

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **FARDIN TAVAKOLI AND ELLEN TAVAKOLI**, owners hereinafter referred to as Owners of the **1.2383 acre tract (53,941 square feet)** described in the above and foregoing plat of **45 STILLFOREST**, 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 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 ours hand in the City of Piney Point Village, Texas, this _____ day of _____, 2023.

FARDIN TAVAKOLI
OWNER

ELLEN TAVAKOLI
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **FARDIN TAVAKOLI AND ELLEN TAVAKOLI**, 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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. 4995

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 **45 STILLFOREST** 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 _____, 2023.

By: **MARGARET ROHDE**
CHAIRMAN

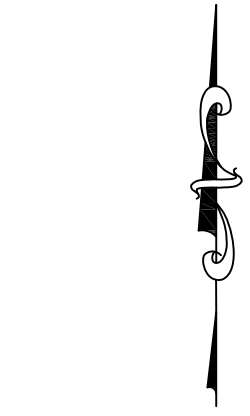
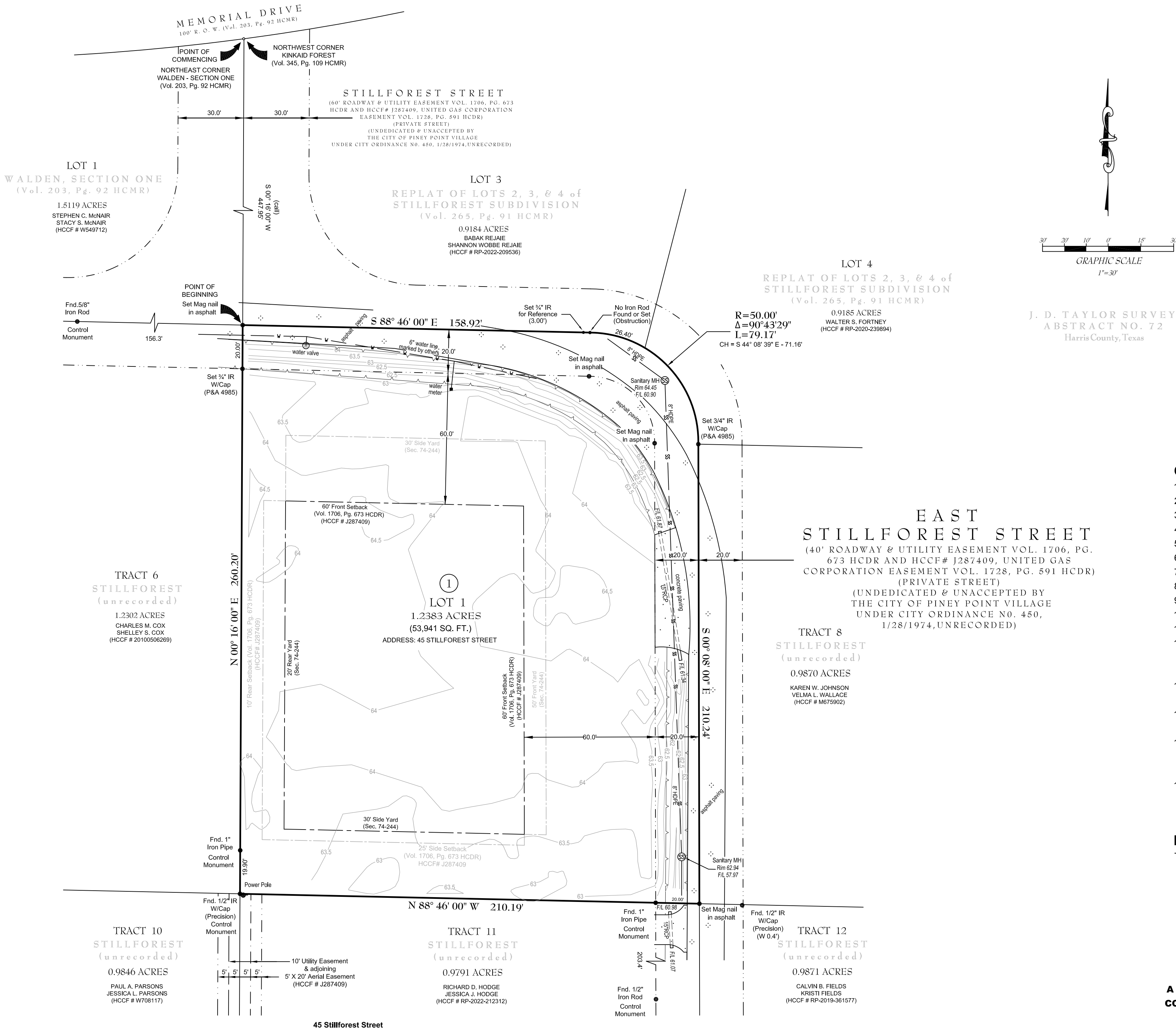
By: **ANNETTE R. ARRIAGA**
SECRETARY

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 _____, 2023, at _____ o'clock _____ m., and in Film Code Number _____ of the map records of Harris County for said County and duly recorded on _____, 2023, at _____ o'clock _____ m.

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

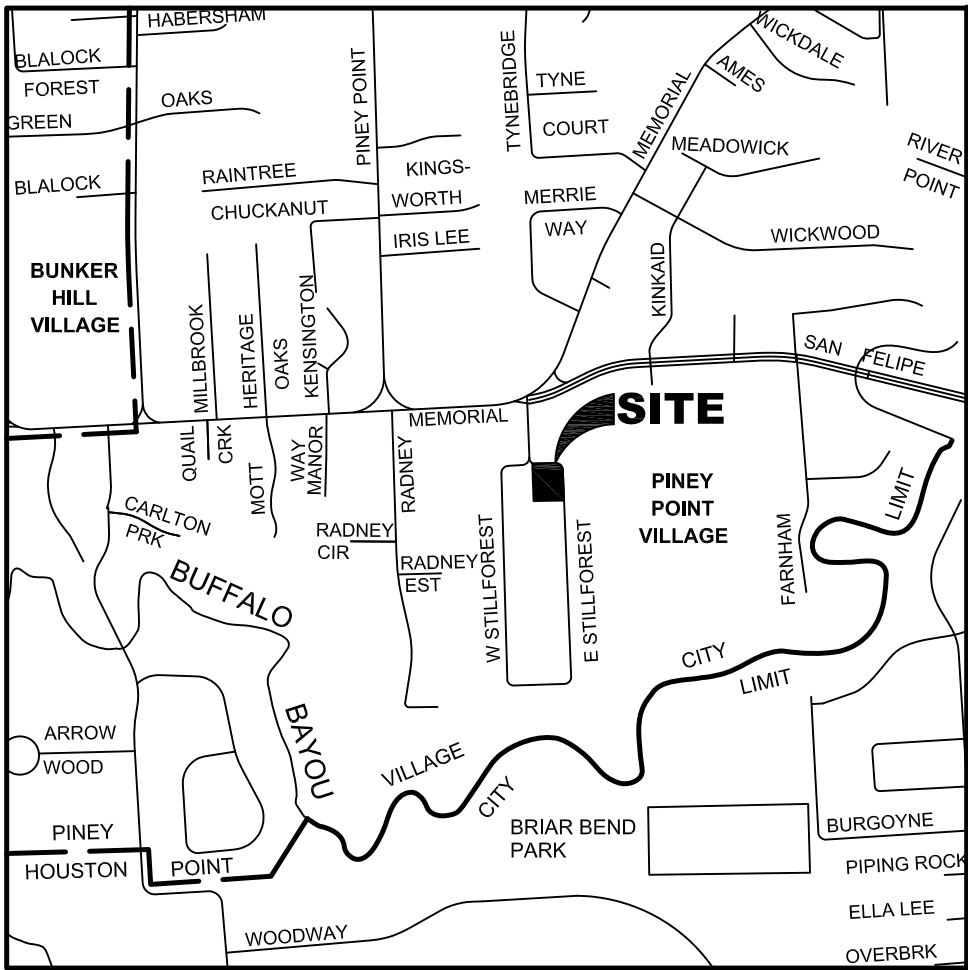
By: **EX OFFICIO CLERK OF HARRIS COUNTY, TEXAS**

By: **DEPUTY**



GRAPHIC SCALE
1"=30'

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

- 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 - 22 - 1800 with an effective date of January 17, 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 1706, Page 673 of the Deed Records & in Clerk's File No. J287409, all in Harris County.
- Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 1706, Page 673 of the Deed Records & in Clerk's File No. J287409, all in Harris County.

