

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **VICTORIA NAU JOHNSON AND PARKS C. JOHNSON**, owners hereinafter referred to as Owners of the **1.6178 acre tract (70,473 square feet)** described in the above and foregoing plat of **JAMESTOWN ADDITION AMENDING PLAT NO 1**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that 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 in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culvert or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainageway shall hereby be restricted to keep such drainageways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

WITNESS our hand in the City of Piney Point Village, Texas, this _____ day of _____, 2020.

VICTORIA NAU JOHNSON
OWNER

PARKS C. JOHNSON
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **VICTORIA NAU JOHNSON AND PARKS C. JOHNSON**, Owners, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, **TEXAS CAPITAL BANK, N.A.**, owners and holders of a lien against the property described in the plat known as **JAMESTOWN ADDITION AMENDING PLAT NO 1**, said lien being evidenced by instrument of record in Harris County Clerk's File Number **RP-2019-508630** of the Real Property Records of Harris 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 plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Authorized Representative of **TEXAS CAPITAL BANK, N.A.**

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME : _____

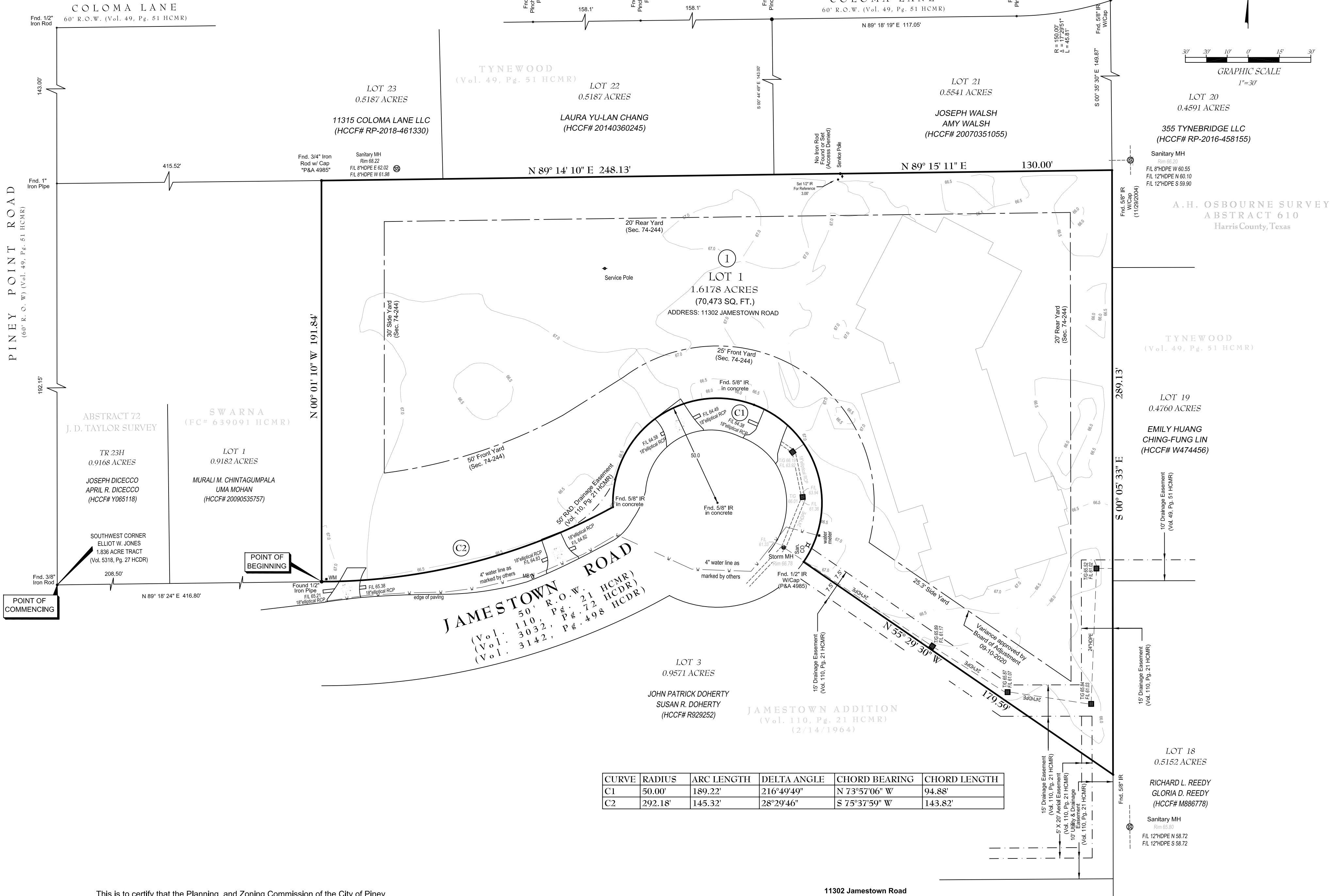
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

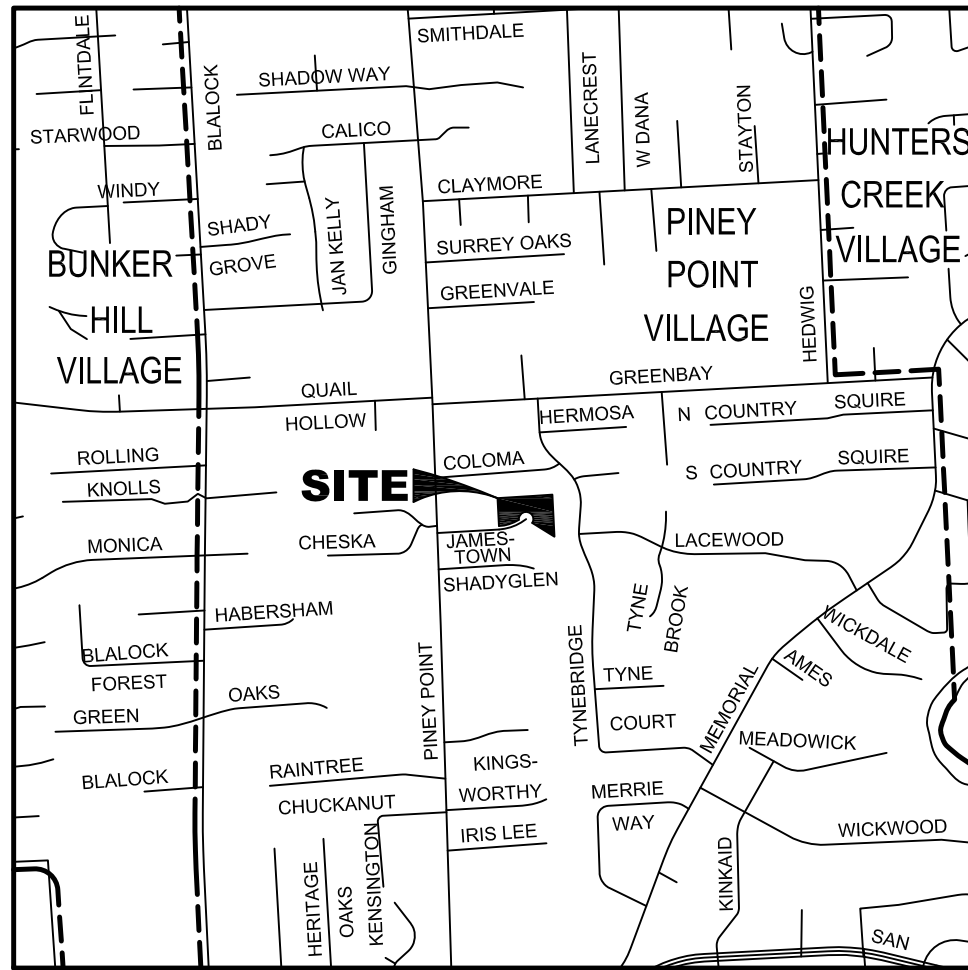
I, **MATHEW J. PROBSTFELD** am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	189.22'	216°49'49"	N 73°57'06" W	94.88'
C2	292.18'	145.32'	28°29'46"	S 75°37'59" W	143.82'



0 1/8 1/4 3/8 1/2
MILE

**VICINITY MAP
KEY MAP 490L**

GENERAL NOTES & LEGEND

- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
- H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
- H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
- UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
- BLDG. LINE OR B.L. denotes BUILDING LINE.
- W.L.E. denotes WATER LINE EASEMENT.
- S.S.E. denotes SANITARY SEWER EASEMENT.
- O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- A.E. denotes AERIAL EASEMENT.
- ① denotes BLOCK NUMBER.
- Subject Tract **DOES NOT LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map **48201C 0645 L**, Dated **6/18/2007**. (ZONE X) (Shown by graphic plotting only)
- Information shown on this plat was based on City Planning Letter issued by American Title Company, GF# 7910 -19 - 4954 with an effective date of March 8, 2016.
- Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 NAVD88 (2001 Adjustment)
- The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 2986, Page 464, Volume 3932, Page 72 HCDR and Volume 110, Page 21 H.C.M.R.
- Existing structures locations and conditions allowed per published minutes of Board of Adjustments, City of Piney Point Village meeting, September 10, 2020.
- Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2986, Page 464, Volume 3932, Page 72 HCDR and Volume 110, Page 21 H.C.M.R.

NOTES ON EXISTING PIPELINES

There are no existing pipelines or pipeline easements within this subdivision.

**FINAL PLAT OF
JAMESTOWN ADDITION
AMENDING PLAT NO 1**

**A SUBDIVISION BEING THE AMENDING PLAT OF LOTS 1 AND 2
OF JAMESTOWN ADDITION AS RECORDED IN VOLUME 110, PAGE 21 OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 1.6178 ACRES (70,473 SQUARE FEET), LOCATED IN THE JOHN D.
TAYLOR SURVEY, ABSTRACT 72, CITY OF PINEY POINT VILLAGE
HARRIS COUNTY, TEXAS.**

1 LOT 1 BLOCK NO RESERVE

REASON FOR PLATTING:

TO COMBINE TWO SINGLE FAMILY RESIDENTIAL
LOTS INTO ONE LOT

OWNERS:

**VICTORIA NAU JOHNSON
PARKS C. JOHNSON
11302 JAMESTOWN ROAD
HOUSTON, TX 77024**

**CITY OF PINEY POINT VILLAGE, TEXAS
OCTOBER 22, 2020**

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FIRM #10066100

A tract or parcel of land containing 1.6178 acres (70,473 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being known as Lot 1 and Lot 2 of Jamestown Addition, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 110, Page 21 of the Map Records of Harris County, Texas, said 1.6178 acre tract being those same certain tracts of land conveyed to Victoria Nau Johnson, (also known as Victoria N. Johnson) and Parks C. Johnson (also known as Parks Johnson), as recorded under Harris County Clerk's File No. RP-2019-486372 (as to Lot 1), and Victoria Nau Johnson and Parks Johnson, as recorded under Harris County Clerk's File No. RP-2019-508629, (as to Lot 2), said 1.6178 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas State Plane Coordinate System South Central Zone No. 4204 (NAD83):

COMMENCING at a found 3/8 inch iron rod marking the intersection of the East right of way line of Piney Point Road, (60 feet in width as recorded in Volume 49, Page 51 of the Map Records of Harris County, Texas), and the North right of way line of Jamestown Road, (50 feet in width as recorded in Volume 110, Page 21 of the Map Records of Harris County, Texas, and also under Volume 3142, Page 498 and Volume 3032, Page 72 of the Deed Records of Harris County, Texas), said found 3/8 inch iron rod also marking the Southwest corner of that certain tract of land conveyed to Joseph Dicoeco and April R. Dicoeco as recorded under Harris County Clerk's File No. Y065118;

THENCE North 89 degrees 18 minutes 24 seconds East, along the said North right of way line of Jamestown Road, passing at 208.50 feet a point for corner being the Southeast corner of said Dicoeco tract, same being the Southwest corner of Swarna, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 639091 of the Map Records of Harris County, Texas, continuing for a total distance of 416.30 feet to a found 1/2 inch iron pipe marking the Southeast corner of said Swarna, same being the Southwest corner of Lot 1 of said Jamestown Addition, said found 1/2 inch iron pipe also marking the **POINT OF BEGINNING** and the Southwest corner of the herein described tract;

THENCE North 00 degrees 01 minutes 10 seconds West, along the common lot line of Swarna and Lot 1 of Jamestown Addition, a distance of 191.94 feet to a found 3/4 inch iron rod with cap (P&A-4985) marking the Northeast corner of said Swarna, same being the Northwest corner of said Lot 1 of Jamestown Addition, a set 1/2 inch iron rod for reference bears South 20 degrees 28 minutes 13 seconds West, a distance of 3.00 feet, said point for corner also being a point for angle of the herein described tract;

THENCE North 89 degrees 14 minutes 10 seconds East, along the common line of Jamestown Addition and Tynewood, a distance of 248.13 feet, (call 247.46 feet), to a point for corner being the Northeast corner of said Lot 1, same being the Northwest corner of said Lot 2 of said Jamestown Addition, said found 5/8 inch iron rod marking a point for angle of said Tynewood, said found 5/8 inch iron rod with cap also marking the Northeast corner of the herein described tract;

THENCE South 00 degrees 05 minutes 33 seconds East, along the East line of said Jamestown Addition, and with a Westerly line of said Tynewood, a distance of 289.13 feet, (call 288.96 feet), to a found 5/8 inch iron rod marking the Southeast corner of said Lot 2, same being the most Easterly Northeast corner of Lot 3 of said Jamestown Addition, said found 5/8 inch iron rod also marking the Southeast corner of the herein described tract;

THENCE North 55 degrees 29 minutes 30 seconds West, along the common lot line of said Lot 2 and Lot 3, a distance of 179.59 feet, (call 179.49 feet), to a found 1/2 inch iron rod with cap (P&A-4985) lying along a curve to the left in the cul de sac of said Jamestown Road, said found 1/2 inch iron rod with cap marking the North corner of said Lot 3, same being the Southwest corner of Lot 2, said found 1/2 inch iron rod with cap marking the beginning of a curve to the left;

THENCE in a Northerly and Westerly direction along a cul de sac of said Jamestown Road with a curve to the left, passing at 90.75 feet a found 5/8 inch iron rod in concrete marking the common South corner of said Lot 1 and Lot 2, said curve to the left having a radius of 50.00 feet, a central angle of 216 degrees 49 minutes 49 seconds, an arc length of 189.22 feet, a chord that bears North 73 degrees 57 minutes 06 seconds West, a distance of 94.88 feet to a found 5/8 inch iron rod in concrete marking the most Southerly Southeast corner of said Lot 1, said found 5/8 inch iron rod in concrete also marking a point of reverse curvature;

THENCE in a Westerly direction continuing along the said North right of way line of Jamestown Road with a curve to the right having a radius of 292.18 feet, a central angle of 28 degrees 29 minutes 46 seconds, an arc length of 145.32 feet, (call length 144.34 feet), a chord that bears South 75 degrees 37 minutes 59 seconds West, a distance of 143.82 feet to the **POINT OF BEGINNING** and containing 1.6178 acres, (70,473 square feet), of land.