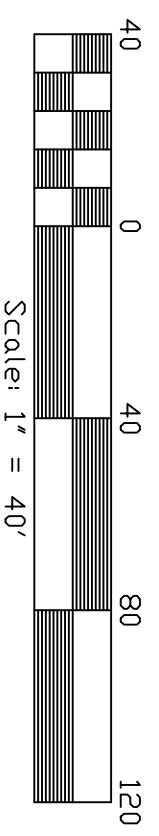


FAERMAN SUBDIVISION

A MINOR PLAT OF 1309 ACRES LOCATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, A-5, 'CITY OF SEALY,' AUSTIN COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN DEED TO SADDLERIDGE HOMES LLC, RECORDED IN FILE# 205914, DAECT, AND BEING SUBDIVIDED AS SHOWN HEREIN.



SCALE
1" = 40'

We, Saddleridge Homes LLC, acting by and through Robert Faerman, President and Secretary, owners hereinafter referred to as owners of the 1309 Acre tract described in the above and foregoing plat of Faerman Subdivision, County of Austin, Texas, do hereby certify that the above and foregoing plat, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners do hereby consent and agree that all of the property within the boundaries of this plat shall be restricted to provide that private structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance shall the drainage opening be less than 18 inches in diameter (18 inches in diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

In WITNESS WHEREOF, the Saddleridge Homes, LLC, has caused these presents to be signed by Robert Faerman, its President, hereunto authorized, attested this 01 day of February, 2022.

Saddleridge Homes, LLC

By: Robert Faerman, President
Attest: Secretary

THE STATE OF TEXAS

COUNTY OF AUSTIN

BEFORE ME the undersigned authority, on this day personally appeared Robert Faerman, President and Secretary of Saddleridge Homes LLC, known to me, to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 01 day of February, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

We, Allegiance Bank, owner and holder of a lien against the property described in the plat known as the Faerman Subdivision, said lien being evidenced by instrument recorded in the Public Records of Austin County, Texas, do hereby certify that the above and foregoing plat, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

BY: TIM RUIE, LIENHOLDER

THE STATE OF TEXAS

COUNTY OF AUSTIN

BEFORE ME, the undersigned authority, on this day personally appeared Tim Ruie, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

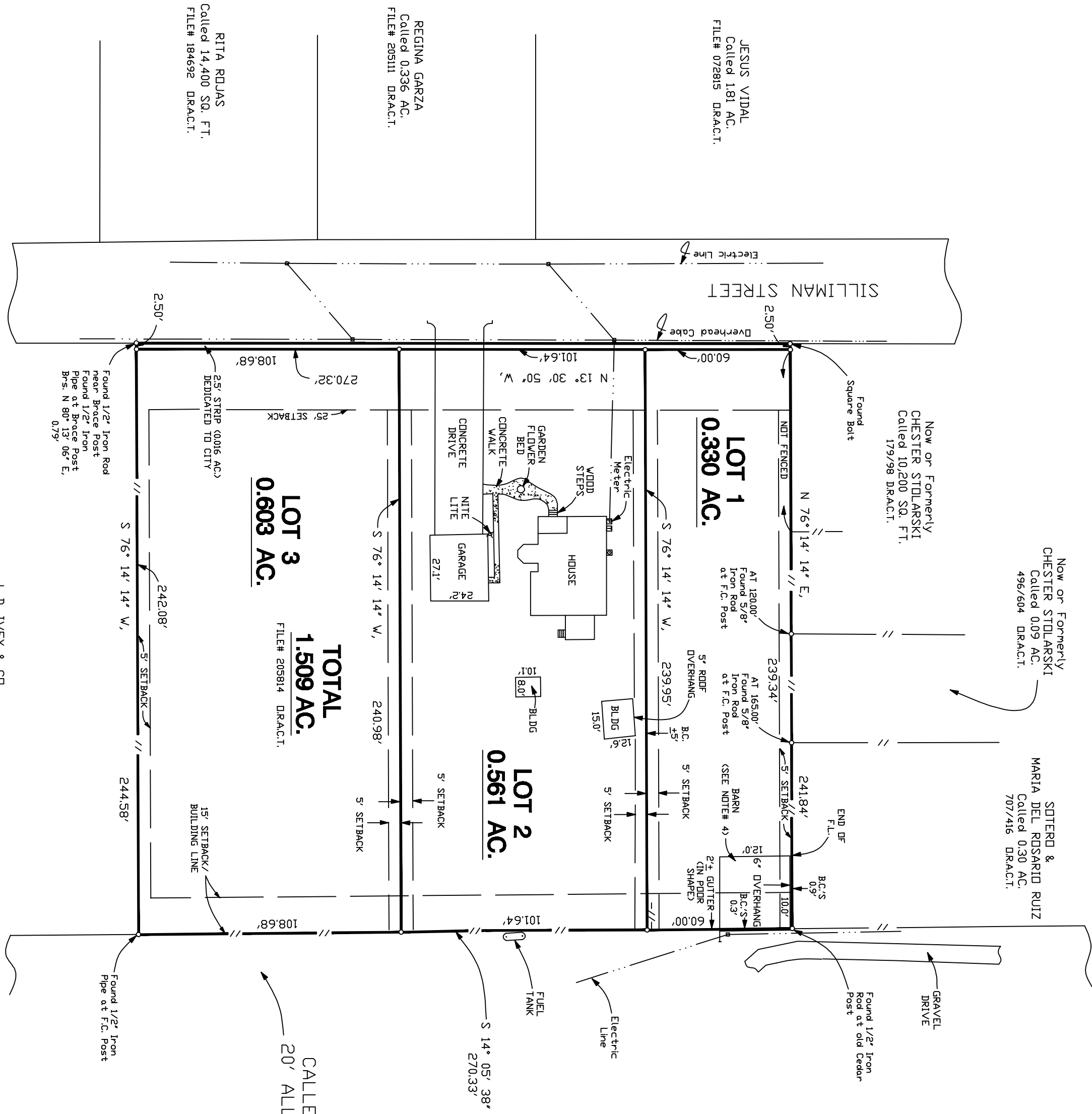
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 01 day of February, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, Glen S. Alexander, Registered Professional Land Surveyor, a duly licensed and authorized member of the Texas Board of Professional Land Surveyors, do hereby certify that the above and foregoing plat, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

GLEN S. ALEXANDER, REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM NO. 10334400

SAN FELIPE de AUSTIN TOWN TRACT A-5 'CITY OF SEALY' AUSTIN COUNTY, TEXAS



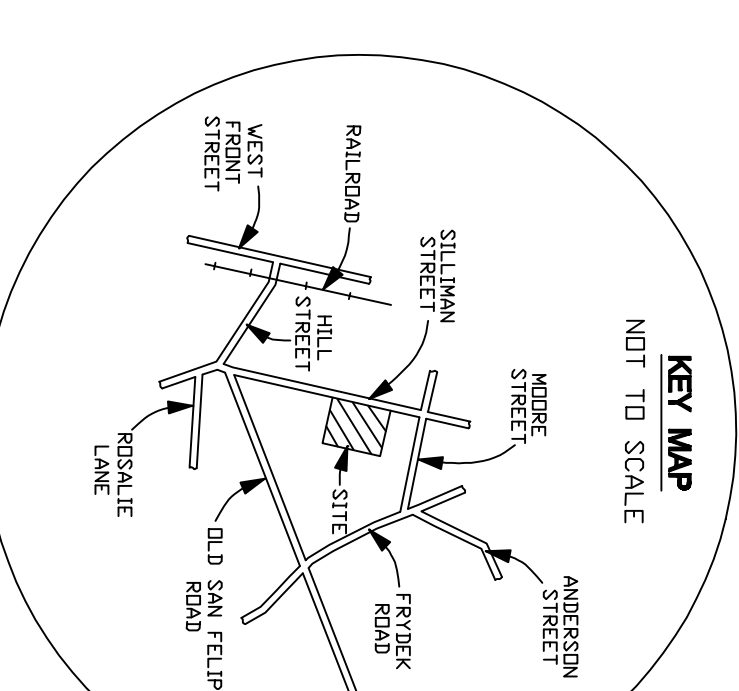
- NOTES: 1) The tract of land shown hereon lies within Zone XZ (Area of Minimal Flood Hazard) of FEMA Flood Insurance Rate Map# 48015C, 0320F, October 18, 2019.
- 2) Bearings shown hereon are based upon Grid North as determined from GPS Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3) All 5/8" iron rods set are capped with a yellow cap marked Alexander Surveying, B.C.S. - Building Corners
- 4) The barn has a 6' roof overhang and directs water North, possibly across the property line.

