

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

I, RICHARD PRICE, President of RICHARD PRICE HOMES, INC., A TEXAS CORPORATION, THE GENERAL PARTNER OF RICHARD PRICE CUSTOM HOMES, LTD, A TEXAS LIMITED PARTNERSHIP. 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.

RICHARD PRICE CUSTOM HOMES, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RICHARD PRICE HOMES, INC., A TEXAS CORPORATION  
ITS GENERAL PARTNER

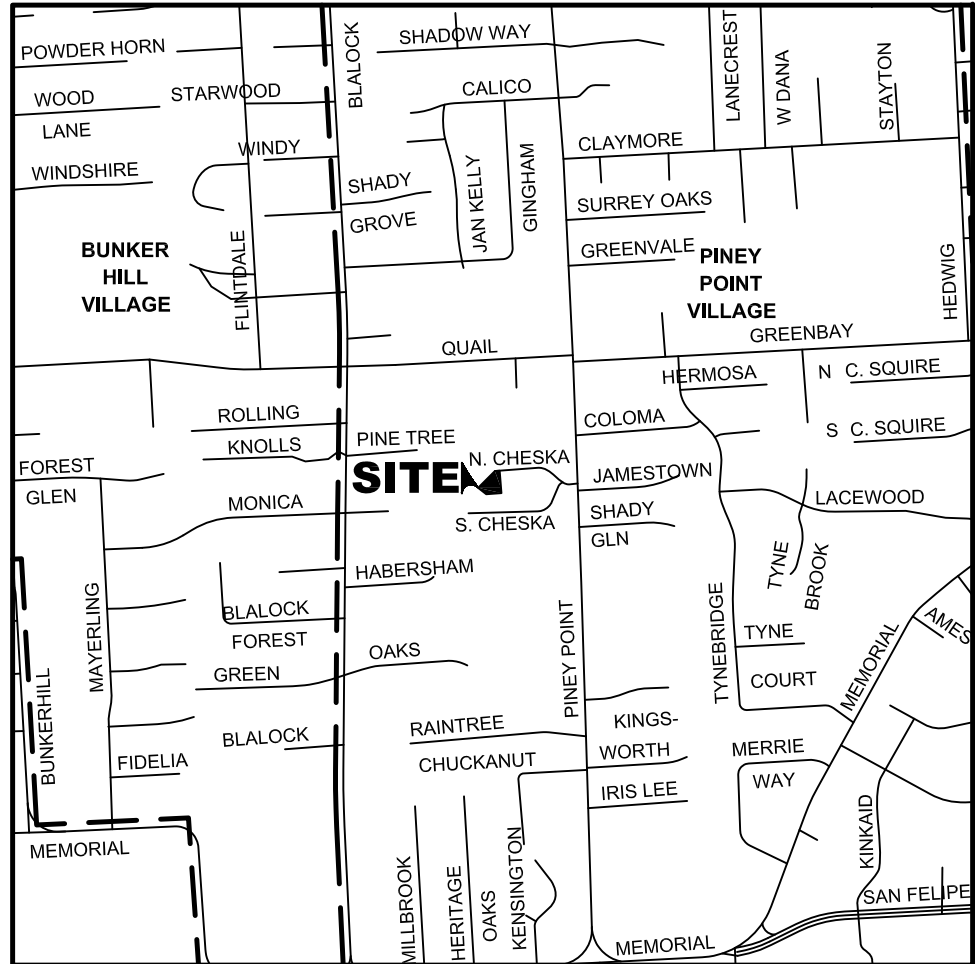
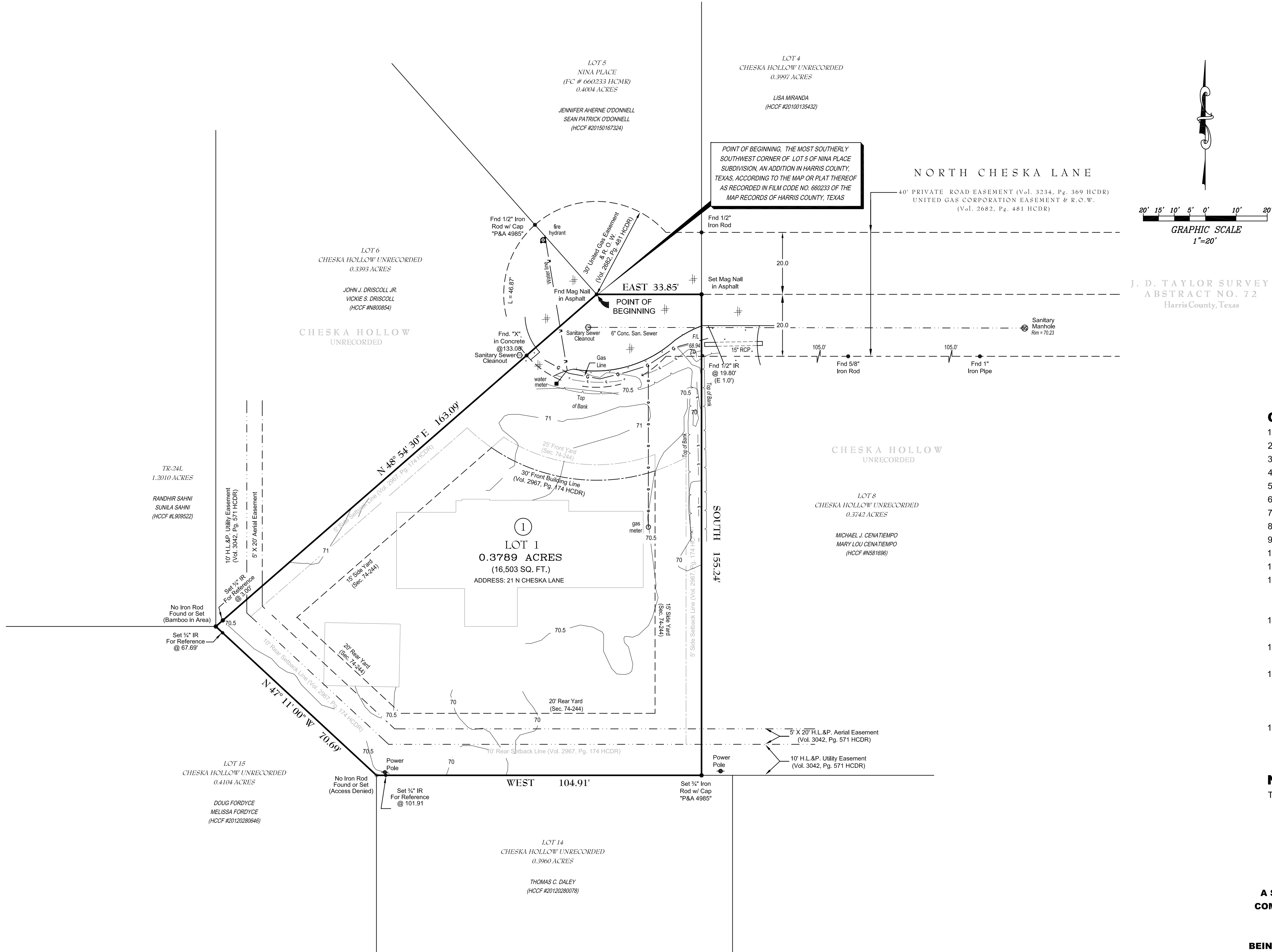
RICHARD PRICE  
President

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: 2/28/2023 REVISED: 3/28/23



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.
- R.C.P. denotes REINFORCED CONCRETE PIPE.
- 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 0835 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 - 23 - 0569 with an effective date of February 28, 2023.
- 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 2735, Page 705; Volume 2967, Page 174; Volume 3234, Page 369; Volume 3234, Page 369 and Volume 3499, Page 565 of the Deed Records of Harris County, Texas.
- Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2735, Page 705; Volume 2967, Page 174; Volume 3234, Page 369; Volume 3234, Page 369 and Volume 3499, Page 565 of the Deed Records of Harris County, Texas.

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

PRELIMINARY PLAT OF  
TAYLOR PRICE PLACE

A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.3789 ACRE TRACT BEING MORE  
COMMONLY KNOWN AS LOT 7 OF CHESKA HOLLOW, AN UNRECORDED SUBDIVISION IN  
HARRIS COUNTY, TEXAS,

BEING A PLAT OF 0.3789 ACRE, (16,503 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:

RICHARD PRICE CUSTOM HOMES, LTD., A TEXAS LIMITED PARTNERSHIP  
RICHARD PRICE HOMES, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER  
RICHARD PRICE, PRESIDENT  
21 N CHESKA LANE  
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS  
MAY 25, 2023

PROBSTFELD & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

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

21 North Cheska Lane

A tract or parcel of land containing 0.3789 acres (16,503 square feet) being known as Lot 7, of Cheska Hollow Subdivision, an unrecorded addition located in the John D. Taylor Survey, Abstract 72, City of Piney Point Village, Harris County, Texas, said 0.3789 acre tract being that same certain tract of land conveyed to Richard Price Custom Homes, LTD., as recorded under Harris County Clerk's File No. RP-2023-60739, said 0.3789 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of North Cheska Lane:

**BEGINNING** at a found mag nail in asphalt marking the center of a cul de sac having a radius of 30.00 feet and lying in the centerline of North Cheska Lane, (a 40 foot private road easement and a United Gas Corporation easement and right of way as recorded in Volume 2682, Page 481 and Volume 3234, Page 369, both of the Deed Records of Harris County, Texas), said found nail in asphalt marking the most Southerly Southwest corner of that certain 0.4004 acre tract of land conveyed to Jennifer Aherne O'Donnell and Sean Patrick O'Donnell as recorded under Harris County Clerk's File No. 20150167324 and being known as Lot 5 of Nina Place Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 660233 of the Map Records of Harris County, Texas, said found mag nail marking the East corner of that certain 0.3393 acre tract of land conveyed to John J. Driscoll, Jr., and Vickie S. Driscoll as recorded under Harris County Clerk's File No. N800854 and being known as Lot 6 of Cheska Hollow unrecorded, said found nail in asphalt marking the most Northerly Northwest corner of Lot 7 of Cheska Hollow unrecorded, said found nail in asphalt also marking the **POINT OF BEGINNING** and the most Northerly Northwest corner of the herein described tract;

**THENCE** East, along the said centerline of North Cheska Lane, and with the common lot line of said Lot 5 and Lot 7, a distance of 33.85 feet, (call 33.21 feet), to a set mag nail in asphalt marking the Southwest corner of Lot 4 of Cheska Hollow unrecorded, a 0.3997 acre tract of land conveyed to Lisa Miranda as recorded under Harris County Clerk's File No. 20100135432, said set mag nail in asphalt marking the Northwest corner of Lot 8 of Cheska Hollow unrecorded, a 0.3742 acre tract of land conveyed to Michael J. Cenatiempo and Mary Lou Cenatiempo as recorded under Harris County Clerk's File No. N581696, said set mag nail in asphalt also marking the Northeast corner of the herein described tract;

**THENCE** South, along the common lot line of said Lot 7 and Lot 8, passing at 19.80 feet a found 1/2 inch iron rod that bears East, a distance of 1.0 feet, passing at 20.00 feet a point in the South private road easement line of said North Cheska Lane, continuing for a total distance of 155.24 feet to a set 1/4 inch iron rod with cap (P&A-4985) lying in the North line of that certain 0.3960 acre tract of land known as Lot 14 of Cheska Hollow unrecorded, conveyed to Thomas C. Daley as recorded under Harris County Clerk's File No. 20120280078, said set 1/4 inch iron rod with cap marking the common Southeast corner of said Lot 7 and Southwest corner of Lot 8, said set 1/4 inch iron rod with cap also marking the Southeast corner of the herein described tract;

**THENCE** West, along the common lot line of said Lot 7 and Lot 14, passing at 101.91 feet a set 1/4 inch iron rod for reference, continuing for a total distance of 104.91 feet, (call 105.00 feet), to a point for corner being the Northwest corner of said Lot 14, same being the most Southerly Southwest corner of said Lot 7, said point for corner being the most Easterly Northeast corner of Lot 15 of Cheska Hollow unrecorded, and being that same certain 0.4104 acre tract of land conveyed to Doug Fordyce and Melissa Fordyce as recorded under Harris County Clerk's File No. 20120280646, said point for corner also being the most Southerly Southwest corner of the herein described tract;

**THENCE** North 47 degrees 11 minutes 00 seconds West, along the common lot line of said Lot 7 and Lot 15, passing at 67.69 feet a set 1/4 inch iron rod for reference, continuing for a total distance of 70.69 feet, (call 70.82 feet), to a point for corner being the most Northerly Northeast corner of said Lot 15, same being the Southeast corner of that certain 1.2010 acre tract of land called Tract 24L, conveyed to Randhir Sahni and Sunila Sahni as recorded under Harris County Clerk's File No. L909522, said point for corner being the South corner of said Driscoll Lot 6, said point for corner also being the West corner of Lot 7, and the West corner of the herein described tract;

**THENCE** North 48 degrees 54 minutes 30 seconds East, (call North 48 degrees 34 minutes 00 seconds East), along the common lot line of said Lot 7 and Lot 6, passing at 3.00 feet a set 1/4 inch iron rod for reference, passing at 133.08 feet a found "X" in concrete lying along a Southerly line of the set private road easement of North Cheska Lane, continuing for a total distance of 163.09 feet, to the **POINT OF BEGINNING** and containing 0.3789 acres, (16,503 square feet), of land.