

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, **TOBIAS COLE**, Owner, 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.

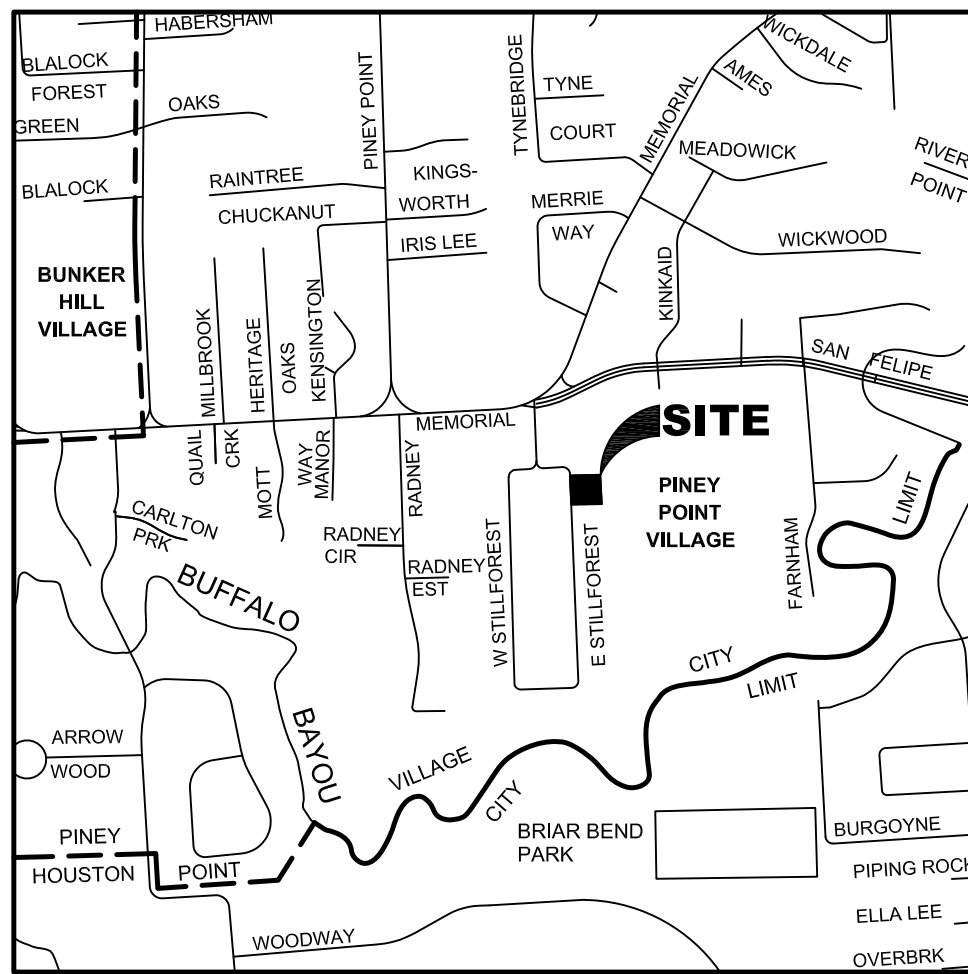
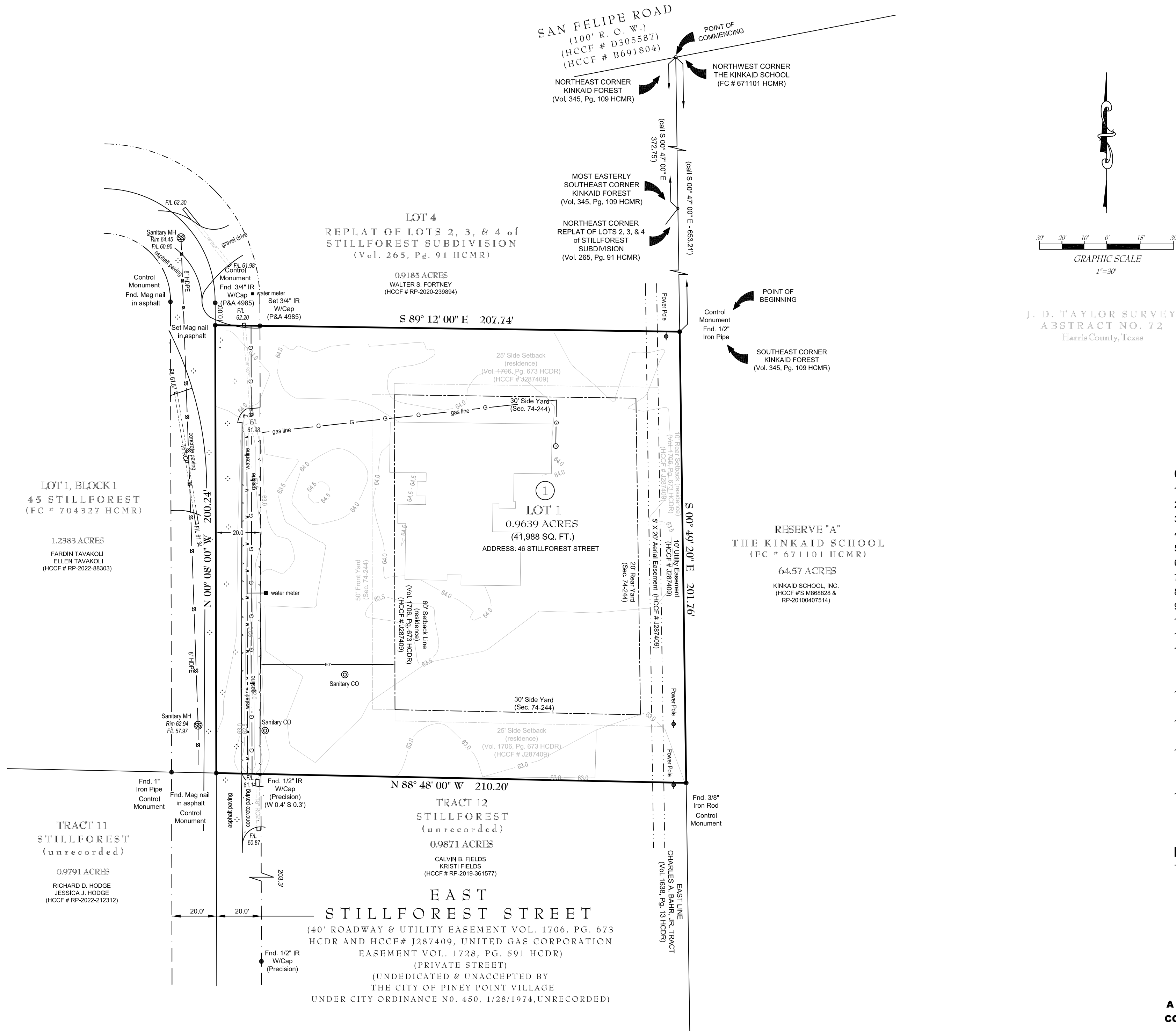
TOBIAS COLE

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: 1/12/2024 REVISED: 2/15/2024



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 - 23 - 6670 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 & and 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 & and in Clerk's File No. J287409, all in Harris County.

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

PRELIMINARY PLAT OF
FOFS MANOR

A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.9639 ACRE TRACT BEING MORE COMMONLY KNOWN AS TRACT 8 OF STILLFOREST, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS,

BEING A PLAT OF 0.9639 ACRE, (41,988 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:
TOBIAS COLE
46 STILLFOREST STREET
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

46 Stillforest Street
A tract or parcel of land containing 0.9639 acres (41,988 square feet) located in the John D. Taylor Survey, Abstract 72, City of Piney Point Village, Harris County, Texas, and being known as Tract 8 of Stillforest, an unrecorded subdivision in Harris County, Texas, and being out of and a part of that certain tract of land conveyed to Charles A. Bahr, Jr., as recorded in Volume 1636, Page 13 of the Deed Records of Harris County, Texas, said 0.9639 acre tract being that same certain tract of land conveyed to Tobias Cole as recorded under Harris County Clerk's File No. RP-2023-178034, said 0.9639 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 lying in the South right of way line of San Felipe Road, (100 feet in width as recorded under Harris County Clerk's File No.(s) D305587 & B691804), said point for corner being the Northeast 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 Northwest corner of Reserve "A" of The Kinkaid School, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 671101 of the map records of Harris County, Texas, a 64.57 acre tract conveyed to Kinkaid School, Inc. as recorded under Harris County Clerk's File Nos. M868828 & RP-20100407514, said point for corner also lying in the East line of said Charles A. Bahr, Jr. tract;

