

**METES AND BOUNDS**

FIELD NOTES FOR RAFEI SUBDIVISION, A 0.622 ACRE ADDITION IN CALHOUN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 811 OF THE PLAT RECORDS OF CALHOUN, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND AT THE SOUTHERLY CORNER OF SAID RAFEI SUBDIVISION, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF LOT 2 OF SAID RAFEI SUBDIVISION AND BEING NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF BAUER DRIVE (60 FOOT R.O.W.);

THENCE NORTH 36°57'50" WEST, ALONG SAID NORTHEAST R.O.W. LINE AND THE SOUTHWEST LINE OF SAID RAFEI SUBDIVISION, AT 121.89 FEET PASSING THE WESTERLY COMMON CORNER OF LOT 1 AND LOT 2 OF SAID SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE 237.57 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND AT THE WESTERLY CORNER OF SAID RAFEI SUBDIVISION, SAID POINT ALSO BEING THE WESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION;

THENCE NORTH 49°05'05" EAST, ALONG THE NORTHWEST LINE OF SAID RAFEI SUBDIVISION AND SAID LOT 1, A DISTANCE OF 120.29 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND AT THE NORTHERLY CORNER OF SAID RAFEI SUBDIVISION AND ALSO BEING THE NORTHERLY CORNER OF SAID LOT 1;

THENCE SOUTH 36°57'50" EAST, ALONG THE NORTHEAST LINE OF SAID RAFEI SUBDIVISION AND SAID LOT 1, AT 123.97 FEET PASSING A 1/2 INCH CAPPED IRON ROD FOUND AT THE EASTERLY COMMON CORNER OF SAID LOT 1 AND LOT 2 AND CONTINUING FOR A TOTAL DISTANCE 90.00 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND AT THE EASTERLY CORNER OF SAID RAFEI SUBDIVISION AND SAID LOT 2;

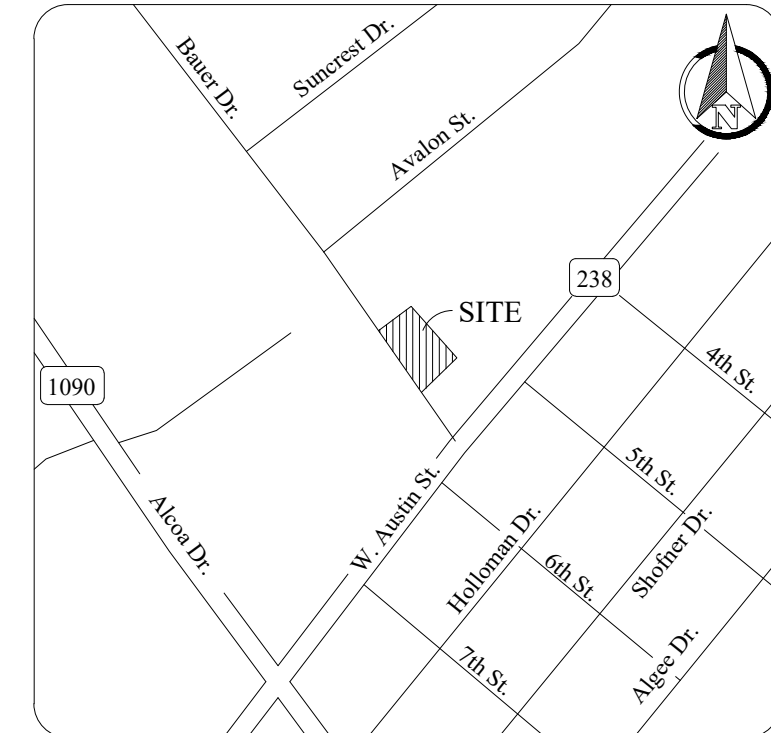
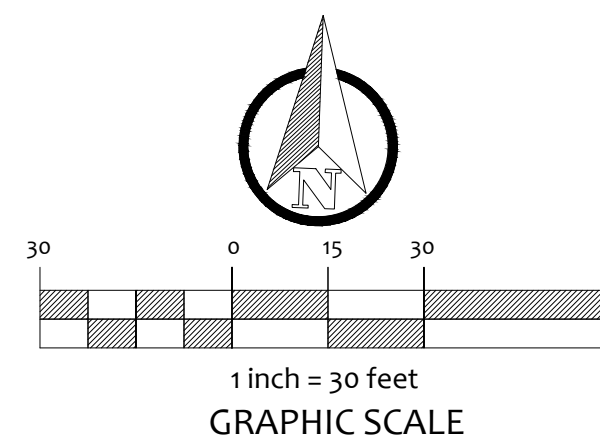
THENCE SOUTH 38°09'22" WEST, ALONG THE SOUTHEAST LINE OF SAID RAFEI SUBDIVISION AND SAID LOT 2, A DISTANCE OF 124.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.622 ACRES (27,094 SQUARE FEET) OF LAND, MORE OR LESS.

**BENCHMARK INFORMATION:**

NGS BENCH MARK NO. AN0848  
ELEVATION = 14.90';

ALL ELEVATIONS AS SHOWN HAVE BEEN ADJUSTED -0.30' TO RM AN0848 REFERENCE ELEVATION= 14.90

TBM "A"  
60D NAIL SET ON LIGHT POST  
ELEVATION = 18.26'



VICINITY MAP  
NOT TO SCALE

**CERTIFICATE OF OWNERSHIP**

STATE OF TEXAS

COUNTY OF CALHOUN

WE, DRY TINDER CAPITAL, LLC, ACTING BY AND THROUGH ROMMY FOTEH BEING AN OFFICER OF DRY TINDER CAPITAL, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN AS DRY TINDER SQUARE TO THE CITY OF PORT LAVACA, TEXAS AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATED TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, DRY TINDER CAPITAL, LLC HAS CAUSED THESE PRESENT TO BE SIGNED BY ROMMY FOTEH, ITS PRINCIPAL, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

DRY TINDER CAPITAL, LLC

BY: \_\_\_\_\_  
DRY TINDER CAPITAL, PRINCIPAL

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROMMY FOTEH, PRINCIPAL KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AN FOR FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY COUNCIL CERTIFICATE OF APPROVAL**

STATE OF TEXAS

COUNTY OF CALHOUN

I, MANDY GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY CITY COUNCIL OF SAID CITY AS

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
CITY SECRETARY  
CITY OF PORT LAVACA, CALHOUN COUNTY  
STATE OF TEXAS

**COUNTY CLERK CERTIFICATE**

STATE OF TEXAS

COUNTY OF CALHOUN

I, ANNA GOODMAN, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF TINDER SQUARE, WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND WAS DULY

RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE CALHOUN COUNTY DEED RECORDS,

SLIDE NO. \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY CLERK  
CALHOUN COUNTY  
STATE OF TEXAS

**CALHOUN COUNTY APPRAISAL DISTRICT**

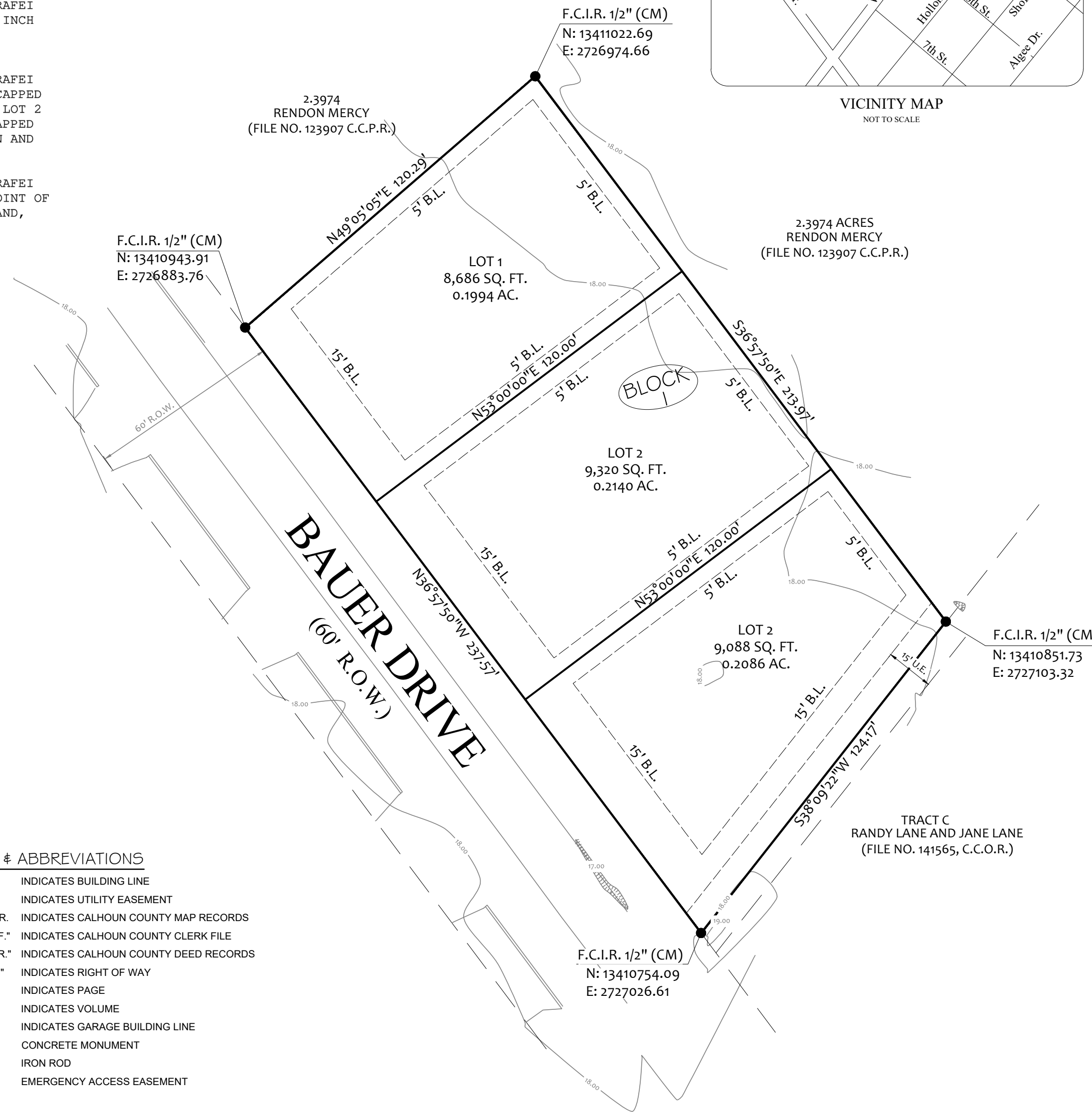
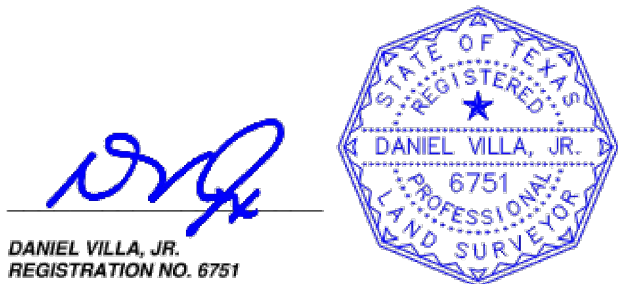
STATE OF TEXAS

COUNTY OF CALHOUN

I, HEREBY CERTIFY THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY OF THIS AMENDED

PLAT. SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
JESSE HUBBELL  
CHIEF APPRAISER



**LEGEND & ABBREVIATIONS**

- "B.L." INDICATES BUILDING LINE
- "U.E." INDICATES UTILITY EASEMENT
- "C.C.M.R." INDICATES CALHOUN COUNTY MAP RECORDS
- "C.C.C.F." INDICATES CALHOUN COUNTY CLERK FILE
- "C.C.D.R." INDICATES CALHOUN COUNTY DEED RECORDS
- "R.O.W." INDICATES RIGHT OF WAY
- "PG." INDICATES PAGE
- "VOL." INDICATES VOLUME
- "G.B.L." INDICATES GARAGE BUILDING LINE
- "C.M." CONCRETE MONUMENT
- "I.R." IRON ROD
- "E.A.E." EMERGENCY ACCESS EASEMENT

LOT COVERAGE TABLE			
LOT #	LOT SIZE (S.F.)	BLDG. COVERAGE (S.F.)	% COVERAGE
1	8,686	5,211.60	60% MAX
2	9,320	5,592.00	60% MAX
3	9,088	5,452.80	60% MAX
DWELLING UNIT DENSITY TABLE			
TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)	
12	0.6220	19.29	

PARKS AND OPEN SPACE TABLE	
NUMBER OF EXISTING DWELLING UNITS	0
NUMBER OF PROPOSED DWELLINGS	12
NUMBER OF INCREMENTAL PROPOSED DWELLINGS	12
NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES	
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	

**FLOODPLAIN NOTE**  
\* THIS TRACT IS LOCATED OUTSIDE THE 100-YEAR YEAR FLOOD PLAIN IN UNSHADED ZONE X AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA MAP No. 48057C0185E, DATED 10/16/2014.  
100-YR BASE FLOOD ELEVATION = N/A  
500-YR DESIGNATED FLOOD ELEVATION = N/A

**PRELIMINARY PLAT  
DRY TINDER SQUARE**

BEING A 0.6220 ACRE (27,094 S.F.) TRACT OF LAND, BEING ALL OF LOTS 1 AND 2, BLOCK 1 OF RAFEI SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME Z, PAGE 811 OF THE PLAT RECORDS, CALHOUN COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE THREE (3) LOTS  
SCALE 1"=30' AUGUST 2021  
1 BLOCK, 3 LOTS

OWNER: DRY TINDER CAPITAL LLC 26 AVIANO CIRCLE MISSOURI CITY TX 77459 TEL: (832) 492-3485	SURVEYOR: DVJ LAND SURVEYING 5295 HOLLISTER STREET HOUSTON, TX 77040 DIR: (832) 518-9910 DVJLANDSURVEYING.COM FIRM NO. 10194609	ENGINEER: CAS CONSULTANTS, LLC 6201 BONHOMME ROAD, SUITE 315N HOUSTON, TX 77036 PHONE: 281.300.6874 WWW.CASENGS.COM TBPE FIRM NO. 15593
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