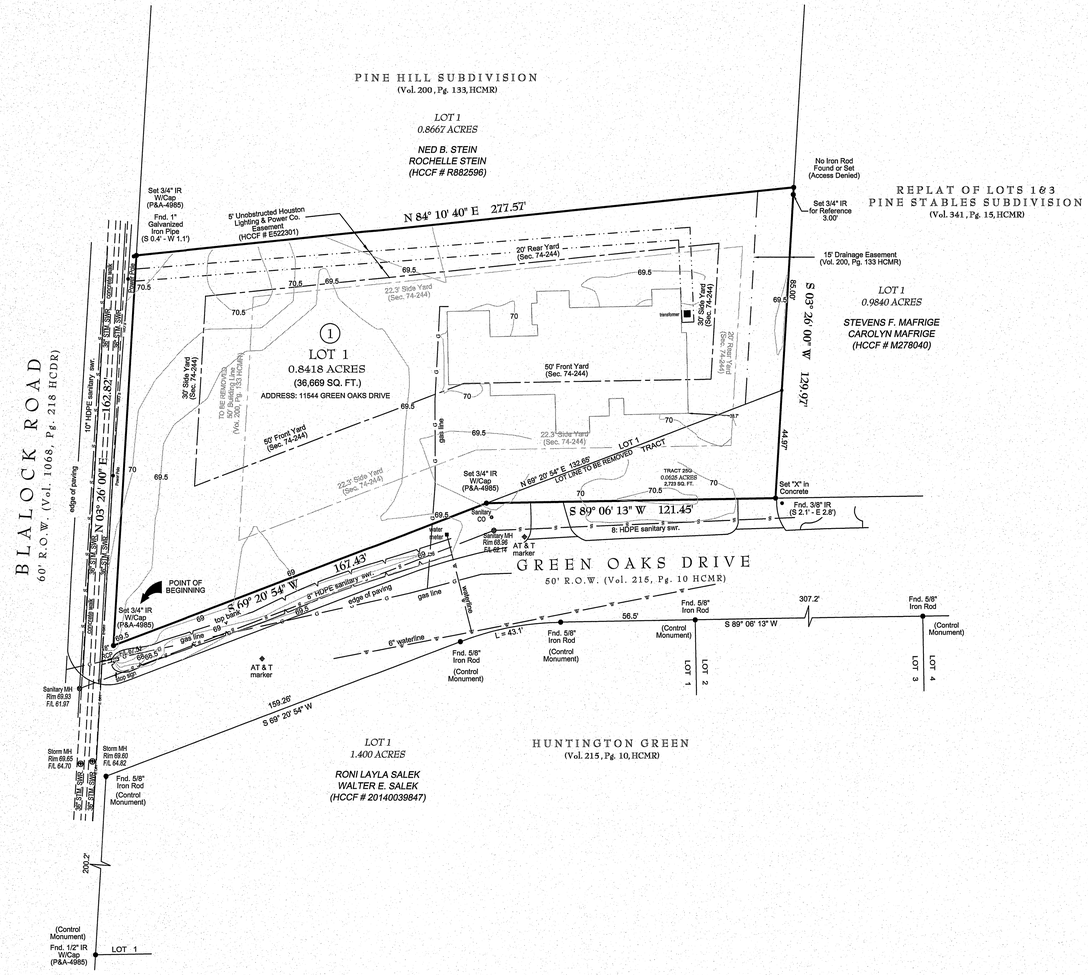
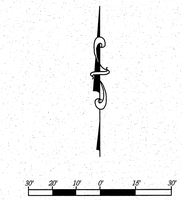
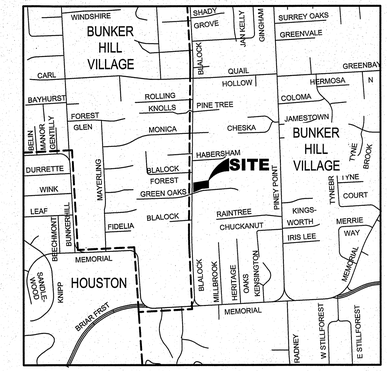




J. D. TAYLOR SURVEY
ABSTRACT NO. 72
Harris County, Texas



VICINITY MAP
KEY MAP 490L

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 - 26 - 0873 with an effective date of February 13, 2026.
13. Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 NAVD88 (2001 Adjustment)

NOTES ON EXISTING PIPELINES

There are existing pipelines or pipeline easements within this subdivision.

PRELIMINARY PLAT OF

PINE HILL SUBDIVISION
AMENDING PLAT NO 1

A SUBDIVISION BEING AN AMENDING PLAT OF LOT 2 OF PINE HILL SUBDIVISION AS RECORDED IN VOLUME 200, PAGE 133 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH A 2,723 SQUARE FEET TRIANGULAR TRACT OF LAND (CALLED TRACT 25G), CONVEYED TO T. TURNER POPE, III AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. E 553847, BEING BOUNDED BY THE SOUTHEASTERLY LINE OF PINE HILL SUBDIVISION, THE NORTH RIGHT OF WAY OF GREEN OAKS DRIVE, AND THE WEST LINE OF LOT 1 OF THE REPLAT OF LOTS 1 & 3 OF PINE STABLES SUBDIVISION AS RECORDED IN VOLUME 341, PAGE 15 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 0.8418 ACRES (36,669 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 A SINGLE FAMILY RESIDENTIAL LOT AND TRACT INTO ONE LOT
AND TO REVISE BUILDING SETBACK LINES

OWNER:
SPICE DREAMS, LLC.
ROSE H. SPICE AND JAMES E. SPICE, MANAGING MEMBERS
320 BLALOCK ROAD
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
APRIL 23, 2026

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ 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, **ROSE H. SPICE AND JAMES E. SPICE**, Managing members of **SPICE DREAMS, LLC,** 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.

SPICE DREAMS, LLC.

ROSE H. SPICE
Managing Member

JAMES E. SPICE
Managing Member

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.

STATE OF TEXAS REGISTERED MATHEW J. PROBSTFELD 4985 PROFESSIONAL LAND SURVEYOR

MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

DATE: 3/6/2026 REVISED: 3/31/26

11544 Green Oaks Drive

A tract or parcel of land containing 0.8418 acres (36,669 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, City of Piney Point Village, and being known as Lot 2 of Pine Hill Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 200, Page 133 of the Map Records of Harris County, Texas, together with a 2,723 square foot triangular tract of land (called Tract 25G), conveyed to T. Turner Pope, III as recorded under Harris County Clerk's File No. E553847, being bounded by the Southeasterly line of Pine Hill Subdivision, the North right of way line of Green Oaks Drive, and the West line of Lot 1 of the Replat of Lots 1 & 3 of Pine Stables Subdivision, said 0.8418 acre tract also being that same certain tract of land conveyed by Rose H. Spice and James E. Spice to Spice Dreams, LLC as recorded under Harris County Clerk's File No. RP-2025-306683, said 0.8418 acre tract being more particularly described by metes and bounds as follows with bearings based on the right of way of Green Oaks Drive;

BEGINNING at a set 3/4 inch iron rod with cap (P&A-4985) marking the intersection of the East right of way line of Blalock Road, (60 feet in width as recorded in Volume 1068, Page 218 of the Deed Records of Harris County, Texas), and the North right of way line of Green Oaks Drive, (50 feet in width as recorded in Volume 215, Page 10 of the Map Records of Harris County, Texas), said set 3/4 inch iron rod with cap marking the Southwest corner of Lot 2 of Pine Hill Subdivision, said set 3/4 inch iron rod with cap also marking the **POINT OF BEGINNING** and the Southwest corner of the herein described tract;

THENCE North 03 degrees 26 minutes 00 seconds East, along the said East right of way line of Blalock Road, a distance of 162.82 feet to a set 3/4 inch iron rod with cap (P&A-4985) marking the Northwest corner of said Lot 2, same being the Southwest corner of that certain 0.8667 acre tract of land conveyed to Ned B. Stein and Rochelle Stein as recorded under Harris County Clerk's File No. R882596, and known as Lot 1 of said Pine Hill Subdivision, a found 1 inch galvanized pipe bears South, a distance of 0.40 feet, and West, a distance of 1.10 feet, said set 3/4 inch iron rod with cap also marking the Northwest corner of the herein described tract;

THENCE North 84 degrees 10 minutes 40 seconds East, (call North 83 degrees 53 minutes 49 seconds East), along the common line of said Lot 2 and Lot 1, a distance of 277.57 feet, (call 278.40 feet), to a point for corner lying in the West line of that certain 0.9840 acre tract of land conveyed to Stevens F. Mafrige and Carolyn Mafrige as recorded under Harris County Clerk's File No. M278040 and being known as Lot 1 of the Replat of Lots 1 & 3 of Pine Stables Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 341, Page 15 of the Map Records of Harris County, Texas, said point for corner being the Southeast corner of Lot 1 of said Pine Hill Subdivision, same being the Northeast corner of said Lot 2, said point for corner also being the Northeast corner of the herein described tract;

THENCE South 03 degrees 26 minutes 00 seconds West, along the common line of Lot 2 of Pine Hill Subdivision and Lot 1 of the Replat of Lots 1 & 3 of Pine Stables Subdivision, passing at 3.00 feet a set 3/4 inch iron rod for reference, passing at 65.00 feet a point for corner being the Southeast corner of said Lot 2, same being the North corner of said 2,723 square foot triangular tract, continuing for a total distance of 129.97 feet, (call 130.00 feet), to a set "X" in concrete lying in the said North right of way line of Green Oaks Drive and marking the Southwest corner of said Lot 1 of the Replat of Lots 1 & 3 of Pine Stables Subdivision, same being the Southeast corner of said 2,723 square foot triangular tract, a found 3/8 inch iron rod bears South a distance of 2.10 feet, and East, a distance of 2.80 feet, said set "X" in concrete also marking the Southeast corner of the herein described tract;

THENCE South 89 degrees 06 minutes 13 seconds West, along the said North right of way line of Green Oaks Drive, a distance of 121.45 feet to a set 3/4 inch iron rod with cap (P&A-4985), lying in the South line of said Lot 2 and marking the West corner of said 2,723 square foot triangular tract, said set 3/4 inch iron rod with cap also marking a point for angle of the herein described tract;

THENCE South 69 degrees 20 minutes 54 seconds West, continuing along the said North right of way line of Green Oaks Drive, a distance of 167.43 feet to the **POINT OF BEGINNING** and containing 0.8418 acres, (36,669 square feet) of land.