I, Gracie Granger, County Clerk of Austin County, Texas do hereby certify that the within instrument with its official notation was filed for registration in my office on 02/02/22 at 10:00 o'clock a.m. and in Volume 2022 of the map records of Austin County for said county.

EX OFFICIO CLERK OF AUSTIN COUNTY, TEXAS
BY: DEPUTY

This is to certify that the City Planner of the City of Sealy, Texas has approved this plat and the same is in accordance with the laws of the State of Texas and the ordinances of the City of Sealy as shown hereon and authorized the recording of this plat this 01 day of February, 2022.

BY: SANDRA VABALEC, DEPUTY CITY PLANNER
BY: MERCEDES BENDUNG, DEPUTY CITY SECRETARY



ALL THAT TRACT OR PARCEL OF LAND consisting of 1309 Acres located in the San Felipe de Austin Town Tract, A-5, 'City of Sealy,' Austin County, Texas. Subject tract being that same tract described in Deed to Saddleridge Homes LLC, recorded in File# 205914 of the Official Records of Austin County, Texas. Said tract consisting of 1309 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found near a brace post in the East Right-of-way of Silliman Street for the Northwest corner of the called 0.5174 Acre tract described in Deed to J.D. Ivey, west corner of the herein described tract from said rod, a 12" iron pipe found at the brace post, Brs. N 80° 13' 06" E, 0.79' Ft.)

THENCE N 13° 30' 50" W, with the East Right-of-way of Silliman Street, a distance of 27032 Ft. to a square bolt found on the Southwest corner of the called 10200 sq. Ft. tract belonging to the herein described tract, from said bolt, bearing Page 98 DAECT, and the Northwest corner of the herein described tract;

THENCE N 76° 14' 14" E, with the common line with the 10200 sq. Ft. tract and generally but partly with an existing fence and passing at a distance of 26' from the Northwest corner and the Southwest corner of the called 009 Acre tract belonging now or formerly to Chester Stolarski, recorded in Volume 495, Page 604 DAECT, and continuing with the common line with the 009 Acre adjoining tract and generally with an existing fence and passing at 165100 Ft., a 3/8" iron rod found at a distance of 24184 Ft. from the Southwest corner of the called 1031 Acre tract described in Deed to Sotero and Maria Del Rosario Ruiz-recorded in Volume 707, Page 416 DAECT, and continuing with the common line with the 030 Acre adjoining tract and generally but partly with an existing fence, a total distance of 24184 Ft. to a 1/2" iron rod found at an old cedar post in the West line of the herein described tract and the Northeast corner of the herein described tract;

THENCE S 14° 05' 38" E, with the West line of the called 20' ft. alley and generally but partly with an existing fence, a distance of 27033 Ft. to the Northeast corner of the 03174 Acre tract and the Southwest corner of the herein described tract;

THENCE S 76° 14' 14" W, with the common line with the 03174 Acre adjoining tract and generally with an existing fence, a distance of 24458 Ft. to the PLACE OF BEGINNING and containing 1309 Acres.

MINOR PLAT

PREPARED BY: ALEXANDER SURVEYING
DATE: JANUARY 25, 2022

OWNER: SADDLERIDGE HOMES LLC
C/O ROBERT FAERMAN
SEALY, TEXAS 77774
PHONE: 281-685-6100
E-MAIL: saddleridgehomes@yahoo.com

FAERMEN SUBDIVISION

ALEXANDER SURVEYING 105 E. Luna Street, P.O. Box 386 Sealy, Texas 77774 Phone: 281-685-6100 Fax: 979-866-5888 © 2022 ALL RIGHTS RESERVED		OWNER: SADDLERIDGE HOMES LLC C/O ROBERT FAERMAN SEALY, TEXAS 77774 PHONE: 281-685-6100 E-MAIL: saddleridgehomes@yahoo.com	
Prepared By	Glen S. Alexander	County	AUSTIN
Plat No.	#4194	City	SAN FELIPE
File No.	10334400	Tract	A-5
Date	JANUARY 25, 2022	City	SEALY
Field Crew	J.E.	County	AUSTIN
Commission Expires	DAECT	City	SEALY
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