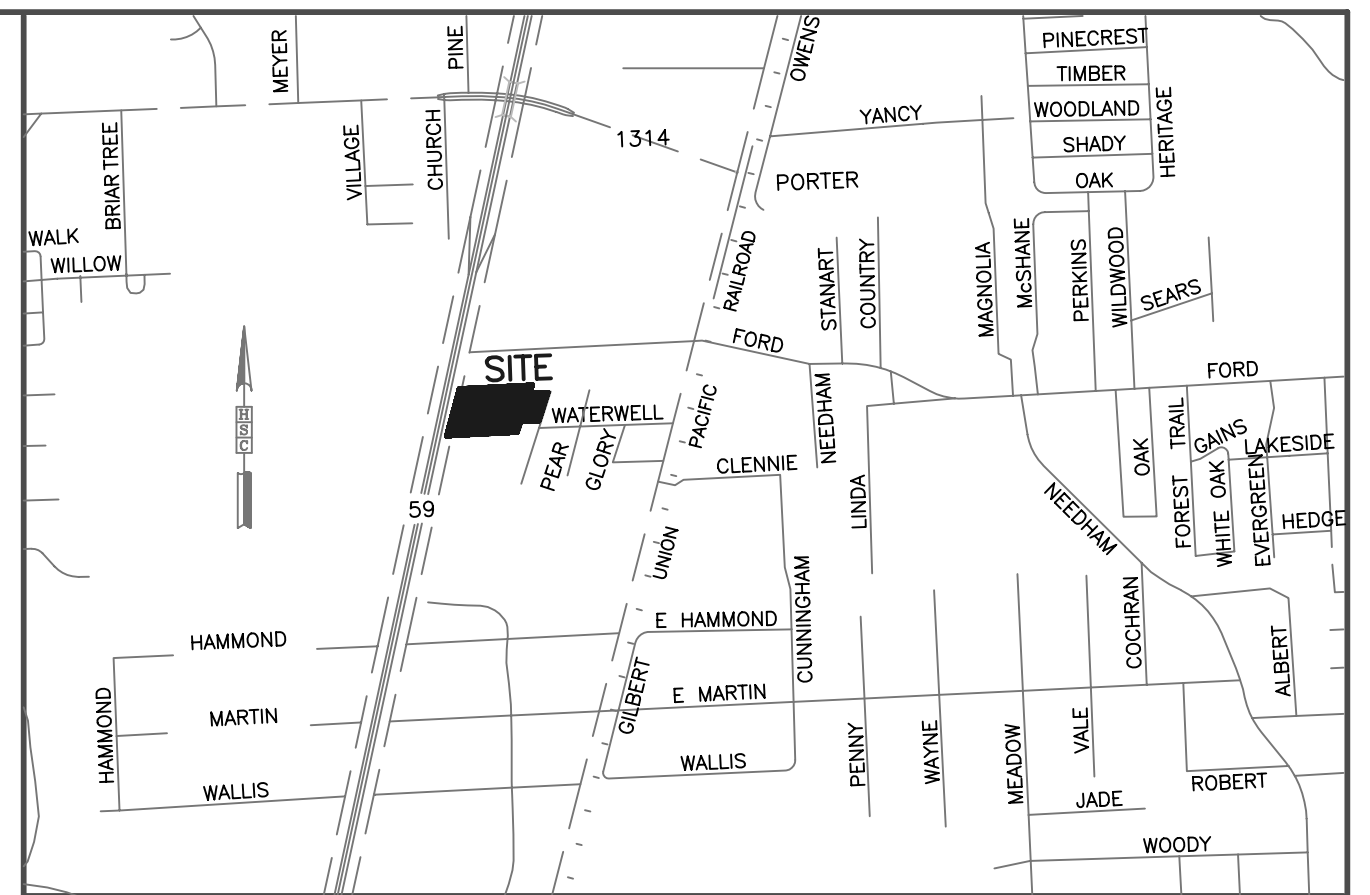


PORTER MERCADO

SUBDIVISION OF 6.8945 ACRES OF LAND
OUT OF THE MARY OWENS SURVEY,
ABSTRACT 405 MONTGOMERY COUNTY, TEXAS.
1 RESERVE, 1 BLOCK

