

THE STATE OF TEXAS
COUNTY OF HARRIS

We, MARK E. BURROUGHS, JR. and CONNALLY G. BURROUGHS, owners hereinafter referred to as Owners of the 1.5627 acre tract (68,071 square feet) described in the above and foregoing plat of TYNEWOOD AMENDING PLAT NO 1, do hereby make and establish said subdivision of said property according to all laws, 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 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 dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Piney Point Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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 our hand in the City of Piney Point Village, Texas, this _____ day of _____, 2026.

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

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared MARK E. BURROUGHS, JR. and CONNALLY G. BURROUGHS, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

We, MORGAN STANLEY PRIVATE BANK, N.A., owners and holders of a lien against the property described in the plat known as TYNEWOOD AMENDING PLAT NO 1, said lien being evidenced by instrument of record in Harris County Clerk's File No. RP-2021-225413 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
MORGAN STANLEY PRIVATE BANK, 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 _____, 2026.

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 TYNEWOOD AMENDING PLAT NO 1 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 _____, 2026.

By: DON JONES
CHAIRMAN

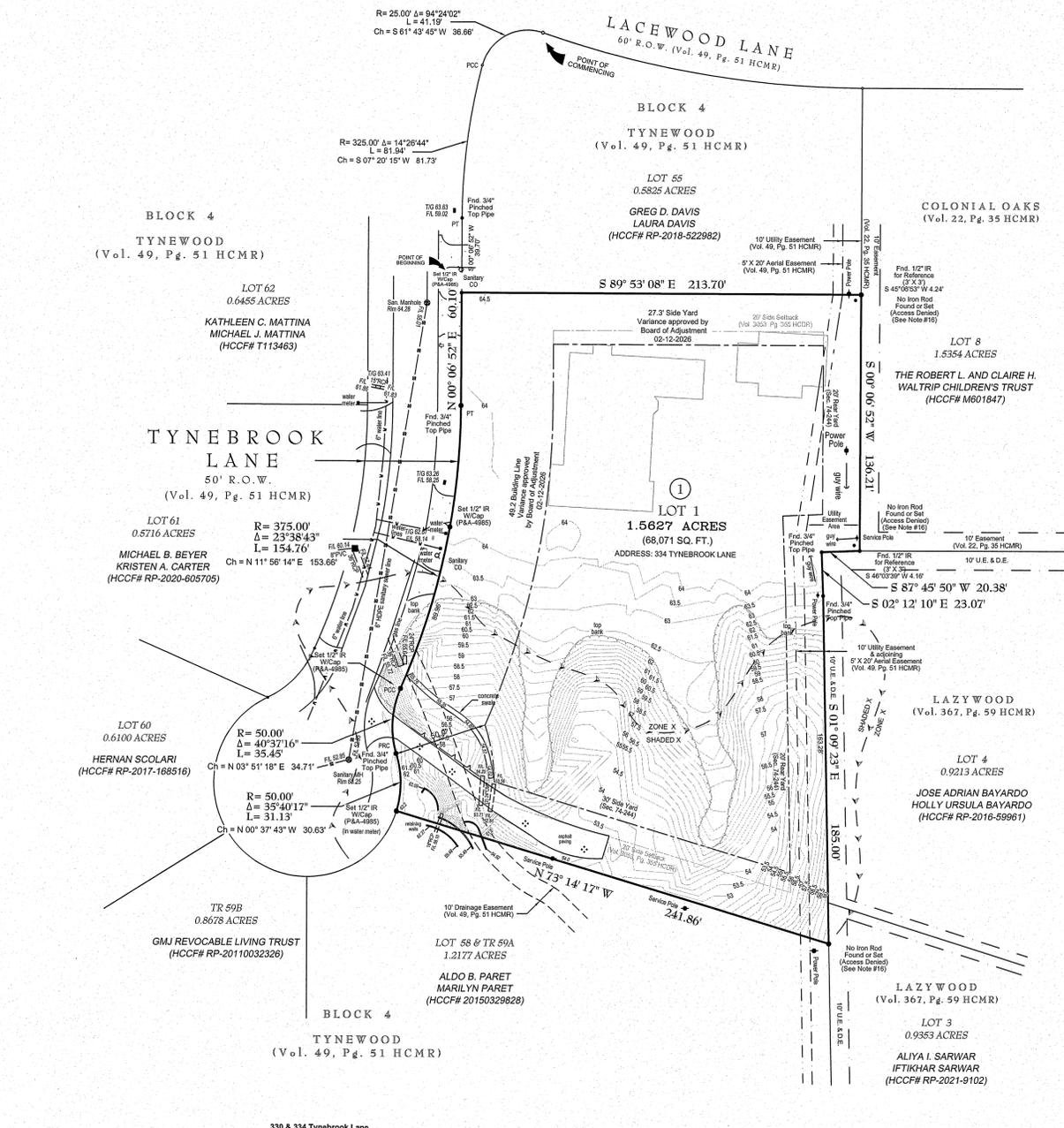
By: ANNETTE R. ARIAGGA
SECRETARY

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 _____, 2026, at _____ o'clock _____ m., and in Film Code Number _____ of the map records of Harris County for said County and duly recorded on _____, 2026, 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



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 Tyneewood, 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 1.5627 acre tract being those same two certain tracts of land conveyed to Mark E. Burroughs, Jr., and Connally G. Burroughs, as recorded under Harris County Clerk's File No. 20120238763, (as to Lot 56), and Harris County Clerk's File No. RP-2024-483270, (as to Lot 57), said 1.5627 acre tract being more particularly described by metes and bounds as follows with bearings based on the East right of way line of Tynebrook Lane:

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 Tyneewood conveyed to Greg D. Davis and Laura Davis as recorded under Harris County Clerk's File No. RP-2018-522982;

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 28 minutes 44 seconds, an arc length of 81.94 feet, a chord that bears South 07 degrees 20 minutes 15 seconds West, a distance of 81.73 feet to a found 3/4 inch pinched top pipe marking a point of tangency;

THENCE South 00 degrees 06 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 1/2 inch iron rod with cap (P&A-4985) marking the Southwest corner of said Lot 56, in Block 4 of Tyneewood, said set 1/2 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 55, said point for corner lying in the West line of that certain 1.5354 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. M801847 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 1/2 inch iron rod for reference bears South 45 degrees 50 minutes 20 seconds East, a distance of 4.24 feet, said point for corner also being the Northeast corner of the herein described tract;

THENCE South 00 degrees 06 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 1/2 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 Tyneewood, 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 said Lot 57, in said Block 4 of Tyneewood, 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 0.9353 acre tract of land conveyed to Aliya I. Sarwar and Iftikhar 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;

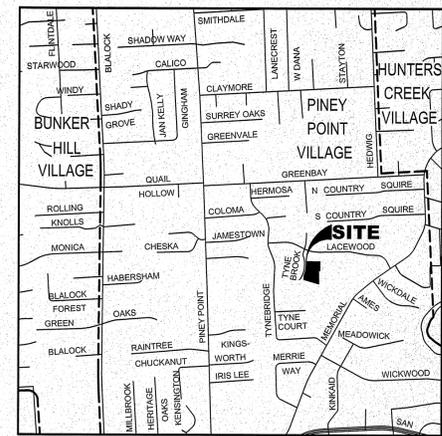
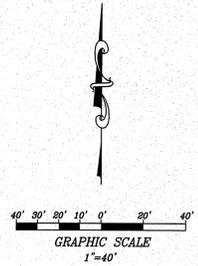
THENCE North 73 degrees 14 minutes 17 seconds West, along the common line of said Lot 57 and Lot 58 and Tract 59A, a distance of 241.86 feet, to a set 1/2 inch iron rod with cap (P&A-4985) lying along a curve to the left in the East right of way line of Tynebrook Lane, and marking the Southwest corner of said Lot 57, same being the most Northerly corner of said Lot 58 and Tract 59A, said set 1/2 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 3/4 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 1/2 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 89.96 feet a set 1/2 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 of 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.



- 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 12, 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.

FINAL 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
MARCH 26, 2026

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS