

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. R.C.P. denotes REINFORCED CONCRETE PIPE.
10. A.E. denotes AERIAL EASEMENT.
11. ① denotes BLOCK NUMBER.
12. 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, SHADED X, FLOODWAY)**
(Shown by graphic plotting only)
13. Information shown on this plan was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910 - 24 - 1750 with an effective date of April 2, 2024.
14. Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 NAVD88 (2001 Adjustment).
15. Surveyor finds a gap in area between the West line of Henry Schroeder unrecorded and a portion of the East line of Rigdon Oaks as monumented and occupied on the ground.

There are existing pipelines or pipeline easements within this subdivision.

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.9998 ACRE TRACT BEING CALLED
LOT 7 OF THE SUBDIVISION OF THE HENRY SCHROEDER 150 ACRE TRACT, AN
UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS,
BEING A PLAT OF 0.9998 ACRE, (43,550 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR
SURVEY, ABSTRACT 72, CITY OF PINEY POINT VILLAGE,
HARRIS COUNTY, TEXAS.**

REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM
TRACT IN AN UNRECORDED SUBDIVISION

CITY OF PINEY POINT VILLAGE, TEXAS
AUGUST 22, 2024

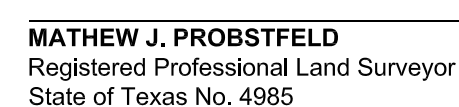
515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FIRM #10066100

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.

We, **RYAN OMOHUNDRO** and **EMILY OMOHUNDRO**, Owners, 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.

EMILY OMOHUNDRO

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.



DATE: 4/17/2024 REVISED: 7/23/2024

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