SHEET 1 OF 2

OWNER:
KONSTANTIN NIKOLAIDIS
GREGORY A. NIKOLAIDIS
VESTING DEEDS:
M.C.C.F. NOS. 8201793,
2006-120903, 2003-127145,
8104257 & 8853232



VICINITY MAP NOT TO SCALE

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Konstantin Nikolaidis and Gregory A. Nikolaidis, as Co-Trustees of the Estate of Maria D. Nikolaidis, Deceased, probated under Cause No. 18713, Owners hereinafter referred to as Owners of the property subdivided in the above and foregoing map of PORTER MERCADO, do hereby make subdivision of said property for and on behalf of said Konstantin Nikolaidis and Gregory A. Nikolaidis, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as PORTER MERCADO, located in the Mary Owens Survey, Abstract 405, Montgomery County, Texas, and on behalf of said Konstantin Nikolaidis and Gregory A. Nikolaidis; 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 bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

THIS is to Konstantin Nikolaidis and Gregory A. Nikolaidis, as Co-Trustees of the Estate of Maria D. Nikolaidis, Deceased, probated under Cause No. 18713, owners of the property subdivided in the above and foregoing map of PORTER MERCADO, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten foot (10') perimeter ground easements or seven feet, six inches (7' 6") for fourteen foot (14') perimeter ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (u.e. & a.e.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, owners have dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen foot (16' 0") back-to-back ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (u.e. & a.e.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, we, Konstantin Nikolaidis and Gregory A. Nikolaidis, do hereby dedicate forever to the public a strip of land, a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

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 to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
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).

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, Konstantin Nikolaidis and Gregory A. Nikolaidis, as Co-Trustees of the Estate of Maria D. Nikolaidis, Deceased, probated under Cause No. 18713, thereunto authorized this ___ day of _____, 2021.

BY: _____
Konstantin Nikolaidis, Co-Trustee

BY: _____
Gregory A. Nikolaidis, Co-Trustee

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Konstantin Nikolaidis, 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 set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ___ day of _____, 2021.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. Nikolaidis, 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 set out, and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ___ day of _____, 2021.

Notary Public in and for the State of Texas

I, Harry H. Hovis, IV, am 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 have been marked with iron (or other suitable permanent metal) pipes or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'), except where corners were found; and that the plat boundary corners have been tied to the nearest survey corner.

"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"

Harry H. Hovis, IV
Texas Registration No. 4827

I, Jeff Johnson, P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners Court.

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

Jeff Johnson, P.E., County Engineer

APPROVED by the Commissioners Court of Montgomery County, Texas, this ___ day of _____, 2021.

Robert C. Walker
Commissioner, Precinct 1

Charlie Riley
Commissioner, Precinct 2

Mark Keough
County Judge

James Noack
Commissioner, Precinct 3

James Metts
Commissioner, Precinct 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2021, at _____ o'clock, ___M., and duly recorded on _____, 2021, at _____ o'clock, ___M. in Cabinet _____, Sheets _____, of the Map Records of said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

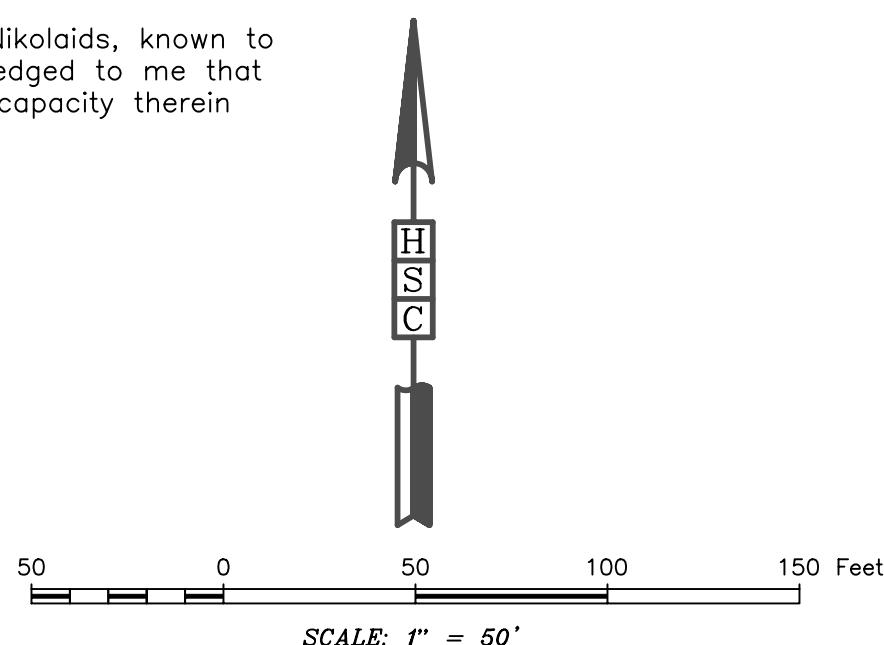
Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By: _____ Deputy

SHEET 1 OF 2

SURVEYOR:

H S C HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
Texas Firm Registration No. 10030400



FORD ROAD (30' R.O.W.)
VOL. 19, PG. 474, D.R.M.C.

LINE	DISTANCE	BEARING
L1	52.49'	S 14°54'26" W
L2	52.46'	S 15°52'19" W

RESTRICTED RESERVE "A"
GRANT PAK USA INC
AT US 59 SUBDIVISION
CAB. Z, SHT. 2057, M.R.M.C.

RESTRICTED RESERVE "A"
AL MADINA INC NO 3
CAB. Z, SHT. 2599, M.R.M.C.

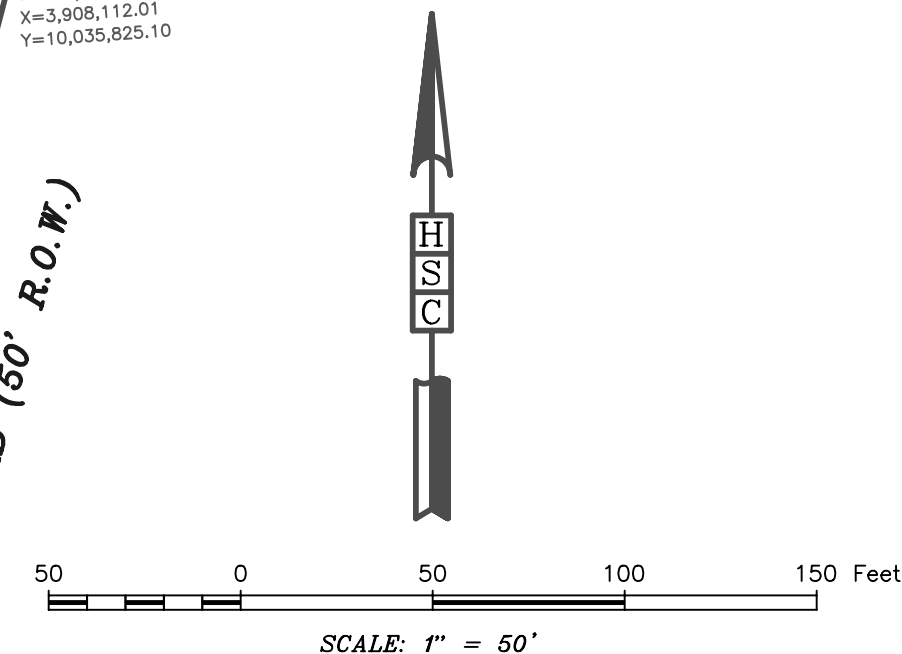
BETHINE SMITH
CALLED 1.3433 ACRES
M.C.C.F. NO. 8650867

JOHNNY & DEBRA LOWTHER
CALLED 0.5415 OF ONE ACRE
M.C.C.F. NO. 8419518

GERMAN & PETRONILA CABALLERO
CALLED 0.5450 OF ONE ACRE
M.C.C.F. NO. 2008-094361

BLOCK ①
UNRESTRICTED RESERVE "A"
6.8639 ACRES

0.0306 OF ONE ACRE
OR 1,331 SQUARE FEET
IS HERBY DEDICATED TO
THE PUBLIC FOR
R.O.W. PURPOSES



NOTES:

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- The coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 1.00000044.
- Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480483 0750 H for Montgomery County, Texas, dated August 18, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
- A.E. indicates Aerial Easement; B.L. indicates Building Line; D.E. indicates Drainage Easement; D.G.E. indicates Down Guy Easement; M.C.C.F. No. indicates Montgomery County Clerk's File Number; M.C.D.R. indicates Deed Records Montgomery County; M.R.M.C. indicates Map Records Montgomery County, Texas; R.O.W. indicates Right-of-way; S.S.E. indicates Sanitary Sewer Easement; SQ.FT. indicates Square feet; U.E. indicates Utility Easement; SET indicates Set 5/8" I.R. w/cap. W.L.E. indicates Water Line Easement, F.M.E. indicates Force Main Easement.
- Subject tract has frontage on U.S. Highway 59, a controlled access highway facility, therefore access to same is subject to appropriate governmental authorities.
- Gulf States Utilities Company Easement recorded under M.C.C.F. No. 8206505 does not affect the subject tract.
- The owner of the property to the end of a stub street that is not extended pursuant to Sec. 42-135(a) shall construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street.

U.S. HIGHWAY 59 (340' R.O.W.)
VOL. 526, PG. 375, D.R.M.C.

N 12°06'10" E 433.60'

25' BUILDING LINE

10' UTILITY EASEMENT

M.C.C.F. NOS. 8206506 & 9184056

CAB. Z, SHT. 2057, M.R.M.C.

25' BUILDING LINE

10' UTILITY EASEMENT

M.C.C.F. NOS. 8206506 & 9184056

CAB. Z, SHT. 2057, M.R.M.C.

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M.C.C.F. NOS. 8206506 & 9184056

CAB. Z, SHT. 2057, M.R.M.C.

BENCHMARK BASIS:

RM 070395: FLOODPLAIN REFERENCE NUMBER 070395 IS A HCFC DISK BRASS DISK STAMPED RM070395 LOCATED FROM NORTH PARK DRIVE AND MILLS BRANCH DRIVE, 0.85 MILES TO HUENI ROAD, THEN NORTH ON HUENI ROAD 0.2 MILES TO MAGNOLIA DRIVE MONUMENT IS AT THE SOUTHEAST CORNER OF INTERSECTION IN THE SAN JACINTO RIVER WATERSHED NEAR STREAM G103-80-3.2A.

ELEV. 71.80' (NAVD 1988, 2001 ADJUSTED)

Site Benchmark: Set 3" Brass Disk Stamped PM 92.00'.
Elevation = 92.00' (NGVD 1929)

SHEET 2 OF 2

SURVEYOR:



Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
Texas Firm Registration No. 10030400

DATE: OCTOBER 2021 SCALE: 1" = 50' JOB NO. 21-143-00

U.S. HIGHWAY 59 (340' R.O.W.)

DETAIL SITE BENCHMARK NOT TO SCALE

RESTRICTED RESERVE "A"
GRANT PAK USA INC
AT US 59 SUBDIVISION
CAB. Z, SHT. 2057, M.R.M.C.

UNRESTRICTED RESERVE "A"

BENCHMARK: SET 3" BRASS DISK
ELEVATION=92.00'
(NGVD 1929)
STAMPED: PM ELEV=92.00'

EARL & NATALYA BLACK
CALLED 1.0417 ACRES
M.C.C.F. NO. 2020076882

OWNER:
KONSTANTIN NIKOLAIDIS
GREGORY A. NIKOLAIDIS
VESTING DEEDS:
M.C.C.F. NOS. 8201793,
2006-120903, 2003-127145,
8104257 & 8853232

PORTER MERCADO

SUBDIVISION OF 6.8945 ACRES OF LAND
OUT OF THE MARY OWENS SURVEY,
ABSTRACT 405 MONTGOMERY COUNTY, TEXAS.
1 RESERVE, 1 BLOCK

SHEET 2 OF 2