

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **J & B TRUST**, acting by and through **BRIAN ALAN THOMPSON, TRUSTEE**, owners hereinafter referred to as Owners of the 0.9314 acre tract (40,571 square feet) described in the above and foregoing plat of **THOMPSON PINEY POINT RESERVE**, 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 have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

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.

IN TESTIMONY WHEREOF, the **J & B TRUST**, has caused these presents to be signed by **BRIAN ALAN THOMPSON**, Its Trustee, thereunto authorized, this _____ day of _____, 2021.

J & B TRUST

By: _____
BRIAN ALAN THOMPSON
TRUSTEE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN ALAN THOMPSON**, Trustee of **J & B TRUST**, 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 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 AND FOR THE STATE OF TEXAS

PRINT NAME : _____

MY COMMISSION EXPIRES: _____

We, **TEXAS GULF BANK, N.A.**, owners and holders of a lien against the property described in the plat known as **THOMPSON PINEY POINT RESERVE**, said lien being evidenced by instrument of record in Harris County Clerk's File Number RP-2019-521980 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 GULF 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME : _____

MY COMMISSION EXPIRES: _____

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

This is to certify that the Planning and Zoning Commission of the City of Piney Point Village, Texas, has approved this plat and subdivision of **THOMPSON PINEY POINT RESERVE** in conformance with the laws of the State of Texas and the ordinances of the City of Piney Point Village as shown hereon and authorized the recording of this plat this _____ day of _____, 2021.

By: _____
VINCENT L. MARINO
CHAIRMAN

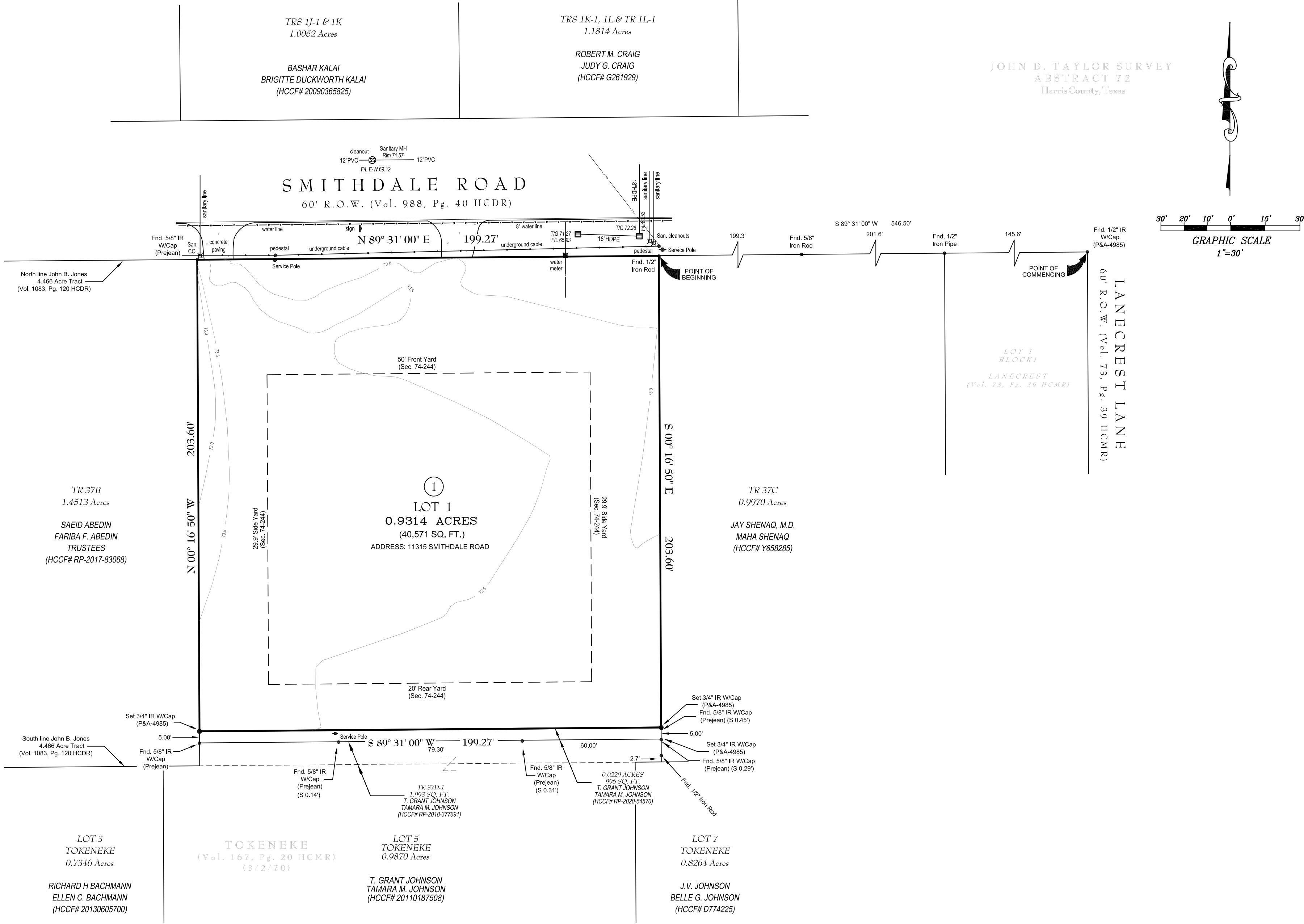
By: _____
ANNETTE R. ARRIAGA
SECRETARY

I, **TENESHIA HUDSPETH**, County Clerk of Harris 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 in Film Code Number _____ of the map records of Harris County for said County and duly recorded on _____, 2021, at _____ o'clock _____, m.

Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: _____
EX OFFICIO CLERK OF HARRIS COUNTY, TEXAS

By: _____
DEPUTY



11315 Smithdale Road

A tract or parcel of land containing 0.9314 acres (40,571 square feet) located in the J. D. Taylor Survey, Abstract 72, Harris County, Texas, and being out of and a part of that certain 4,466 acre tract of land conveyed by Louis Schroeder and Lena Schroeder to John Bryan Jones and Grace M. Jones by deed dated March 9, 1938 recorded in Volume 1083, Page 120 of the Deed Records of Harris County, Texas, said 0.9314 acre tract also being out of and a part of that certain 0.9561 acre tract of land conveyed by The Woolfolk 2012 Trust to J and B Trust, as recorded under Harris County Clerk's File No. RP-2019-521979, said 0.9314 acre tract being more particularly described by metes and bounds as follows with bearings based on the South right of way line of Smithdale Road;

COMMENCING at a found 1/2 inch iron rod with cap (P&A-4985) marking the intersection of the South right of way line of Smithdale Road, (60 feet in width as recorded in Volume 988, Page 40 of the Deed Records of Harris County, Texas), and the West right of way line of Lanecrest Lane, (60 feet in width as recorded in Volume 73, Page 39 of the Map Records of Harris County, Texas), said found 1/2 inch iron rod with cap also marking the Northeast corner of Lot 1, Block 1 of Lanecrest, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 73, Page 39 of the Map Records of Harris County, Texas;

THENCE South 89 degrees 31 minutes 00 seconds West, along the said South right of way line of Smithdale Road, passing at 145.60 feet a found 1/2 inch iron pipe marking the Northwest corner of said Lot 1 of Lanecrest, passing at 347.20 feet a found 5/8 inch iron rod marking the Northeast corner of that certain 0.9970 acre tract of land conveyed to Jay Shenaq, M. D., and Maha Shenaq as recorded under Harris County Clerk's File No. Y658285, continuing for a total distance of 546.50 feet to a found 1/2 inch iron rod marking the Northeast corner of said J and B Trust 0.9561 acre tract, same being the Northwest corner of said Shenaq tract, said found 1/2 inch iron rod also marking the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

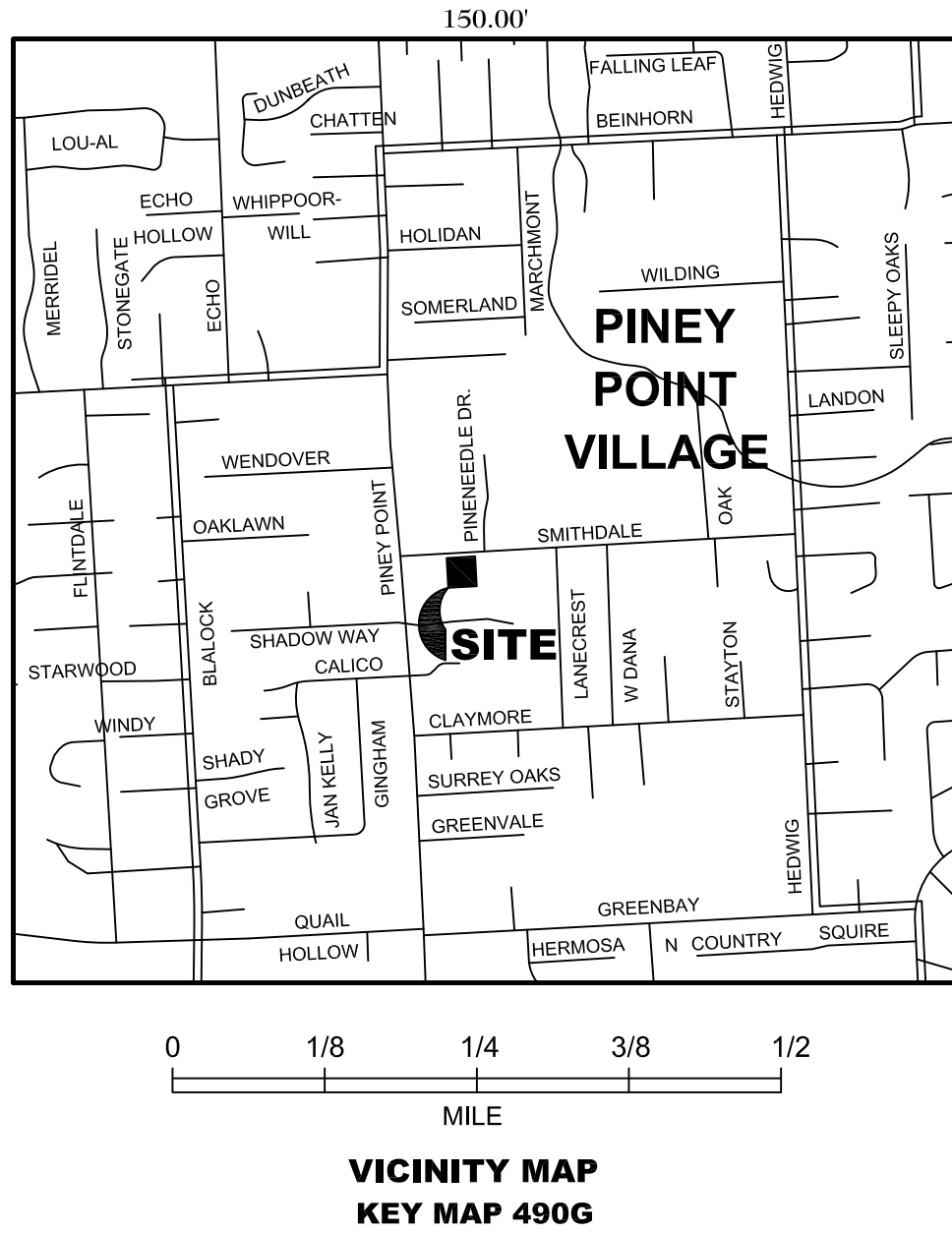
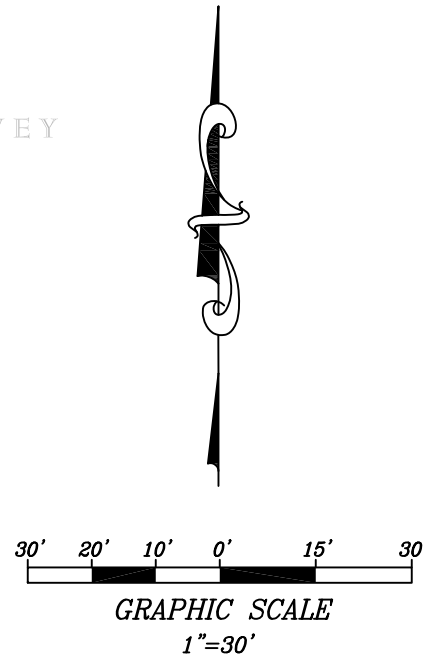
THENCE South 00 degrees 16 minutes 50 seconds East, along the West line of said Shenaq 0.9970 acre tract, and with the East line of said J and B Trust 0.9561 acre tract, a distance of 203.60 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking the Northeast corner of that certain 0.0229 acre tract of land conveyed to T. Grant Johnson and Tamara M. Johnson as recorded under Harris County Clerk's File No. RP-2020-54570, a found 5/8 inch iron rod with cap (Prejean) bears South, a distance of 0.45 feet, said set 1/2 inch iron rod with cap also marking the Southeast corner of the herein described tract;

THENCE South 89 degrees 31 minutes 00 seconds West, along the North line of said Johnson 0.0229 acre tract, a distance of 199.27 feet to a set 1/2 inch iron rod with cap (P&A-4985) lying in the West line of said J and B Trust 0.9561 acre tract, same being the East line of that certain 1.4513 acre tract of land conveyed to Saied Abedin and Fariba F. Abedin, Trustees, as recorded under Harris County Clerk's File No. RP-2017-83068, said set 1/2 inch iron rod with cap marking the Northwest corner of said Johnson 0.0229 acre tract, said set 1/2 inch iron rod with cap also marking the Southwest corner of the herein described tract;

THENCE North 00 degrees 16 minutes 50 seconds West, along the said West line of the J and B Trust 0.9561 acre tract, and with the said East line of the Abedin 1.4513 acre tract, a distance of 203.60 feet to a found 5/8 inch iron rod with cap (Prejean) lying in the said South right of way line of Smithdale Road, same being the said North line of the John B. Jones 4,466 acre tract, said found 5/8 inch iron rod with cap marking the Northeast corner of said Abedin 1.4513 acre tract, same being the Northwest corner of said J and B Trust 0.9561 acre tract, said found 5/8 inch iron rod with cap also marking the Northwest corner of the herein described tract;

THENCE North 89 degrees 31 minutes 00 seconds East, along the said South right of way line of Smithdale Road, and with the said North line of the John B. Jones 4,466 acre tract, a distance of 199.27 feet to the **POINT OF BEGINNING** and containing 0.9314 acres, (40,571 square feet), of land.

JOHN D. TAYLOR SURVEY
ABSTRACT 72
Harris County, Texas



GENERAL NOTES & LEGEND

1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
2. H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
3. H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
4. UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
5. BLDG. LINE OR B.L. denotes BUILDING LINE.
6. W.L.E. denotes WATER LINE EASEMENT.
7. S.S.E. denotes SANITARY SEWER EASEMENT.
8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
9. A.E. denotes AERIAL EASEMENT.
10. ① denotes BLOCK NUMBER.
11. Subject Tract **DOES NOT LIE** within the designated 100 year flood plan as shown on FEMA Flood Insurance Rate Map **48201C 0645 L, Dated 6/18/2007, (ZONE X)** (Shown by graphic plotting only)
12. Information shown on this plat was based on City Planning Letter issued by Old Republic National Title Insurance Company, File No. HT076993 with an effective date of February 11, 2020.
13. Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 NAVD88 (2001 Adjustment)

NOTES ON EXISTING PIPELINES

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

FINAL PLAT OF
THOMPSON PINEY POINT RESERVE

A SUBDIVISION BEING OUT AND PART OF THAT CERTAIN 4.466 ACRE TRACT OF LAND CONVEYED BY DEED TO JOHN BRYAN JONES AND GRACE M. JONES AS RECORDED IN VOLUME 1083, PAGE 120 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 0.9314 ACRES (40,571 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 CREATE ONE SINGLE FAMILY RESIDENTIAL LOT

OWNER:
J & B TRUST
BRIAN ALAN THOMPSON, TRUSTEE
11315 SMITHDALE ROAD
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
JANUARY 28, 2021

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS