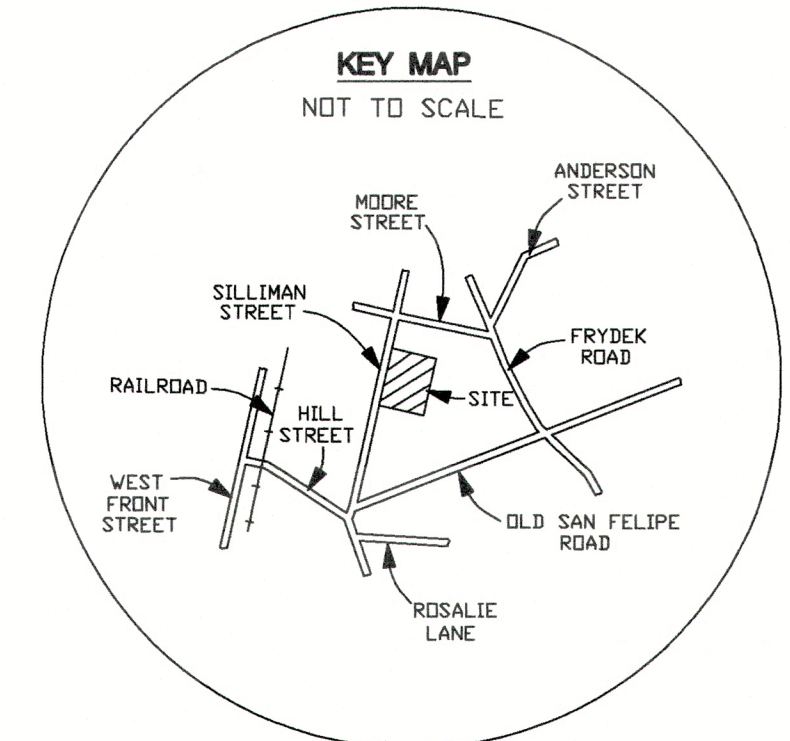
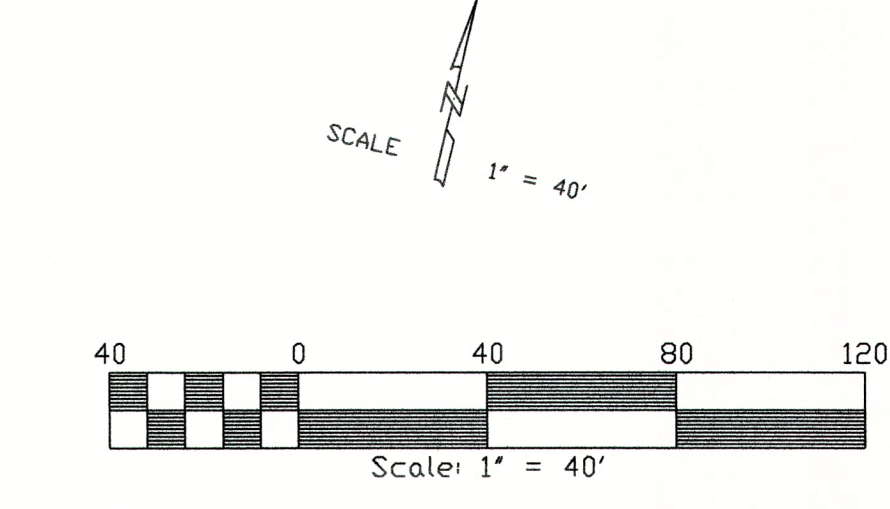


# FAERMAN SUBDIVISION

A MINOR PLAT OF 1.509 ACRES LOCATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, A-5, 'CITY OF 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.



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



We, Saddleridge Homes LLC, acting by and through Robert Faerman, President and Secretary, owners hereinafter referred to as owners of the 1.509 Acres 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 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.

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 than one and three quarters square feet (1 3/4 inch diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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, Robert Faerman, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Saddleridge Homes, LLC  
 By: Robert Faerman, President  
 Attest: Robert Faerman, Secretary

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 considerations therein expressed, and in capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 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 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.

BY: TIM RUE, ALLEGIANCE BANK

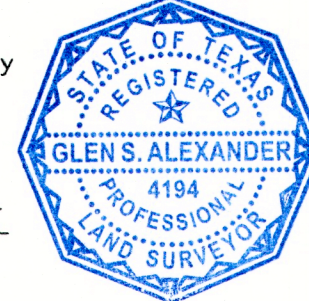
BEFORE ME, the undersigned authority, on this day personally appeared Tim Rue, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

I, Glen S. Alexander, Registered Professional Land Surveyor, an 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.

Glen S. Alexander - REGISTERED PROFESSIONAL LAND SURVEYOR, #4194  
 FJRM NO. 10134400

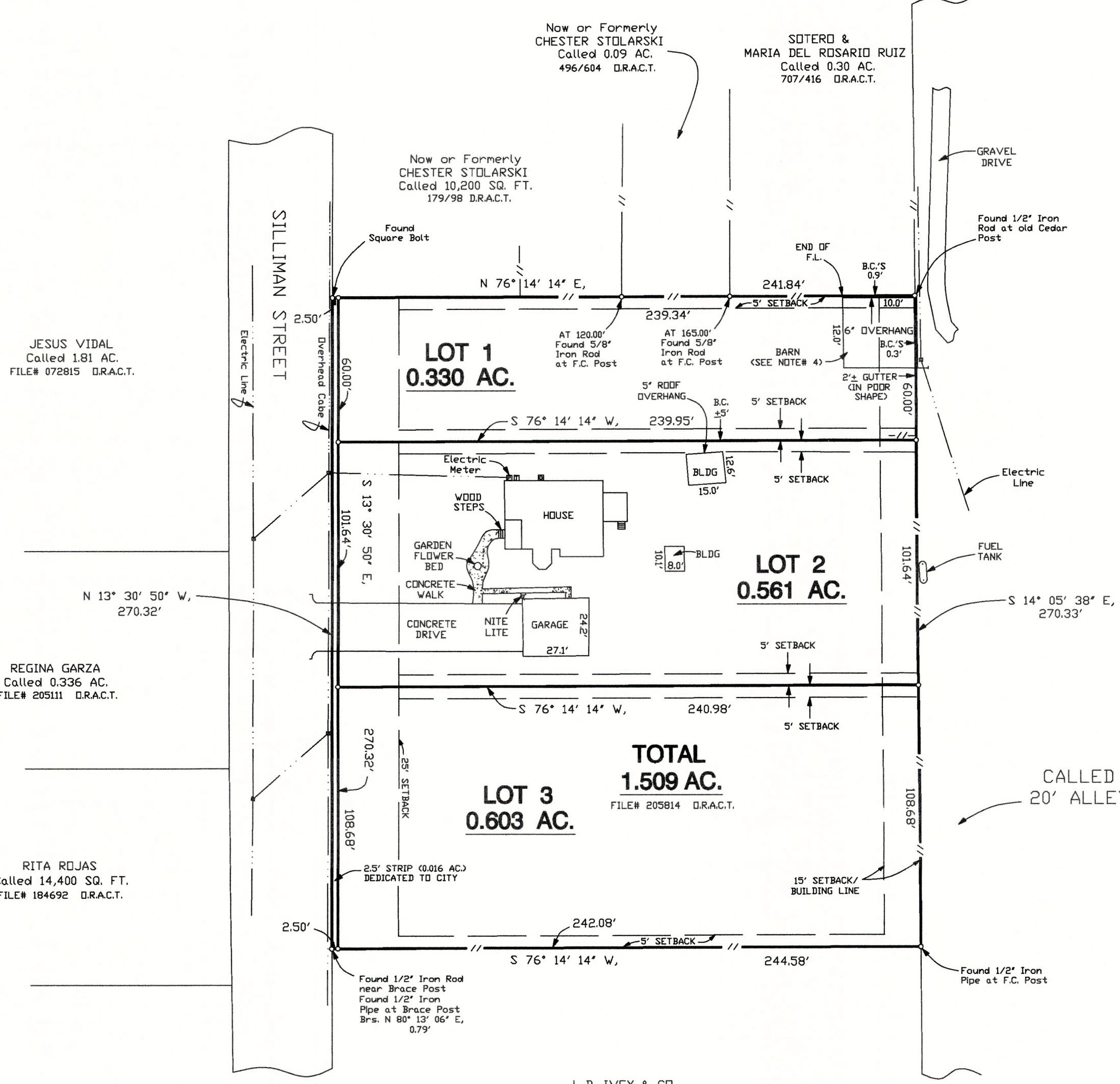


I, Carrie Gregor, County Clerk of Austin County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_ 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ m and in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the map records of Austin County for said County.

WITNESS my hand and seal of office, at Austin County, Texas this day and date last above written.

EX OFFICIO CLERK OF AUSTIN COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

- 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.
- 2) Bearings shown hereon are based upon Grid North as determined from G.P.S. 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  
 F.L. - Fence Line  
 F.C. - Fence Corner  
 → ← ↑ ↓ - Denotes direction and distance from Deed Line to object.
- 4) The barn has a 6' roof overhang and directs water North, possibly across the property line.



ALL THAT TRACT OR PARCEL OF LAND consisting of 1.509 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# 205814 of the Official Records of Austin County, Texas. Said tract consisting of 1.509 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 & 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.;
- THENCE 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 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 and the Southwest corner of the called 0.30 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.

This is to certify that the City Planner of the City of Sealy, Texas has approved this plat and subdivision of Faerman Subdivision, in conformance 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BY: SANDRA VRABLEC, CITY OF SEALY PLANNER  
 BY: MERCEDES BENCMD, DEPUTY CITY SECRETARY

## MINOR PLAT

OWNER: SADDLERIDGE HOMES LLC  
 C/O ROBERT FAERMAN  
 1546 F.M. 949 ROAD  
 SEALY, TEXAS 77474  
 PHONE: 281-695-6100  
 E-MAIL: saddleridgehomes@yahoo.com

FAERMAN SUBDIVISION			
ALEXANDER SURVEYING			
Glen S. Alexander	County AUSTIN	Field Crew	J.E.
R.P.L.S. No. #4194	SAN FELIPE DE AUSTIN TOWN TRACT, A-5	Computations	G.A.
TBPLS FIRM NO. 10134400	City SEALY	Drafting	D.C.
Date JANUARY 26, 2022	Addition	ACCS: VOL# 10, PG 71	Work Order 22-8099