DUTCH BROS

A COMMERCIAL SUBDIVISION OF 0.56 ACRES / 24,449 SQUARE FEET OF LAND, MORE OR LESS, SITUATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY NUMBER 1, ABSTRACT NUMBER 350, MONTGOMERY COUNTY, TEXAS AND BEING PART OF A CALLED 11.10 ACRES OF LAND CONVEYED TO FAITH UNITED METHODIST CHURCH, ET AL,

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

CALLED 10.7676 ACRES DRAINAGE DISTRICT NO. 6 C.C.F.N. 7902445 D.R.M.C.T. S74'16'57"E 401.26' 20.00' RAYFURD NO.20 MUNICIPAL UTILITY DISTRICT STORM SEWER EASEMENT C.C.F.N. 2006-137808 D.R.M.C.T. KROGER TEXAS LP i- 20' RAYFORD ROAD C.C.F.N. 2012017906 MUNICIPAL UTILITY DISTRICT D.R.M.C.T. WATER LINE EASEMENT C.C.F.N. 2018005866 D.R.M.C.T. FAITH UNITED METHODIST CHURCH CALLED 11.10 ACRES C.C.F.N 2003-080356 D.R.M.C.T. 10.00' PROPOSED SANITARY SEWER EASEMENT (BY SEPARATE INSTRUMENT) N: 10043275.841 E: 3854058.861 N86'49'22"E 102.60' PROPOSED ACCESS EASEMENT ALLSTATE BK REAL ESTATE DENNY OIL COMPANY (BY SEPARATE INSTRUMENT) HOLDINGS LTD RESTRICTED RESERVE "A" CALLED 0.853 ACRE RESTRICTIVE IMPERIAL OAKS SEC 1 C.C.F.N. 2012017906 RESERVE "A" RECORDED JANUARY 30 D.R.M.C.T. 0.56 ACRES / 2013 IN CABINET "Z" SHEET 2377-2378 IN 24,449 SQ. F1 (RESTRICTED TO C.C.F.N. 2013-009306-3 D.R.M.C.T. COMMERCIAL) D=18'01'45" N: 10043045.863 N84'21'35"E 119.28' R=1750.00' E: 3854174.297 L=550.67' CB=N86'37'32"W RAYFORD ROAD CH=548.40' (RIGHT-OF-WAY WIDTH VARIES) WILD ROSE DRIVE CAB. T, SHEET 180, M.C.M.R. AND CAB. C, SHEET 63 M.C.M.R. AND M.C.C.F. NO'S 8043554, 8032094, AND 2016089050 D.R.M.C.T. (PUBLIC RIGHT-OF-WAY) MONTGOMERY COUNTY, TEXAS REMAINDER OF A CALLED 2.000 ACRES

C.C.F.N. NO. 2016-113174

D.R.M.C.T.



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

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

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"

DESIGN/CALC BY MDH CHECKED BY DLJ

1" = 60'

06/14/2022

DRAWING SCALE

Job Number 22-0109 Sheet Number

COLE DESIGN GROUP, INC. 6175 MAIN ST, STE 367 FRISCO, TX 75034 972-624-6000

FAITH UNITED METHODIST CHURCH OF SPRING, TEXAS 1905 RAYFORD ROAD

SPRING, TX 77386

SURVEYOR'S DESCRIPTION:

FOUND IN SAID R.O.W. LINE AT A DISTANCE OF 289.00 FEET;

102.60 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

FOLLOWING COMBINED SCALE: 1.0000025998.

DESCRIBED HEREIN AS FOLLOWS:

IRON ROD SET FOR CORNER;

(24,449 SQ. FT.), MORE OR LESS.

GENERAL NOTES:

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

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 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

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

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

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

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

1.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS 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

2.) THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANES, CENTRAL ZONE, US FOOT (NAD83) STATE

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 LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP,

PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE

LINE OF SAID 11.10 ACRES TRACT AND SAID NORTH R.O.W. LINE OF RAYFORD ROAD;

DUTCH BROS

A COMMERCIAL SUBDIVISION OF 0.56 ACRES / 24,449 SQUARE FEET OF LAND, MORE OR LESS, SITUATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY NUMBER 1, ABSTRACT NUMBER 350, MONTGOMERY COUNTY, TEXAS

AND BEING PART OF A CALLED 11.10 ACRES OF LAND CONVEYED TO FAITH UNITED METHODIST CHURCH, ET AL, RECORDED IN COUNTY CLERK'S FILE NO. 2003-080356 OF THE DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

MARK J. MOONEY, P.E. COUNTY ENGINEER

OWNER'S STATEMENT:

WE, FAITH UNITED METHODIST CHURCH OF SPRING, TEXAS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF DUTCH BROS., DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS EVEN, LOCATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABSTRACT 350, MONTGOMERY COUNTY, TEXAS; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO

THIS IS TO CERTIFY THAT WE, FAITH UNITED METHODIST CHURCH OF SPRING, TEXAS, OWNERS OF PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF DUTCH BROS., HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY.

FURTHER, WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE. AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.

ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

2. 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 SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

IN TESTIMONY WHEREOF FAITH UNITED METHODIST CHURCH OF SPRING, TEXAS, HAS CAUSED THESE PRESENT TO BE SIGNED BY DOROTHY PETERSON, CHAIRPERSON THIS _____ DAY OF _______, 202_

BY:	ATTEST:
PRESIDENT	DOROTHY PETERSON
	CHAIR PERSON

STATE OF TEXAS
COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AND DOROTHY PETERSON, CHAIRPERSON, ITS MEMBER ,KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF, 202_
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, THE TEXAS METHODIST FOUNDATION, A TEXAS NONPROFIT CORPORATION, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS DUTCH BROS., SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE'S NO. 2005-043358, 2009-030775, 2009-031520, & 2009-093464 OF THE REAL PROPERTY RECORDS OF MONTGOMERY 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 SUBDIVISION PLAT AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY:								··
	THE T	EXAS	METHODIST	FOUNDATION,	Α	TEXAS	NONPROFIT	CORPORATION

MY COMMISSION EXPIRES: ______

STATE OF TEXAS
COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ITS MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOINSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF, 202_

I, DANIEL "LUKE" JACKSON, AM AUTHORIZED (OR REGISTERED) 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 THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH

IRON (OR OTHER SUITABLE PERMANENT METAL) PIPE OR RODS HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT

"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"

THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

DANIEL "LUKE" JACKSON REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS LS NO. 5577

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

	RECORD OF FOR SAID COU	NTY.	WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILE, 202_ , ATO CLOCK,M., IN C
WITNESS MY HAND AND SEAL OF OFFICE, AT O	CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY	AND DATE LAST ABOVE WRITTEN.	
MARK TURNBULL, CLERK, COUNTY COURT, MONTGOMERY COUNTY, TEXAS			
BY DEPUTY			
APPROVED BY THE COMMISSIONERS COURT OF	MONTGOMERY COUNTY, TEXAS, THIS DAY	OF, 202	
MIKE MEADOR COMMISSIONER, PRECINCT 1		CHARLIE RILEY COMMISSIONER, PRECINCT 2	
 	MARK KEOUGH COUNTY JUDGE		
JAMES NOACK COMMISSIONER, PRECINCT 3		JAMES METTS COMMISSIONER, PRECINCT 4	
		,	
CONFORMANCE WITH THE LAWS OF THE STATE APPROPRIATE) THIS, DAY OF BY: MARTHA L. STEIN	E OF TEXAS AND THE ORDINANCES OF THE CIT, 202_ BY: MARGARET WALLACE BROWN,A	S, HAS APPROVED THIS PLAT (OR INSTRUMENT Y OF HOUSTON, AS SHOWN HEREON, AND AUTHO	WHEN APPROPRIATE) AND SUBDIVISION OF DUTCH BE RIZED THE RECORDING OF THIS PLAT (OR INSTRUMENT
CONFORMANCE WITH THE LAWS OF THE STATE APPROPRIATE) THIS, DAY OF BY: MARTHA L. STEIN CHAIR (OR)	E OF TEXAS AND THE ORDINANCES OF THE CIT	S, HAS APPROVED THIS PLAT (OR INSTRUMENT Y OF HOUSTON, AS SHOWN HEREON, AND AUTHO	
CONFORMANCE WITH THE LAWS OF THE STATE APPROPRIATE) THIS, DAY OF BY: MARTHA L. STEIN CHAIR	E OF TEXAS AND THE ORDINANCES OF THE CIT, 202_ BY: MARGARET WALLACE BROWN,A	S, HAS APPROVED THIS PLAT (OR INSTRUMENT Y OF HOUSTON, AS SHOWN HEREON, AND AUTHO	

<u>OWNER:</u> FAITH UNITED METHODIST CHURCH OF SPRING, TEXAS 1905 RAYFORD ROAD SPRING, TX 77386 <u>SURVEYOR</u>: COLE DESIGN GROUP, INC. 6175 MAIN ST, STE 367 FRISCO, TX 75034 972-624-6000 SPRING, TX 77386

BOUNDARY SURVEY

Frisco Square 6175 Main Stre 8175 Main Streed Engineering Firm, F-10253 Land Surveyors 6175 Main F-10253 Land Survey Corporate Registration #

MDH

CHECKED BY

DLJ

DRAWING SCALE 1" = 60'DATE 06/14/2022Job Number

22-0109
Sheet Number

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