

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, CAMILLO PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BLAKE ROBERTS, VICE PRESIDENT, BEING AN OFFICER OF CAMILLO PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US/IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER: Blake Roberts  
BLAKE ROBERTS, VICE PRESIDENT  
CAMILLO PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE ROBERTS, VICE PRESIDENT OF CAMILLO PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16 DAY OF May, 2018.

Vanessa Smith  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502, 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 THE 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.

REGISTERED PUBLIC LAND SURVEYOR: Brad Kerr, R.P.L.S. NO. 4502



CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ COUNTY CLERK  
THAT THIS PLAT TOGETHER WITH ITS CERTIFICATE  
IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
OFFICIAL RECORDS OF BRAZOS COUNTY IN V

COUNTY CLERK BRAZOS, TEXAS: Xiaom McQueen

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 6/25/2018 2:52:03 PM  
In the PLAT Records

Doc Number: 2018-1333311  
Volume - Page: 14754-59  
Number of Pages: 4  
Amount: 73.00  
Order#: 20180625000112  
By: KG



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Ricky G. Hernandez CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 16 DAY OF May, 2018 AND SAME WAS DULY APPROVED ON THE 16 DAY OF September, 2018 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS: RGH

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 16 DAY OF June, 2018.

CITY PLANNER, BRYAN, TEXAS: MZ

APPROVAL OF THE CITY ENGINEER

I, W Paul Kauffman 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 16 DAY OF June, 2018.

CITY ENGINEER, BRYAN, TEXAS: W Paul Kauffman

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF LOTS 5-7, SALADINER SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 125, PAGE 61 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND (N: 10246088.00, E: 3531491.16) ON THE SOUTHWEST LINE OF LOT 1, BLOCK 'A', BRYAN RECREATIONAL COMPLEX ACCORDING TO THE PLAT RECORDED IN VOLUME 907, PAGE 371 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID LOT 7 AND THE EAST CORNER OF LOT 8 OF SAID SALADINER SUBDIVISION. COORDINATES AND BEARING SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-5 (N: 10247804.931, E: 3535993.094) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011384879080 (CALCULATED USING GEOID12A);

THENCE: S 47° 12' 48" E ALONG THE COMMON LINE OF SAID SALADINER SUBDIVISION AND SAID BRYAN RECREATIONAL COMPLEX FOR A DISTANCE OF 875.94 FEET (PLAT CALL: S 43° 35' 00" E - 874.44 FEET, 125/61) (PLAT CALL: S 47° 16' 54" E - 874.67 FEET, 907/371) TO A 1/2 INCH IRON PIPE FOUND MARKING THE EAST CORNER OF SAID LOT 5 AND THE NORTH CORNER OF THE REMAINDER OF LOT 4 OF SAID SALADINER SUBDIVISION;

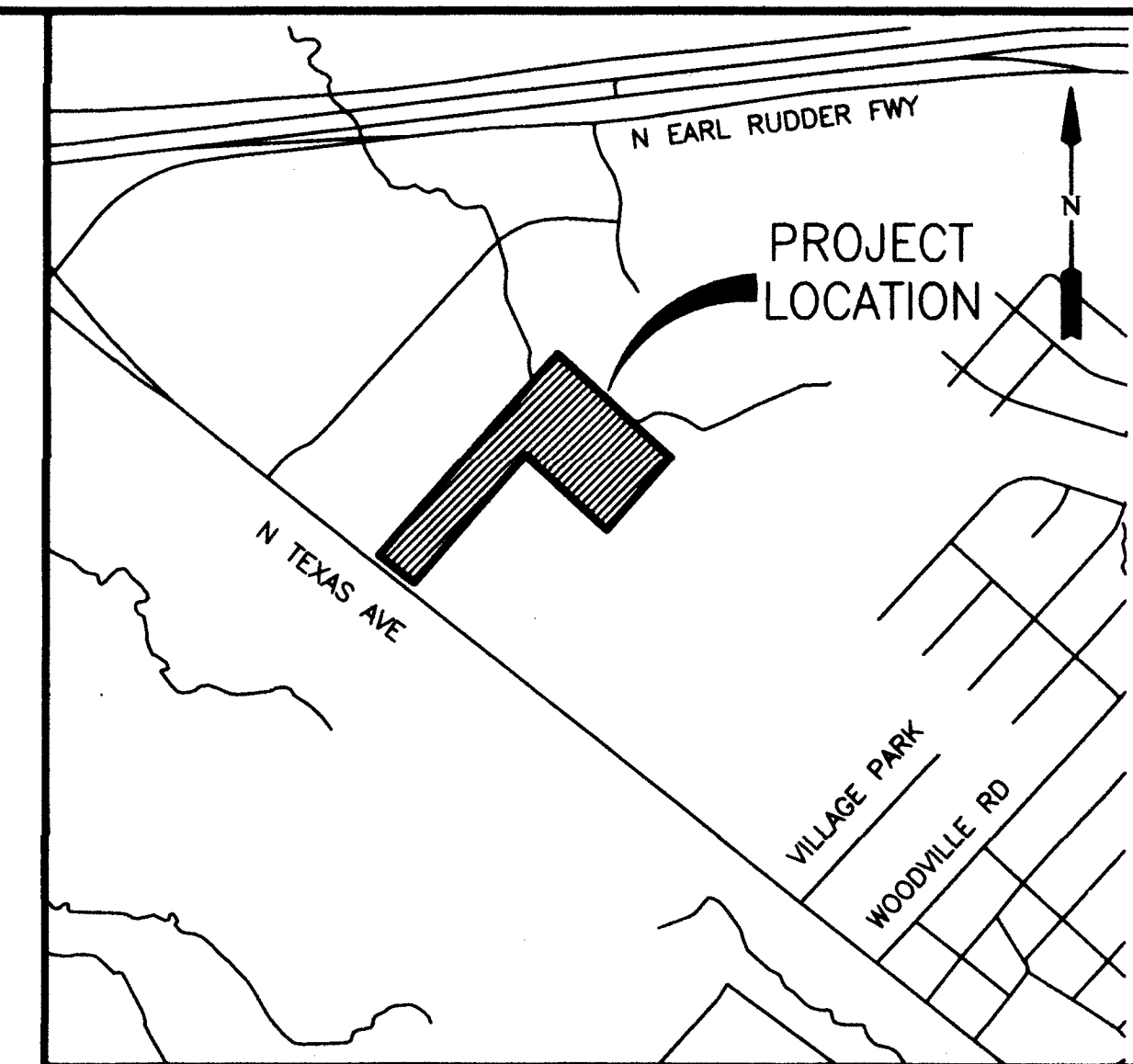
THENCE: S 41° 27' 49" W ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 544.32 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 12' 48" W THROUGH SAID LOTS 5, 6, AND 7 FOR A DISTANCE OF 624.73 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: S 41° 20' 41" W CONTINUING THROUGH SAID LOT 7 FOR A DISTANCE OF 960.07 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF N. TEXAS AVENUE (100' R.O.W.) AND THE SOUTHWEST LINE OF SAID LOT 7 MARKING THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT. FOR REFERENCE, A POINT MARKING THE SOUTH CORNER OF SAID LOT 5 BEARS: S 51° 32' 57" E FOR A DISTANCE OF 623.40 FEET (PLAT CALL BEARING: S 48° 00' 00" E), FROM WHICH, A 1/2 INCH IRON PIPE FOUND BEARS: S 41° 27' 49" W FOR A DISTANCE OF 0.59 FEET AND A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL SOUTH CORNER OF SAID LOT 4 BEARS: S 51° 32' 57" E FOR A DISTANCE OF 302.18 FEET (PLAT CALL: S 48° 00' 00" E - 301.67 FEET);

