

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

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.

RYAN OMOHUNDRO

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.



MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

DATE: 4/17/2024 F

REVISED: 7/23/2024

427 Hedwig Road

A tract or parcel of land containing 0.9998 acres (43,550 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 the Henry Schroeder 150 acre tract as described in Volume 159, Page 78 of the Deed Records of Harris County, Texas, and being called Lot 7 of the Subdivision of said Schroeder 150 acre tract shown on the unrecorded map prepared by H. L. Durst dated June 1936, said 0.9998 acre tract being that same certain tract of land conveyed to Ryan Omohundro and Emily Omohundro as recorded under Harris County Clerk's File No. RP-2024-67881, said 0.9998 acre tract being more particularly described by metes and bounds as follows with bearings based on the West right of way line of Hedwig Road;

COMMENCING at a found 5/8 inch iron rod marking the intersection of the South right of way line of Hedwig Court, (50 feet in width as recorded in Volume 69, Page 21 of the Map Records of Harris County, Texas), and the West right of way line of Hedwig Road, (60 feet in width as recorded in Volume 988, Page 40 of the Deed Records of Harris County, Texas), said found 5/8 inch iron rod marking the Northeast corner of Lot 4 of Hedwig Court, an addition in Harris County, Texas, as recorded in Volume 69, Page 21 of the Map Records of Harris County, Texas, said found 5/8 inch iron rod also marking the Northeast corner of that certain 0.9282 acre tract of land conveyed to Robert L. Blevins and Cynthia D. Blevins as recorded under Harris County Clerk's File No.

THENCE South 01 degrees 00 minutes 00 seconds East, along the said West right of way line of Hedwig Road, passing at 250.00 feet a point for corner being the Southeast corner of said Lot 4, and also the Southeast corner of said Hedwig Court, said point for corner also being the Northeast corner of Lot 6 of said Henry Schroeder unrecorded, and also being the Northeast corner of that certain 1.002 acre tract of land called Tract 6, conveyed to Svetlana Blidman and Milan Petricko as recorded under Harris County Clerk's File No. 20060166759, continuing for a total distance of 372.00 feet to a found 1 inch iron pipe marking the Southeast corner of said Blidman and Petricko Tract 6, said found 1 inch iron pipe marking the Southeast corner of Lot 6, same being the Northeast corner of Lot 7 of Henry Schroeder unrecorded, said found 1 inch iron pipe also marking the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

THENCE South 01 degrees 00 minutes 00 seconds East, continuing along the said West right of way line of Hedwig Road, a distance of 122.00 feet to a found "X" in concrete marking the Northeast corner of Lot 8 of said Henry Schroeder unrecorded and also the Northeast corner that certain 0.5190 acre tract of land called Tract 8D conveyed to Lori Ann Dawson and William Hopkins Dawson as recorded under Harris County Clerk's File No. RP-2018-280004, said found "X" in concrete marking the Southeast corner of said Lot 7 and also the Southeast corner of the herein described tract;

THENCE South 88 degrees 12 minutes 45 seconds West, along the common line of said Lot 7 and Lot 8, passing at 251.20 feet a found ½ inch iron rod marking the Northwest corner of said Dawson 0.5190 acre tract, same being the Northeast corner of that certain 1.00 acre tract of land conveyed to Robert E. S. Brandt and Vivian Y. Chen as recorded under Harris County Clerk's File No. RP-2016-83429, continuing for a total distance of 357.00 feet to a set ¾ inch iron rod with cap (P&A-4985) lying in the West line of Henry Schroeder unrecorded and marking the Northwest corner of said Lot 8, and the Northwest corner of said Brandt and Chen 1.00 acre tract, said set ¾ inch iron rod with cap also marking the Southwest corner of said Lot 7 and the Southwest corner of the herein described tract;

THENCE North 01 degrees 00 minutes 00 seconds West, along the said West line of Henry Schroeder unrecorded and with the West line of said Lot 7, a distance of 122.00 feet to a set ¾ inch iron rod with cap (P&A-4985) marking the Northwest corner of said Lot 7, same being the Southwest corner of said Lot 6, and the Southwest corner of said Blidman and Petricko Tract 6, said set ¾ inch iron rod with cap also marking the Northwest corner of the herein

THENCE North 88 degrees 12 minutes 45 seconds East, along the common line of said Lot 7 and Lot 6, a distance of 357.00 feet to the **POINT OF BEGINNING** and containing 0.9998 acres, (43,550 square feet), of land.

5. BLDG. LINE OR B.L. denotes BUILDING LINE.6. W.L.E. denotes WATER LINE EASEMENT.

S.S.E. denotes SANITARY SEWER EASEMENT.
 O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECO.

8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.

H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.

9. R.C.P. denotes REINFORCED CONCRETE PIPE.

GENERAL NOTES & LEGEND

H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.

UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.

H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.

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)

VICINITY MAP

KEY MAP 490H

CREEK

VILLAGE

13. Information shown on this plat was based on City Planning Letter issued by

Abstract Services of Houston, GF# 7910 - 24 - 1750 with an effective date of April 2, 2024.

the East line of Rigdon Oaks as monumented and occupied on the ground.

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

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

PRELIMINARY PLAT OF

OMOHUNDRO ESTATE

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.

1 LOT 1 BLOCK NO RESERVE

REASON FOR PLATTING:

TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM

TRACT IN AN UNRECORDED SUBDIVISION

OWNE

RYAN OMOHUNDRO AND EMILY OMOHUNDRO
427 HEDWIG ROAD
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS

AUGUST 22, 2024



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