

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **CHAD M. SMITH AND MEGAN SMITH**, owners hereinafter referred to as Owners of the **0.9953 acre tract (43,357 square feet)** described in the above and foregoing plat of **11 STILLFOREST ST** 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.

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 drainage way shall hereby be restricted to keep such drainageways and easements clear of fences, buildings, planting 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 ours hand in the City of Piney Point Village, Texas, this _____ day of _____, 2025.

CHAD M. SMITH
OWNER

MEGAN SMITH
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **CHAD M. SMITH AND MEGAN SMITH**, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, **CITIBANK, N.A.**, owners and holders of a lien against the property described in the plat known as **11 STILLFOREST ST**, said lien being evidenced by instrument of record in Harris County Clerk's File No. **RP-2023-323260** 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 **CITIBANK, N.A.**

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, its _____, 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.

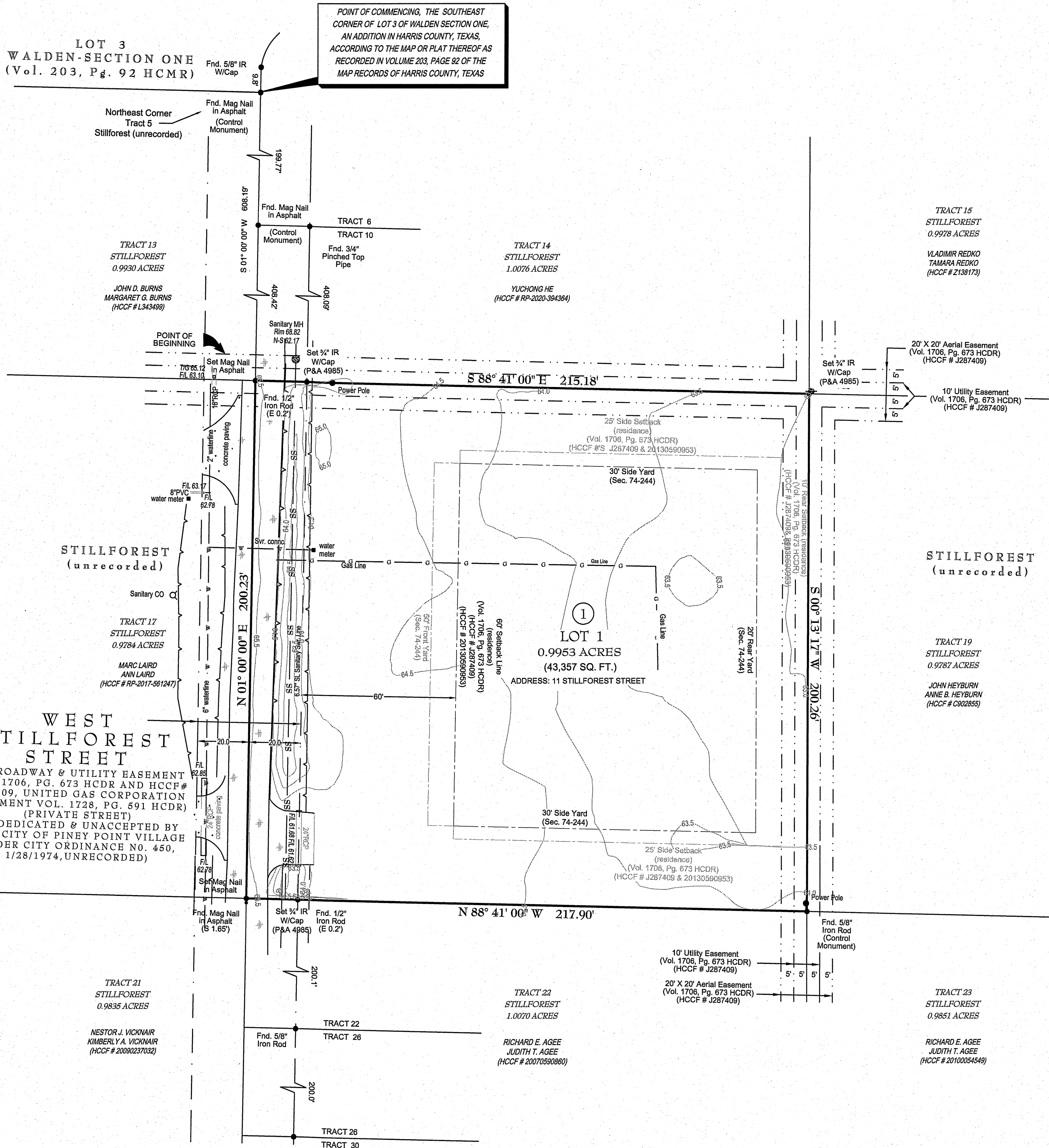
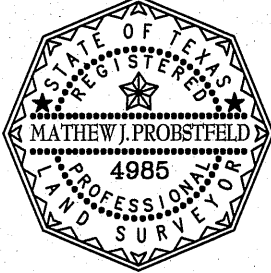
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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



11 Stillforest Street

A tract or parcel of land containing 0.9953 acres (43,357 square feet) being known as Tract 18, of Stillforest, an unrecorded addition located in the John D. Taylor Survey, Abstract 72, Harris County, City of Piney Point Village, Texas, and being out of and a part of that certain tract of land conveyed to Norman Way as recorded in Volume 1431, Page 482 of the Deed Records of Harris County, Texas, said 0.9953 acre tract being that same certain tract of land conveyed to Chad M. Smith and Megan Smith as recorded under Harris County Clerk's File No. RP-2023-323259, said 0.9953 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of West Stillforest Street;

COMMENCING at a found mag nail in asphalt marking the Southeast corner of Lot 3 of Walden-Section One, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 203, Page 92 of the Map Records of Harris County, Texas, said found mag nail in asphalt lying in the centerline of West 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, United Gas Corporation Easement as recorded in Volume 1728, Page 591 of the Deed Records of Harris County, Texas, and being a private street, (undicated and unaccepted roadway by the City of Piney Point Village under City Ordinance No. 450, (unrecorded) dated January 28, 1974), said set mag nail in asphalt also lying in the West line of Tract 6 of said Stillforest unrecorded, said found mag nail in asphalt also marking the Northeast corner of Tract 5 of Stillforest unrecorded;

THENCE South 01 degrees 00 minutes 00 seconds West, along the said centerline of West Stillforest Street, a distance of 606.19 feet to a set mag nail in asphalt marking the Southeast corner of Tract 13 of Stillforest unrecorded, being a 0.9930 acre tract of land conveyed to John D. Burns and Margaret G. Burns as recorded under Harris County Clerk's File No. L343499, said set mag nail in asphalt marking the Southwest corner of Tract 14 of Stillforest unrecorded, being a 1.0078 acre tract of land conveyed to Yuchong He as recorded under Harris County Clerk's File No. RP-2020-394364, said set mag nail in asphalt marking the Northeast corner of Tract 17 of Stillforest unrecorded, being a 0.9784 acre tract of land conveyed to Marc Laird and Ann Laird as recorded under Harris County Clerk's File No. RP-2017-561247, said set mag nail in asphalt marking the Northwest corner of Tract 18 and the **POINT OF BEGINNING** of the herein described tract;

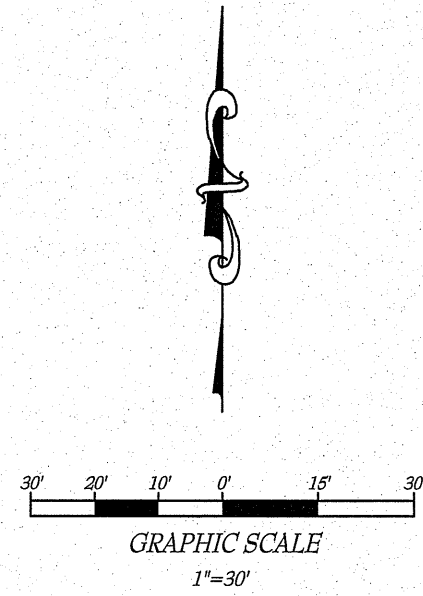
THENCE South 88 degrees 41 minutes 00 seconds East, along the common line of said Tract 14 and Tract 18, passing at 20.00 feet a set 3/4 inch iron rod with cap (P&A-4985), lying in the East roadway and utility easement line of said West Stillforest Street, passing at 20.20 feet a found 1/2 inch iron rod,

continuing for a total distance of 215.18 feet to a set 3/4 inch iron rod with cap (P&A-4985) marking the Southeast corner of said Tract 14, same being the Northeast corner of said Tract 18, said set 3/4 inch iron rod with cap marking the Southwest corner of Tract 15 of Stillforest unrecorded, being a 0.9978 acre tract of and conveyed to Vladimir Redko and Tamara Redko as recorded under Harris County Clerk's File No. Z138173, said set 3/4 inch iron rod with cap marking the Northwest corner of Tract 19 of Stillforest unrecorded, being a 0.9787 acre tract of land conveyed to John Heyburn and Anne B. Heyburn as recorded under Harris County Clerk's File No. C902855, said set 3/4 inch iron rod with cap also marking the Northeast corner of the herein described tract;

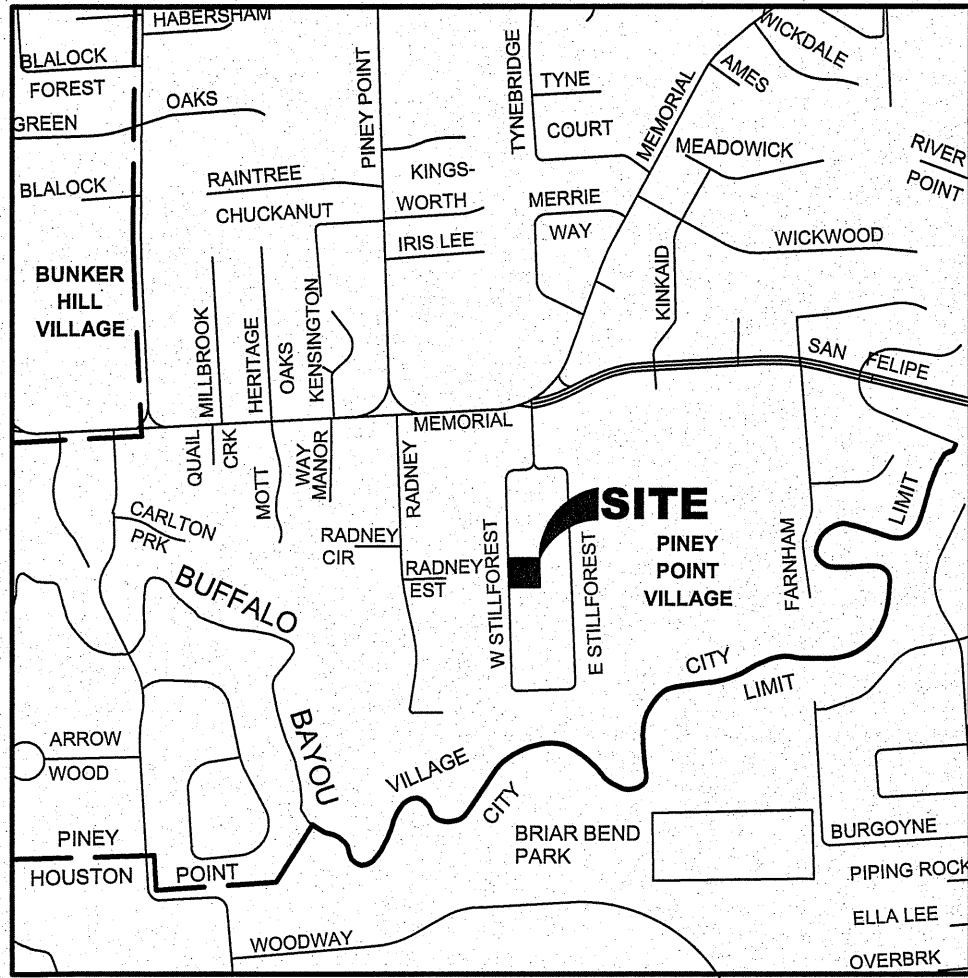
THENCE South 00 degrees 13 minutes 17 seconds West, (call South 00 degrees 16 minutes 00 seconds West), along the common line of said Tract 19 and Tract 15, a distance of 200.28 feet, (call 200.27 feet), to a found 5/8 inch iron rod marking the Southwest corner of said Tract 19, same being the Southeast corner of said Tract 18, said found 5/8 inch iron rod marking the Northwest corner of Tract 23 of Stillforest unrecorded, being a 0.9851 acre tract of land conveyed to Richard E. Agee and Judith T. Agee as recorded under Harris County Clerk's File No. 20100054549, said found 5/8 inch iron rod marking the Northeast corner of Tract 22 of Stillforest unrecorded, being a 1.0070 acre tract of land conveyed to Richard E. Agee and Judith T. Agee as recorded under Harris County Clerk's File No. 2007050860, said found 5/8 inch iron rod also marking the Southeast corner of the herein described tract;

THENCE North 88 degrees 41 minutes 00 seconds West, along the common lot line of said Tract 18 and Tract 22, passing at 197.71 feet a found 3/4 inch iron rod, passing at 197.90 feet a set 3/4 inch iron rod with cap (P&A-4985) lying in the East roadway and utility easement line of said West Stillforest Street, continuing for a total distance of 217.90 feet, (call 217.74 feet), to a set mag nail in asphalt lying in the said centerline of West Stillforest Street and marking the Southwest corner of said Tract 18, same being the Southeast corner of said Tract 17, same being the Northwest corner of said Tract 22, said set mag nail in asphalt marking the Northeast corner of Tract 21 of Stillforest unrecorded, being a 0.9835 acre tract of land conveyed to Nestor J. Vicknair and Kimberly A. Vicknair as recorded under Harris County Clerk's File No. 20090237032, said set mag nail in asphalt also marking the Southwest corner of the herein described tract;

THENCE North 01 degrees 00 minutes 00 seconds East, along the said centerline of West Stillforest Street, and with the common lot line of said Tract 18 and Tract 17, a distance of 200.23 feet to the **POINT OF BEGINNING** and containing 0.9953 acres, (43,357 square feet), of land.



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



0 1/8 1/4 3/8 1/2
MILE

**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. R.C.P. denotes REINFORCED CONCRETE PIPE.
10. A.E. denotes AERIAL EASEMENT.
11. ① denotes BLOCK NUMBER.
12. 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)
13. Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910 - 24 - 0379 with an effective date of January 26, 2023.
14. Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 NAVD88 (2001 Adjustment)
15. 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 & in Clerk's File No. J287409 & (HCCF # 20130590953) all in Harris County.
16. 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 & in Clerk's File No. J287409, & (HCCF # 20130590953) all in Harris County.

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

FINAL PLAT OF
11 STILLFOREST ST

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.9953 ACRE TRACT BEING MORE
COMMONLY KNOWN AS TRACT 18 OF STILLFOREST, AN UNRECORDED SUBDIVISION IN
HARRIS COUNTY, TEXAS,**

**BEING A PLAT OF 0.9953 ACRE, (43,357 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:
CHAD M. SMITH AND MEGAN SMITH
11 STILLFOREST STREET
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
JANUARY 23, 2025

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS