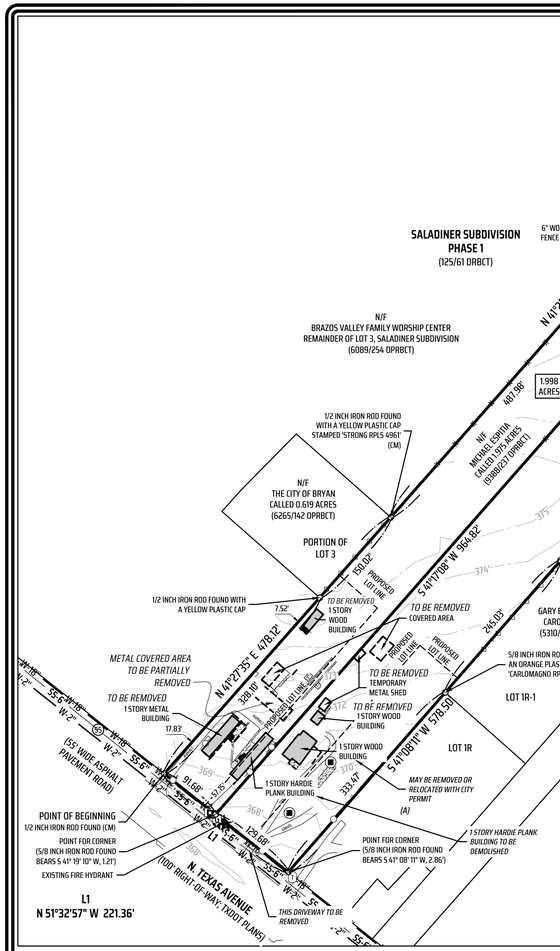
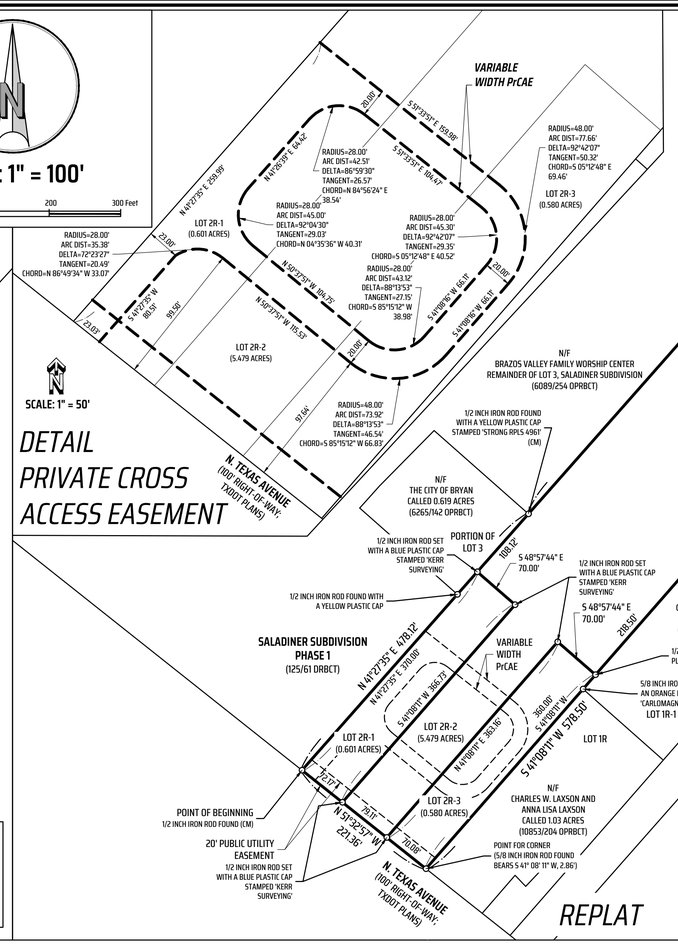
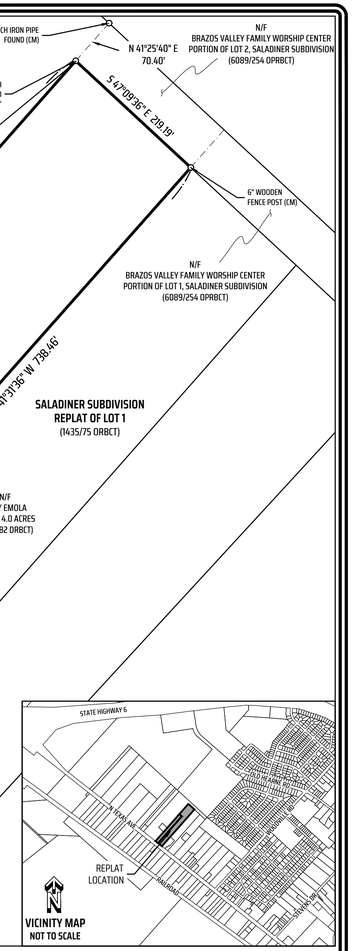


PURPOSE

THE PURPOSE OF THIS PLAT IS TO REPLAT THE PROPERTY INTO THREE LOTS FOR RESIDENTIAL USE.

THE PURPOSE OF THE PRIVATE CROSS ACCESS EASEMENT IS TO PROVIDE LOOP DRIVEWAY ACCESS FOR LOTS 2R-1, 2R-2, AND 2R-3 TO THE TXDOT APPROVED DRIVEWAY ON LOT 2R-1 ACCESSING N. TEXAS AVENUE.





GENERAL NOTES

1. THE PURPOSE IS TO REPLAT TWO (2) RESIDENTIAL LOTS INTO THREE (3) RESIDENTIAL REPLATTED LOTS.

2. BEARING SYSTEM SHOWN HEREON IS BASED ON THE 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).

3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011908337051 (CALCULATED USING GEOID12B).

4. 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.

5. (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.

6. CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).

7. 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.

8. THIS TRACT IS ZONED RESIDENTIAL DISTRICT—5000 (RD-5).

9. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

10. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, CITY DATA, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

11. THE PRIVATE CROSS ACCESS EASEMENT IS FOR THE INGRESS AND EGRESS OF THE LOT OWNERS. THE MAINTENANCE OF THE PRIVATE CROSS ACCESS EASEMENT IS THE RESPONSIBILITY OF EACH OWNER OF THE LOTS ON WHICH THE EASEMENT LIES.

12. THE THREE NEW LOTS WILL SHARE ONE POINT OF ACCESS TO TEXAS AVENUE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL ESPITIA AND MELODY P. ESPITIA, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME (MICHAEL) IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 9388, PAGE 237, AND TO US IN VOLUME 6869, PAGE 158, AND WHOSE NAMES ARE 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.

_____
MICHAEL ESPITIA

_____
MELODY P. ESPITIA

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL ESPITIA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL ESPITIA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC, BRAZOS COUNTY, 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

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.

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

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 THE _____ DAY OF _____, 20____, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____, PAGE ____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

FIELD NOTES DESCRIPTION
OF A
6.661 ACRE TRACT
MOSES BAINE LEAGUE SURVEY, ABSTRACT 3
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 6.661 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 2 IN THE SALADINER SUBDIVISION FILED IN VOLUME 125, PAGE 61 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), SAME BEING ALL OF A CALLED 4.68 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL ESPITIA AND MELODY P. ESPITIA RECORDED IN VOLUME 6869, PAGE 158 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND ALL OF A CALLED 1.975 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL ESPITIA RECORDED IN VOLUME 9388, PAGE 237 (OPRBCT); SAID 6.661 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the northeast right-of-way line of North Texas Avenue (100' right-of-way; TXDOT plans), and at the west corner of said 1.975 acres, same being the south corner of a called remainder of Lot 3 of said Saladiner Subdivision described in a deed to Brazos Valley Family Worship Center recorded in Volume 6089, Page 254 (OPRBCT), and the west corner hereof;

THENCE, along the common line of said 1.975 acres, said remainder of Lot 3, and a portion of a called 0.619 acre tract described in a deed to the City of Bryan recorded in Volume 6265, Page 142 (OPRBCT), **N 41° 27' 35" E,** at a distance of 328.10 feet passing a 1/2 inch iron rod found with a yellow plastic cap at the south corner of said 0.619 acres and an east corner of said remainder of Lot 3, and continuing for a total distance of **478.12 feet** to a 1/2 inch iron rod found with a yellow plastic cap stamped 'STRONG RPLS 1961' at the east corner of said 0.619 acres and a south corner of said remainder of Lot 3, and an angle point of said 1.975 acres;

THENCE, along the common line of said 1.975 acres, said remainder of Lot 3, and said 4.68 acres, **N 41° 25' 40" E,** at a distance of 487.98 feet passing a 6" wooden fence post at the north corner of said 1.975 acres and a west corner of said 4.68 acres, and continuing for a total distance of **855.73 feet** to a 1/2 inch iron rod set with a blue plastic cap stamped 'KERR SURVEYING' at the north corner of said 4.68 acres and lying in the southeast line of said remainder of Lot 3, same being the west corner of a portion of Lot 2 of said Saladiner Subdivision, and the north corner hereof, from which a 2 inch iron pipe found at the north corner of said portion of Lot 2 and the east corner of said remainder of Lot 3 bears N 41° 25' 40" E, a distance of 70.40 feet, and from said 1/2 inch iron rod, the City of Bryan Monument GPS-5 bears N 50° 03' 31" E, a distance of 4,424.60 feet;

THENCE, along the common line of said 4.68 acres and a portion of Lot 2, **S 47° 09' 35" E,** at a distance of 0.81 feet passing a crosstie fence post, and continuing for a total distance of **219.19 feet** to a 6 inch wooden fence post at the east corner of said 4.68 acres, being the south corner of said portion of Lot 2, the west corner of a portion of Lot 1 of said Saladiner Subdivision, and the north corner of a called 4.0 acres described in a deed to Gary Emola recorded in Volume 537, Page 582 (DRBCT), same being the east corner hereof;

THENCE, with the common line of said 4.68 acres and said 4.0 acres, **S 41° 31' 36" W,** for a distance of **738.46 feet** to a 1/2 inch iron rod set with a blue plastic cap stamped 'KERR SURVEYING' at a west corner of said 4.0 acres, same being an angle point of said 4.68 acres, and being the north corner of Lot 1R-1 of the Replat of Lot 1 Saladiner Subdivision filed in Volume 1435, Page 75 (ORBCT);

THENCE, with the common line of said 4.68 acres, said Lot 1R-1 and said Lot 1R, **S 41° 08' 11" W,** at a distance of 245.03 feet passing a 5/8 inch iron rod found with an orange plastic cap stamped 'CARLOMAGNO RPLS 1562', and continuing for a total distance of **578.50 feet** to a point for corner lying in the northeast right-of-way line of said North Texas Avenue for the south corner of said 4.68 acres, the west corner of said Lot 1R, and, and the south corner hereof, from which a 5/8 inch iron rod found bears S 41° 08' 11" W, a distance of 2.86 feet;

THENCE, with lines of said 4.68 acres and 1.975 acres, common with North Texas Avenue, **N 51° 32' 57" W,** at a distance of 129.68 feet passing a point for corner at the south corner of said 1.975 acres and a west corner of said 4.68 acres, from which a 5/8 inch iron rod found bears S 41° 19' 10" W, a distance of 1.21', and continuing for a total distance of **221.36 feet** to the **POINT OF BEGINNING** hereof containing **6.661 acres** of land, more or less. Surveyed on the ground October 2025 under my supervision. See plat prepared March 2026 for other information.

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

WATER VALVE
WATER TEST STATION
WATER METER
FIRE HYDRANT
SANITARY SEWER MANHOLE
CLEAN OUT
UTILITY POLE
GUY WIRE
BOLLARD
TELEPHONE PEDESTAL
FIBER OPTIC MARKER
PIPE LINE MARKER
GAS METER
PrCAE = PRIVATE CROSS ACCESS EASEMENT

BARBED WIRE FENCE
CHAIN LINK FENCE
DECK
CONCRETE
GRAVEL
APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE — SS-6" —
APPROXIMATE LOCATION OF WATER LINE — W —

FINAL PLAT
OF
SALADINER SUBDIVISION PHASE 1
LOTS 2R-1, 2R-2, AND 2R-3

BEING 6.661 ACRES AND BEING A REPLAT OF A PORTION OF LOT 2
DESCRIBED IN VOLUME 6869, PAGE 158, & VOLUME 9388, PAGE 237, OPRBCT OF THE
SALADINER SUBDIVISION PHASE 1
VOLUME 125, PAGE 61, DRBCT
MOSES BAINE LEAGUE SURVEY, ABSTRACT 3
BRYAN, BRAZOS COUNTY, TEXAS
–
Owner: Michael Espitia and Melody P. Espitia
4801 North Texas Avenue, Bryan, TX 77803

KERR SURVEYING
"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 10-27-2025 | PLAT DATE: 09-02-2026
JOB #: 25-1134 | CAD NAME: 25-1134-S RP RP 4801 N.TEXAS AVE
POINT FILE: 25-1134
DRAWN BY: TJF/MS/MH CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM