

SCALE: 1" = 80'



WEST ARCHER ROAD
(80' RIGHT-OF-WAY)

10' STRIP
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT OF WAY
PURPOSE

REMAINDER
FIRST CHRISTIAN
CHURCH
3.00 AC
HCCF NO. T710472

REMAINDER
FIRST CHRISTIAN
CHURCH
7.3962 AC
HCCF NO. L907493

VIRGINA DICKENSON
5.00 ACRES
HCCF NO.
201000059011

1,500 ACRES
65,340 SQ. FEET

BAYTOWN CHRISTIAN ACADEMY
RESERVE
537/242 MRHC

N. MAIN ST.
(100' RIGHT-OF-WAY)

POB

LEGAL DESCRIPTION 1,500 ACRES
H. F. GILLETTE SURVEY, ABSTRACT NO. 297
HARRIS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1,500 ACRES (65,340 SQUARE FEET) OF LAND, SITUATED IN THE H. F. GILLETTE SURVEY, ABSTRACT NO. 297, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 7,3962 ACRE TRACT CONVEYED FROM BAYTOWN ANESTHESIA ASSOCIATION PENSION PLAN "A" TO FIRST CHRISTIAN CHURCH BAYTOWN, TEXAS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. L907493, SAID 1,500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF NORTH MAIN STREET (100 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF THE BAYTOWN CHRISTIAN ACADEMY RECORDED IN FILM CODE NO. 537242 OF THE MAP RECORDS OF HARRIS COUNTY, FOR THE SOUTHEAST CORNER OF SAID 7,3962 ACRE TRACT AND THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 77 DEGREES 45 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 7,3962 ACRE TRACT, WITH THE NORTH LINE OF SAID BAYTOWN CHRISTIAN ACADEMY, A DISTANCE OF 279.45 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF THE VIRGINA DICKENSON CALLED 5.00 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 2010-0036220, FOR THE SOUTHWEST CORNER OF SAID 7,3962 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 12 DEGREES 43 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID 7,3962 ACRE TRACT, WITH THE EAST LINE OF SAID VIRGINA DICKENSON CALLED 5.00 ACRE TRACT, A DISTANCE OF 217.73 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 45 MINUTES 18 SECONDS EAST, ACROSS SAID 7,3962 ACRE TRACT, A DISTANCE OF 320.76 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE WEST RIGHT OF WAY LINE OF SAID NORTH MAIN STREET, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 57 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF SAID 7,3962 ACRE TRACT, WITH THE WEST RIGHT OF WAY LINE OF SAID NORTH MAIN STREET, A DISTANCE OF 221.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,500 ACRES OF LAND, MORE OR LESS.

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 4820100765M, DATED JAN. 06, 2017; BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 1,500 ACRES (65,340 SQUARE FEET) OF LAND, SITUATED IN THE H. F. GILLETTE SURVEY, ABSTRACT NO. 297, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 7,3962 ACRE TRACT CONVEYED FROM BAYTOWN ANESTHESIA ASSOCIATION PENSION PLAN "A" TO FIRST CHRISTIAN CHURCH BAYTOWN, TEXAS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. L907493.

ADDRESS: 5715 N. MAIN ST. BUYER: M & D GROUP LLC
BAYTOWN, TX 77521

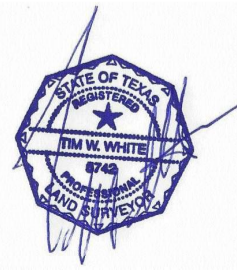
TBPLS LICENSE # 10193909
712 P.M. 562
ANAHUAC, TX 77514
(409) 267-3002
www.wellsandsurvey.com

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JOB NO: 537-23 DATE: 09-11-23
DRAWN BY: AL SCALE: 1" = 80'

NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2125953 OF GREAT AMERICAN TITLE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: GREAT AMERICAN TITLE COMPANY AND M & D GROUP LLC, EXCLUSIVELY:
I, TIM WELLS WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON SEPTEMBER 11, 2023. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.



THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
Tim Wells White, Registered Professional Land Surveyor No. 5742

LEGEND:

- HCCF - HARRIS COUNTY CLERK'S FILE
- MRHC - MAP RECORDS HARRIS COUNTY
- E - OVERHEAD ELECTRIC LINES
- G - GUY WIRE
- FH - FIRE HYDRANT
- GI - GRATE INLET
- M - MANHOLE
- UP - UTILITY POLE
- TP - TELEPHONE PEDESTAL
- WM - WATER METER
- WV - WATER VALVE
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- BIRF - BENT IRON ROD FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- POB - POINT OF BEGINNING
- SSE - SANITARY SEWER EASEMENT