THENCE South 00 degrees 47 minutes 00 seconds East (call), along the common line of said Kinkaid Forest and The Kinkaid School, and with the East line of said Charles A. Bahr, Jr. tract, passing at 372.75 feet (call), a point for corner being the most Easterly Southeast corner of said Kinkaid Forest, same being the Northeast corner 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, continuing for a total distance of 653.21 feet (call), to a found 1/2 inch iron pipe marking the Southeast corner of Lot 4, of said Replat of Lots 2, 3, & 4 of Stillforest Subdivision, a 0.9185 acre tract conveyed to Walter S. Fortney as recorded under Harris County Clerk's File No. RP-2020-239894, said found 1/2 inch iron pipe marking the Northeast corner of Tract 8 of Stillforest unrecorded, said found 1/2 inch iron pipe also marking the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

THENCE South 00 degrees 49 minutes 20 seconds East, (call South 00 degrees 47 minutes 00 seconds East), along the East line of said Charles A. Bahr, Jr. tract, and with the said West line of The Kinkaid

School, a distance of 201.76 feet, (call 200.28 feet), to a found 3/8 inch iron rod marking the Northeast corner of Tract 12, a 0.9871 acre tract conveyed to Calvin B. Fields and Kristi Fields as recorded under Harris County Clerk's File No. RP-2019-361577, said found 3/8 inch iron rod also marking the Southeast corner of Tract 8, and the Southeast corner of the herein described tract;

THENCE North 88 degrees 48 minutes 00 seconds West, (call North 88 degrees 41 minutes 00 seconds West), along the common lot line of said Tract 8 and Tract 12, passing at 190.19 feet a point in East line of East Stillforest Street, (a 40 foot roadway and utility easement as recorded in Volume 1706, Page 673 of the Deed Records of Harris County, Texas, and also under Harris County Clerk's File No. J287409, and being the East line of a United Gas Corporation Easement as recorded in Volume 1728, Page 591 of the Deed Records of Harris County, Texas, and being a Private Street, undedicated and unaccepted roadway by the City of Piney Point Village under City Ordinance No. 450, (unrecorded) dated January 28, 1974), a found 1/2 inch iron rod with cap (Precision) bears West a distance of 0.40 feet, and South a distance of 0.30 feet, continuing for a total distance of 210.20 feet, (called 210.64 feet), to a found mag nail in asphalt lying in the centerline of said East Stillforest Street and marking the Northwest corner of said Fields Tract 12, same being the Northeast corner of Tract 11, a 0.9791 acre tract conveyed to Richard D. Hodge and Jessica J. Hodge as recorded under Harris County Clerk's File No. RP-2022-212312, said found mag nail marking the Southeast corner of Lot 1, Block 1 of 45 Stillforest, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 704327 of the map records of Harris County, Texas, a 1.2383 acre tract conveyed to Fardin Tavakoli and Ellen Tavakoli as recorded under Harris County Clerk's File No. RP-2022-88303, said found mag nail also marking the Southwest corner of said Tract 8, and the Southwest corner of the herein described tract;

THENCE North 00 degrees 08 minutes 00 seconds West, along the said centerline of East Stillforest Street, and along the common lot line of said Lot 1 and Tract 8, a distance of 200.24 feet to a set mag nail in asphalt marking the Southwest corner of said Fortney Lot 4 of the Replat of Lots 2, 3, & 4 of Stillforest Subdivision, said set mag nail in asphalt marking the Northwest corner of said Tract 8, and the Northwest corner of the herein described tract;

THENCE South 89 degrees 12 minutes 00 seconds East, (call South 88 degrees 41 minutes 00 seconds East), along the common lot line of said Lot 4 and Tract 8, passing at 20.00 feet a set 1/4 inch iron rod with cap (P&A-4985) lying in the said East line of East Stillforest Street, continuing for a total distance of 207.74 feet, (called 208.37 feet), to the **POINT OF BEGINNING** and containing 0.9639 acres, (41,988 square feet), of land.