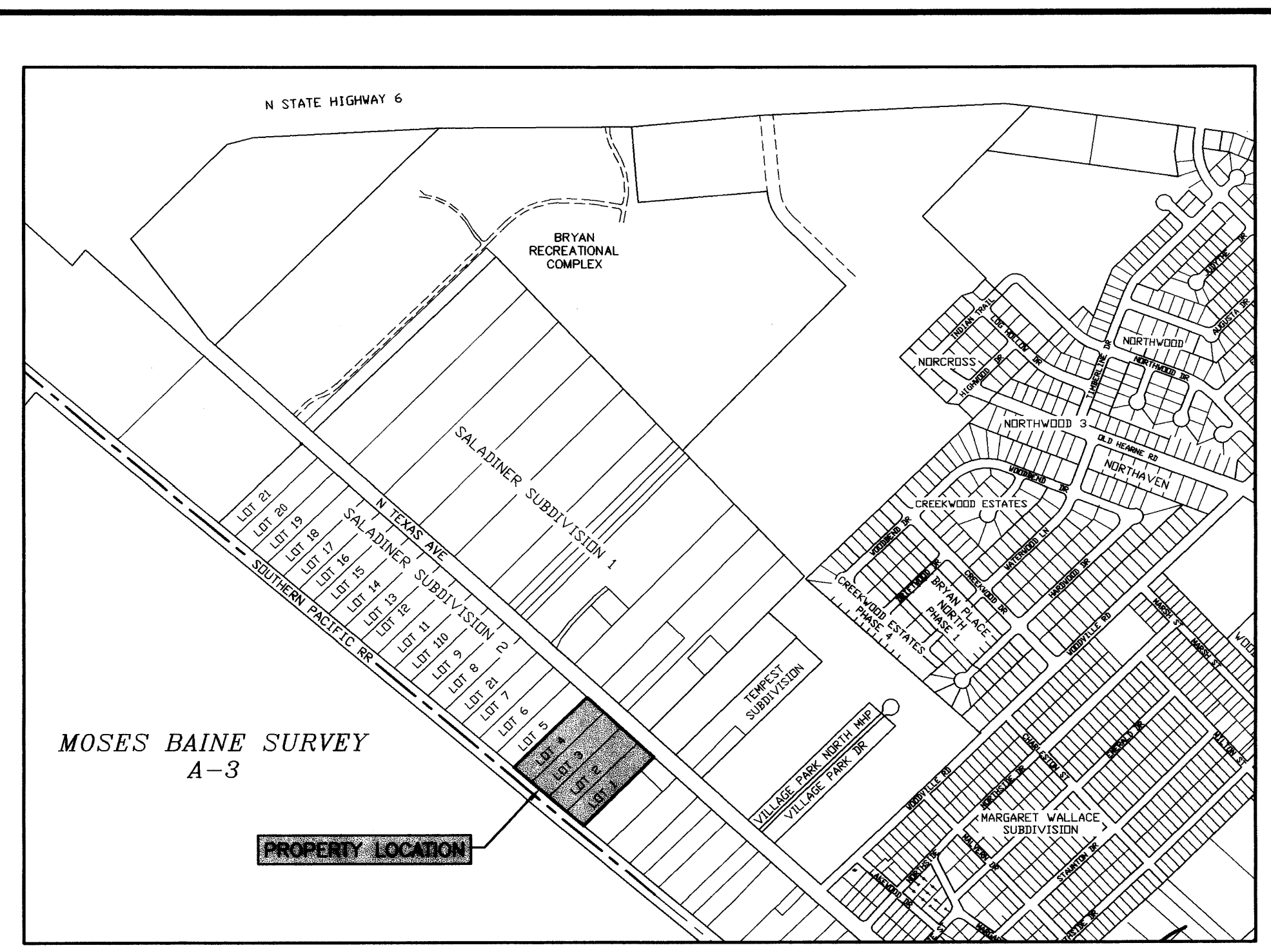
THENCE S 47°47'49" E 74.98 feet, along the Southwest line of said McCleery tract, to a 5/8-inch iron rod found for the Southernmost corner of said McCleery tract and an interior oil corner of the herein described tract;

THENCE N 46°01'57" E 200.23 feet, along the Southeast line of said McCleery tract, to 1/2-inch iron rod set for the Southeast corner of said McCleery tract in the Southwest right of way State Highway 6;

THENCE S 48°00'31" E 486.39 feet along the southwest right of way of State Highway 6 (this line was used as the Basis of Bearings) to the POINT OF BEGINNING and containing 7.665 acres, more or less.