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

FINAL PLAT OF
45 STILLFOREST

A SUBDIVISION BEING OUT AND PART OF CERTAIN 1.2383 ACRE TRACT BEING MORE COMMONLY KNOWN AS TRACT 7 OF STILLFOREST, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS,

BEING A PLAT OF 1.2383 ACRE, (53,941 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:
FARDIN TAVAKOLI AND ELLEN TAVAKOLI
45 STILLFOREST STREET
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

A tract or parcel of land containing 1.2383 acres (53,941 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being known as Tract 7 of Stillforest, an unrecorded subdivision in Harris County, Texas, and also being that same certain tract of land conveyed to Fardin Tavakoli and Ellen Tavakoli as recorded under Harris County Clerk's File No. RP-2022-98303, said 1.2383 acre tract also being out of and a part of that certain tract of land conveyed to Charles A. Bahr, Jr., as recorded in Volume 1638, Page 13 of the Deed Records of Harris County, Texas, said 1.2383 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of East Stillforest Street;

COMMENCING at a point for corner being the intersection of the South right of way line of Memorial Drive, (100 feet in width as recorded in Volume 203, Page 92 of the Map Records of Harris County, Texas), and the centerline of Stillforest Street, (a 60 foot roadway and utility easement as recorded in Volume 1706, Page 673 of the Deed Records of Harris County, Texas, and also being recorded under Harris County Clerk's File No. J287409, United Gas Corporation easement Volume 1728, Page 591 of the Deed Records of Harris County, Texas and being undedicated and unaccepted by the City of Piney Point Village under City Ordinance No. 450, dated January 28, 1974), said point for corner being the Northwest corner of Kinkaid Forest, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 345, Page 109 of the Map Records of Harris County, Texas, said point for corner also being the Northeast corner of Lot 1 of Walden, Section One, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 203, Page 92 of the Map Records of Harris County, Texas, said point for corner also being the Northeast corner of that certain 1.5119 acre tract of land conveyed to Stephen C. McNair and Stacy S. McNair as recorded under Harris County Clerk's File No. W549712;

THENCE South 00 degrees 16 minutes 00 seconds West, along the said centerline of Stillforest Street, and with the common line of Walden, Section One, and Kinkaid Forest, a call distance of 447.95 feet to a set mag nail in asphalt marking the Southeast corner of said Lot 1 of Walden, Section One, same being the most Westerly Southwest corner of Lot 3 of the Replat of Lots 2, 3, & 4 of Stillforest Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 265, Page 91 of the Map Records of Harris County, Texas, said set mag nail in asphalt marking the Southwest corner of that certain 0.9184 acre tract of land conveyed to Babak Rejaie and Shannon Wobbe Rejaie as recorded under Harris County Clerk's File No. RP-2022-209536, said set mag nail in asphalt marking the Northeast corner of Tract 6 of Stillforest unrecorded, and the Northeast corner of that certain 1.2302 acre tract of land conveyed to Charles M. Cox and Shelley S. Cox as recorded under Harris County Clerk's File No. 20100506269, said set mag nail in asphalt marking the Northwest corner of Tract 7 of Stillforest unrecorded and also the **POINT OF BEGINNING** and the Northwest corner of the herein described tract;

THENCE South 88 degrees 46 minutes 00 seconds East, (call South 88 degrees 41 minutes 00 seconds East), along the centerline of Stillforest Street, and with the common line of Tract 7 and Lot 3, passing at 155.32 feet a set 1/2 inch iron rod for reference, continuing for a total distance of 158.92 to a point for corner being the most Northerly Northeast corner of said Tract 7, and also the beginning of a curve to the right;

