

**THE STATE OF TEXAS
COUNTY OF HARRIS**

We, **800 BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, acting by and through **STUART BEKEN, MANAGING MEMBER**, being officers of **800 BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, owner hereinafter referred to as owners of the **1.2886 acres tract (56,132 square feet)** described in the above and foregoing plat of **675 PINEY POINT ROAD**, 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 ourselves, our 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.

IN TESTIMONY WHEREOF, the **800 BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, has caused these presents to be signed by **STUART BEKEN**, its managing member, thereunto authorized, this _____ day of _____, 2024.

**800 BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY
STUART BEKEN, MANAGING MEMBER**

**STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared **STUART BEKEN**, its managing member, 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 _____, 2024.

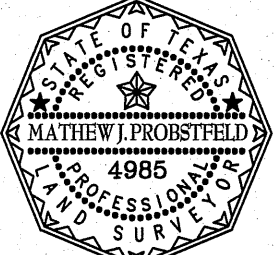
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 **675 PINEY POINT ROAD** 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: **DON JONES**
CHAIRMAN

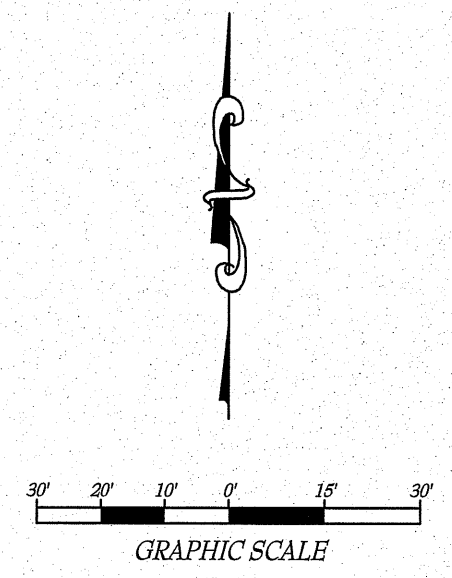
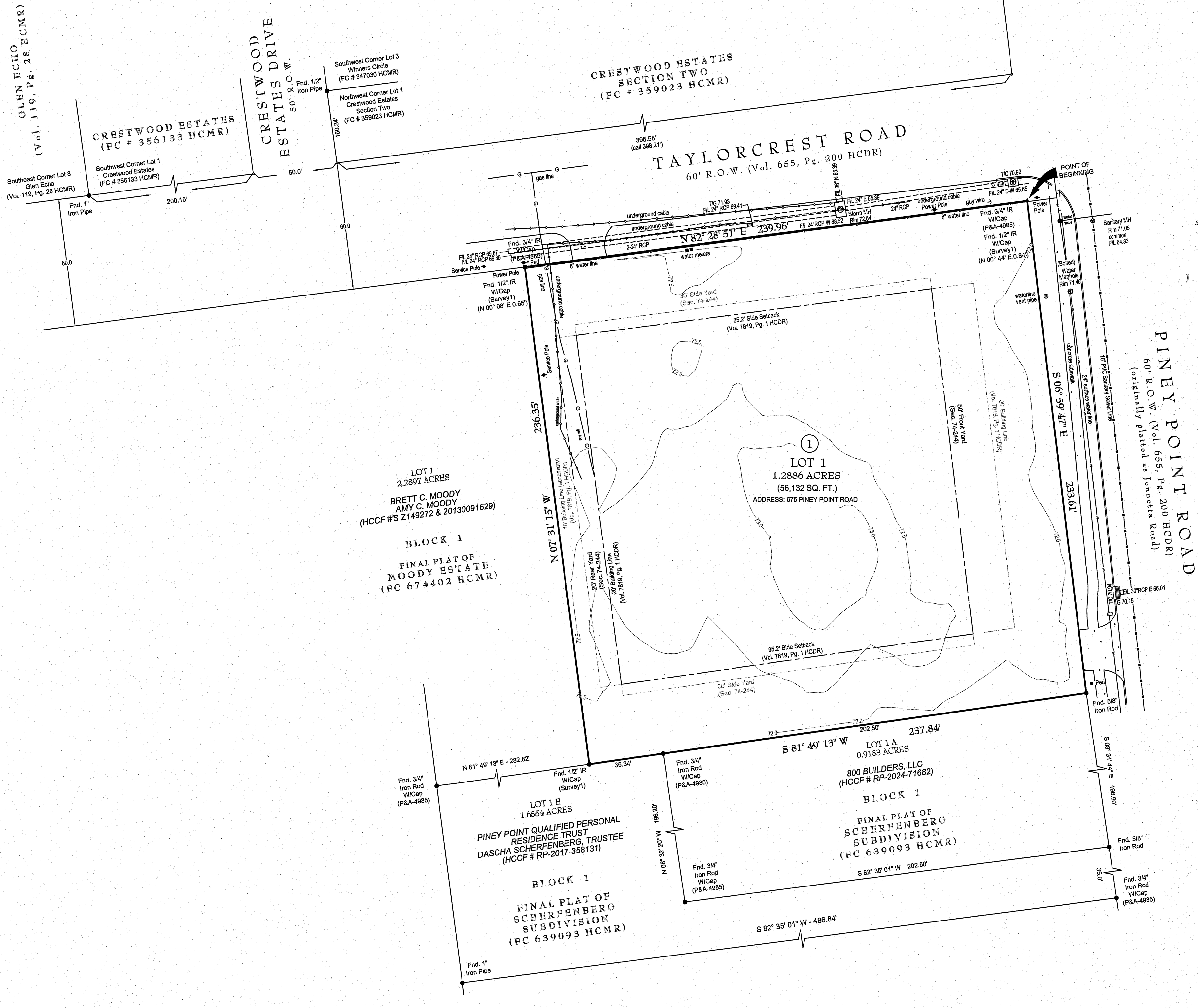
By: **ANNETTE R. ARRIAGA**
SECRETARY

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.

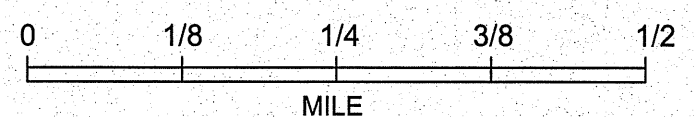
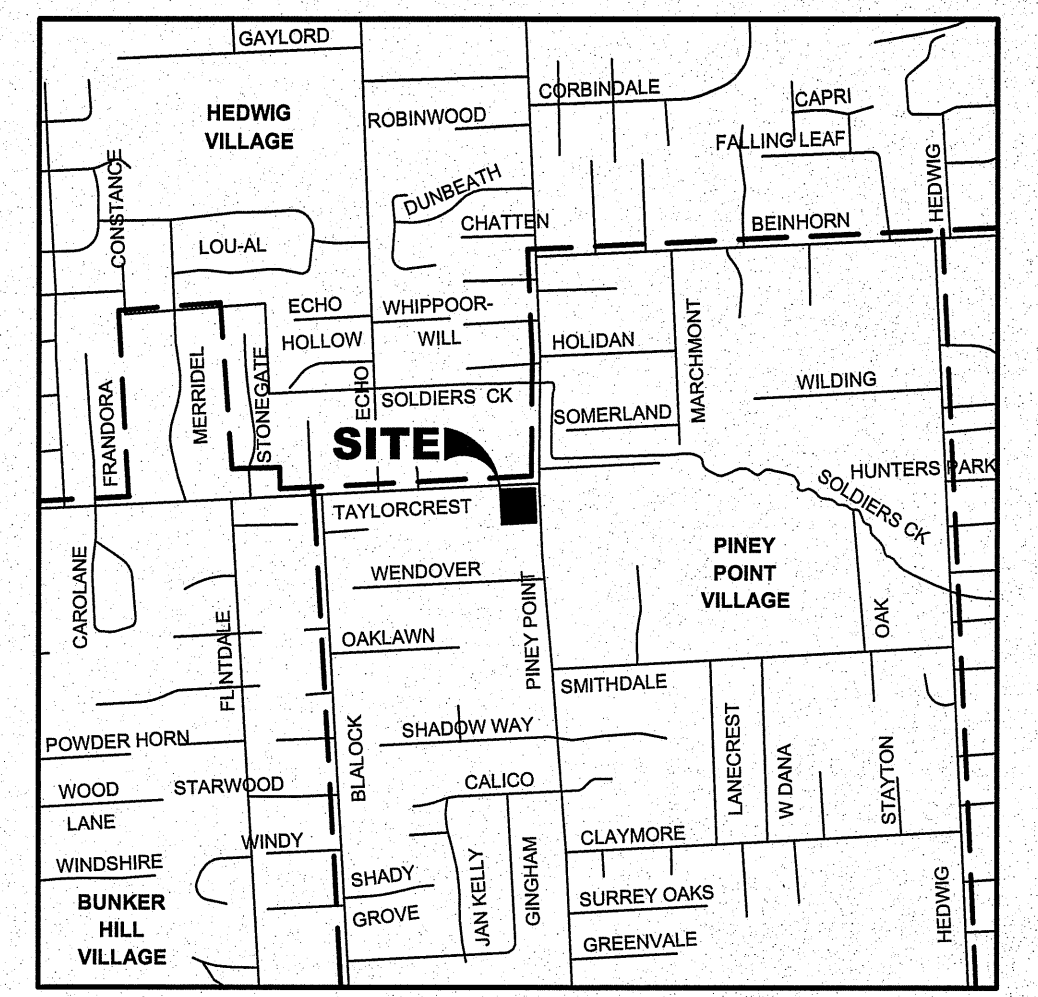
Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: _____
EX OFFICIO CLERK OF HARRIS COUNTY, TEXAS

By: _____
DEPUTY



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



**VICINITY MAP
KEY MAP 490G**

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 0645 L, Dated 6/18/2007; Zone: (X, SHADED X,) (Shown by graphic plotting only)
- Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910-24-3240 with an effective date of June 25, 2024.
- Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 NAVD88 (2001 Adjustment).
- Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volumes 1424, Page 703 & Volume 7819, Page 1 of the Deed Records & in Clerk's File No. D015634, E192459, H980687, H980689, H980690, H980692, J561392 all in Harris County.

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

**FINAL PLAT OF
675 PINEY POINT ROAD**

A SUBDIVISION OF 1.2886 ACRES, (56,132 SQUARE FEET) BEING A PARTIAL REPLAT OF LOT 1, OF BAUER SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 655, PAGE 200 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

**LOCATED IN THE J. 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**

**OWNER:
800 BUILDERS, LLC
675 PINEY POINT ROAD
HOUSTON, TX 77024**

**CITY OF PINEY POINT VILLAGE, TEXAS
NOVEMBER 7, 2024**

**PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**

A tract or parcel of land containing 1.2886 acres (56,132 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 Lot 1, of the Bauer Subdivision of the William Rummel 300 acres, an addition in Harris County, Texas according to the map or plat thereof as recorded in Volume 655, Page 200 of the Deed Records of Harris County, Texas, said 1.2886 acre tract being that same certain tract of land conveyed to Andrew T. Scherfenberg as recorded under Harris County Clerk's File No. 2007/0264491, said 1.2886 acre tract being more particularly described by notes and bounds as follows with bearings based on the North line of Scherfenberg Subdivision;

BEGINNING at a found 3/4 inch iron rod with cap (P&A-4985) marking the intersection of the West right of way line of Piney Point Road, (60 feet in width as recorded in Volume 655, Page 200 of the Deed Records of Harris County, Texas, and being originally platted as Jennetta Road), and the South right of way line of Taylorcrest Road, (60 feet in width as recorded in Volume 655, Page 200 of the Deed Records of Harris County, Texas), said found 3/4 inch iron rod with cap marking the Northeast corner of Lot 1 of said Bauer Subdivision, a found 1/4 inch iron rod with cap (Survey1) bearing North 00 degrees 44 minutes 00 seconds East, a distance of 0.84 feet, said found 1/4 inch iron rod with cap also marking the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

THENCE South 06 degrees 59 minutes 47 seconds East, along the said West right of way line of Piney Point Road, a distance of 233.61 feet to a found 5/8 inch iron rod marking the Northeast corner of Lot 1A, in Block 1 of the Final Plat of Scherfenberg Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 639093 of the Map Records of Harris County, Texas, said found 5/8 inch iron rod marking the Northeast corner of that certain 0.9183 acre tract of land conveyed to 800 Builders, LLC, as recorded under Harris County Clerk's File No. RP-2024-71682, said found 5/8 inch iron rod also marking the Southeast corner of the herein described tract;

THENCE South 81 degrees 49 minutes 13 seconds West, along a North line of the Final Plat of Scherfenberg Subdivision, passing at 202.50 feet a found 3/4 inch iron rod with cap (P&A-4985) marking the Northwest corner of said Lot 1A, same being the Northeast corner of Lot 1E, being a 1.6554 acre tract of land conveyed to Piney Point Qualified Personal Residence Trust, Dascha Scherfenberg, Trustee, as recorded under Harris County Clerk's File No. RP-2017-358131, continuing for a total distance of 237.84 feet to a found 1/4 inch iron rod with cap (Survey1) marking the Southeast corner of Lot 1, Block 1, of the Final Plat of Moody Estate, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 674402 of the Map Records of Harris County, Texas, said found 1/4 inch iron rod marking the Southeast corner of that certain 2.2897 acre tract of land conveyed to Brett C. Moody and Amy C. Moody as recorded under Harris County Clerk's File No. (s) Z149272 & 20130091629, said found 1/4 inch iron rod with cap also marking the Southwest corner of the herein described tract;

THENCE North 07 degrees 31 minutes 15 seconds West, along the East line of said Lot 1 of the Final Plat of Moody Estate, a distance of 236.35 feet to a found 3/4 inch iron rod with cap (P&A-4985) lying in the said South right of way line of Taylorcrest Road and marking the Northeast corner of said Lot 1 of the Final Plat of Moody Estate, a found 1/4 inch iron rod with cap (Survey1) bearing North 00 degrees 08 minutes 00 seconds East, a distance of 0.65 feet, said found 1/4 inch iron rod with cap also marking the Northwest corner of the herein described tract;

THENCE North 82 degrees 28 minutes 51 seconds East, along the said South right of way line of Taylorcrest Road, a distance of 239.96 feet to the **POINT OF BEGINNING** and containing 1.2886 acres, (56,132 square feet), of land.