

STATE OF TEXAS  
COUNTY OF MATAGORDA  
CITY OF BAY CITY

We Stuart A. Lynn being officer of SAL Holding, LLC, owner of the 1.033 tract described in the above and foregoing map of D.P. Moore's Addition, Replat No. 1, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, the SAL Holding, LLC has caused these presents to be signed by Stuart A. Lynn, its Managing Members, hereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SAL Holdings, LLC

By: Stuart A. Lynn, Managing Member

STATE OF TEXAS  
COUNTY OF MATAGORDA

Before me, the undersigned authority of this day personally appeared Stuart A. Lynn, known to me to be the persons whose names are subscribed to the forgoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

Notary Public of Matagorda County, Texas

On behalf of the City of Bay City, Texas, I hereby certify that this plat and subdivision of D.P. Moore's Addition, Replat No. 1 was approved in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon; and that the dedications on this plat are hereby accepted by the City of Bay City; and authorize the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2023, provided however, this approval shall be invalid, null and void unless this plat is filed with the County Clerk of Matagorda County within six (6) months.

Robert Nelson, Mayor

Jeanna Thompson, City Secretary

STATE OF TEXAS  
COUNTY OF MATAGORDA

I, Stephanie Wurtz, Clerk of the County of Matagorda County, Texas, do hereby certify that the foregoing Plat was filed for

record in my office on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ 2023, at \_\_\_\_\_ o'clock .m., in Plat File

Number \_\_\_\_\_ of the Plat Records of Matagorda County, Texas.

Stephanie Wurtz, County Clerk

This is to certify that the Bay City Planning Commission of the City of Bay City, Texas has approved this plat and subdivision of D.P. Moore's Addition, Replat No. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon and authorizes the recording of this plat this

\_\_\_\_\_ day of \_\_\_\_\_, 2023.

Jessica Russell, Chairman

**PLAT NOTES:**

1. This plat lies within the City of Bay City full purpose jurisdiction or; ETJ.
2. No improvements including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
3. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
4. All drainage easements on private property shall be maintained by the property owner or his/her assigns.
5. This subdivision is subject to all general notes and restrictions appearing on the plat of D.P. Moore's First Addition, Lots 1 through 3 and Lots 10 through 12, recorded in Volume 6, Page 3 of the Plat Records of Matagorda County, Texas.
6. Lot consolidation to create one, for commercial purposes.
7. No construction work shall be done on the ground until the final plat has been approved.
8. One Lot - 1.033 acres.
9. Address: 1221 Avenue F, Bay City, Tx 77414

**GENERAL NOTES:**

1. LEGAL DESCRIPTION SHOWN HEREON.
2. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE 4204, SURVEY FEET.
3. SITE ELEVATION DATUM IS NAVD 88.
4. CONTOUR INTERVAL = 1.0'
5. TEMPORARY SITE BENCHMARK 1  
TOP OF "X" CUT IN CONCRETE BEING S 55°40'54" E 66.34' FROM THE SOUTH WEST CORNER OF TRACT ELEVATION = 50.94'
6. TEMPORARY SITE BENCHMARK 2  
TOP OF "X" CUT IN CONCRETE BEING S 03°28'45" E 41.61' FROM THE SOUTH WEST CORNER OF TRACT ELEVATION = 51.38'
7. THE SUBJECT TRACT LIES IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48321C0255F WITH A MAP EFFECTIVE DATE OF JANUARY 15, 2021, COUNTY OF MATAGORDA, TEXAS.

THE UNDERSIGNED, CHAIRMAN OF THE MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1, DOES HEREBY CERTIFY THAT AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE BOARD OF DIRECTORS OF SAID DISTRICT APPROVED THIS SUBDIVISION PLAT FOR EASEMENT LOCATION AND DEDICATIONS ONLY. IT SHALL BE UNDERSTOOD THAT THE CITY OF BAY CITY SHALL NOT ISSUE A BUILDING PERMIT FOR ANY CONSTRUCTION IN THIS SUBDIVISION WITHOUT THE CONSTRUCTION PLANS FOR THE DRAINAGE IMPROVEMENTS BEING FIRST REVIEWED AND APPROVED BY MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1.

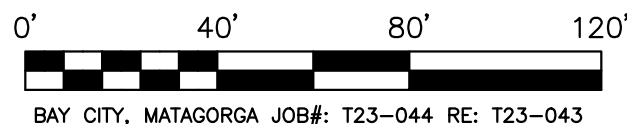
BARRETT FRANZ, CHAIRMAN

THE ABOVE HAS SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES AND REGULATIONS". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

STATE OF TEXAS  
COUNTY OF MATAGORDA

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Philip W. Cornett, R.P.L.S.  
Registration No. 5515



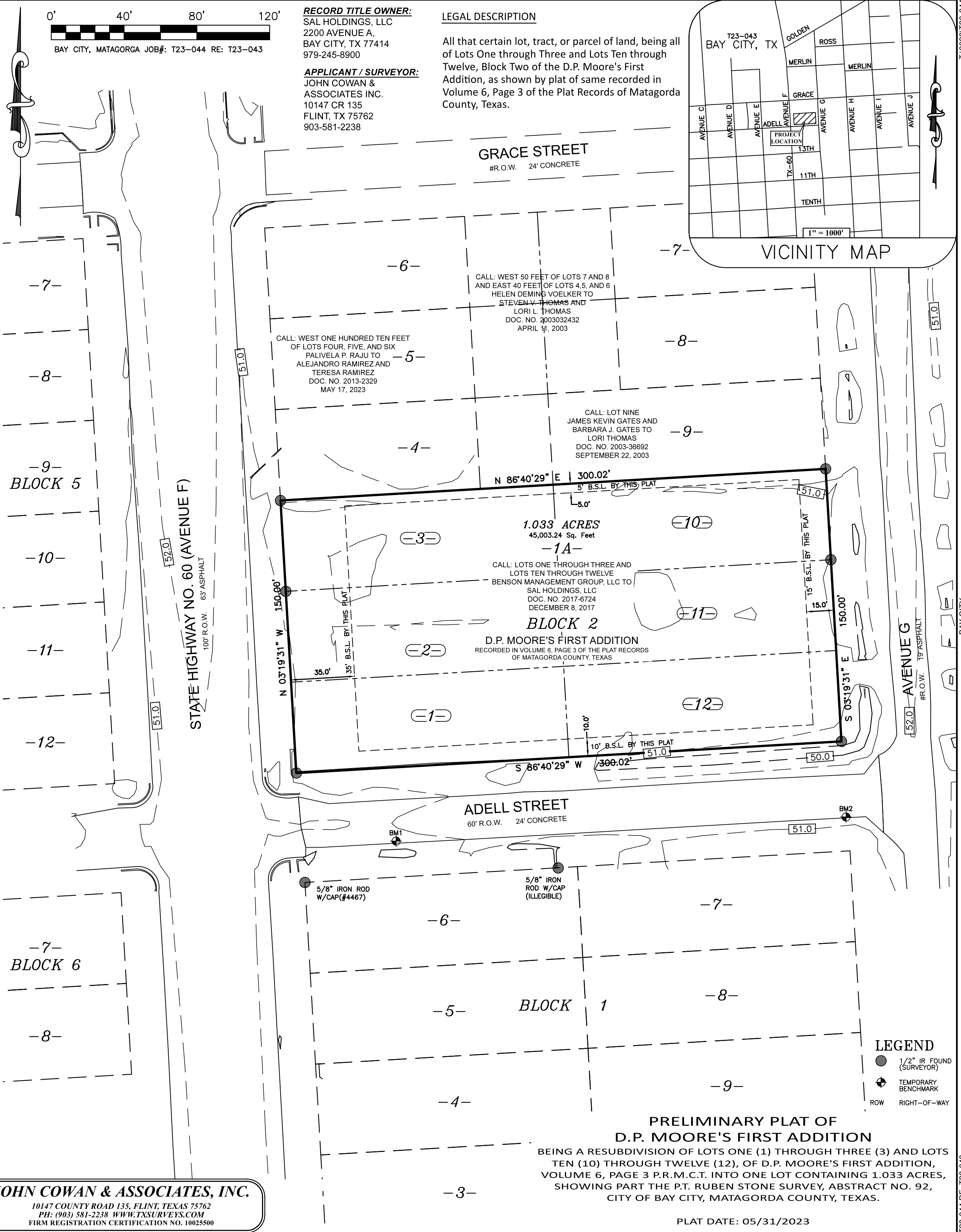
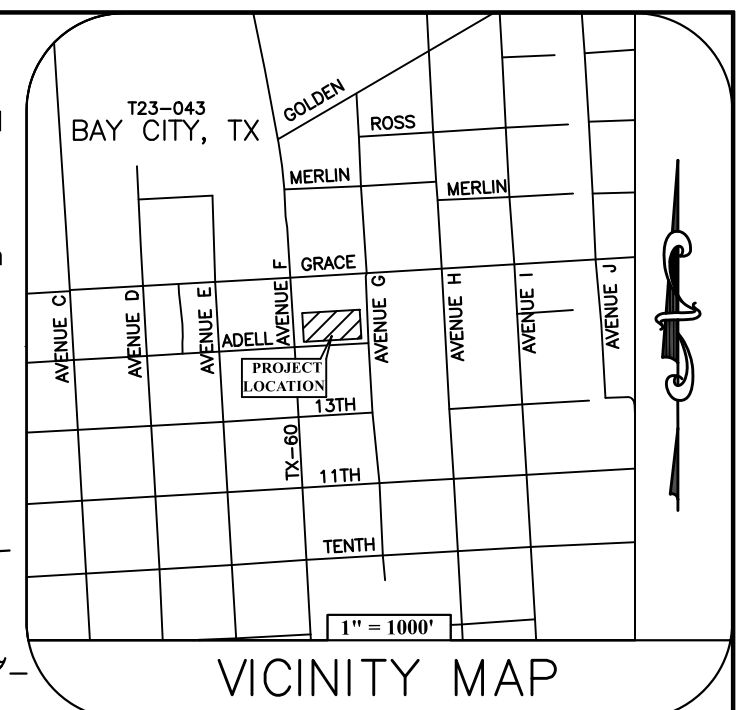
BAY CITY, MATAGORDA JOB#: T23-044 RE: T23-043

**RECORD TITLE OWNER:**  
SAL HOLDINGS, LLC  
2200 AVENUE A,  
BAY CITY, TX 77414  
979-245-8900

**APPLICANT / SURVEYOR:**  
JOHN COWAN &  
ASSOCIATES INC.  
10147 CR 135  
FLINT, TX 75762  
903-581-2238

**LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, being all of Lots One through Three and Lots Ten through Twelve, Block Two of the D.P. Moore's First Addition, as shown by plat of same recorded in Volume 6, Page 3 of the Plat Records of Matagorda County, Texas.



- LEGEND**
- 1/2" IR FOUND (SURVEYOR)
  - ⊕ TEMPORARY BENCHMARK
  - ROW RIGHT-OF-WAY

**PRELIMINARY PLAT OF  
D.P. MOORE'S FIRST ADDITION**  
BEING A RESUBDIVISION OF LOTS ONE (1) THROUGH THREE (3) AND LOTS TEN (10) THROUGH TWELVE (12), OF D.P. MOORE'S FIRST ADDITION, VOLUME 6, PAGE 3 P.R.M.C.T. INTO ONE LOT CONTAINING 1.033 ACRES, SHOWING PART THE P.T. RUBEN STONE SURVEY, ABSTRACT NO. 92, CITY OF BAY CITY, MATAGORDA COUNTY, TEXAS.

PLAT DATE: 05/31/2023

**JOHN COWAN & ASSOCIATES, INC.**  
10147 COUNTY ROAD 135, FLINT, TEXAS 75762  
PH: (903) 581-2238 WWW.TXSURVEYS.COM  
FIRM REGISTRATION CERTIFICATION NO. 10025500

T23-044 RE: T23-043