THENCE: N 51° 32' 57" W ALONG THE NORTHEAST LINE OF N. TEXAS AVENUE FOR A DISTANCE OF 250.32 FEET (PLAT CALL BEARING: N 48° 00' 00" W) TO A POINT MARKING THE WEST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 8. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 41° 20' 41" W FOR A DISTANCE OF 0.77 FEET AND A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 9 OF SAID SALADINER SUBDIVISION BEARS: N 51° 32' 57" W FOR A DISTANCE OF 592.48 FEET (PLAT CALL: N 48° 00' 00" W - 586.67 FEET);

THENCE: N 41° 20' 41" E ALONG THE COMMON LINE OF SAID LOTS 7 AND 8 FOR A DISTANCE OF 1523.35 FEET (PLAT CALL DISTANCE: 1524.72 FEET) TO THE POINT OF BEGINNING CONTAINING 16.50 ACRES OF LAND.



VICINITY MAP  
SCALE: 1" = 1,000'

PAGE 1 OF 4  
FINAL PLAT OF  
LOTS 1 - 106, BLOCK 1 AND RESERVE AREAS  
A - F IN THE SALADINER SUBDIVISION BEING  
A TOTAL OF 16.500 ACRES  
AND BEING A REPLAT OF  
PORTIONS OF LOTS 5 -7, IN BLOCK 1 OF THE  
SALADINER SUBDIVISION VOL. 125, PG. 61  
BRYAN, BRAZOS COUNTY, TEXAS

106 LOTS 6 RESERVE (2.453 ACRES) 1 BLOCK  
MAY 15, 2018 JOB NO. 2284-4001-310  
SURVEY DATE: APRIL 28, 2016

OWNERS:  
CAMILLO PROPERTIES, LTD.,  
A TEXAS LIMITED PARTNERSHIP

6707 GESSNER RD, HOUSTON, TX 77040  
PH. (832) 500-0253

ENGINEER:

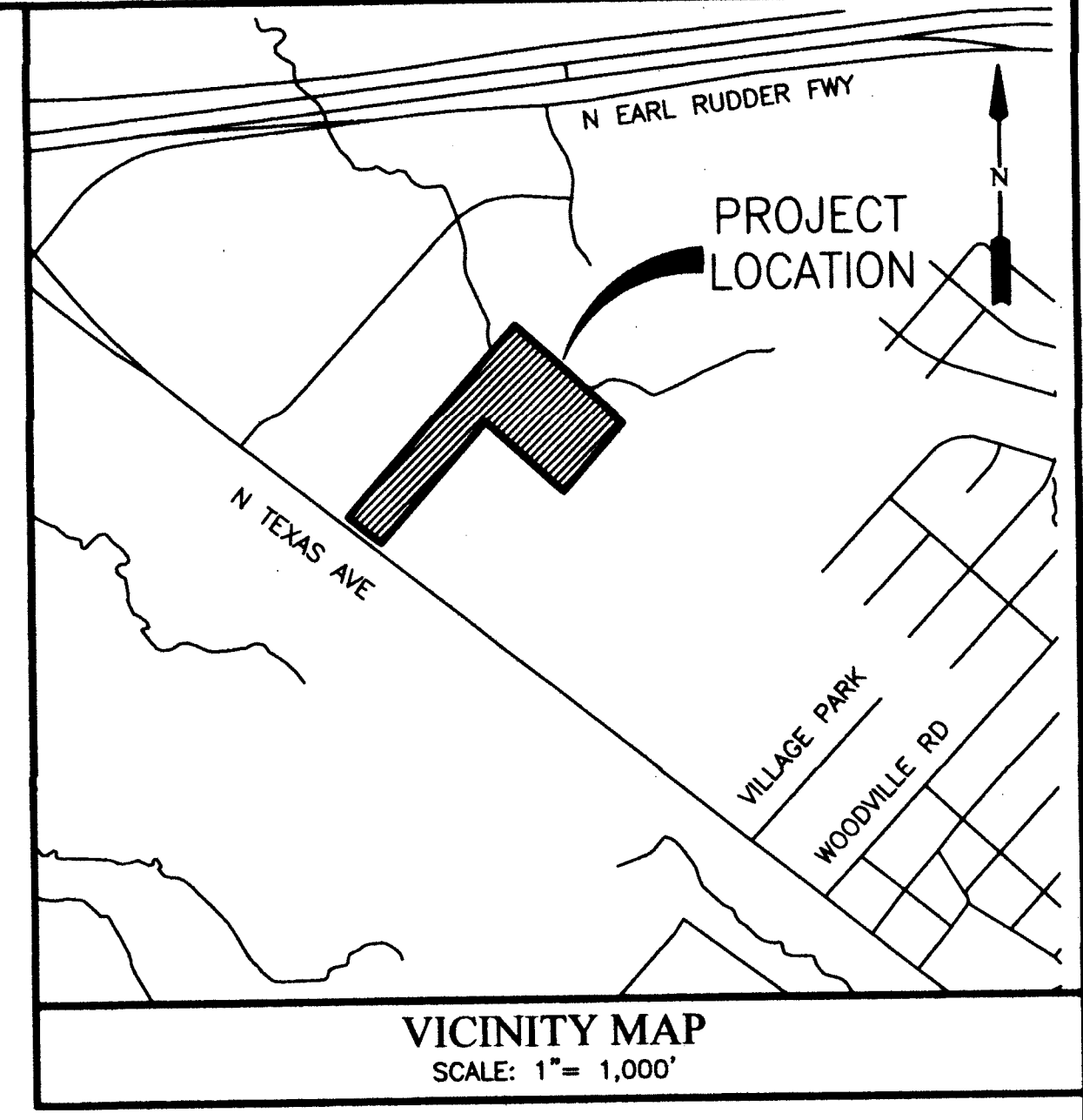
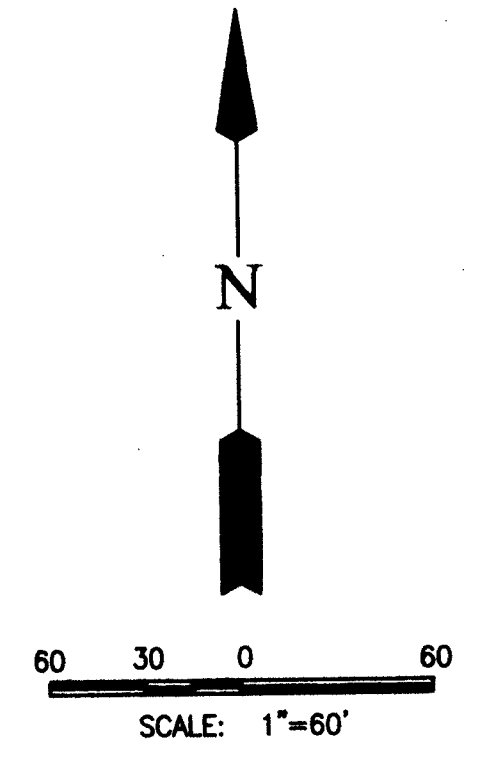
LJA Engineering, Inc.  
2929 Briarpark Drive Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

SURVEYOR:  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
(979) 268-3195

- LEGEND**
- DIST. INDICATES EXISTING
  - U.E. INDICATES UTILITY EASEMENT
  - STMS.E. INDICATES STORM SEWER EASEMENT
  - W.S.E. INDICATES WATER AND SEWER EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - B.C.P.R. INDICATES BRAZOS COUNTY PLAT RECORDS
  - B.C.D.R. INDICATES BRAZOS COUNTY DEED RECORDS
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  - ⊙ INDICATES PROPOSED STREET LIGHT
  - ⊙ INDICATES EXISTING STREET LIGHT
  - INDICATES EXISTING STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - VOL. INDICATES VOLUME
  - P.C. INDICATES POINT OF BEGINNING
  - T.B.M. INDICATES TEMPORARY BENCHMARK
  - R.O.W. INDICATES RIGHT-OF-WAY
  - ▲ INDICATES ZERO LOT LINE
  - INDICATES SIDEWALK PROPOSED
  - INDICATES UTILITY POLE
  - INDICATES FIRE HYDRANT (PROPOSED)
  - INDICATES FIRE HYDRANT (EXISTING)
  - INDICATES MAINTENANCE EASEMENT
  - INDICATES AERIAL ELECTRIC LINES
  - INDICATES BARBED WIRE FENCE
  - INDICATES PROPOSED LOT LINE
  - INDICATES EXISTING LOT LINE

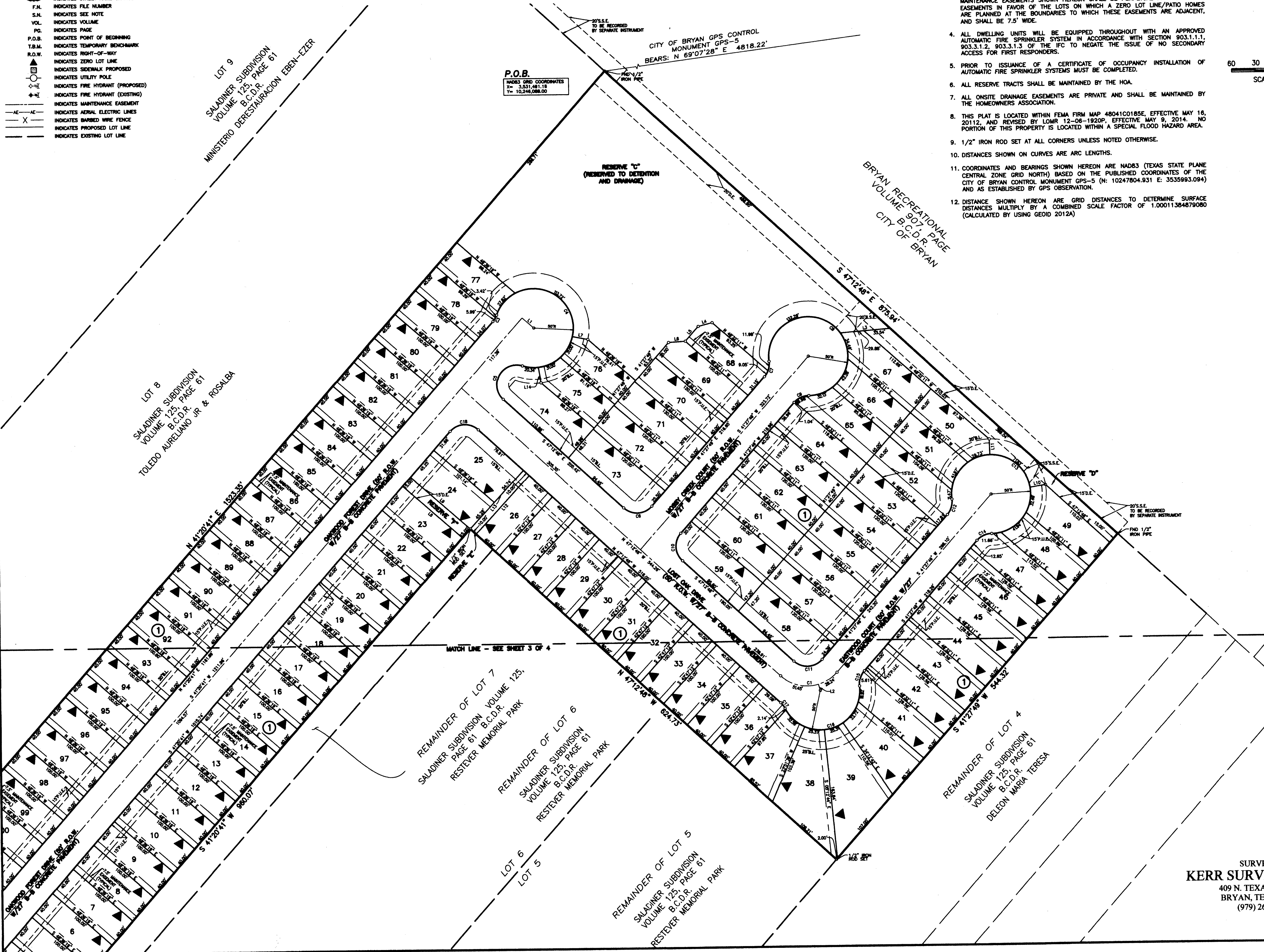
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.080	2,609	LANDSCAPE/OPEN SPACE
B	0.076	3,292	LANDSCAPE/OPEN SPACE
C	2.200	95,830	DETENTION/DRAINAGE
D	0.053	2,327	LANDSCAPE/OPEN SPACE
E	0.030	1,296	LANDSCAPE/OPEN SPACE
F	0.034	1,500	LANDSCAPE/OPEN SPACE
TOTAL	2.453	106,854	

- NOTES:**
- ON FEBRUARY 2ND CASE NO. CU16-13, A CONDITIONAL USE PERMIT FOR PATIO HOMES, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ALLOWING FOR THE DEVELOPMENT OF UP TO 106 PATIO HOMES.
  - THE SUBJECT PROPERTY IS ZONED RESIDENTIAL DISTRICT - 7000 (RD-7) AND ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE LAND AND SITE DEVELOPMENT ORDINANCE, INCLUDING SECTION 62-167, PATIO HOME REQUIREMENTS.
  - REFERENCE SECTION 110.59.D.5.B OF THE BRYAN CODE OF ORDINANCES - MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE PERPETUAL PRIVATE ACCESS EASEMENTS IN FAVOR OF THE LOTS ON WHICH A ZERO LOT LINE/PATIO HOMES ARE PLANNED AT THE BOUNDARIES TO WHICH THESE EASEMENTS ARE ADJACENT, AND SHALL BE 7.5' WIDE.
  - ALL DWELLING UNITS WILL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1.1, 903.3.1.2, 903.3.1.3 OF THE IFC TO NEGATE THE ISSUE OF NO SECONDARY ACCESS FOR FIRST RESPONDERS.
  - PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS MUST BE COMPLETED.
  - ALL RESERVE TRACTS SHALL BE MAINTAINED BY THE HOA.
  - ALL ONSITE DRAINAGE EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - THIS PLAT IS LOCATED WITHIN FEMA FIRM MAP 48041C0185E, EFFECTIVE MAY 16, 2012, AND REVISED BY LOMR 12-08-1920P, EFFECTIVE MAY 9, 2014. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
  - 1/2" IRON ROD SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - DISTANCES SHOWN ON CURVES ARE ARC LENGTHS.
  - COORDINATES AND BEARINGS SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-5 (N: 10247804.931 E: 3535993.094) AND AS ESTABLISHED BY GPS OBSERVATION.
  - DISTANCE SHOWN HEREON ARE GRID DISTANCES TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011384879080 (CALCULATED BY USING GEOID 2012A)



LINE	BEARING	DISTANCE
L1	N 48°30'10" W	16.75'
L2	N 16°10'27" W	8.00'
L3	S 85°25'57" W	63.42'
L4	S 75°29'57" W	18.10'
L5	S 41°27'40" W	25.00'
L6	S 86°27'40" W	21.21'
L7	N 78°37'17" W	20.01'
L8	N 48°38'19" W	100.00'
L9	S 48°38'19" E	100.00'
L10	S 80°59'59" W	20.00'
L11	N 01°25'10" W	20.00'
L12	S 42°47'12" E	100.00'
L13	N 42°47'12" E	100.00'
L14	S 10°30'23" E	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	91°19'23"	79.60'	71.52'	N 87°07'30" E
C2	25.00'	87°06'22"	38.01'	34.45'	N 84°53'52" E
C3	25.00'	21°33'55"	9.41'	9.35'	N 30°33'44" E
C4	50.00'	287°46'42"	233.68'	72.07'	S 28°19'52" E
C5	25.00'	154°46'17"	67.53'	48.79'	S 32°10'20" W
C6	25.00'	91°19'23"	39.85'	35.76'	N 87°07'30" E
C7	25.00'	48°11'23"	21.03'	20.41'	N 17°22'08" E
C8	50.00'	276°22'46"	241.19'	66.67'	S 48°32'11" E
C9	25.00'	48°11'23"	21.03'	20.41'	S 85°33'30" W
C10	25.00'	88°40'37"	38.60'	34.84'	S 02°52'30" E
C11	25.00'	91°19'23"	39.85'	35.76'	N 87°07'30" E
C12	25.00'	48°11'23"	21.03'	20.41'	N 17°22'08" E
C13	50.00'	276°22'46"	241.19'	66.67'	S 48°32'11" E
C14	25.00'	48°11'23"	21.03'	20.41'	S 85°33'30" W
C15	25.00'	47°08'51"	20.57'	20.00'	S 17°53'23" W
C16	50.00'	158°18'34"	139.02'	98.37'	S 73°58'15" W
C17	25.00'	20°50'20"	8.00'	8.04'	N 36°47'38" W
C18	25.00'	91°28'31"	39.90'	35.90'	S 87°03'58" W
C19	25.00'	92°53'37"	40.53'	38.24'	S 05°06'07" E



PAGE 2 OF 4  
FINAL PLAT OF  
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ENGINEER:  
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2929 Briarpark Drive  
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Fax 713.953.5026  
FRN - F-1386

ENGINEER:  
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**LEGEND**

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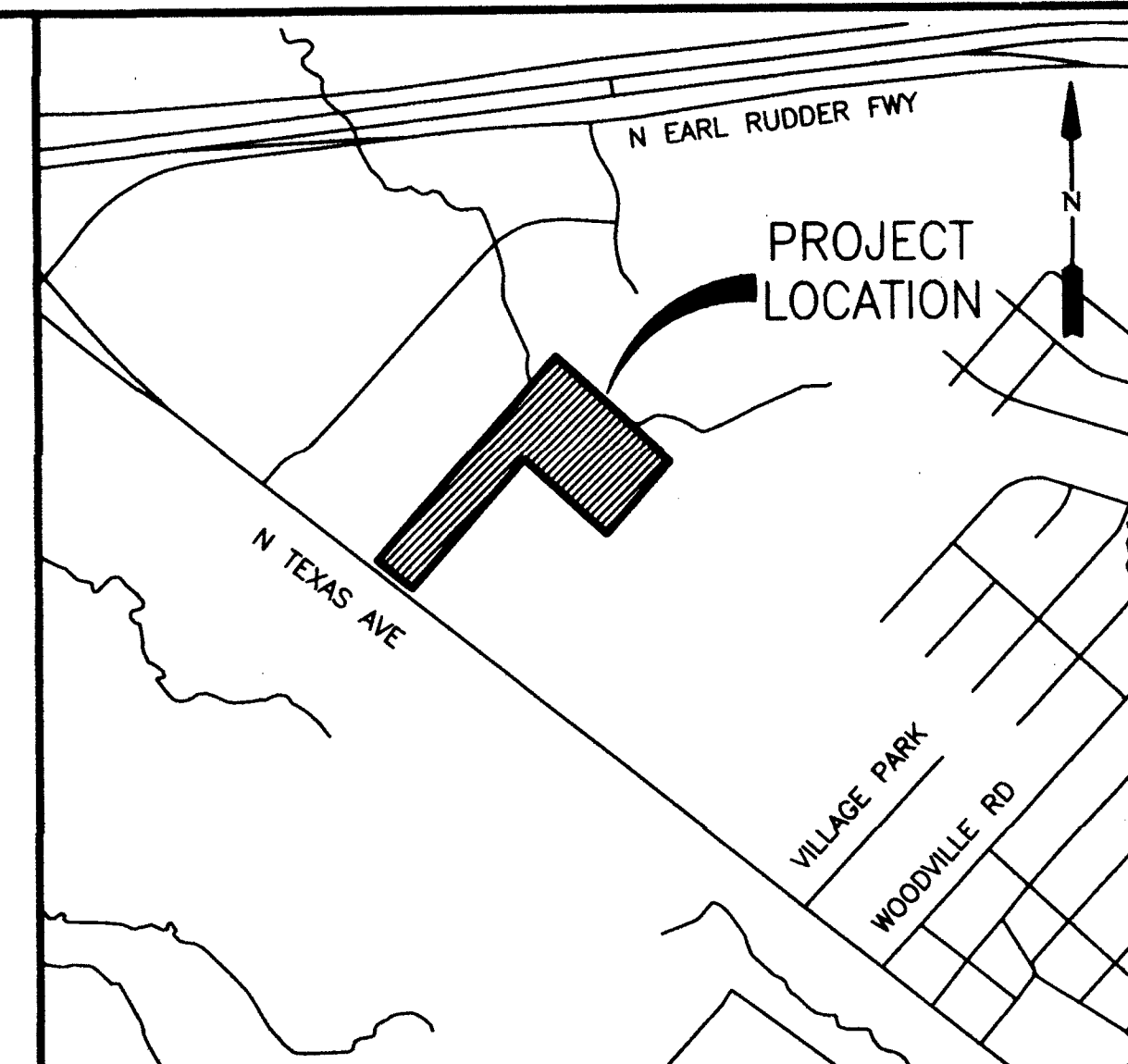
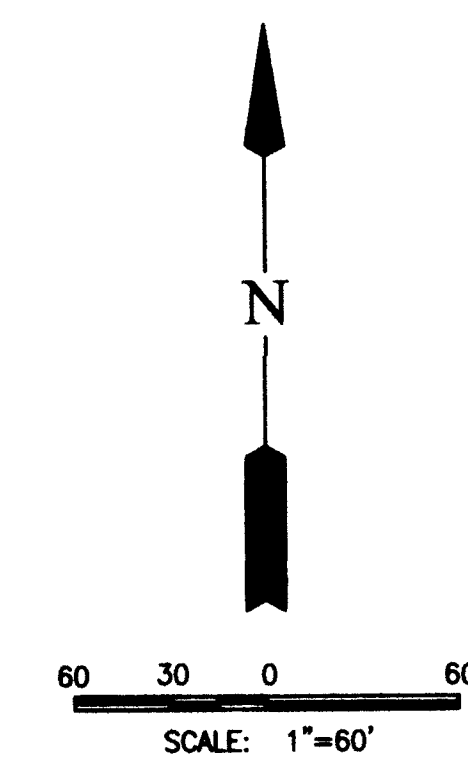
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°36'19" W	18.75'
L2	N 18°10'27" W	8.00'
L3	S 85°25'57" W	83.42'
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L9	S 48°36'19" E	100.00'
L10	S 80°59'59" W	20.00'
L11	N 01°25'19" W	20.00'
L12	S 42°47'12" W	100.00'
L13	N 42°47'12" E	100.00'
L14	S 10°30'23" E	20.05'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	91°19'23"	79.86'	71.52'	N 87°07'30" E
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C18	25.00'	91°26'31"	39.90'	35.80'	S 87°03'56" W
C19	25.00'	82°53'57"	40.53'	36.24'	S 05°06'07" E

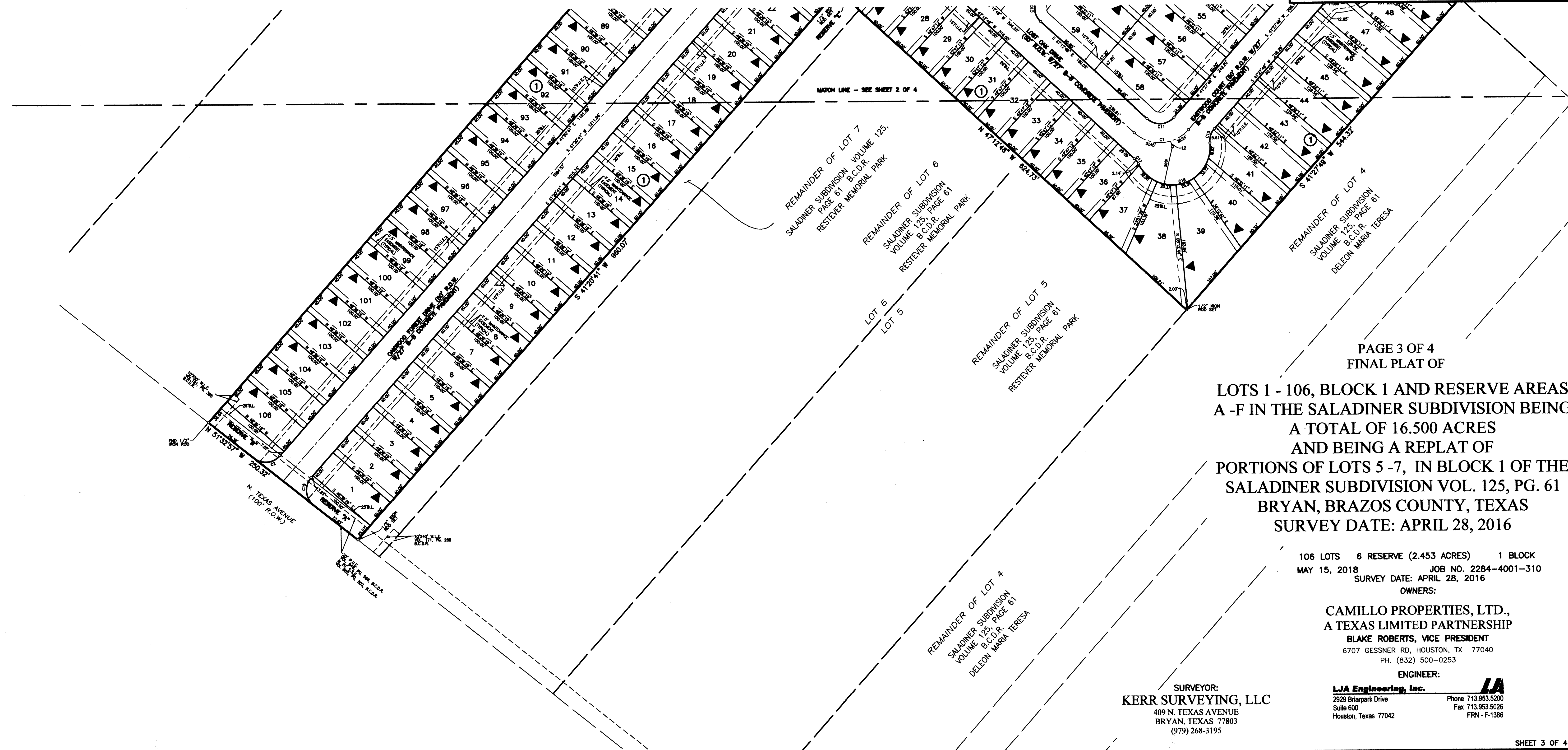
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**NOTES:**

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3. REFERENCE SECTION 110.59.D.5.B OF THE BRYAN CODE OF ORDINANCES - MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE PERPETUAL, PRIVATE ACCESS EASEMENTS IN FAVOR OF THE LOTS ON WHICH A ZERO LOT LINE/PATIO HOMES ARE PLANNED AT THE BOUNDARIES TO WHICH THESE EASEMENTS ARE ADJACENT, AND SHALL BE 7.5' WIDE.
4. ALL DWELLING UNITS WILL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1.1, 903.3.1.2, 903.3.1.3 OF THE IFC TO NEGATE THE ISSUE OF NO SECONDARY ACCESS FOR FIRST RESPONDERS.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS MUST BE COMPLETED.
6. ALL RESERVE TRACTS SHALL BE MAINTAINED BY THE HOA.
7. ALL ONSITE DRAINAGE EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. THIS PLAT IS LOCATED WITHIN FEMA FIRM MAP 48041C0185E, EFFECTIVE MAY 16, 2011, AND REVISED BY LOUR 12-08-1920P, EFFECTIVE MAY 9, 2014. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
9. 1/2" IRON ROD SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
10. DISTANCES SHOWN ON CURVES ARE ARC LENGTHS.
11. COORDINATES AND BEARINGS SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-5 (N: 10247804.931 E: 3535993.094) AND AS ESTABLISHED BY GPS OBSERVATION.
12. DISTANCE SHOWN HEREON ARE GRID DISTANCES TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011384879080 (CALCULATED BY USING GEOID 2012A)



VICINITY MAP  
SCALE: 1"= 1,000'



PAGE 3 OF 4  
FINAL PLAT OF  
LOTS 1 - 106, BLOCK 1 AND RESERVE AREAS  
A - F IN THE SALADINER SUBDIVISION BEING  
A TOTAL OF 16.500 ACRES  
AND BEING A REPLAT OF  
PORTIONS OF LOTS 5 - 7, IN BLOCK 1 OF THE  
SALADINER SUBDIVISION VOL. 125, PG. 61  
BRYAN, BRAZOS COUNTY, TEXAS  
SURVEY DATE: APRIL 28, 2016

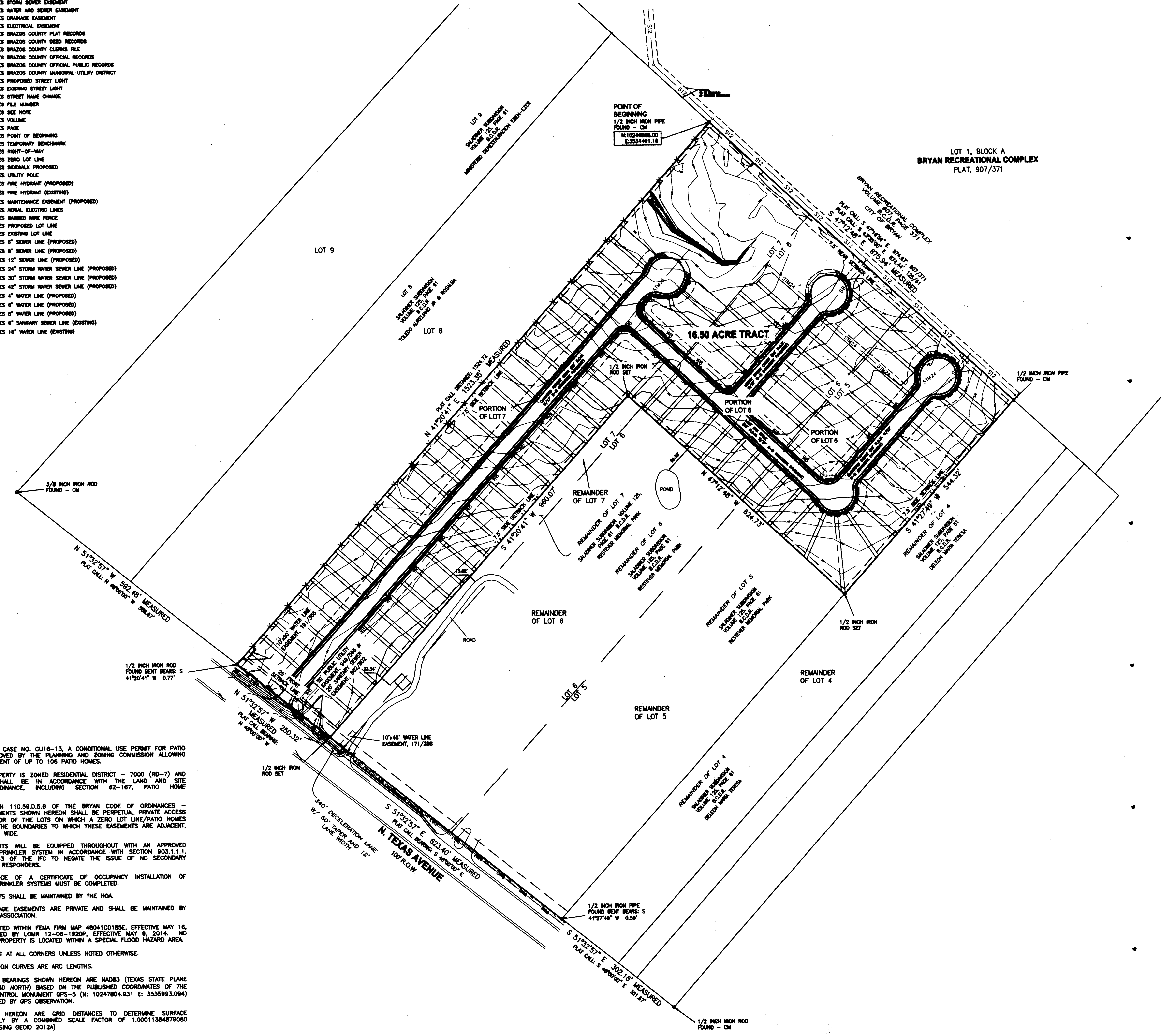
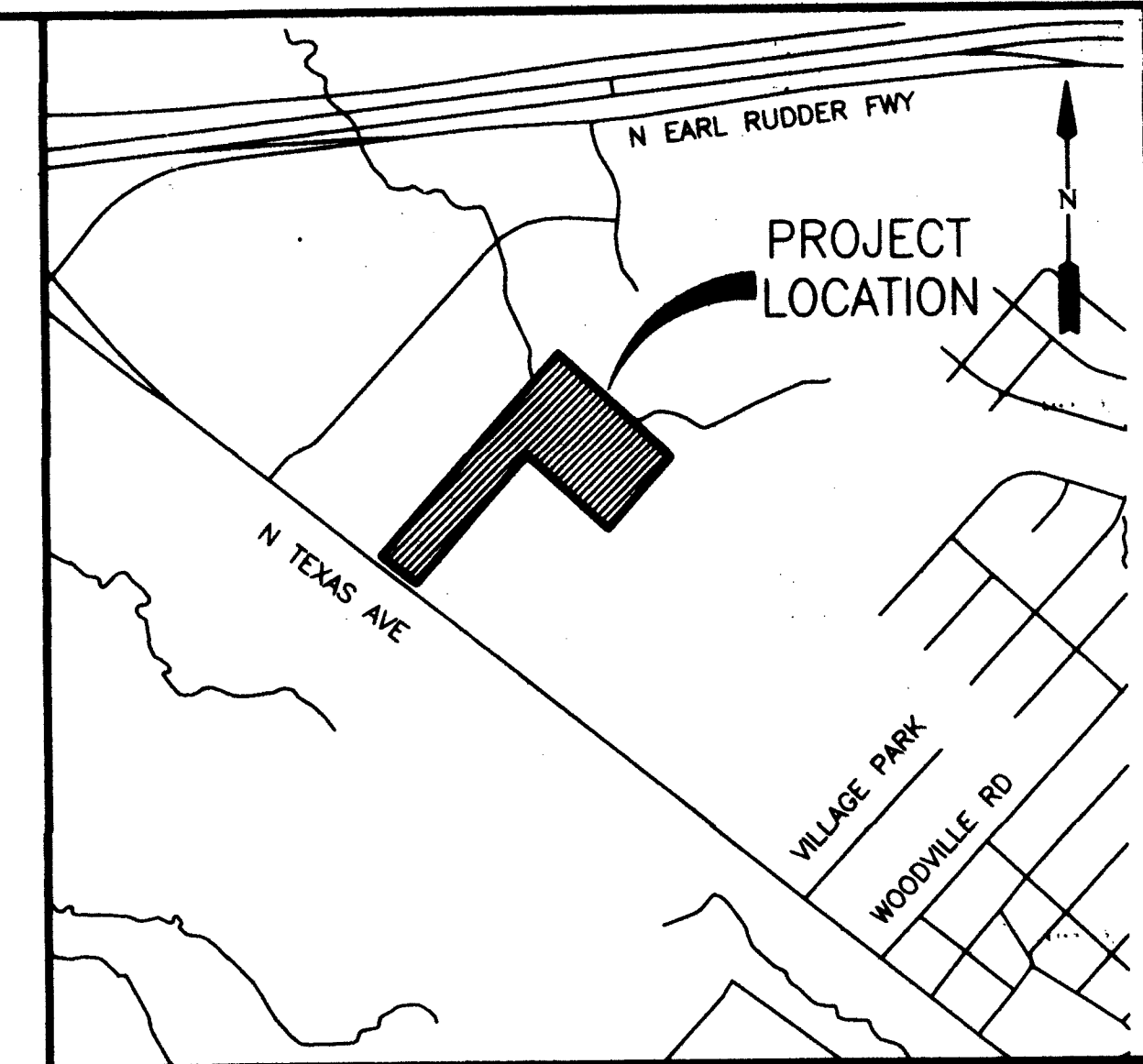
106 LOTS    6 RESERVE (2.453 ACRES)    1 BLOCK  
MAY 15, 2018    JOB NO. 2284-4001-310  
SURVEY DATE: APRIL 28, 2016

OWNERS:  
**CAMILLO PROPERTIES, LTD.,**  
A TEXAS LIMITED PARTNERSHIP  
BLAKE ROBERTS, VICE PRESIDENT  
6707 GESSNER RD, HOUSTON, TX 77040  
PH. (832) 500-0253

ENGINEER:  
**LJA Engineering, Inc.**  
2929 Briarpark Drive    Phone 713.953.5200  
Suite 600    Fax 713.953.5026  
Houston, Texas 77042    FRN - F-1386

SURVEYOR:  
**KERR SURVEYING, LLC**  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
(979) 268-3195

- LEGEND**
- EXIST. INDICATES EXISTING
  - U.E. INDICATES UTILITY EASEMENT
  - STW.S.E. INDICATES STORM SEWER EASEMENT
  - W.S.E. INDICATES WATER AND SEWER EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - B.C.P.R. INDICATES BRAZOS COUNTY PLAT RECORDS
  - B.C.D.R. INDICATES BRAZOS COUNTY DEED RECORDS
  - B.C.C.F. INDICATES BRAZOS COUNTY CLERKS FILE
  - B.C.O.R. INDICATES BRAZOS COUNTY OFFICIAL RECORDS
  - B.C.O.P.R. INDICATES BRAZOS COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.M.U.D. INDICATES BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT
  - INDICATES PROPOSED STREET LIGHT
  - INDICATES EXISTING STREET LIGHT
  - INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - VOL. INDICATES VOLUME
  - P.D. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - T.B.M. INDICATES TEMPORARY BENCHMARK
  - R.O.W. INDICATES RIGHT-OF-WAY
  - INDICATES ZERO LOT LINE
  - INDICATES SIDEWALK PROPOSED
  - INDICATES UTILITY POLE
  - INDICATES FIRE HYDRANT (PROPOSED)
  - INDICATES FIRE HYDRANT (EXISTING)
  - INDICATES MAINTENANCE EASEMENT (PROPOSED)
  - INDICATES AERIAL ELECTRIC LINES
  - INDICATES BARBED WIRE FENCE
  - INDICATES PROPOSED LOT LINE
  - INDICATES EXISTING LOT LINE
  - 58 INDICATES 6" SEWER LINE (PROPOSED)
  - 58 INDICATES 8" SEWER LINE (PROPOSED)
  - 512 INDICATES 12" SEWER LINE (PROPOSED)
  - STW42 INDICATES 24" STORM WATER SEWER LINE (PROPOSED)
  - STW30 INDICATES 30" STORM WATER SEWER LINE (PROPOSED)
  - STW42 INDICATES 42" STORM WATER SEWER LINE (PROPOSED)
  - W4 INDICATES 4" WATER LINE (PROPOSED)
  - W6 INDICATES 6" WATER LINE (PROPOSED)
  - W8 INDICATES 8" WATER LINE (PROPOSED)
  - ES6 INDICATES 6" SANITARY SEWER LINE (EXISTING)
  - EW18 INDICATES 18" WATER LINE (EXISTING)



- NOTES:**
- ON FEBRUARY 2ND CASE NO. CU16-13, A CONDITIONAL USE PERMIT FOR PATIO HOMES, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ALLOWING FOR THE DEVELOPMENT OF UP TO 106 PATIO HOMES.
  - THE SUBJECT PROPERTY IS ZONED RESIDENTIAL DISTRICT - 7000 (RD-7) AND ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE LAND AND SITE DEVELOPMENT ORDINANCE, INCLUDING SECTION 62-187, PATIO HOME REQUIREMENTS.
  - REFERENCE SECTION 110.59.D.5.8 OF THE BRYAN CODE OF ORDINANCES - MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE PERPETUAL PRIVATE ACCESS EASEMENTS IN FAVOR OF THE LOTS ON WHICH A ZERO LOT LINE/PATIO HOMES ARE PLANNED AT THE BOUNDARIES TO WHICH THESE EASEMENTS ARE ADJACENT, AND SHALL BE 7.5' WIDE.
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**PAGE 4 OF 4**  
**ORIGINAL PLAT OF**  
**SALADINER SUBDIVISION**

**VOL. 125 PG. 61**  
**BRYAN, BRAZOS COUNTY, TEXAS**

MAY 15, 2018 JOB NO. 2284-4001-310  
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