THENCE in a Southerly direction continuing along the centerline of East Stillforest Street, (a 40 foot roadway

and utility easement as recorded under Volume 1706, Page 673 of the Deed Records of Harris County, Texas, and also being recorded under Harris County Clerk's File No. J287409, United Gas Corporation easement Volume 1728, Page 591 of the Deed Records of Harris County, Texas, and being undedicated and unaccepted by the City of Piney Point Village under City Ordinance No. 450, dated January 28, 1974), passing at 26.40 feet a point for corner being the Southeast corner of said Lot 3, same being the most Westerly Southwest corner of Lot 4 of said Replat of Lots 2, 3, & 4 of Stillforest Subdivision, and also being the most Westerly Southwest corner of that certain 0.9185 acre tract of land conveyed to Walter S. Fortney as recorded under Harris County Clerk's File No. RP-2020-239894, said curve to the right having a radius of 50.00 feet, a central angle of 90 degrees 43 minutes 29 seconds, an arc length of 79.17 feet, (call 77.28 feet), a chord that bears South 44 degrees 08 minutes 30 seconds East, a distance of 71.16 feet to a set 1/2 inch iron rod with cap marking the most Southerly Southwest corner of said Lot 4, same being the Northwest corner of Tract 8 of Stillforest unrecorded, and the Northwest corner of that certain 0.9870 acre tract of land conveyed to Karen W. Johnson and Velma L. Wallace as recorded under Harris County Clerk's File No. M875902, said set 1/2 inch iron rod with cap marking the end of curvature and the most Easterly Northeast corner of the herein described tract;

THENCE South 00 degrees 08 minutes 00 seconds East, continuing along the said centerline of East Stillforest Street, a distance of 210.24 feet to a set mag nail in asphalt marking the Southwest corner of said Tract 8, same being the Southeast corner of said Tract 7, said set mag nail in asphalt marking the Northwest corner of Tract 12 of Stillforest unrecorded, and the Northwest corner of that certain 0.9871 acre tract of land conveyed to Calvin B. Fields and Kristi Fields as recorded under Harris County Clerk's File No. RP-2019-361577, said set mag nail in asphalt marking the Northeast corner of Tract 11 of Stillforest unrecorded, and the Northeast corner of that certain 0.9791 acre tract of land conveyed to Richard D. Hodge and Jessica J. Hodge as recorded under Harris County Clerk's File No. RP-2022-212312, said set mag nail in asphalt also marking the Southeast corner of the herein described tract;

THENCE North 88 degrees 46 minutes 00 seconds West, (call North 88 degrees 41 minutes 00 seconds West), along the common lot line of said Tract 7 and Tract 11, passing at 20.00 feet a found 1 inch iron pipe lying in the West roadway and utility easement line of East Stillforest Street, continuing for a total distance of 210.19 feet, (call 209.38 feet), to a found 1/2 inch iron rod with cap (Precision) marking the Southwest corner of said Tract 7, same being the Northwest corner of said Tract 11, said found 1/2 inch iron rod with cap marking the Northeast corner of Tract 10 of Stillforest unrecorded, and the Northeast corner of that certain 0.9846 acre tract of land conveyed to Paul A. Parsons and Jessica L. Parsons as recorded under Harris County Clerk's File No. W708117, said found 1/2 inch iron rod with cap marking the Southeast corner of said Tract 6, said found 1/2 inch iron rod with cap also marking the Southwest corner of the herein described tract;

THENCE North 00 degrees 16 minutes 00 seconds East, along the common lot line of said Tract 6 and Tract 7, passing at 19.90 feet a found 1 inch iron pipe for reference, passing at 240.20 feet a set 1/2 inch iron rod with cap (P&A-4985) lying in the said South roadway and utility easement line of Stillforest Street, continuing for a total distance of 260.20 feet, to the **POINT OF BEGINNING** and containing 1.2383 acres, (53,941 square feet), of land.