

DUTCH BROS

RECORDED IN COUNTY CLERK'S FILE NO. 2003-080356 OF THE DEED RECORDS, MONTGOMERY COUNTY, TEXAS

**SURVEYOR'S DESCRIPTION:**

BEING A TRACT OF LAND SITUATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY NUMBER 1, ABSTRACT NO. 350, MONTGOMERY COUNTY, TEXAS AND BEING PART OF A CALLED 11.10 ACRES TRACT OF LAND DESCRIBED IN DEED TO FAITH UNITED METHODIST CHURCH AS RECORDED IN COUNTY CLERK FILE NUMBER 2003-080356, DEED RECORDS, MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" SET (TYPICAL) FOR THE SOUTHWEST CORNER OF SAID 11.10 ACRES TRACT AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND SOUTHEAST CORNER OF A CALLED 0.2980 ACRE TRACT OF LAND (ALSO KNOWN AS WILD ROSE DRIVE) DESCRIBED IN DEED TO MONTGOMERY COUNTY, TEXAS AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2016113174, SAID DEED RECORDS AND BEING IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF RAYFORD ROAD (A CALLED 100 FOOT R.O.W.) AND FROM WHICH POINT A 5/8 INCH IRON ROD WAS FOUND IN SAID R.O.W. LINE AT A DISTANCE OF 289.00 FEET;

THENCE NORTH 3 DEGREES 10 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID 11.10 ACRES TRACT AND EAST LINE OF SAID MONTGOMERY COUNTY, TEXAS, A DISTANCE OF 240.60 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 86 DEGREES 49 MINUTES 22 SECONDS EAST, DEPARTING THE EAST LINE OF SAID MONTGOMERY COUNTY, TEXAS TRACT, AND OVER AND ACROSS SAID 11.10 ACRES TRACT, A DISTANCE OF 102.60 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 03 DEGREES 10 MINUTES 46 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 11.10 ACRES TRACT, A DISTANCE OF 236.00 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID 11.10 ACRES TRACT AND SAID NORTH R.O.W. LINE OF RAYFORD ROAD;

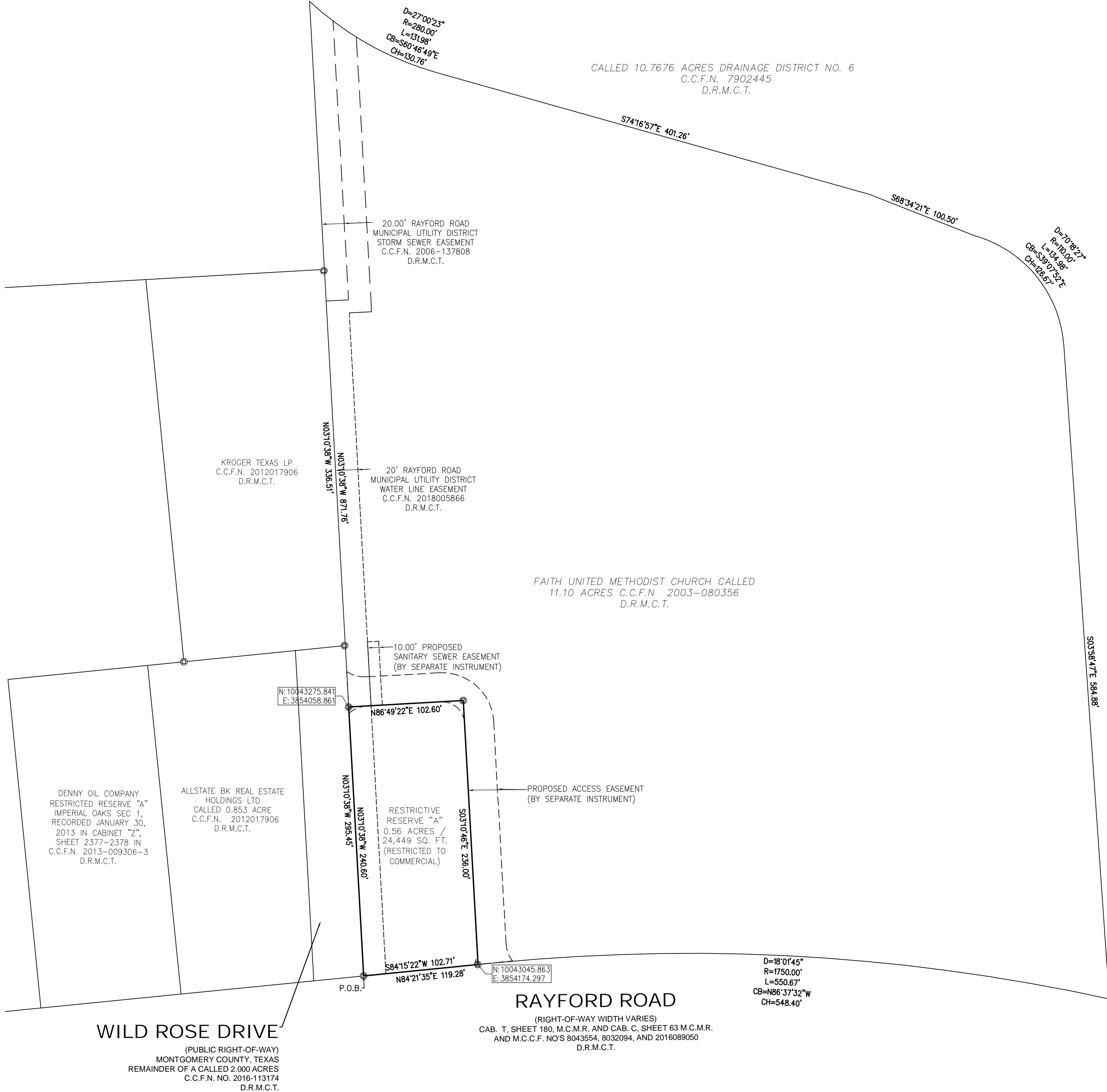
THENCE SOUTH 84 DEGREES 15 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 11.10 ACRES TRACT AND NORTH LINE OF SAID RAYFORD ROAD, A DISTANCE OF 102.71 FEET TO THE POINT OF BEGINNING AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED, 0.561 ACRE OF LAND (24,449 SQ. FT.), MORE OR LESS.

GENERAL NOTES

1.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THE SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

2.) THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANES, CENTRAL ZONE, US FOOT (NAD83) STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 1.0000025998.

3.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT'S LINES ARE PERMITTED, THE TOOL MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE A OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.



BENCHMARKS:

CP150 - 5/8" IRON ROD SET WITH ORANGE CAP STAMPED "CONTROL" FROM WHICH A 5/8" IRON ROD WITH
YELLOW CAP FOUND FOR THE SOUTHEAST CORNER OF RESERVE "A" TRACT BEARS N80°30'32"W, A
DISTANCE OF 25.10 FEET.

N: 10043041.724
E: 3854199.050
Z: 108.14

CP152 - 5/8" IRON ROD SET WITH ORANGE CAP STAMPED "CONTROL" FROM WHICH A 5/8" IRON ROD WAS FOUND FOR THE SOUTHWEST CORNER OF RESERVE "A" TRACT BEARS N80°15'35"E, A DISTANCE OF 65.59 FEET.

N: 10043024.476
E: 3854007.564
Z: 106.98

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

DEVELOPER/OWNER:
MAIN AND MAIN CAPITAL GROUP, LLC
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DRAWING SCALE

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