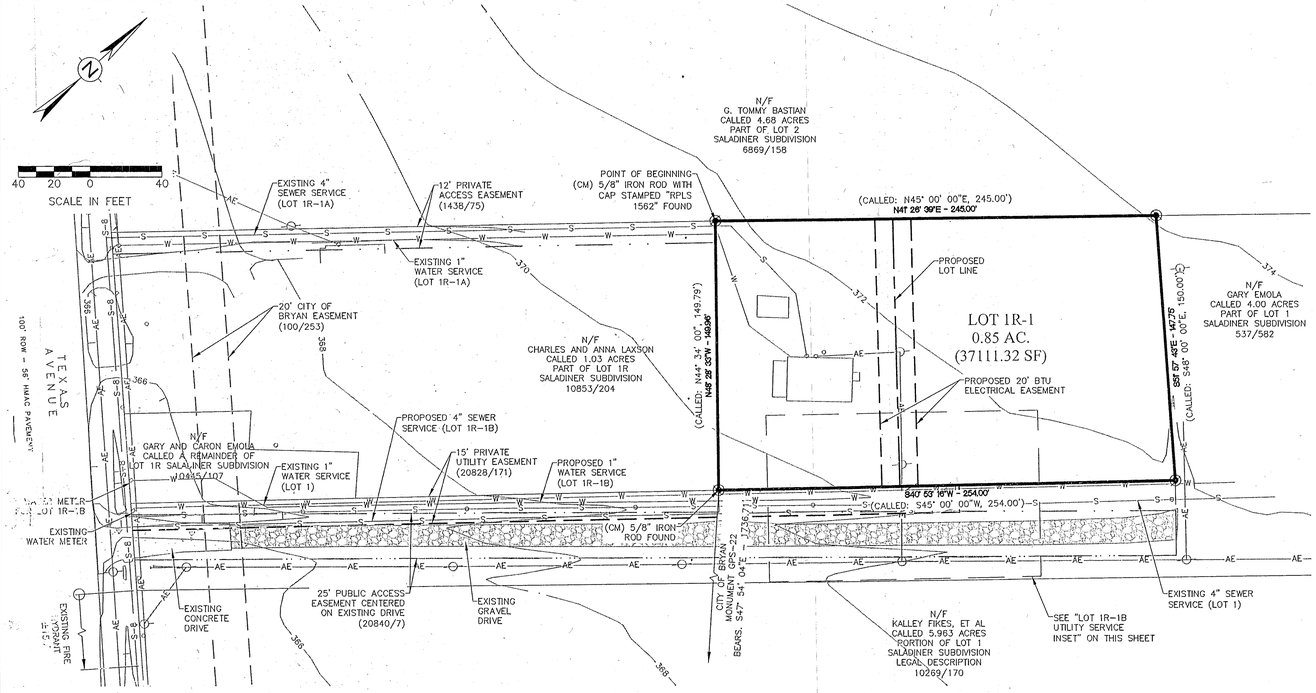
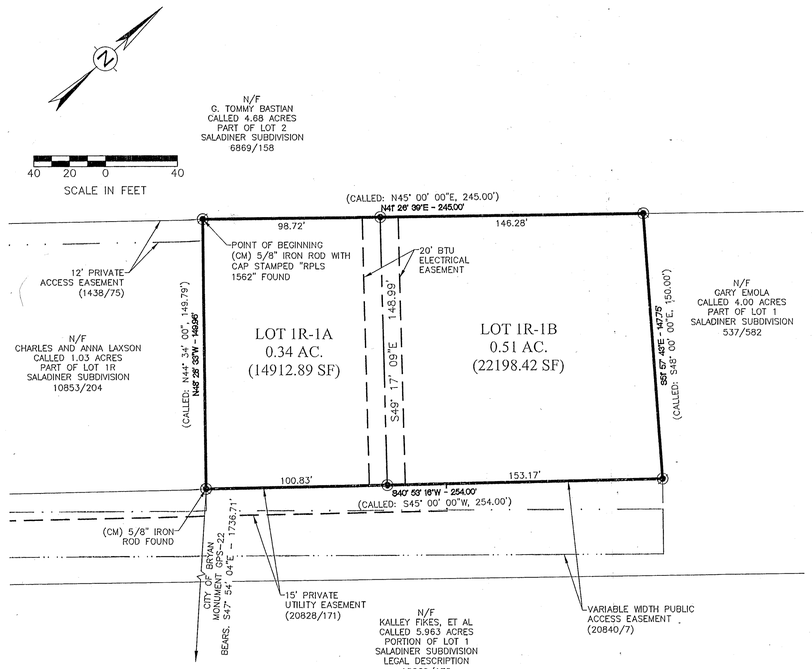


ORIGINAL PLAT
VOL. 1438, PG. 75



REPLAT

FIELD NOTES
OF
0.8520 OF ONE ACRE
BEING ALL OF
LOT 1R-1
SALADINER SUBDIVISION
VOLUME 1438, PAGE 75
MOSES BAINE SURVEY, A-3
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING 0.8520 OF ONE ACRE SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT NO. 3, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOT 1R-1, OF SALADINER SUBDIVISION AS DEPICTED ON PLAT OF RECORD IN VOLUME 1438, PAGE 75, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.8520 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

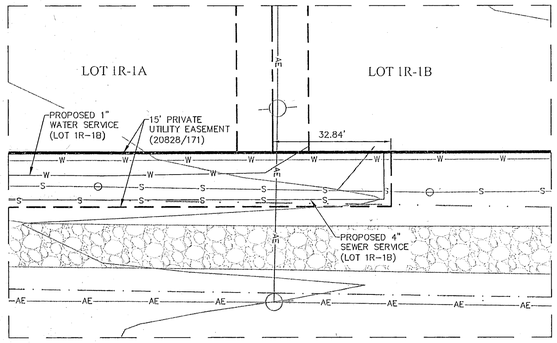
BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "RPLS 1562" FOUND FOR THE MOST SOUTHWESTERLY CORNER, SAID CORNER BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1R-1, SAID CORNER BEING THE MOST NORTHWESTERLY CORNER OF LOT 1R OF SAID SALADINER SUBDIVISION, SAID CORNER BEING THE MOST NORTHWESTERLY CORNER OF THE CHARLES W. LAXSON AND ANNA LISA LAXSON CALLED 1.03 ACRE TRACT AS DESCRIBED IN VOLUME 10853, PAGE 204, SAID CORNER BEING LOCATED IN THE OCCUPIED SOUTHEAST LINE OF LOT 2 OF THE SALADINER SUBDIVISION AS DEPICTED ON PLAT OF RECORD IN VOLUME 125, PAGE 61, SAID CORNER ALSO BEING LOCATED IN THE OCCUPIED SOUTHEAST LINE OF THE G. TOMMY BASTIAN CALLED 4.68 ACRE TRACT AS DESCRIBED IN VOLUME 6869, PAGE 158, A 5/8" IRON ROD FOUND FOR THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1R BEARS S 41°06'02" W A DISTANCE OF 336.02 FEET;

THENCE N 41°26'39" E ALONG THE NORTHWEST LINE OF SAID LOT 1R-1, ALONG THE OCCUPIED SOUTHEAST LINE OF SAID LOT 2, AND ALONG THE SOUTHEAST LINE OF SAID CALLED 4.68 ACRE TRACT A DISTANCE OF 245.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 6658" SET FOR THE MOST NORTHWESTERLY CORNER, SAID CORNER BEING THE MOST NORTHWESTERLY CORNER OF SAID CALLED LOT 1R-1, SAID CORNER ALSO BEING THE UPPER MOST SOUTHWESTERLY CORNER OF THE GARY EMOLA CALLED 4.0 ACRE TRACT AS DESCRIBED IN VOLUME 537, PAGE 582, A 5" WOOD FENCE CORNER POST FOUND FOR THE OCCUPIED MOST NORTHEASTERLY CORNER OF SAID CALLED 4.68 ACRE TRACT BEARS N 41°26'39" E A DISTANCE OF 738.20 FEET;

THENCE S 51°57'43" E ALONG THE NORTHEAST LINE OF SAID LOT 1R-1, AND ALONG THE UPPER SOUTHWEST LINE OF SAID CALLED 4.0 ACRE TRACT A DISTANCE OF 147.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 6658" SET FOR THE MOST NORTHEASTERLY CORNER, SAID CORNER BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 1R-1, SAID CORNER ALSO BEING AN ANGLE CORNER OF SAID CALLED 4.0 ACRE TRACT;

THENCE S 40°53'16" W ALONG THE SOUTHEAST LINE OF SAID LOT 1R-1, AND ALONG A NORTHWEST LINE OF SAID CALLED 4.0 ACRE TRACT A DISTANCE OF 254.00 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST SOUTHEASTERLY CORNER, SAID CORNER BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1R-1, SAID CORNER BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 1R, SAID CORNER ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID CALLED 1.03 ACRE TRACT, THE CITY OF BRYAN MONUMENT "GPS-22" (BRASS DISK) BEARS S 44°23'43" E A DISTANCE OF 1736.71 FEET, AND A 5/8" IRON ROD WITH CAP STAMPED "RPLS 2972" LOCATED IN THE SOUTHEAST LINE OF SAID LOT 1R FOUND FOR REFERENCE BEARS S 40°53'16" W A DISTANCE OF 201.97 FEET;

THENCE N 48°28'33" W ALONG THE SOUTHWEST LINE OF SAID LOT 1R-1, ALONG THE NORTHEAST LINE OF SAID LOT 1R, AND ALONG THE NORTHEAST LINE OF SAID LOT 1R A DISTANCE OF 149.96 FEET TO THE PLACE OF BEGINNING CONTAINING AN AREA OF 0.8520 OF ONE ACRE, MORE OR LESS ACCORDING TO A SURVEY PERFORMED ON THE GROUND DURING THE MONTH OF JUNE, 2026 UNDER THE SUPERVISION OF LUKE WAYNE SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6658, AND WORKING UNDER FIRM NO. 10194693.



LOT 1R-1B UTILITY SERVICE INSET
1" = 20'

APPROVAL OF THE CITY ENGINEER

I, Jayson Brakhault, 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 10th day of October, 2026.

Jayson Brakhault M.M.
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 7th day of October, 2026.

B.J.
City Planner, Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Luke Wayne Smith, Registered Professional Land Surveyor No. 6658, 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.

Luke Smith R.P.L.S. No. 6658

STATE OF TEXAS
REGISTERED
LUKE WAYNE SMITH
6658
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/21/2026 1:24:56 PM
In the PLAT Records

Doc Number: 2026-1599780
Volume-Page: 20875-25
Number of Pages: 1
Amount: 72.00
Order#: 20261021000056
By: JS

County Clerk
Brazos County, Texas By: Josephina Shaw

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Gary and Caron Emola, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 5310, Page 112, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Gary Emola

Caron Emola

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gary Emola, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 8th day of October, 2026

ABBIE DAVIS
Notary ID # 135553474
My Commission Expires
April 02, 2030

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Caron Emola, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 8th day of October, 2026

ABBIE DAVIS
Notary ID # 135553474
My Commission Expires
April 02, 2030

Notary Public, Brazos County, Texas

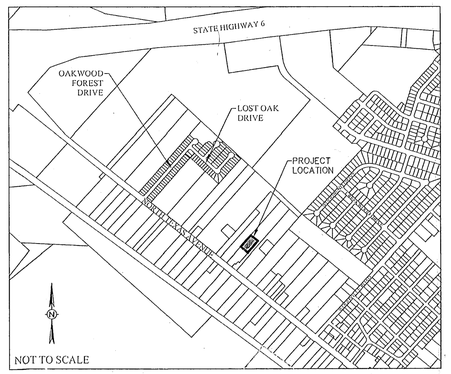
NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES ARE EXPRESSED IN US SURVEY FEET AS MEASURED HORIZONTALLY ALONG THE SURFACE OF THE EARTH.
3. NO PORTION OF THIS TRACT LIES 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. 48041C0185E, REVISED DATE: 05-16-2012.
4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
5. ZONING FOR THIS TRACT IS RESIDENTIAL DISTRICT-7000 (RD-7).
6. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
7. ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
8. 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.
9. 13D FIRE SPRINKLER SYSTEM IS REQUIRED ON ALL BUILDINGS ON LOT 1R-1B.

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PRIVATE UTILITY EASEMENT (Pr.U.E)
	PRIVATE DRAINAGE EASEMENT (Pr.D.E)
	PUBLIC ACCESS EASEMENT (P.A.E)
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PRIVATE ACCESS EASEMENT (Pr.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
⊙	1/2" IRON ROD WITH CAP STAMPED "RPLS 6658" SET, UNLESS OTHERWISE NOTED
(#)	BLOCK LABEL
(CM)	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
()	RECORDING INFORMATION
ROW	RIGHT-OF-WAY

VICINITY MAP



FINAL PLAT
OF
SALADINER SUBDIVISION
LOT 1R-1A AND LOT 1R-1B
0.85 ACRES
BEING A
REPLAT
OF
SALADINER SUBDIVISION
LOT 1R-1
0.85 ACRES
MOSES BAINE SURVEY LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 40'
OCTOBER, 2026

OWNER:
Gary and Caron Emola
4709 North Texas Avenue
Bryan, TX 77803
(979) 450-4081

SURVEYOR:
Luke Smith Surveying, LLC
1115 Harkes Lane
Hearne, TX 77859
(903) 338-8263
TBPELS FIRM # 10194693

ENGINEER:
SCHULTZ Engineering LLC
TBPE FIRM NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900