

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

## 2002 South Piney Point Road

A tract or parcel of land containing 1.2477 acres (54,350 square feet) located in the John D. Taylor Survey, Abstract 72, City of Piney Point Village, Harris County, Texas, and being known as Lot 3, of Rolling Pines Subdivision, a re-subdivision of parts of Lots One and Two of Piney Point Woods Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 167, Page 128 of the Map Records of Harris County, Texas, together with any easements granted to all owners of said Lot Two (2) pursuant to City Ordinance No. 471 of Piney Point Village, Texas, and recorded under Film Code No. 123-04-0509 (County Clerk's No. E474998 of the Official Public Records of Real Property of Harris County, Texas, said 1.2477 acre tract being that same certain tract of land conveyed to Sahami Investments, Ltd., as recorded under Harris County Clerk's File No. 20150085454, said 1.2477 acre tract being more particularly described by metes and bounds as follows with bearings based on the East line of Rolling Pines;

COMMENCING at a found 5/8 inch iron rod marking the intersection of the North right of way line of Arrowwood Circle, (60 feet in width as recorded in Volume 20, Page 47 of the Map Records of Harris County, Texas), and the West right of way line of South Piney Point Road (variable width right of way, and originally named Hillendahl - Piney Point Road, as recorded in Volume 288, Page 112 of the Deed Records of Harris County, Texas), leased by the City of Piney Point Village as recorded in Volume 1035, Page 418 of the Deed Records of Harris County, Texas, on or about September 12, 1957 and being defined under City of Piney Point Village Ordinance No. 471 recorded under Harris County Clerk's File No. E474998, said found 5/8 inch iron rod also marking the Southeast corner of Lot 1 of Rolling Pines, a resubdivision of parts of Lots 1 & 2 out of the Piney Point Woods Subdivision;

THENCE North, along the said West right of way line of South Piney Point Road, passing at 145.00 feet a found 5/8 inch iron rod marking the Northeast corner of said Lot 1, same being the Southeast corner of Lot 2, continuing for a total distance of 290.10 feet to a found ½ inch iron rod with cap (Precision) marking the Southeast corner of Lot 3, same being the Northeast corner of said Lot 2, and also the Northeast corner of that certain 0.9362 acre tract of land conveyed to Patrick Behanick and Janet Behanick as recorded under Harris County Clerk's File No. RP-2021-285713, said found ½ inch iron rod with cap also marking the POINT OF **BEGINNING** and the Southeast corner of the herein described tract;

THENCE West, along the common lot line of said Lot 3 and Lot 2, passing at 151.40 feet a found 100d nail, continuing for a total distance of 276.99 feet, (call 279.48 feet), to a point for corner lying in the East line of Lot 3 of Azalea Trails, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 244, Page 56 of the Map Records of Harris County, Texas, said point for corner lying in the East line of that certain 3.2081 acre tract of land conveyed to Michael P. Krehel and Judith A. Krehel as recorded under Harris County Clerk's File No. K175427, said point for corner also lying in the centerline meander of a ravine and being the most Southerly Southwest corner of the herein described tract:

THENCE in a Northeasterly direction, along the said centerline meanders of a ravine and with a portion of the East line of said Lot 3 of Azalea Trails, and also along a portion of the East line of said Krehel 3.2081 acre tract the following calls;

- North 06 degrees 08 minutes 01 seconds West, 13.19 feet to a point for corner;
- North 14 degrees 14 minutes 06 seconds East, 11.74 feet to a point for corner,
- North 43 degrees 49 minutes 07 seconds East, 32.84 feet to a point for corner;
- South 86 degrees 54 minutes 00 seconds East, 30.80 feet to a point for corner;
- North 16 degrees 16 minutes 00 seconds East, 13.00 feet to a point for corner;
- North 07 degrees 59 minutes 00 seconds East, 62.69 feet to a point for corner;
- South 68 degrees 06 minutes 00 seconds East, 19.11 feet to a point for corner,
- North 27 degrees 55 minutes 00 seconds East, 28.00 feet to a point for corner; North 04 degrees 06 minutes 00 seconds West, 18.87 feet to a point for corner;
- North 16 degrees 36 minutes 00 seconds East, 20.40 feet to a point for corner;
- North 68 degrees 02 minutes 00 seconds East, 24.84 feet to a point for corner;
- North 02 degrees 42 minutes 00 seconds West, 60.49 feet to a point for corner;
- North 32 degrees 35 minutes 00 seconds East, 22.01 feet to a point for corner;
- North 61 degrees 36 minutes 00 seconds East, 64.94 feet to a point for corner;
- North 09 degrees 14 minutes 00 seconds East, a distance of 45.22 feet to a point for corner lying in the South line of Buffalo Bayou and being the Northeast corner of said Lot 3 of Azalea Trails and also the Northeast corner of said Krehel 3.2081 acre tract, said point for corner also marking the North corner of the herein described tract,

THENCE South 50 degrees 36 minutes 06 seconds East, along a Southerly line of said Buffalo Bayou, a distance of 22.88 feet to a set ¾ inch iron rod with cap (P&A-4985) lying in the said West line of South Piney Point Road, said point for corner also being the North corner of the herein described tract;

THENCE South 24 degrees 30 minutes 00 seconds East, along an East line of said Lot 3, and also along a part of the said West line of that portion of South Piney Point Road leased by the City of Piney Point Village, a distance of 145.30 feet to a set ¾ inch iron rod with cap (P&A-4985) marking a point for angle of the herein described tract,

THENCE South, continuing along the said West line of that portion of South Piney Point Road leased by the City of Piney Point Village, and with the East line of said Lot 3, a distance of 194.11 feet to the **POINT OF BEGININNG** and containing 1.2477 acres, (54,350 square feet) of land.

- 1. Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 NAVD88 (2001 adjustment)
- 2. Fence does not follow South boundary line as shown.
- 3. Perpetual drainage easement over and across a Northerly portion of the above shown tract granted to the City of Piney Point Village, Texas as recorded under Harris County Clerk's File No. D081105 4. Lots 1, 2 & 3 of Rolling Pines lying adjacent on the West to that portion of South Piney Point Road leased by the City of Piney Point Village, on or about September 12, 1957. Owners, successors and assigns
- of each of said three lots shall have access, as abutting property owners to South Piney Point Road through the area covered by such lease immediately abutting each such lot at all times, subject to the right of the City of Piney Point Village, Texas to make improvements maintenance, drainage and otherwise use any portion of said Road for the installation of public utilities, paving, drains, sidewalks and such right of access shall not relieve owners, successors and assigns of the necessity of building, maintaining and grading such driveways, bridges, culverts and other things as may be necessary to afford access as set forth and defined under City of Piney Point Village Ordinance No. 471 recorded under Harris County Clerk's File No. E474998.
- 5. A Westerly portion of the above shown tract has been restricted to that certain Preserved Area and shall remain free of any structures or play equipment, however the right to remove debris and add landscaping to prevent any portion of the Preserved Area from becoming invasive as set forth and described under Harris County Clerk's File No.(s) 20140262456 & 20150003107.
- 6. Floodzones shown for informational and planning purposes only by graphic plotting from the City of Houston Public Works Public Geolink Map.
- 7. Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Piney Point Village, Texas. Front, side and rear yards shown above for main residence only as set forth under Article IV of the Code of Ordinances. No building or structure, or any part thereof, shall exceed 35 feet in height above the natural grade of the existing lot. The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements; and the building area, inclusive of all structures (including driveways, tennis or other play courts, uncovered walkways, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area. Additional provisions for accessory structures, sports courts, swimming pools, generators, etc., are not shown. Building lines shall be verified prior to any planning or construction by the City Building Official.
- 8. Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
- 9. All bearings are based on the East Line of Rolling Pines as monumented on the ground. (South)

## **PLAT OF PROPERTY**

SAHAMI INVESTMENTS, LTD AT: 2002 S. PINEY POINT RD. • PINEY POINT VILLAGE, TX

LGL: LOT 3, OF ROLLING PINES, A RE-SUBDIVISION OF PARTS OF LOTS ONE AND TWO OF PINEY POINT WOODS SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 167. PAGE 128 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH ANY EASEMENTS GRANTED TO ALL OWNERS OF SAID LOT TWO (2) PURSUANT TO CITY ORDINANCE NO. 471 OF PINEY POINT VILLAGE. TEXAS, AND RECORDED UNDER FILM CODE NO. 123-04-0509 (COUNTY CLERK'S FILE NO. E474998) OF THE OFFICIAL PUBLIC RECORDS OF **REAL PROPERTY OF HARRIS COUNTY, TEXAS.** (metes & bounds attached)

1" = 30' SCALE: \_ DATE: 3/23/2023 REVISED DATE: 4/4/2023

This Property DOES Lie within the designated 100 year Floodplain. 48201C 0835 L FIS: BZ-CA ZONE: X, SHD. X, AE, FLOODWAY EFF. DATE: 6/18/07 BASE FLOOD ELEVATION: 59.0 (100YR) | 63.5 (500 YR)

LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT ABSTRACT SERVICES OF HOUSTON PROVIDED BY:

CPL 7910-23-0971 (3/13/2023)

PROFESSIONAL LAND SURVEYORS