

THE STATE OF TEXAS  
COUNTY OF HARRIS

We, **RICHARD PRICE CUSTOM HOMES, LTD. A TEXAS LIMITED PARTNERSHIP**, acting by and through **RICHARD PRICE, PRESIDENT**, being officers of **RICHARD PRICE CUSTOM HOMES, LTD. A TEXAS LIMITED PARTNERSHIP**, owner hereinafter referred to as Owners of the 0.3789 acre tract (16,503 square feet) described in the above and foregoing plat of **TAYLOR PRICE PLACE**, 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 myself, my 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.

IN TESTIMONY WHEREOF, the **RICHARD PRICE CUSTOM HOMES, LTD. A TEXAS LIMITED PARTNERSHIP**, has caused these presents to be signed by **RICHARD PRICE**, its president, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**RICHARD PRICE**  
President

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared **RICHARD PRICE**, its president, 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 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

We, **PROSPERITY BANK**, owners and holders of a lien against the property described in the plat known as **RICHARD PRICE PLACE**, said lien being evidenced by instrument of record in Harris County Clerk's File No. RP-2023-60740 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 **PROSPERITY BANK**

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, its \_\_\_\_\_, known to me to be the persons whose name are 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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 **TAYLOR PRICE PLACE** 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

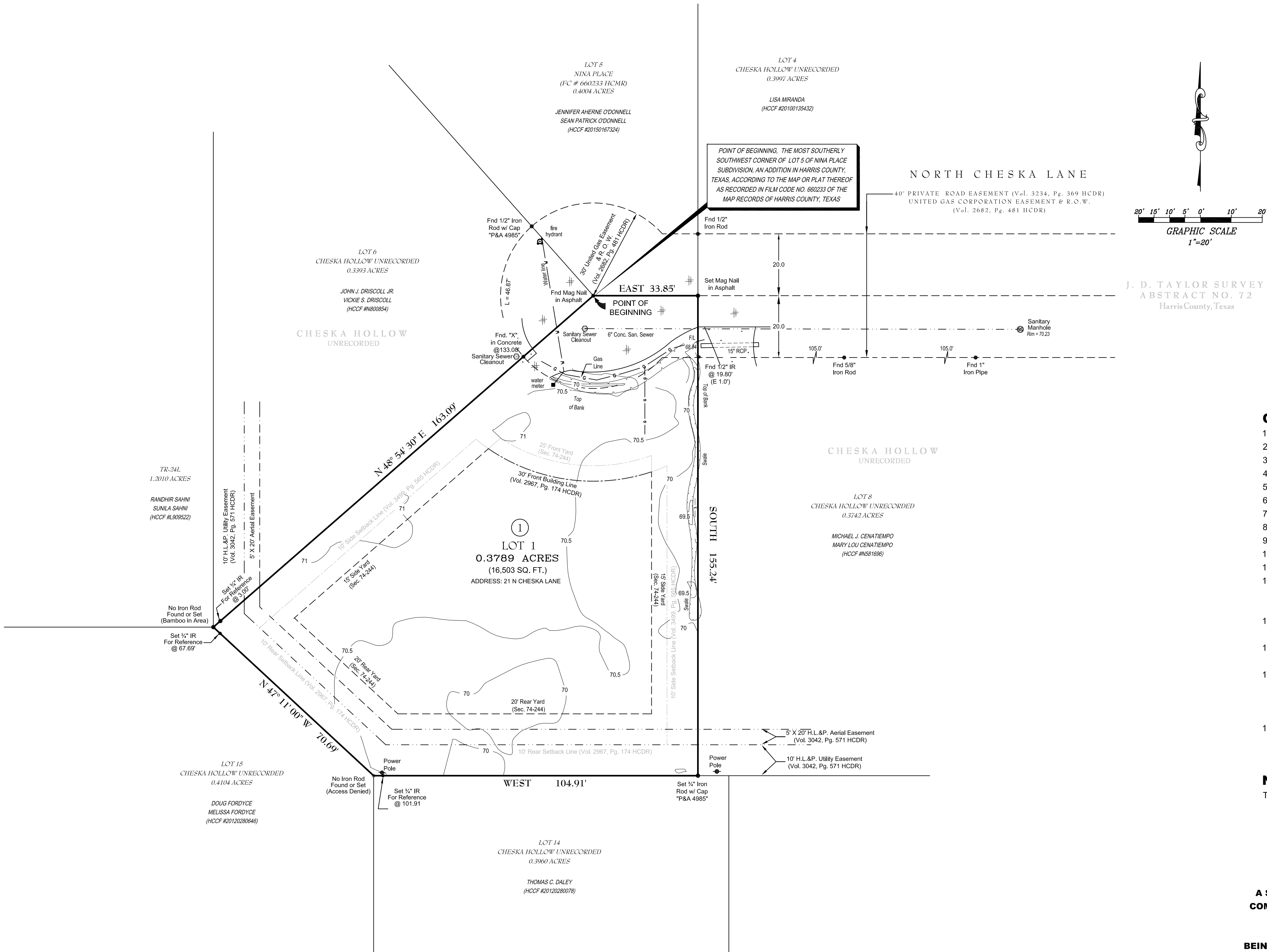
By: \_\_\_\_\_  
**ANNETTE R. ARRIAGA**  
SECRETARY

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**



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 461 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. 680233 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;

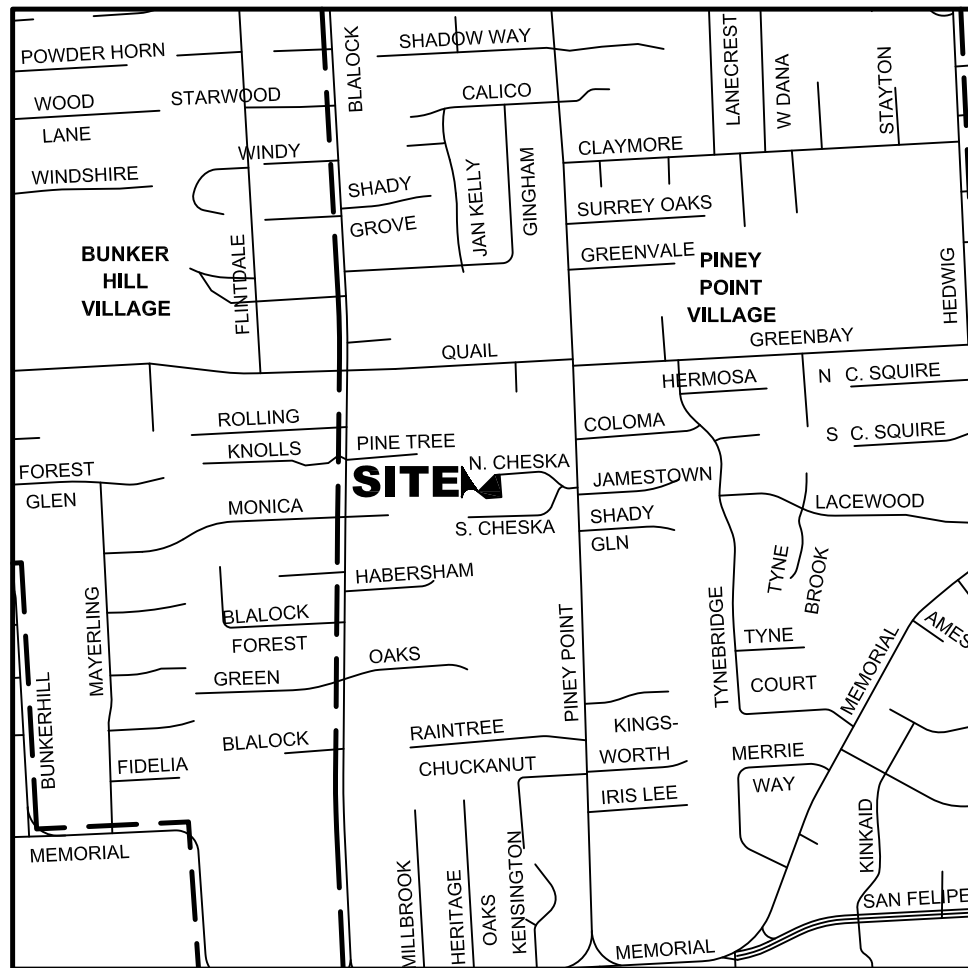
**THENCE** East, along the said centerline of North Cheska Lane, and with the common lot line of said Lot 5 and Lot 7, a distance of 33.85 feet, (call 33.21 feet), to a set mag nail in asphalt marking the Southwest corner of Lot 4 of Cheska Hollow unrecorded, a 0.3997 acre tract of land conveyed to Lisa 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 1/2 inch iron rod with cap (P&A-4985) lying in the North line of that certain 0.3950 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. 20120280076, said set 1/2 inch iron rod with cap marking the common Southeast corner of said Lot 7 and Southwest corner of Lot 8, said set 1/2 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 1/2 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 1/2 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. N109522, 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 1/2 inch iron rod for reference, passing at 133.08 feet a found "X" in concrete lying along a Southerly line of the said 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.



**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.

**FINAL 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**  
**NOVEMBER 16, 2023**

**PROBSTFELD & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**

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