SCALE 40′

A MINDR PLAT DF 1.509 ACRES LOCATED IN THE SAN FELIPE de AUSTIN TOWN TRACT, A-5, "CITY DF SEALY", AUSTIN COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED IN DEED TO SADDLERIDGE HOMES LLC, RECORDED IN FILE# 205814 D.R.A.C.T. AND BEING SUBDIVIDED AS SHOWN HEREON.

FAERMAN

SUBDIVISION

We, Saddleridge Homes LLC, acting by and through Robert Faerman, President and _______, Secretary, owners hereinafter referred to as owners of the 1.509 Acre tract described in the above and foregoing plat of Faerman Subdivision, do hereby make and establish said subdivision of said property according to all liens, 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 public places shown thereon for the purposes and considerations therein expressed; 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage 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 have a drainage opening of less that one and three quarters square feet (18-inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities. FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

In TESTIMONY WHEREOF, the Saddleridge Homes, LLC, has caused these presents to be signed by Robert Faerman, its President, thereunto authorized, attested by its secretary , _______, and its common seal hereunto affixed this and its seal, this _____ day of _______, 2022.

ddleridge Homes, LLC

JESUS VIDAL Called 1.81 AC. FILE# 072815 D.R.A.C.T.

Electric Line

Dverhead Cabe

,00.0*0*

0.330

გ**-**

AT 120.00' Found 5/8 Iron Rod at F.C. Po

14′ 14″ W,

_239,95′

5' ROOF

N 13. 30, 20, M

08 1.01

LOT 0.561

101'64

TANK

S 14° 05′ 38″ E, 270.33′

Electric Line

CONCRETE DRIVE

S 76° 14′ 14″ W,

240.98′

SILLIMAN STREET

Now or Formerly CHESTER STOLARSKI Called 10,200 SQ. FT. 179/98 D.R.A.C.T.

Found 1/2" Iron Rod at old Cedar Post

GRAVEL DRIVE

SDTERD &

'A DEL ROSARIO RUIZ

Called 0.30 AC.

707/416 D.R.A.C.T.

THE STATE

BEFORE ME, the undersigned authority, on this day personally appears 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 considerations 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 2022. 무 OFFICE this

REGINA GARZA Called 0.336 AC. FILE# 205111 D.R.A.C.T.

108'68,

- S2√ 2EIB∀CK

0.603

<u></u>β3

108'68

CALLED . 20' ALLEY

TOTAL
1.509 AC.
FILE# 205814 DRACT.

2.5' STRIP (0.016 AC.) DEDICATED TO CITY

242.08′

Found 1/2" Iron Pipe at F.C. Post

Found 1/2" Iron Rod near Brace Post Found 1/2" Iron Pipe at Brace Post Brs. N 80" 13" 06" E, 0.79"

J. D. IVEY & CD. Called 0.5174 AC. 666/25 D.R.A.C.T.

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 of record in File# 205815 of the Official Records of Austin County, Texas do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

TIM RUE

COUNTY OF AUSTIN

BEFORE ME, the undersigned authority, on this day personally appeared Tim Rue, 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 considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

NOTES: 1.)

The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0320F, October 18, 2019.

All 5/8" iron rods set are capped cap marked "Alexander Surveying".

B.C.'S

F,C.

ence Corner

Fence Line

Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.

UNDER MY HAND SEAL 무 OFFICE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ______

I, Glen S. Alexander, Registered Professional Land Surveyor, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths inch (5/8") and a length of not less than three feet (3") and that the plat boundary corners have been tied to the nearest survey corner.

ALEXANDER - REGISTERED PROFESSIONAL LAND SURVEYOR, #4194 FIRM NO. 10134400

I, Carrie Gregor, County Clerk of Austin County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _______ 2022 at ____ o'clock __m. and in Volume ____, Page _____ of the map records of Austin County for said County. my hand and seal of office, date last above written. EX OFFICIO CLERK OF AUSTIN COUNTY, TEXAS

SANDRA VRABLEC
CITY OF SEALY PLANNER

MERCEDES BENCOMO
DEPUTY CITY SECRETARY

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

KEY MAP TO SCALE FRYDEK READ

the San Felipe de Austin Town Tract, A-5, "City of Sealy," Austin County, ALL THAT TRACT OR PARCEL OF LAND consisting of 1.509 Acres located in Texas, Subject tract being that same tract described in Deed to Saddleridge

Homes LLC, recorded in File# 205814 of the <code>Official</code> Records of Austin County, Texas. Said tract consisting of 1.509 Acres and being more particularly

scribed 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 & Co., recorded in Volume 666, Page 25 D.R.A.C.T. and the Southwest corner of the herein described tract. From said rod, a 1.2" iron pipe found at the brace post, Brs. N 80° 13' 06" E, 0.79 ft.;

N 13° 30′ 50″ W, with the East Right-of-way of Silliman Street, a distance of 270.32 ft. to a square bolt found for the Southwest corner of the called 10,200 sq. ft. tract belonging now or formerly to Chester Stolarski, recorded in Volume 179, Page 98 D.R.A.C.T. and the Northwest corner of the herein described tract;

THENCE NCE N 76° 14′ 14″ E, with the common line with the 10,200 sq. ft. tract and generally but partly with an existing fence and passing at 120,00 ft., a 5/8″ iron rod found at a fence corner post for the Southeast corner of the 10,200 sq. ft. tract and the Southwest corner of the called 0.09 Acre tract belonging now or formerly to Chester Stolarski, recorded in Volume 496, Page 604 D.R.A.C.T. and continuing with the common line with the 0.09 Acre adjoining tract and generally with an existing fence and passing at 165,00 ft., a 5/8″ iron rod found at a fence corner post for the Southeast corner of the 0.09 Acre tract described in Deed to Sotero and Maria Del Rosario Ruiz, recorded in Volume 707, Page 416 D.R.A.C.T. and continuing with the common line with the 0.30 Acre adjoining tract and generally but partly with an existing fence, a total distance of 241.84 ft. to a 1/2″ iron rod found at an old cedar post in the West line of a called 20 ft. alley for the Southeast corner of the 0.30 Acre 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 270.33 ft. to a 1/2″ iron pipe found at a fence corner post for the Northeast corner of the 0.5174 Acre tract and the Southeast corner of the herein described tract;

THENCE S 76° 14′ 14″ W, with the common line with the 0.5174 Acre adjoining tract and generally with an existing fence, a distance of 244.58 ft, to the PLACE OF BEGINNING and containing 1.509 Acres.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY." MINOR PLAT

105 E. Luhn Street P. O. BOX 386 Bellville, Texas 77418 Phone: 979-865-9145 Fax: 979-865-5988 alexandersurveying@sbcglobal.net © 2022 ALL RIGHTS RESERVED	
ALEXANDER SURVEYING	
FAERMAN SUBDIVISION	

Glen S. Alexander

FIRM NO.

10134400

Drafting D.C.
A.C.C.D.S. VOL# 10, PG. 71
207873.SS4
Work Order 22-8099

#4194

County AUSTIN Field Crew
SAN FELIPE de AUSTIN
Survey TOWN TRACT, A-5 Computation

Computations

The barn has a $6\ensuremath{^{\prime\prime}}$ roof overhang and directs water North, possibly across the property line

- Denotes direction and distance from Deed Line to object.