

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **THE BISSO REVOCABLE TRUST DATED SEPTEMBER 29, 2001**, acting by and through **MARK BISSO AND AMY BISSO**, trustees, being officers of **THE BISSO REVOCABLE TRUST DATED SEPTEMBER 29, 2001**, owners hereinafter referred to as owners of the **1.0863 acre tract (47,317 square feet)** described in the above and foregoing plat of **PRINCESS PRESERVE**, 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 foot (18-inch diameter) with culvert or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Piney Point Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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 **THE BISSO REVOCABLE TRUST DATED SEPTEMBER 29, 2001**, has caused these presents to be signed by **MARK BISSO AND AMY BISSO**, its trustees, thereunto authorized, this _____ day of _____, 2024.

THE BISSO REVOCABLE TRUST DATED SEPTEMBER 29, 2001

MARK BISSO, TRUSTEE

AMY BISSO, TRUSTEE

**STATE OF TEXAS
COUNTY OF HARRIS**

Before me, the undersigned authority, on this day personally appeared **MARK BISSO AND AMY BISSO**, its trustees, 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 _____, 2024.

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. 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 **PRINCESS PRESERVE** 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 _____, 2024.

By: **MARGARET ROHDE**
CHAIRMAN

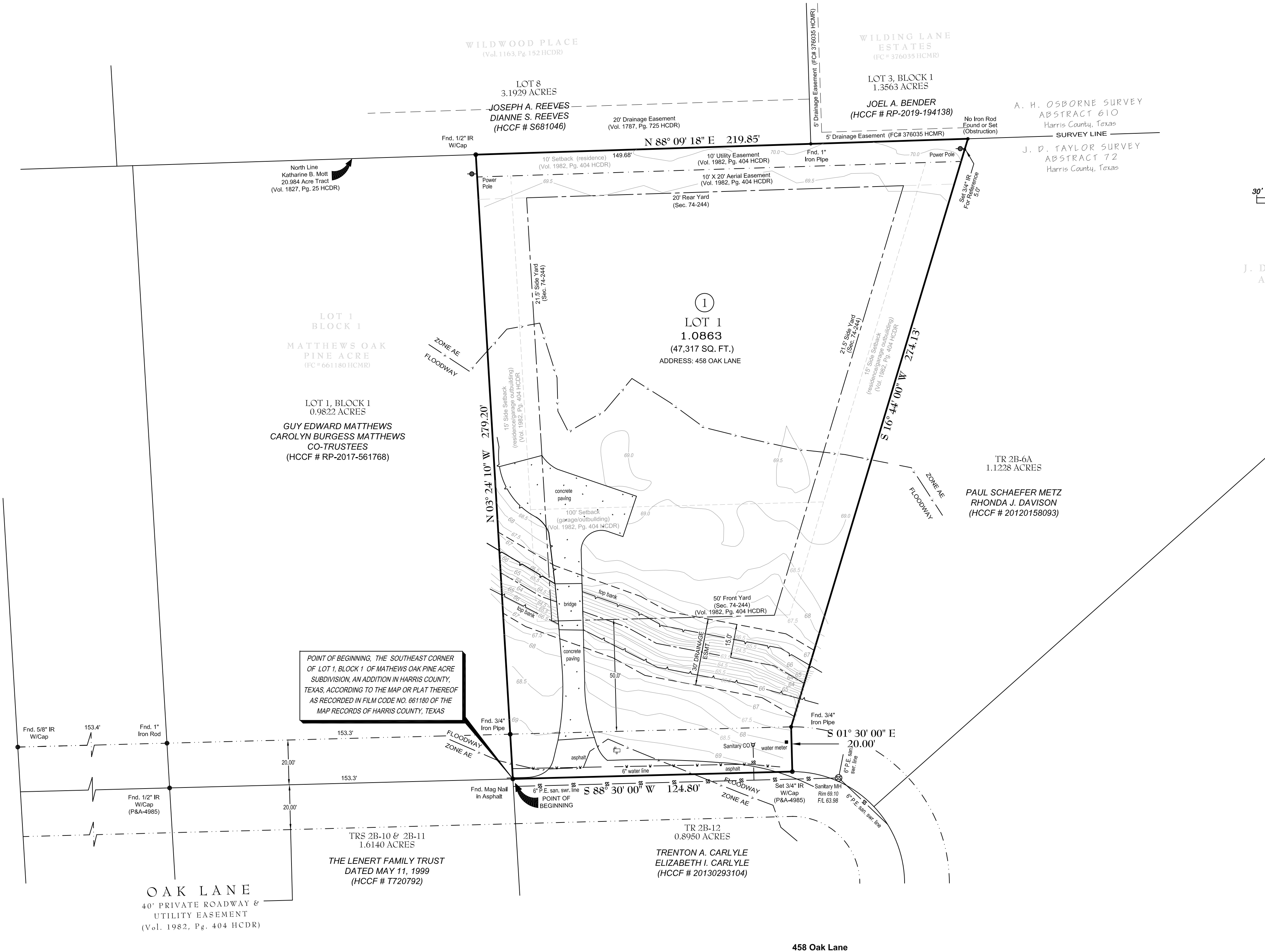
By: **ANNETTE R. ARRIAGA**
SECRETARY

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 _____, 2024, at _____ o'clock _____, m., and in Film Code Number _____ of the map records of Harris County for said County and duly recorded on _____, 2024, 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 1.0863 acres (47,317 square feet) located in the John D. Taylor Survey, Abstract 72, City of Piney Point Village, Harris County, Texas, and being out of and a part of that certain 20.984 acre tract of land conveyed to Katharine B. Mott as recorded in Volume 1827, Page 25 of the Deed Records of Harris County, Texas, said 1.0863 acre tract being that same certain tract of land conveyed to Eric Javits as recorded under Harris County Clerk's File No. RP-2021-444961, said 1.0863 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of Oak Lane:

BEGINNING at a found mag nail in asphalt lying in the centerline of Oak Lane, (a 40 foot private roadway and utility easement as recorded in Volume 1982, Page 404 of the Deed Records of Harris County, Texas), said found mag nail in asphalt marking the Southeast corner of Lot 1, Block 1 of Matthews Oak Pine Acre, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 661180 of the Map Records of Harris County, Texas, same being the Southeast corner of that certain 0.9822 acre tract of land conveyed to Guy E. Matthews and Carolyn B. Matthews, Co-Trustees, as recorded under Harris County Clerk's File No. RP-2017-561768, said found mag nail in asphalt marking the Northeast corner of that certain 1.6140 acre tract of land conveyed to the Lenert Family Trust Dated May 11, 1999 as recorded under Harris County Clerk's File No. 7720792, said found mag nail in asphalt marking the Northwest corner of that certain 0.8950 acre tract of land conveyed to Trenton A. Carlyle and Elizabeth I. Carlyle as recorded under Harris County Clerk's File No. 20130293104, said found mag nail in asphalt also marking the **POINT OF BEGINNING** and the Southwest corner of the herein described tract;

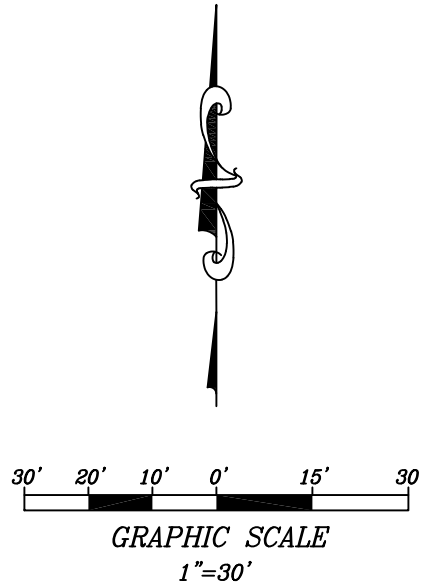
THENCE North 03 degrees 24 minutes 10 seconds West, (call North 03 degrees 23 minutes 00 seconds West), along the East line of said Lot 1 of Matthews Oak Pine Acre, passing at 20.00 feet a found 1/4 inch iron pipe lying in the North easement line of said Oak Lane, continuing for a total distance of 279.20 feet, (call 279.61 feet), to a found 1/2 inch iron rod with cap lying in the North line of said Katharine B. Mott 20.984 acre tract, said found 1/2 inch iron rod also lying in the South line of Lot 8 of Wildwood Place, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 1163, Page 152 of the Deed Records of Harris County, Texas, same being the South line of that certain 3.1929 acre tract of land conveyed to Joseph A. Reeves and Dianne S. Reeves as recorded under Harris County Clerk's File No. S681046, said found 1/2 inch iron rod with cap lying in a North line of the J. D. Taylor Survey, Abstract 72, Harris County, Texas, same being a South line of the A. H. Osborne Survey, Abstract 610, Harris County, Texas, said found 1/2 inch iron rod with cap marking the Northeast corner of said Lot 1 of Matthews Oak Pine Acre, said found 1/2 inch iron rod with cap also marking the Northwest corner of the herein described tract;

THENCE North 88 degrees 09 minutes 18 seconds East, (call North 88 degrees 25 minutes 00 seconds East), along the said North line of said Katharine B. Mott 20.984 acre tract, and with the common line of said John D. Taylor and A. H. Osborne Surveys, passing at 149.68 feet a found 1 inch iron pipe marking the Southeast corner of said Lot 8 of Wildwood Place Subdivision, same being the Southwest corner of Lot 3, in Block 1 of Wilding Lane Estates, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 376035 of the Map Records of Harris County, Texas, and also the Southwest corner of that certain 1.3563 acre tract of land conveyed to Joel A. Bender as recorded under Harris County Clerk's File No. RP-2019-194138, continuing for a total distance of 219.85 feet to a point for corner being the Northwest corner of that certain 1.1228 acre tract of land conveyed to Paul Schaefer Metz and Rhonda J. Davison as recorded under Harris County Clerk's File No. 20120158093, said point for corner also being the Northeast corner of the herein described tract;

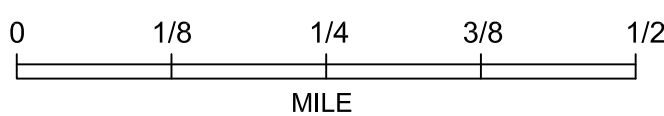
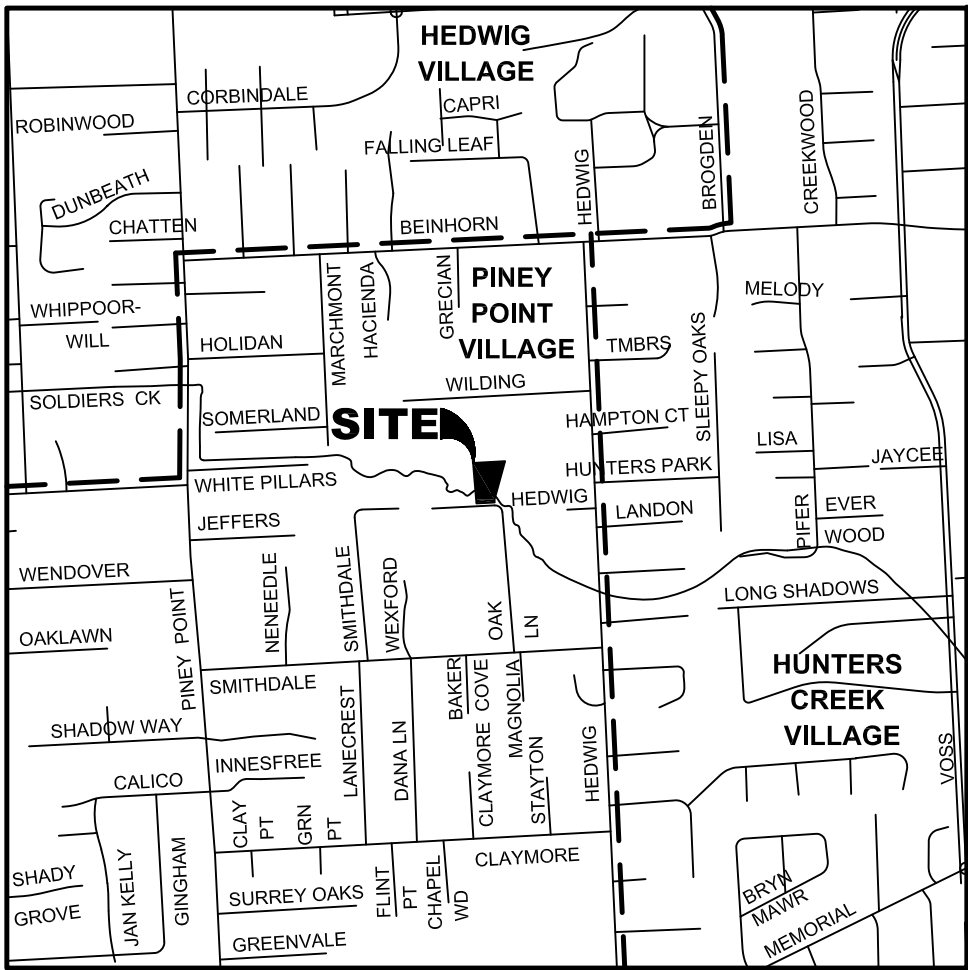
THENCE South 16 degrees 44 minutes 00 seconds West, (call South 16 degrees 45 minutes 22 seconds West), along a West line of said Metz/Davison 1.1228 acre tract, passing at 5.00 feet a set 3/4 inch iron rod for reference, continuing for a total distance of 274.13 feet, (call 273.55 feet), to a found 1/4 inch iron pipe lying in the said North easement line of Oak Lane, said found 1/4 inch iron pipe marking a point for angle of the herein described tract;

THENCE South 01 degrees 30 minutes 00 seconds East, along a West line of said Metz/Davison 1.1228 acre tract, a distance of 20.00 feet to a set 3/4 inch iron rod with cap (P&A-4985) lying in the said centerline of Oak Lane and marking the most Southerly Southwest corner of said Metz/Davison 1.1228 acre tract, said set 3/4 inch iron rod with cap also lying in a North line of said Carlyle 0.8950 acre tract, said set 3/4 inch iron rod with cap also marking the Southeast corner of the herein described tract;

THENCE South 88 degrees 30 minutes 00 seconds West, along the said centerline of Oak Lane, and with the North line of said Carlyle 0.8950 acre tract, a distance of 124.80 feet, (call 124.96 feet), to the **POINT OF BEGINNING** and containing 1.0863 acres, (47,317 square feet), of land.



J. D. TAYLOR SURVEY
ABSTRACT NO. 72
Harris County, Texas



**VICINITY MAP
KEY MAP 490H**

GENERAL NOTES & LEGEND

1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
2. H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
3. H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
4. UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
5. BLDG. LINE OR B.L. denotes BUILDING LINE.
6. W.L.E. denotes WATER LINE EASEMENT.
7. S.S.E. denotes SANITARY SEWER EASEMENT.
8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
9. A.E. denotes AERIAL EASEMENT.
10. ① denotes BLOCK NUMBER.
11. Subject Tract **DOES LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map **48201C 0645 L, Dated 6/18/2007. (ZONE AE & FLOODWAY) (Shown by graphic plotting only)**
12. Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910 - 22 - 1466 with an effective date of March 6, 2024.
13. Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 NAVD88 (2001 Adjustment)
14. The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 1982, Page 404 of the Deed Records & and in Clerk's File Nos. B410888 & B481967, all in Harris County.
15. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 1982, Page 404 of the Deed Records & and in Clerk's File Nos. B410888 & B481967, all in Harris County.

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

FINAL PLAT OF PRINCESS PRESERVE

A SUBDIVISION BEING OUT OF AND A PART OF THAT CERTAIN 20.984 ACRE TRACT OF LAND CONVEYED TO KATHARINE B. MOTT AS RECORDED IN VOLUME 1827, PAGE 25 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 1.0863 ACRES, (47,317 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:

THE BISSO REVOCABLE TRUST DATED SEPTEMBER 29, 2001
MARK BISSO AND AMY BISSO, TRUSTEES
458 OAK LANE
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
MARCH 28, 2024

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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