

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **JAMES RAY EDWARDS AND CECILIA SIERRA EDWARDS**, owners hereinafter referred to as Owners of the **0.6537 acre tract (28,475 square feet)** described in the above and foregoing plat of **JRE AND CSE ESTATES**, 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.

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 drainage way 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 _____, 2021.

JAMES RAY EDWARDS
OWNER

CECILIA SIERRA EDWARDS
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **JAMES RAY EDWARDS AND CECILIA SIERRA EDWARDS**, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, **BANCORPSOUTH BANK**, owners and holders of a lien against the property described in the plat known as **JRE AND CSE ESTATES**, said lien being evidenced by instrument of record in Harris County Clerk's File Number RP-2020-73333 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 **BANCORPSOUTH BANK**

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: _____

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

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 **JRE AND CSE ESTATES** 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

MILLBROOK
STREET

40' Roadway, Utility and United Gas
Corporation Pipeline Easement
(Vol. 2578, Pg. 400 HCDR)
(Vol. 2530, Pg. 566 HCDR)

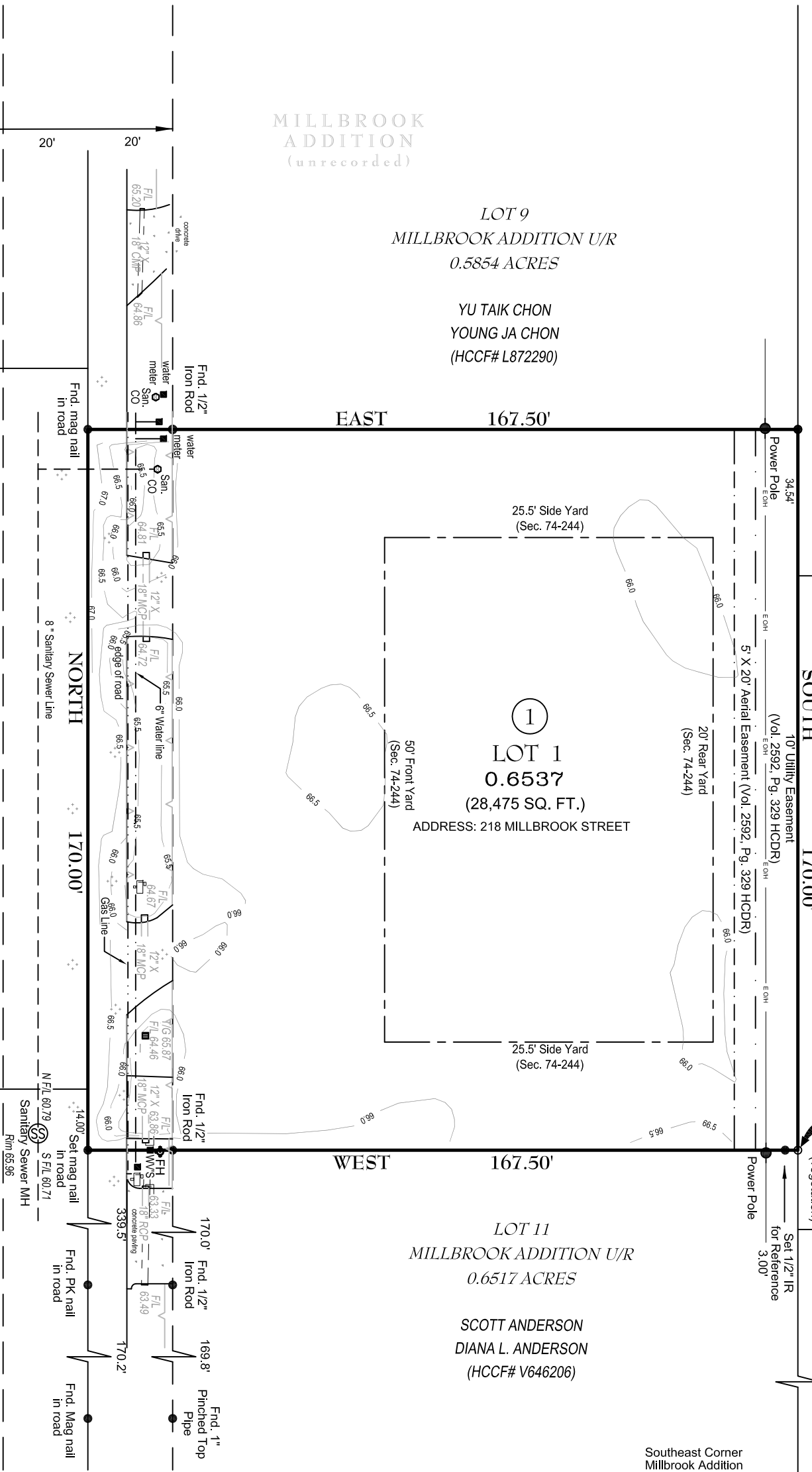
LOT 5
MILLBROOK ADDITION U/R
0.5854 ACRES

LOT 5
MILLBROOK ADDITION U/R
0.5854 ACRES

JOHN J. BRENNAN
HOLLY OGLE BRENNAN
(HCCF# Y070328)

LOT 4
MILLBROOK ADDITION U/R
0.5854 ACRES

WILLIAM KALLMEYER, JR.
DONNA L. KALLMEYER
(HCCF# S794130)



MEMORIAL DRIVE
80' R.O.W. (Vol. 123, Pg. 21 HCMR)

LOT 5
HERITAGE OAKS
0.7091 ACRES
CHRISTOPHER N. PRICHARD
SHALLA PRICHARD
(HCCF# RP-2019-520858)

HERITAGE OAKS
(Vol. 123, Pg. 21 HCMR)

LOT 4
HERITAGE OAKS
0.7001 ACRES
EDWIN J. HESS SR.
BARBARA G. HESS
(HCCF# T817778)

LOT 11
MILLBROOK ADDITION U/R
0.6517 ACRES
SCOTT ANDERSON
DIANA L. ANDERSON
(HCCF# V46206)

218 Millbrook Street

A tract or parcel of land containing 0.6537 acres (28,475 square feet) and being known as Lot 10 of Millbrook Addition, an unrecorded addition located in the John D. Taylor Survey, Abstract 72, City of Piney Point Village, Harris County, Texas, said 0.6537 acre tract being that same certain tract of land conveyed by Yuehua Zhao to James Ray Edwards and Cecilia Sierra Edwards as recorded under Harris County Clerk's File No. RP-2020-73332, said 0.6537 acre tract being more particularly described by metes and bounds as follows with bearings based on the East right of way line of Millbrook Street;

COMMENCING at a point for corner lying in the North right of way line of Memorial Drive, (80 feet in width as recorded in Volume 123, Page 21 of the Map Records of Harris County, Texas), said point for corner being the Southwest corner of Heritage Oaks, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 123, Page 21 of the Map Records of Harris County, Texas, said point for corner also being the Southeast corner of said Millbrook Addition unrecorded;

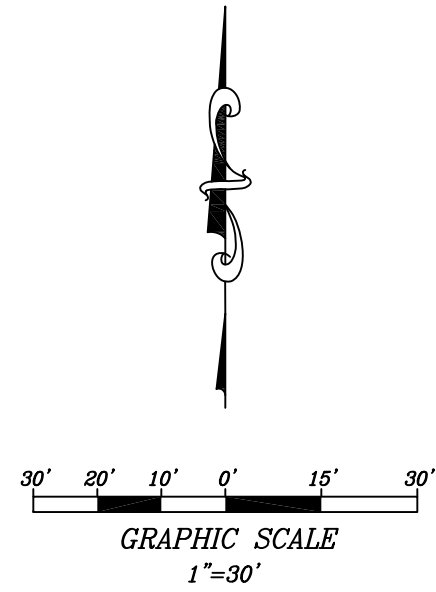
THENCE North, along the common line of said Heritage Oaks and Millbrook Addition unrecorded, a call distance of 720.54 feet to a point for corner being the Northeast corner of Lot 11 of said Millbrook Addition unrecorded conveyed to Scott Anderson and Diana L. Anderson as recorded under Harris County Clerk's File No. V46206, said point for corner being the Southeast corner of Lot 10 of said Millbrook Addition unrecorded, said point for corner lying in the West line of Lot 4 of said Heritage Oaks conveyed to Edwin J. Hess Sr., and Barbara G. Hess as recorded under Harris County Clerk's File No. T817778, said point for corner also being the **POINT OF BEGINNING** and the Southeast corner of the herein described tract;

THENCE West, along the common lot line of said Lot 10 and Lot 11, passing at 3.00 feet a 1/2 inch iron rod set for reference, passing at 147.50 feet a found 1/2 inch iron rod lying in the East easement line of Millbrook Street, (a 40 foot roadway and utility easement as recorded in Volume 2578, Page 400 and Volume 2530, Page 566, both of the Deed Records of Harris County, Texas), continuing for a total distance of 167.50 feet to a set mag nail in asphalt lying in the centerline of said Millbrook Street and marking the Northwest corner of said Anderson Lot 11, same being the Southwest corner of said Lot 10, said set mag nail also lying in the East line of Lot 4 of Millbrook Addition unrecorded conveyed to William Kallmeyer, Jr., and Donna L. Kallmeyer as recorded under Harris County Clerk's File No. S794130, said set mag nail also marking the Southwest corner of the herein described tract;

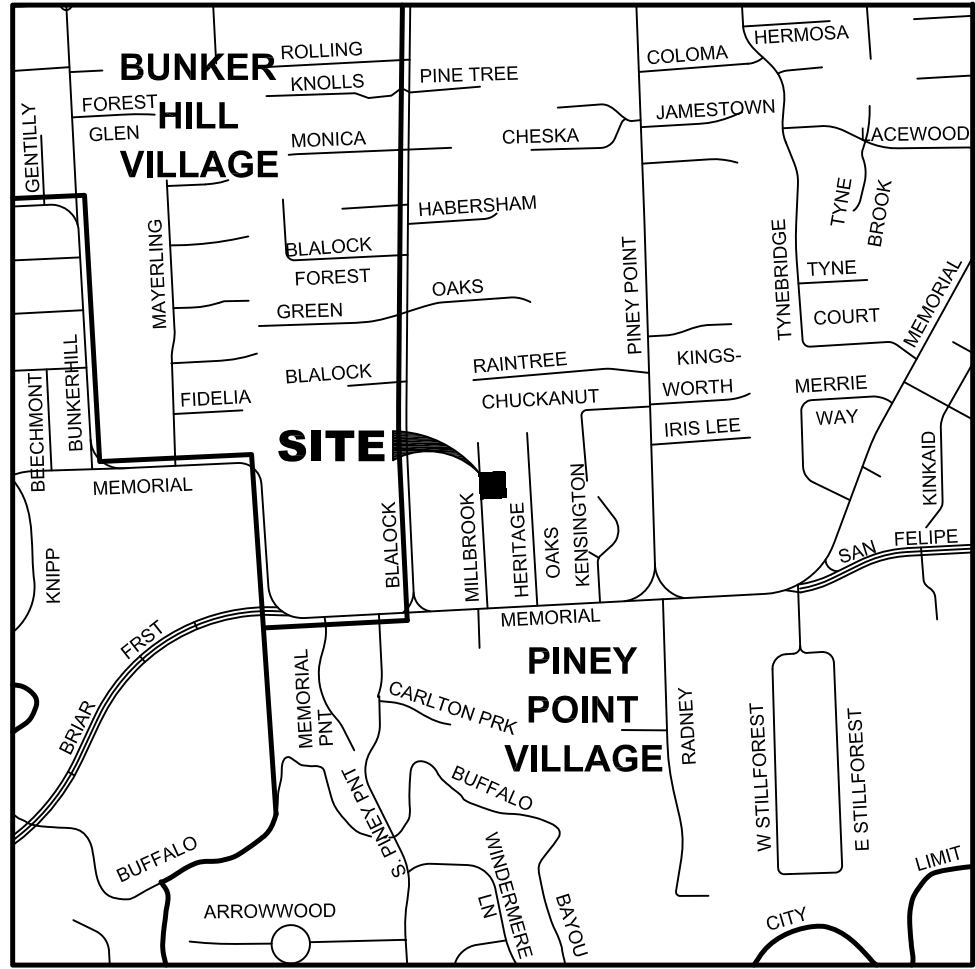
THENCE North, along the said centerline of Millbrook Street and with the West line of said Lot 10, passing at 14.00 feet a point for corner being the Northeast corner of said Kallmeyer Lot 4, same being the Southeast corner of Lot 5 of Millbrook Addition unrecorded conveyed to John J. Brennan and Holly Ogle Brennan as recorded under Harris County Clerk's File No. Y070328, continuing for a total distance of 170.00 feet to a found mag nail in asphalt marking the Southwest corner of Lot 9 of said Millbrook Addition unrecorded conveyed to Yu Taik Chon and Young Ja Chon as recorded under Harris County Clerk's File No. L872290, said found mag nail in asphalt also marking the Northwest corner of said Lot 10 and the Northwest corner of the herein described tract;

THENCE East, along the common lot line of said Lot 10 and Lot 9, passing at 20.00 feet a found 1/2 inch iron rod lying in the said East easement line of Millbrook Street, continuing for a total distance of 167.50 feet to a found 1/2 inch iron rod with cap (P&A-4985) lying in the East line of said Millbrook Addition unrecorded, same being the West line of Lot 5 of said Heritage Oaks conveyed to Christopher N. Prichard and Shalla Prichard as recorded under Harris County Clerk's File No. RP-2019-520858, said found 1/2 inch iron rod with cap marking the Southeast corner of said Chon Lot 9, same being the Northeast corner of said Lot 10, said point for corner also being the Northeast corner of the herein described tract;

THENCE South, with the East line of said Lot 10 and along the said common line of Millbrook Addition unrecorded and Heritage Oaks, passing at 34.54 feet a point for corner being the Southwest corner of said Prichard Lot 5, same being the Northwest corner of said Hess Lot 4, continuing for a total distance of 170.00 feet to the **POINT OF BEGINNING** and containing 0.6537 acres, (28,475 square feet) of land.



J. D. TAYLOR SURVEY
ABSTRACT NO. 72
Harris County, Texas



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

VICINITY MAP
KEY MAP 490Q

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 plain 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 Abstract Services of Houston, GF# 7910 - 20 - 4032 with an effective date of November 5, 2020.
13. Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 NAVD88 (2001 Adjustment)
14. The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 2578, Page 400, Volume 3241, Page 160, and Volume 3373, Page 119 of the Deed Records & in Clerk's File Nos. L865151, S363820 and S369145, all in Harris County.
15. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2578, Page 400, Volume 3241, Page 160, and Volume 3373, Page 119 of the Deed Records & in Clerk's File Nos. L865151, S363820 and S369145, all in Harris County.

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

FINAL PLAT OF
JRE AND CSE ESTATES

A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.6537 ACRE TRACT BEING MORE
COMMONLY KNOWN AS LOT 10 OF MILLBROOK ADDITION, AN UNRECORDED SUBDIVISION
IN HARRIS COUNTY, TEXAS,

BEING A PLAT OF 0.6537 ACRE, (28,475 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 FROM
TRACT IN AN UNRECORDED SUBDIVISION

OWNER:
JAMES RAY EDWARDS AND CECILIA SIERRA EDWARDS
218 MILLBROOK STREET
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
MARCH 25, 2021

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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