



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. PT: denotes POINT OF TANGENCY, PC: denotes POINT OF CURVATURE, PCC: denotes POINT OF COMPOUND CURVATURE, PRC: denotes POINT OF REVERSE CURVATURE
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 0645 L, Dated 6/18/2007. (ZONE X & SHADED X) (Shown by graphic plotting only)
13. Information shown on this plat was based on City Planning Letter issued by American Title Company, GF# 7910-25 - 5867 with an effective date of October 15, 2025.
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 3053, Page 355, Volume 3326, Page 420, Volume 3354, Page 16 H.C.D.R. & HCCF # (S) R289699 & U567946.
16. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 3053, Page 355, Volume 3326, Page 420, Volume 3354, Page 16 H.C.D.R. & HCCF # (S) R289699 & U567946.
17. Existing structures locations and conditions allowed per published minutes of Board of Adjustments, City of Piney Point Village meeting, February xx, 2026.
18. Surveyor is unable to set monuments along the easterly line as set out in the certification as the points fall under fences, or around elaborate existing landscaping and trees.

NOTES ON EXISTING PIPELINES

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

PRELIMINARY PLAT OF
TYNEWOOD
 AMENDING PLAT NO 1

A SUBDIVISION BEING THE AMENDING PLAT OF LOTS 56 AND 57, BLOCK 4 OF TYNEWOOD AS RECORDED IN VOLUME 49, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 1.5627 ACRES (68,071 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 COMBINE TWO SINGLE FAMILY RESIDENTIAL LOTS INTO ONE LOT

OWNERS:
 MARK E. BURROUGHS, JR & CONNALLY G. BURROUGHS
 334 TYNEBROOK LANE
 HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
 JANUARY 22, 2026

PROBSTFELD & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 839-0034 ▲ FIRM #10066100

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, **MARK E. BURROUGHS, JR AND CONNALLY G. BURROUGHS**, 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.

MARK E. BURROUGHS, JR. **CONNALLY G. BURROUGHS**

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: 10/22/2025 REVISED: 11/20/2025

A tract or parcel of land containing 1.5627 acres (68,071 square feet) located in the John D. Taylor Survey, Abstract 72, City of Piney Point Village, Harris County, Texas, and being known as Lot 56 and Lot 57, in Block 4, of Tynebrook, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 49, Page 51 of the Map Records of Harris County, Texas, said point for corner being the beginning of a curve to the left, and also being the most Northerly Northwest corner of that certain 0.5825 acre tract of land known as Lot 55, in Block 4 of Tynebrook conveyed to Greg D. Davis and Laura Davis as recorded under Harris County Clerk's File No. RP-2016-522982;

COMMENCING at a point for corner being the most Northerly end of a curve at the intersection of the South right of way line of Lacewood Lane, (60 feet in width as recorded in Volume 49, Page 51 of the Map Records of Harris County, Texas), and the East right of way line of Tynebrook Lane, (50 feet in width as recorded in Volume 49, Page 51 of the Map Records of Harris County, Texas), said point for corner being the beginning of a curve to the left, and also being the most Northerly Northwest corner of that certain 0.5825 acre tract of land known as Lot 55, in Block 4 of Tynebrook conveyed to Greg D. Davis and Laura Davis as recorded under Harris County Clerk's File No. RP-2016-522982;

THENCE in a Southerly direction with said curve to the left at the intersection of Lacewood Lane and Tynebrook Lane, said curve to the left having a radius of 25.00 feet, a central angle of 94 degrees 24 minutes 02 seconds, an arc length of 41.19 feet, a chord that bears South 61 degrees 43 minutes 45 seconds West, a distance of 36.66 feet to a point for corner being the most Westerly Northwest corner of said Lot 55, and also being a point of compound curvature;

THENCE in a Southerly direction along the said East right of way line of Tynebrook Lane with a curve to the left having a radius of 325.00 feet, a central angle of 14 degrees 26 minutes 44 seconds, an arc length of 61.94 feet, a chord that bears South 07 degrees 20 minutes 15 seconds West, a distance of 81.73 feet to a found 1/4 inch pinched top pipe marking a point of tangency;

THENCE South 00 degrees 05 minutes 52 seconds East, continuing along the said East right of way line of Tynebrook Lane, a distance of 39.70 feet to a set 1/4 inch iron rod with cap (P&A-4985) marking the Southwest corner of said Lot 55, same being the Northwest corner of Lot 56, in Block 4 of Tynebrook, said set 1/4 inch iron rod with cap also marking the **POINT OF BEGINNING** and the Northwest corner of the herein described tract;

THENCE South 89 degrees 53 minutes 08 seconds East, along the common lot line of said Lot 55 and Lot 56, a distance of 213.70 feet to a point for corner being the Southeast corner of said Lot 55, same being the Northeast corner of said Lot 56, said point for corner lying in the West line of that certain 0.9213 acre tract of land conveyed to The Robert L. and Claire H. Waltrip Children's Trust as recorded under Harris County Clerk's File No. M601847 and being known as Lot 8, of Colonial Oaks, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 22, Page 35 of the Map Records of Harris County, Texas, a found 1/4 inch iron rod for reference bears South 45 degrees 06 minutes 53 seconds West, a distance of 0.24 feet, said point for corner also being the Northeast corner of the herein described tract;

THENCE South 00 degrees 05 minutes 52 seconds West, along the common line of said Lot 56 and Lot 8, a distance of 136.21 feet to a point for corner being the Southwest corner of said Lot 8, same being the most Easterly Southeast corner of said Lot 56, said point for corner lying in the North line of that certain 0.9213 acre tract of land conveyed to Jose Adrian Bayardo and Holly Ursula Bayardo as recorded under Harris County Clerk's File No. RP-2016-59961 and being known as Lot 4, of Lazywood, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 367, Page 59 of the Map Records of Harris County, Texas, a found 1/4 inch iron rod for reference bears North 46 degrees 03 minutes 39 seconds West, a distance of 4.16 feet, said point for corner being a point for angle in the East line of said Lot 56, in Block 4 of Tynebrook, said point for corner also being a point for angle of the herein described tract;

THENCE South 87 degrees 45 minutes 50 seconds West, along the common line of said Lot 4 and Lot 56, a distance of 20.38 feet, to a found 1/4 inch pinched top pipe marking the Northwest corner of said Lot 4, same being a point for angle in the East line of said Lot 56, said found 1/4 inch pinched top pipe also marking a point for angle of the herein described tract;

THENCE South 02 degrees 12 minutes 10 seconds East, along the West line of said Lot 4, and with an East line of said Lot 56, a distance of 23.07 feet, to a found 1/4 inch pinched top pipe marking the most Southerly Southeast corner of said Lot 56, same being the Northeast corner of Lot 57, in said Block 4 of Tynebrook, said found 1/4 inch pinched top pipe also marking a point for angle of the herein described tract;

THENCE South 01 degrees 09 minutes 23 seconds East, along the common line of said Lot 57 and Lot 4, passing at 163.28 feet a point for corner being the being the Southwest corner of said Lot 4, same being the Northwest corner of that certain 0.9213 acre tract of land conveyed to Aliya I. Sarwar and Ifthikhar Sarwar as recorded under Harris County Clerk's File No. RP-2021-9102 and being known as Lot 3 of Lazywood, continuing for a total distance of 185.00 feet to a point for corner being the Southeast corner of said Lot 57, same being the Northeast corner of that certain 1.2177 acre tract of land known as Lot 58, and Tract 59A, conveyed to Aldo B. Paret and Marilyn Paret as recorded under Harris County Clerk's File No. 20150329828, said point for corner also being the Southeast corner of the herein described tract;

THENCE North 73 degrees 14 minutes 17 seconds West, along the common line of said Lot 57 and Lot 58 & Tract 59A, a distance of 241.86 feet, to a set 1/4 inch iron rod with cap (P&A-4985) lying along a curve to the left in the East right of way line of Tynebrook Lane, and marking the Southwest corner of said Lot 57, same being the most Northerly corner of said Lot 58 and Tract 59A, said set 1/4 inch iron rod with cap also marking the Southwest corner of the herein described tract;

THENCE in a Northerly direction along a West line of said Lot 57 and with the said East right of way line of Tynebrook Lane with said curve to the left having a radius of 50.00 feet, a central angle of 35 degrees 40 minutes 17 seconds, an arc length of 31.13 feet, a chord that bears North 00 degrees 37 minutes 43 seconds West, a distance of 30.63 feet to a found 1/4 inch pinched top pipe marking a point of reverse curvature;

THENCE in a Northerly direction, continuing along the said West line of said Lot 57 and with the said East right of way line of Tynebrook Lane, with a curve to the right having a radius of 50.00 feet, a central angle of 40 degrees 37 minutes 16 seconds, an arc length of 35.45 feet, a chord that bears North 03 degrees 51 minutes 18 seconds East, a distance of 34.71 feet to a set 1/4 inch iron rod with cap (P&A-4985) marking a point of compound curvature;

THENCE in a Northerly direction, continuing along the said East right of way line of Tynebrook Lane with a curve to the left, and with the West line of said Lots 56 and 57, passing at 85.96 feet a set 1/4 inch iron rod with cap (P&A-4985) marking the Northwest corner of said Lot 57, same being the Southwest corner of said Lot 56, said curve to the left having a radius of 375.00 feet, a central angle of 23 degrees 38 minutes 43 seconds, an arc length of 154.76 feet, a chord that bears North 11 degrees 56 minutes 14 seconds East, a distance of 153.66 feet to a found 1/4 inch pinched top pipe marking a point of tangency;

THENCE North 00 degrees 06 minutes 52 seconds East, along the said West line of Lot 56, continuing along the said East right or way line of Tynebrook Lane, a distance of 60.10 feet to the **POINT OF BEGINNING** and containing 1.5627 acres, (68,071 square feet), of land.