

THE STATE OF TEXAS
COUNTY OF HARRIS

We, MINGDA ZHAO and HOLLY CARLSON ZHAO, owners hereinafter referred to as Owners of the 1.0558 acre tract (45,990 square feet) described in the above and foregoing plat of ZHAO ESTATE, 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 (1 3/4 square feet) with culvert or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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, plantings 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.

WITNESS our hand in the City of Piney Point Village, Texas, this _____ day of _____, 2021.

MINGDA ZHAO
OWNER

HOLLY CARLSON ZHAO
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared MINGDA ZHAO and HOLLY CARLSON ZHAO, Owners, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, COMPASS BANK, owners and holders of a lien against the property described in the plat known as ZHAO ESTATE, said lien being evidenced by Instrument of record in Harris County Clerk's File Numbers RP-2018-45303 and RP-2018-45895 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Authorized Representative of COMPASS BANK

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

We, DAVID L. HATCHER AND CLAUDIA L. HATCHER, owners and holders of a lien against the property described in the plat known as ZHAO ESTATE, said lien being evidenced by instrument of record in Harris County Clerk's File Number RP-2019-182769 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

DAVID L. HATCHER
LENDER

CLAUDIA L. HATCHER
LENDER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DAVID L. HATCHER and CLAUDIA L. HATCHER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

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 ZHAO ESTATE 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 _____, 2021.

By: _____
VINCENT L. MARINO
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 _____, 2021, at _____ o'clock _____ m., and in Film Code Number _____ of the map records of Harris County for said County and duly recorded on _____, 2021, at _____ o'clock _____ m.

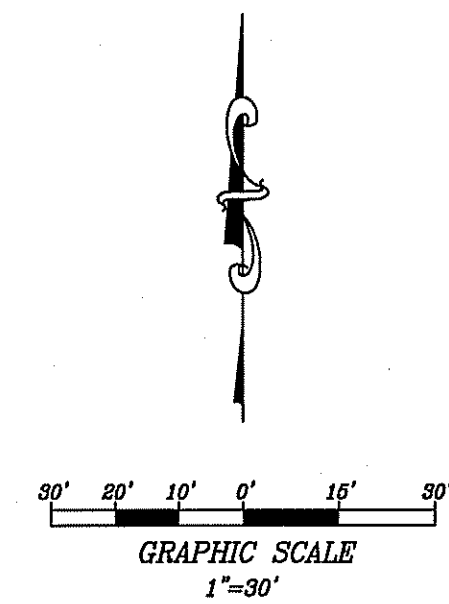
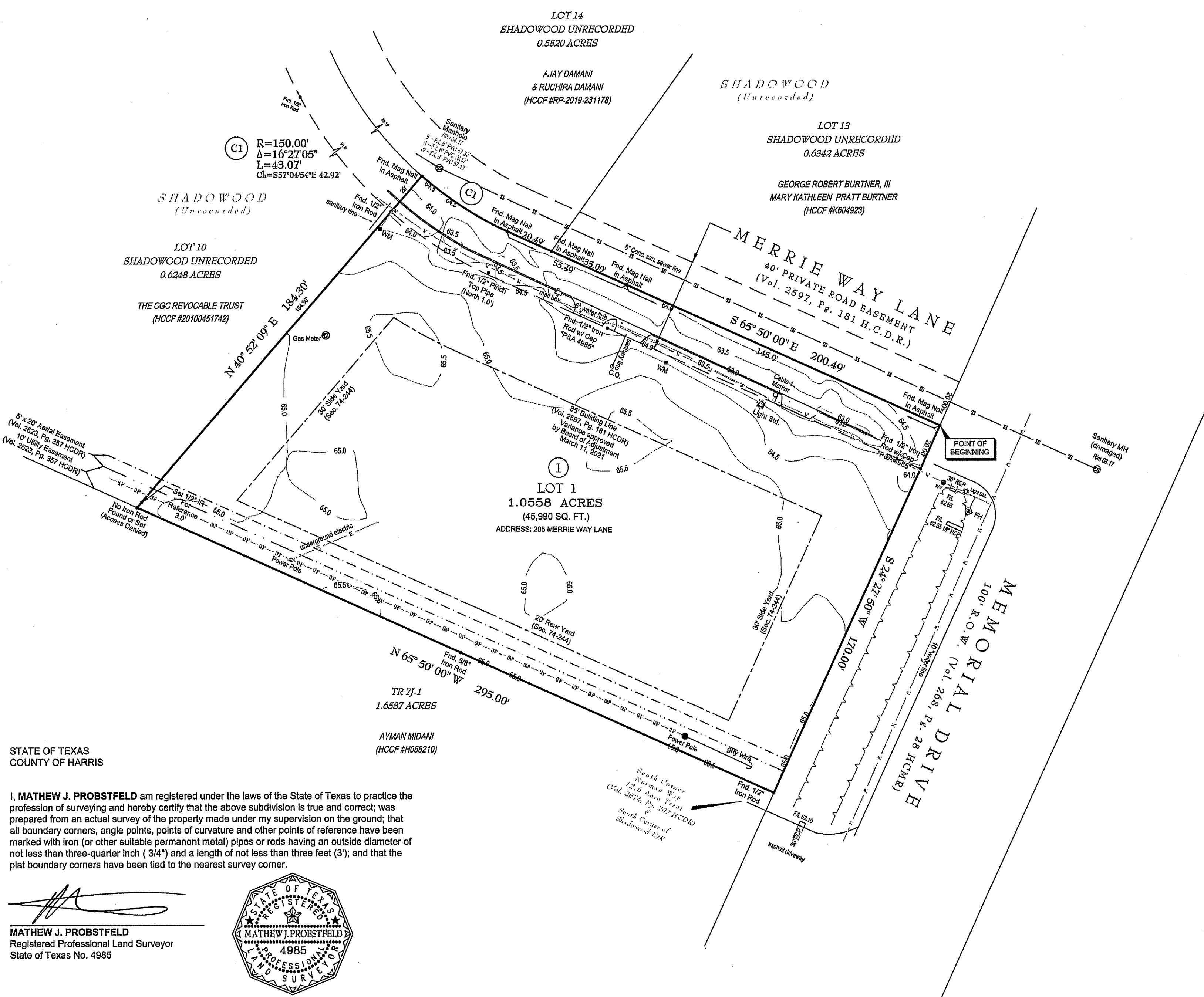
Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: _____
EX OFFICIO CLERK OF HARRIS COUNTY, TEXAS

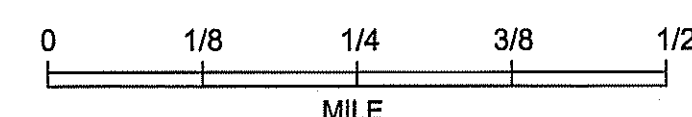
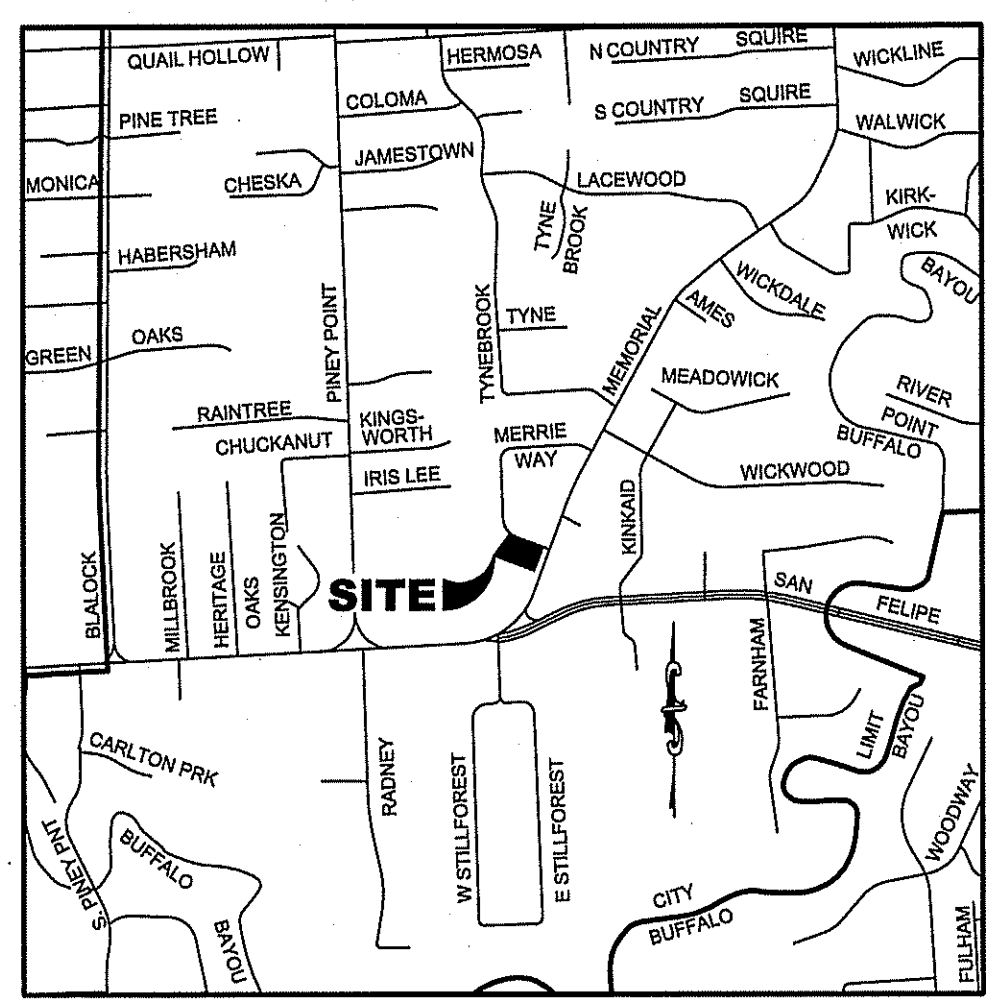
By: _____
DEPUTY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



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



VICINITY MAP
KEY MAP 490Q

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 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) (Shown by graphic plotting only)
- 12. Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910-20 - 2219 with an effective date of July 9, 2020.
- 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 2597, Page 181 HCDR.
- 15. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2597, Page 181 HCDR.

NOTES ON EXISTING PIPELINES

There are no existing pipelines or pipeline easements within this subdivision.

FINAL PLAT OF
ZHAO ESTATE

A SUBDIVISION BEING OUT AND PART OF CERTAIN 1.0558 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOTS 11 AND 12 OF SHADOWOOD, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 12.6 ACRE TRACT OF LAND CONVEYED TO NORMAN WAY AS RECORDED IN VOLUME 2574, PAGE 707 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 1.0558 ACRE, (45,990 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 MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION

OWNER:

MINGDA ZHAO AND HOLLY CARLSON ZHAO
205 MERRIE WAY LANE
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS

JUNE 24, 2021

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS