



VICINITY MAP  
KEY MAP 490Q

- 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 Abstract Services of Houston, GF# 7910 -20 - 2219 with an effective date of July 9, 2020. 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 2597, Page 181 HCDR .
  - Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2597, Page 181 HCDR.

**NOTES ON EXISTING PIPELINES**  
There are no existing pipelines or pipeline easements within this subdivision.

PRELIMINARY PLAT OF  
ZHAO ESTATE

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 1.0558 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOTS 11 AND 12 OF SHADOWOOD, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 12.6 ACRE TRACT OF LAND CONVEYED TO NORMAN WAY AS RECORDED IN VOLUME 2574, PAGE 707 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 1.0558 ACRE, (45,990 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 MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION

**OWNER:**  
MINGDA ZHAO AND HOLLY CARLSON ZHAO  
205 MERRIE WAY LANE  
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

**ENCUMBRANCES CERTIFICATE**

I, **MATHEW J. PROBSTFELD**, do hereby certify that all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located.

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

We, **MINGDA ZHAO AND HOLLY CARSON ZHAO**, Owners, do hereby certify that all existing encumbrances, such as various types of easements both public and private, and fee strips on this plat are accurately identified and located, and further certify that this plat represents all of the contiguous land which We own directly or indirectly or have legal or beneficial interest in.

**MINGDA ZHAO** **HOLLY CARSON ZHAO**

I, **MATHEW J. PROBSTFELD**, am authorized 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

DATE: 7/22/2020 REVISED: 8/28/2020

A tract or parcel of land containing 1.0558 acres, (45,990 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, said 1.0558 acre tract being more commonly known as Lot 12 and Lot 11, of Shadowood, an unrecorded subdivision located in the City of Piney Point Village, Harris County, Texas, said 1.0558 acre tract being out of and a part of that certain 12.6 acre tract of land conveyed to Norman Way as recorded in Volume 2574, Page 707 of the Deed Records of Harris County, Texas, said 1.0558 acre tract being those same two tracts of land conveyed to Mingda Zhao & Holly Carlson Zhao as recorded under Harris County Clerk's File No. RP-2019-45302, (as to Lot 11), and Harris County Clerk's File No. RP-2019-134726, (as to Lot 12), said 1.0558 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of Merrie Way Lane:

**BEGINNING** at a found mag nail in asphalt marking the intersection of the centerline of Merrie Way Lane, (a 40 foot private roadway easement as recorded in Volume 2597, Page 181 of the Deed Records of Harris County, Texas), and the West right of way line of Memorial Drive, (100 feet in width as recorded in Volume 288, Page 28 of the Map Records of Harris County, Texas), said found mag nail in asphalt lying in the East line of said Norman Way 12.6 acre tract, said found mag nail in asphalt marking the South corner of that certain 0.6342 acre tract of land (Lot 13) conveyed to George Robert Burton, III, and Mary Kathleen Pratt Burton as recorded under Harris County Clerk's File No. K604923, said found mag nail in asphalt marking the East corner of Lot 12, said found mag nail in asphalt also marking the **POINT OF BEGINNING** and the East corner of the herein described tract;

**THENCE** South 24 degrees 27 minutes 50 seconds West, along the said West right of way line of Memorial Drive, passing at 20.00 feet a found ½ inch iron rod with cap (P&A-4985) lying in the South right of way line of Merrie Way Lane, continuing for a total distance of 170.00 feet to a found ½ inch iron rod marking the South corner of said Lot 12, the South corner of said Norman Way 12.6 acre tract, and also the South corner of Shadowood unrecorded, said found ½ inch iron rod also marking the East corner of that certain 1.6587 acre tract of land conveyed to Ayman Midani as recorded under Harris County Clerk's File No. H058210, said found ½ inch iron rod also marking the South corner of the herein described tract;

**THENCE** North 65 degrees 50 minutes 00 seconds West, along the North line of said Midani 1.6587 acre tract and the South line of said Shadowood unrecorded, passing at 145.00 feet a found 5/8 inch iron rod marking the West corner of said Lot 12, same being the South corner of Lot 11, continuing for a total distance of 295.00 feet to a point for corner being the West corner of said Lot 11, same being marking the South corner of that certain 0.6248 acre tract of land (Lot 10), conveyed to The CGC Revocable Trust, as recorded under Harris County Clerk's File No. 20100451742, said point for corner also being the West corner of the herein described tract;

**THENCE** North 40 degrees 52 minutes 09 seconds East, along the East line of said CGC Revocable Trust tract, and with the common lot line of Lot 11 and Lot 10, passing at 3.00 feet a set ½ inch iron rod for reference, passing at 164.30 feet a found ½ inch iron rod, lying in the said South right of way line of said Merrie Way Lane, continuing for a total distance of 184.30 feet to a found mag nail in asphalt, lying along a curve to the left in the said centerline of Merrie Way Lane, and also lying in the South line of that certain 0.5820 acre tract of land (Lot 14), conveyed to Ajay Damani & Ruchira Damani, as recorded under Harris County Clerk's File No. RP-2019-231178, said found mag nail marking the East corner of said CGC Revocable Trust tract, (Lot 10), said found mag nail in asphalt also marking the North corner of the herein described tract;

**THENCE** in an Easterly direction, with said curve to the left, along the said centerline of Merrie Way Lane and the South line of said Damani Lot 14, said curve to the left, having a radius of 150.00 feet, a central angle of 16 degrees 27 minutes 05 seconds, an arc length of 43.07 feet, a chord that bears South 57 degrees 04 minutes 54 seconds East a distance of 42.92 feet, to a found mag nail in asphalt marking a point of tangency of herein described tract;

**THENCE** South 65 degrees 50 minutes 00 seconds East, continuing along the said centerline of Merrie Way Lane, and with the North line of said Lot 11, passing at 20.49 feet a found mag nail in asphalt marking the South corner of said Damani Lot 14, same being the West corner of said Burton Lot 13, passing at 55.49 feet a found mag nail in asphalt marking the East corner of said Lot 11, same being the North corner of said lot 12, continuing for a total distance of 200.49 feet to the **POINT OF BEGINNING** and containing 1.0558 acres, (45,990 square feet), of land.