

- POWER POLE
WATER METER
CLEANOUT
MANHOLE
PROPERTY CORNER
MAIL BOX
SIGN
- TELEPHONE BOX
GAS METER
ELECTRIC BOX
POST
GUY WIRE
FIREHYDRANT
GATE VALVE
- CONTROL POINT
CABLE TELEVISION BOX
EXISTING BLDG.
GAS LINE
FENCE
WATER LINE
- SEWER LINE
STORM SEWER LINE
FORCE MAIN
POWER LINE
UNDER GROUND TELEPHONE LINE
UNDER GROUND ELECTRICAL LINE



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50'	93.45'	107°4'50"	S 08°41'29" W	80.43'
C2	50'	57.45'	65°49'47"	N 84°51'12" W	54.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.68'	S 86°43'4" W
L2	5.40'	S 04°15'02" E
L3	14.25'	S 48°47'58" E
L4	14.13'	N 41°36'22" E
L5	4.98'	N 03°26'22" W
L6	5.04'	S 03°26'22" E
L7	14.15'	S 48°23'38" E
L8	14.13'	N 41°36'22" E
L9	17.41'	N 03°26'22" W
L10	6.86'	S 03°26'22" E
L11	13.95'	S 03°15'58" E
L12	14.26'	N 48°45'58" E
L13	14.02'	S 41°14'1" W
L14	4.58'	S 41°02'0" E
L15	14.03'	N 41°12'02" E
L16	7.00'	N 86°39'06" E

NOTE:
A 10 FOOT UTILITY EASEMENT WILL BE
DEDICATED ADJACENT TO BOTH SIDES
OF ALL STREET RIGHTS OF WAY.

BEARINGS SHOWN HEREON ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
SOUTH CENTRAL ZONE, NAD 83.

NOTE: VALOR PARK SECTION 1 IS COMPLETELY
OUTSIDE OF THE FEMA DESIGNATED 100YR
FLOODPLAIN AND THE FEMA DESIGNATED
FLOODWAY FOR COTTONWOOD CREEK.

NOTE: VALOR PARK SECTION 1 CONSISTS OF
LOTS 5-9, 10-12, 23-41, & 46-48 FOR A
TOTAL OF 30 LOTS.

NOTE: TREES SHALL NOT BE
PLANTED IN UTILITY EASEMENTS

NOTE: FENCES CONSTRUCTED
ON OR ACROSS A UTILITY
EASEMENT MAY BE REMOVED
AT PROPERTY OWNER'S EXPENSE
FOR UTILITY REPAIRS

PRELIMINARY PLAT VALOR PARK SECTION 1
6.592 ACRE TRACT OF LAND IN THE
I&GNRR CO SURVEY 4, BLOCK 4
ABSTRACT 268, IN THE CITY OF
BAY CITY, MATAGORDA COUNTY, TEXAS
OCTOBER 2022
SAL HOLDINGS, LLC

THIS PRELIMINARY PLAT IS RELEASED ON THE
10TH DAY OF OCTOBER, 2022 FOR
REVIEW AND APPROVAL UNDER THE AUTHORITY
OF N. MITCHELL CARRILLO.

N. MITCHELL CARRILLO, P.E., No. 125070
LYNN ENGINEERING, LLC
TEXAS FIRM NO. F-324



STATE OF TEXAS §

COUNTY OF MATAGORDA §

Being a 6.592-acre tract of land in the I&GNRR Co. Survey 4, Block 4, Abstract 268 in Matagorda County, Texas and said tract being comprised of (1) a portion of that called 18.325-acre tract conveyed by the Board of Trustees of the Bay City Independent School District to SAL Holdings, LLC by deed recorded as Document No. 2021-7649 of the Matagorda County Official Records, (2) a portion of that called 33.85-acre tract of land conveyed to SAL Holdings, LLC by deed recorded as Document No. 2020-974 of the Matagorda County Official Records and this 6.592-acre tract being more particularly described by metes and bounds as follows;

For POINT OF REFERENCE a found spindle in the north right-of-way line of 16th Street, a public street right-of-way having a width of 60-feet, more or less, said spindle also being in the east right-of-way line of Avenue M, a public street right-of-way having a width of 70-feet, more or less, and being in the south line and being approximately 2625.50 feet from the southeast corner of said Abstract 268, and said spindle also being in the south boundary line of said 18.325-acre tract;

Thence with the north right-of-way line of 16th Street, North 86°43'04" East, for a distance of 303.77 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence departing the north right-of-way line of 16th Street, and crossing said 18.325-acre tract, North 03°16'59" West, for a distance of 120.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°43'04" East, for a distance of 216.27 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 03°16'56" West, for a distance of 120.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 86°43'04" West, for a distance of 11.68 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 03°16'56" West, for a distance of 170.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for the northwest corner of the herein described tract;

Thence North 86°43'04" East, for a distance of 166.93 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 04°15'02" East, for a distance of 105.44 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 85°44'58" East, for a distance of 50.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 04°15'02" East, for a distance of 5.40 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 48°47'58" East, for a distance of 14.25 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°39'06" East, for a distance of 225.23 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 41°36'22" East, for a distance of 14.13 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 03°26'22" West, for a distance of 4.96 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°33'38" East, for a distance of 50.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 03°26'22" East, for a distance of 5.04 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 48°23'38" East, for a distance of 14.15 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°39'06" East, for a distance of 220.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 41°36'22" East, for a distance of 14.13 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 03°26'22" West, for a distance of 17.41 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°33'38" East, for a distance of 50.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for the northeast corner of the herein described tract;

Thence South 03°26'22" East, for a distance of 6.86 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a point on a curve to the right, for a corner of the herein described tract;

Thence with said curve to the right having a radius of 50.00 feet, a delta angle of 107°04'50", a chord of 80.43 feet which bears South 08°41'29" West for an arc and course length of 93.45 feet, feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 03°15'58" East, at 13.95 feet pass a found 1/2 inch iron rod for the northwest corner of a called 1.00 acre tract of land conveyed to Church of God of Prophecy, as recorded in Volume 485, Page 338 of the Deed Records of Matagorda County, Texas, and continuing for a total distance of 231.97 feet to a found 1/2 inch iron rod marking the southwest corner said 1.00 acre tract, said rod also being in the north right-of-way line of Carey Smith Boulevard (formally Skelly Road), a public right-of-way having a 60-feet width, more or less, said rod also being the southeast corner of the herein described tract;

Thence with the north right-of-way line of Carey Smith Boulevard, South 86°39'06" West, for a distance of 585.37 feet to a found 1/2 inch iron rod that marks the southwest corner of the aforementioned 33.85-acre tract, and the southeast corner of the aforementioned 18.325-acre tract, and said rod being an angle point in the south line of the herein described tract;

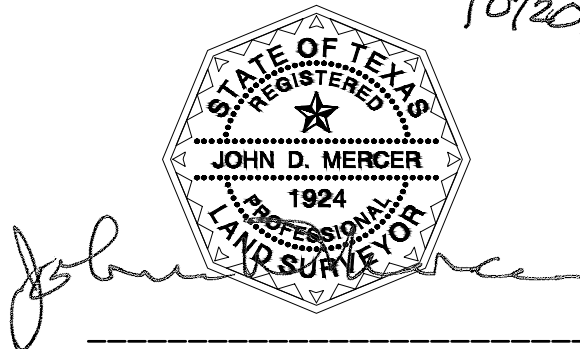
Thence continuing with the north right-of-way line of 16th Street, South 86°43'04" West, for a distance of 406.61 feet to the POINT OF BEGINNING, containing in area 6.592-acres of land, more or less

THE STATE OF TEXAS §

COUNTY OF MATAGORDA §

CERTIFICATE OF SURVEYOR

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and belief and that it was prepared after an on the ground survey made under my supervision.



John D. Mercer
Registered Professional Land Surveyor No. 1924
Texas Registered Surveying Firm 10116600
_____, 2022

STATE OF TEXAS §

COUNTY OF MATAGORDA §

CITY OF BAY CITY §

We, Stuart A. Lynn, managing member of a company being an officer of SAL Holdings, LLC, owner of the 6.592 acre tract described in the above and foregoing map of Valor Park, Sec. 1, do herby 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 (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title on the land so dedicated.

IN TESTIMONY WHEREOF, the SAL Holdings, LLC, has caused these presents to be signed by Stuart A. Lynn, it's managing member of SAL Holdings, LLC, this ____ day of _____, 2022.

BY: Stuart A. Lynn 10/20/2022
Stuart A. Lynn, managing member

BEFORE ME, the undersigned authority, on this day personally appeared Stuart A. Lynn, managing member of SAL Holdings, LLC, 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 limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public in and for the State of T E X A S

My Notary Commission Expires _____

BY: _____
Robert K Nelson
Mayor

ATTEST: _____
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 _____, 20____, at _____ o'clock, ____m., in Plat File Number _____ of the Plat Records of Matagorda County, Texas.

BZ: _____
Stephanie Wurtz, County Clerk

BY: _____
Jessica Russell, Chairman

This is to certify that the Director of Public Works of the City of Bay City, Texas has approved this subdivision of Valor Park, Sec. 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 _____, 20____, at _____ o'clock, ____m., in Plat File Number _____ of the Plat Records of Matagorda County, Texas.

BY: _____
Barry Calhoun, Director of Public Works

The undersigned, Chairman of the Matagorda County Drainage District No. 1, does hereby certify that at its regular meeting held on the _____ day of _____, 20____, 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.

BY: _____
Barrett Franz, Chairman

On behalf of the City of Bay City, Texas, I hereby certify that this plat and subdivision of Valor Park, Sec. 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 herby accepted by the City of Bay City; and authorize the recording of this plat this _____ day of _____, 20____, 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.

- 1.This plat lies within the City of the Bay City full purpose jurisdiction
- 2.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.
- 3.Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.