I, Gary Mucha, owner of the land shown on this plat, and designated herein as Saladiner Subdivision No. 2, A Replat of Lots 1, 2, 3, & Part of Lot 4, in the M. Baine Survey, A-2, in the City of Bryan, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Gary Mucha
Owner



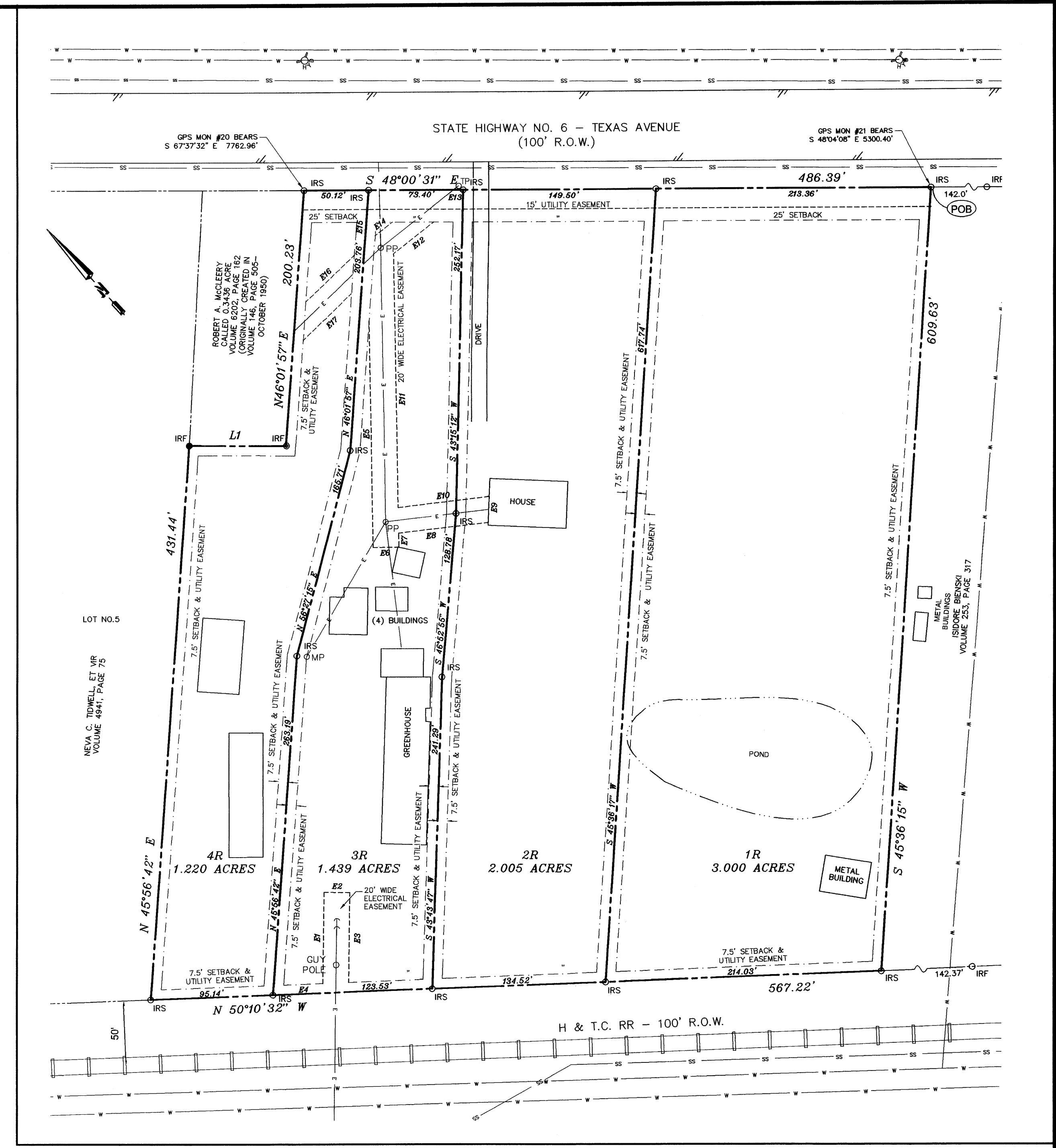
VICINITY MAP
NOT TO SCALE

LINE	BEARING	LENGTH
L1	S47°47'49"E	74.98'
E1	N42°40'56"E	70.56'
E2	S47°19'04"E	20.00'
E3	S42°40'56"W	69.56'
E4	S50°10'32"E	48.49'
E5	S40°59'38"W	176.98'
E6	S49°00'22"E	20.00'
E7	N40°59'38"E	10.96'
E8	S54°48'22"E	70.18'
E9	N44°18'22"E	20.26'
E10	N54°48'22"W	71.36'
E11	N40°59'38"E	197.78'
E12	S86°30'36"E	39.72'
E13	N48°00'31"W	7.54'
E14	S86°30'36"E	17.08'
E15	S46°01'57"W	58.12'
E16	N87°53'38"E	52.45'
E17	N87°53'38"E	52.45'

LEGEND

- SS - EXISTING SEWER
- W - EXISTING WATER LINE
- E - EXISTING ELECTRIC LINE
- - EXISTING CHAINLINK FENCE
- - EXISTING BARBED WIRE FENCE
- - EXISTING FIRE HYDRANT
- - EXISTING WATER VALVE
- - EXISTING GAS VALVE
- - EXISTING SANITARY SEWER MANHOLE
- - EXISTING STORM SEWER
- - EXISTING SANITARY SEWER CLEANOUT
- - EXISTING WATER METER
- - EXISTING GAS METER
- - EXISTING POWER POLE
- - EXISTING METER POLE
- - RECORD MEASUREMENT
- (RM) - EASEMENT
- BM#2 - BENCH MARK
- - SETBACK LINE
- - EASEMENT

NOTE: UTILITY LINE LOCATIONS ARE BASED ON THE CITY OF BRYAN UTILITY MAPS.
CURRENTLY ZONED : "C" (COMMERCIAL)



REPLAT

REPLAT OF LOTS 1, 2, 3 & PART OF LOT 4 IN SALADINER SUBDIVISION NO. 2 RECORDED IN VOLUME 130, PAGE 572

OWNER:
GARY MUCHA
4710 NORTH TEXAS AVENUE
BRYAN, BRAZOS COUNTY, TEXAS 77803

SURVEYOR:
GOODWIN-LASITER, INC.
1509 EMERALD PKWY., SUITE 101
COLLEGE STATION, TEXAS 77845

STATE OF TEXAS §
COUNTY OF BRAZOS §

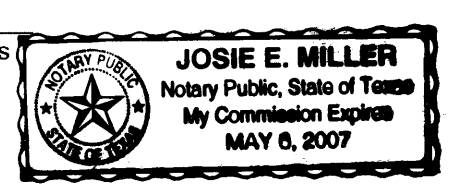
APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 17 day of MARCH, 2005.

Chairman

Given under my hand and seal on this 21st day of March, 2005.

Josie E. Miller
Notary Public, Brazos County, Texas



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Karen McQueen, 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 on the 18th day of April, 2005, in the Official Public Records of Brazos County, Texas, in Volume 6603, Page 255.

Karen McQueen, Co. Clk.
County Clerk
Brazos County, Texas
By: Betty King, Deputy Clk.

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Kevin Russell
Planning Administrator, City of Bryan

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.

City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

I, Kirk Raymond, Registered Public Surveyor No. 4957, 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.

Kirk Raymond, R.P./S. No. 4957



G-L GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS

1509 EMERALD PKWY., SUITE 101 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • clex@goodwinlasiter.com
1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com

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