

We, **SPICE DREAMS, LLC** acting by and through **ROSE H. SPICE AND JAMES E. SPICE**, Managers, being officers of **SPICE DREAMS, LLC**, hereinafter referred to as Owners of the **0.8418 acre tract (36,669 square feet)** described in the above and foregoing plat of **PINE HILL SUBDIVISION AMENDING PLAT NO 1**, 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.

IN TESTIMONY WHEREOF, **SPICE DREAMS, LLC**, has caused these presents to be signed by **ROSE H. SPICE AND JAMES E. SPICE**, its Managers, thereunto authorized, this day _____ of _____, 2026.

SPICE DREAMS, LLC

By: ROSE H. SPICE, MANAGER By: JAMES E. SPICE, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **ROSE H. SPICE AND JAMES E. SPICE**, an authorized representative of **SPICE DREAMS, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

We, **NETWORK FUNDING, L.P.**, owners and holders of a lien against the property described in the plat known as **PINE HILL SUBDIVISION AMENDING PLAT NO 1**, said lien being evidenced by instrument of record in Harris County Clerk's File No. **RP-2025-231050** 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
NETWORK FUNDING, L.P.

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.

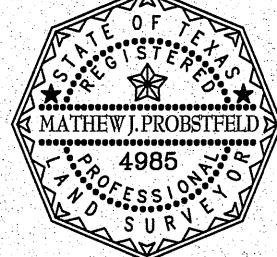
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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-quarters (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.

By: MATHEW J. PROBSTFELD



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 **PINE HILL SUBDIVISION 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

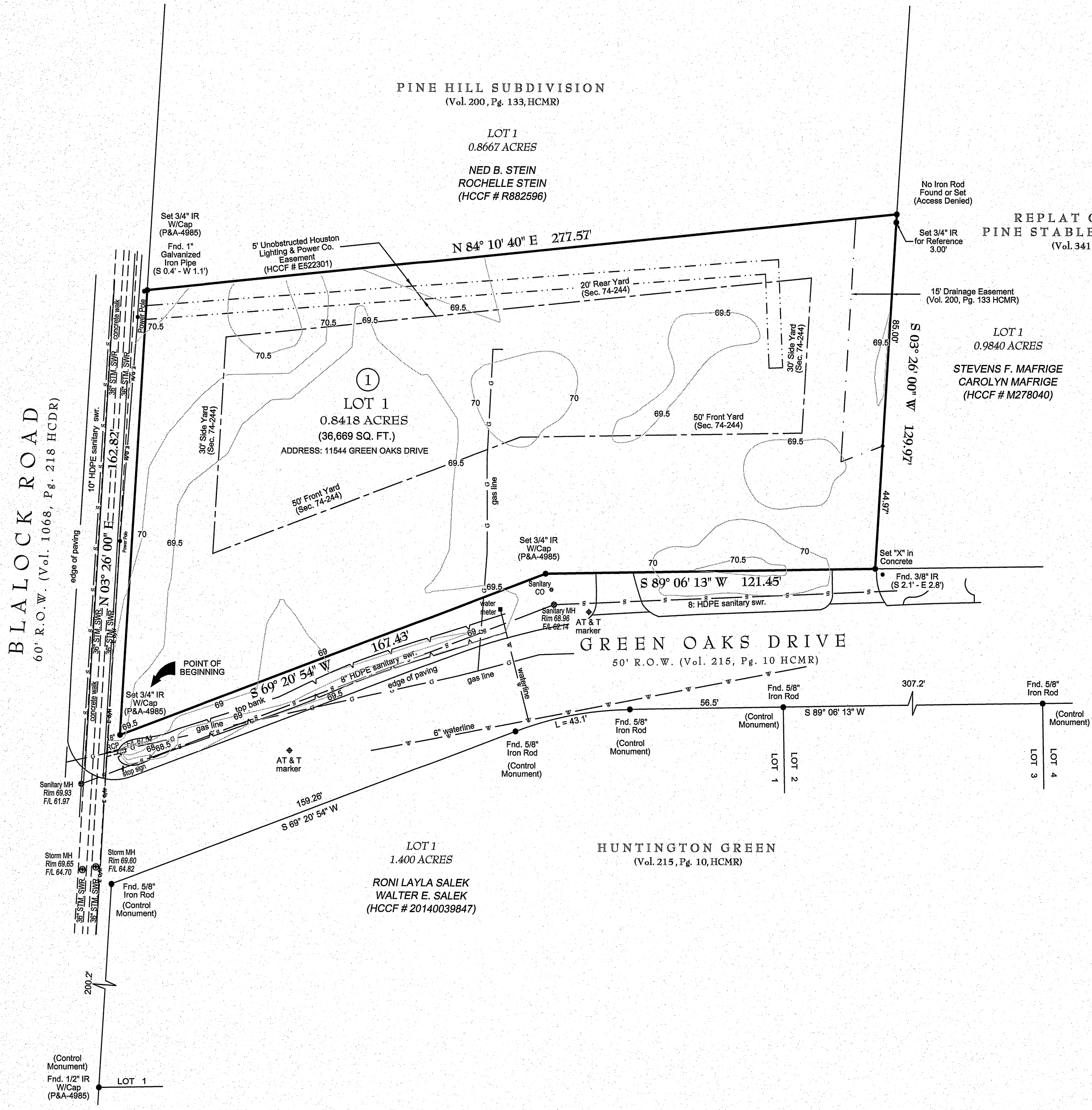
By: ANNETTE R. ARRIAGA
SECRETARY

I, **TENESHA 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



PINE HILL SUBDIVISION
(Vol. 200, Pg. 133, HCMR)

LOT 1
0.8667 ACRES
NED B. STEIN
ROCHELLE STEIN
(HCCF # R882596)

REPLAT OF LOTS 1 & 3
PINE STABLES SUBDIVISION
(Vol. 341, Pg. 15, HCMR)

LOT 1
0.9840 ACRES
STEVENS F. MAFRIGE
CAROLYN MAFRIGE
(HCCF # M278040)

GREEN OAKS DRIVE
50' R.O.W. (Vol. 215, Pg. 10 HCMR)

HUNTINGTON GREEN
(Vol. 215, Pg. 10, HCMR)

LOT 1
1.400 ACRES
RONI LAYLA SALEK
WALTER E. SALEK
(HCCF # 20140039847)

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 Southeastern 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 1088, 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;

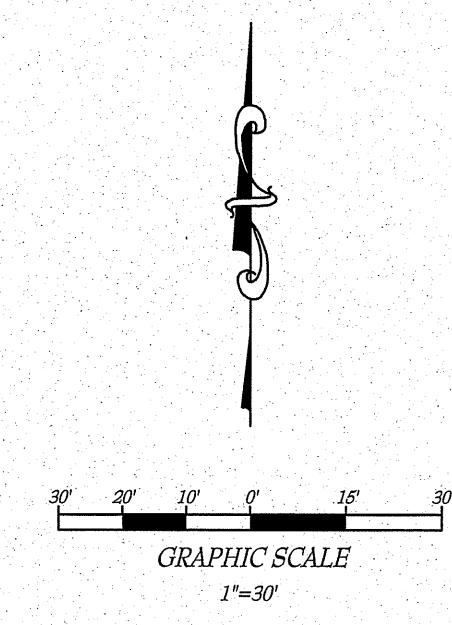
THENCE North 03 degrees 26 minutes 00 seconds East, along the said East right of way line of Blalock Road, a distance of 162.82 feet to a set 3/4 inch iron rod with cap (P&A-4985) marking the Northwest corner of said Lot 2, same being the Southwest corner of that certain 0.8667 acre tract of land conveyed 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, 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;

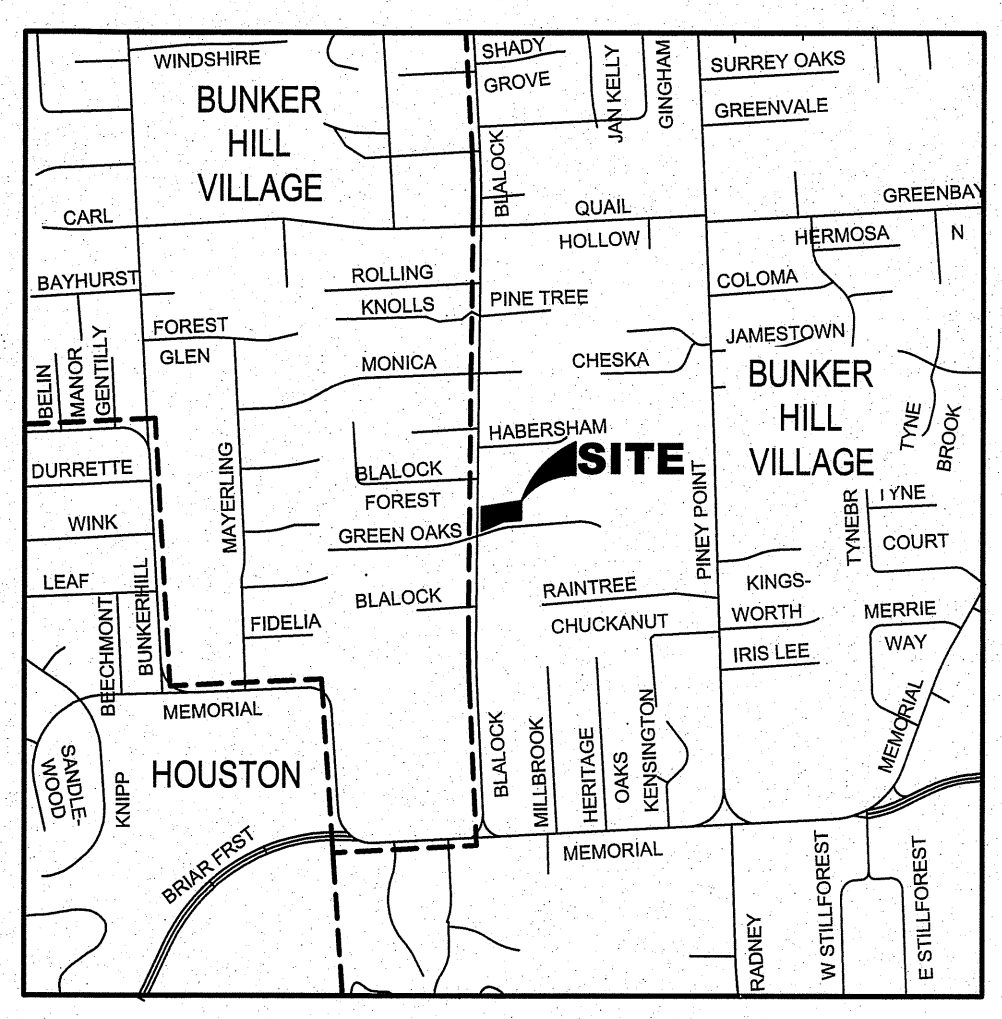
THENCE South 03 degrees 26 minutes 00 seconds West, along the common line of Lot 2 of Pine Hill Subdivision and Lot 1 of the Replat of Lots 1 & 3 of Pine Stables Subdivision, passing at 3.00 feet a set 3/4 inch iron rod for reference, passing at 65.00 feet a point for corner being the Southeast corner 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.



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



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

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.

FINAL 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

MAY 28, 2026

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS