

LEGAL DESCRIPTION

BEING all of Lot 29, Block 1 of Willowick Estate Section Subdivision as recorded on March 25, 1956 under Film Code 054067 of the Harris County Map Records, in the John D. Taylor Survey Abstract Number 72, in the City of Piney Point Village, Harris County, Texas,

NOTE: Boundary lines shown herein are based upon our best efforts to rebuild the non-legible Recorded Plat of Willowick Estates Subdivision.

Lot 29
RIVERBEND SUBDIVISION
F.C. 040068 H.C.M.R.

Lot 30
RIVERBEND SUBDIVISION
F.C. 040068 H.C.M.R.

NOTE:
1. ALL ELEVATIONS SHOWN IN THIS TABLE ARE AT OR WITHIN 1 FOOT FROM THE BASE OF THE TREE.
2. ALL DIMENSIONS SHOWN IN THIS TABLE ARE IN TENTHS.

#	C. D.	ELEV	DESC.	#	C. D.	ELEV	DESC.	#	C. D.	ELEV	DESC.
1	79	25	60.0 PINE	65	24	8	57.3 YOUNG CLUSTER	136	42	13	58.1 OAK
2	70	22	60.3 OAK	66	56	18	57.8 OAK	137	32	10	58.4 OAK
3	11	4	60.6 YOUNG	67	11	4	60.3 ELM	138	30	10	58.3 OAK
4	10	3	60.5 YOUNG	68	32	10	58.9 OAK	139	24	8	54.1 ELM
5	10	3	60.3 YOUNG	69	12	4	58.1 OAK	140	28	9	53.9 ELM
6	14	4	60.7 YOUNG	70	79	25	56.7 OAK	141	38	12	54.3 ELM
7	10	3	60.8 YOUNG	71	42	13	51.6 OAK	142	50	16	52.2 OAK
8	8	3	61.0 YOUNG	72	23	7	52.7 OAK	143	60	19	47.0 OAK
9	13	4	61.3 YOUNG	73	12	4	49.5 YOUNG	144	53	17	47.7 OAK
10	8	3	61.0 YOUNG	74	13	4	59.9 ELM	145	34	11	49.3 OAK
11	10	3	61.1 YOUNG	75	10	3	59.7 CEDAR	146	46	15	50.9 ELM
12	40	13	61.5 MAGNOLIA	76	12	4	60.6 YOUNG	147	32	10	52.6 ELM
13	80	25	61.1 PINE	77	19	6	59.7 OAK	148	8	3	52.5 OAK
14	60	19	60.8 OAK	78	36	11	59.6 OAK	149	58	18	56.0 OAK
15	89	28	60.9 PINE	79	19	6	59.1 OAK	150	34	11	55.1 OAK
16	55	18	59.4 OAK	80	19	6	59.1 OAK	151	25	8	55.4 ELM
17	28	9	60.5 COTTONWOOD	81	56	18	58.8 OAK	152	60	19	54.7 OAK
18	74	24	61.2 OAK	82	68	22	57.4 OAK	153	38	12	54.1 OAK
19	89	28	60.7 PINE	83	24	8	53.9 ELM	154	46	15	51.6 ELM
20	67	21	60.4 OAK	84	31	10	46.1 CRAPE MYRTLE	155	52	17	49.4 PINE
21	10	3	60.4 MAGNOLIA	85	24	8	46.4 CRAPE MYRTLE	156	50	16	45.8 OAK
22	76	24	60.4 PINE	86	30	10	46.5 CRAPE MYRTLE	157	26	8	36.3 ELM
23	37	12	60.2 OAK	87	92	29	58.4 OAK	158	26	8	32.8 ELM
24	37	12	60.2 OAK	88	16	5	58.4 CEDAR	159	26	8	32.8 ELM
25	90	29	60.6 PINE	89	12	4	52.7 CRAPE MYRTLE CLUSTER	160	62	20	40.2 OAK
26	12	4	60.6 CRAPE MYRTLE CLUSTER	90	42	13	57.8 TALLOW	161	46	15	44.5 ELM
27	52	17	60.2 OAK	91	12	4	57.3 CEDAR	162	29	9	44.9 OAK
28	52	17	60.3 PINE	92	44	14	52.9 OAK	163	10	3	41.8 OAK
29	72	23	60.0 PINE	93	26	8	59.0 OAK	164	89	28	38.3 OAK
30	48	15	60.6 MAPLE	94	40	13	48.4 ELM	165	48	15	36.6 PALM
31	41	13	59.2 MAPLE	95	73	23	57.2 OAK	166	72	23	43.8 PINE
32	55	18	59.6 PINE	96	34	11	53.5 ELM	167	66	21	42.6 PINE
33	56	18	59.3 PINE	97	38	12	46.4 CRAPE MYRTLE	168	85	27	42.7 PINE
34	68	22	60.1 PINE	98	46	15	57.3 ELM	169	20	6	41.0 HACKBERRY
35	24	8	59.8 OAK	99	36	11	46.0 CRAPE MYRTLE	170	41	13	37.1 ELM
36	37	12	59.8 OAK	100	32	10	45.5 CRAPE MYRTLE	171	28	9	32.4 HACKBERRY
37	42	13	60.0 OAK	101	40	13	44.3 CRAPE MYRTLE	172	28	9	32.0 HACKBERRY
38	78	25	60.2 OAK	102	88	28	53.1 MAPLE	173	40	13	31.8 ELM
39	12	4	60.5 YOUNG	103	68	22	59.3 OAK	174	29	9	31.8 ELM
40	12	4	60.2 YOUNG	104	35	11	44.8 CRAPE MYRTLE	175	14	4	50.1 OAK
41	12	4	60.2 YOUNG	105	24	8	45.2 CRAPE MYRTLE	176	48	15	50.0 ELM
42	12	4	59.5 YOUNG	106	29	9	55.8 PECAN	177	30	10	50.1 HACKBERRY
43	12	4	59.7 YOUNG	107	49	16	55.9 OAK	178	10	3	48.4 YOUNG
44	34	11	59.7 OAK	108	22	7	55.3 CEDAR	179	10	3	47.8 YOUNG
45	48	15	60.0 OAK	109	12	4	55.5 YOUNG CLUSTER	180	23	7	47.7 ELM
46	48	15	60.0 OAK	110	13	4	55.5 CEDAR	181	17	5	46.3 YOUNG
47	32	10	59.8 OAK	111	58	18	54.7 OAK	182	22	7	45.5 ELM
48	55	18	59.6 PINE	112	24	8	50.1 YOUNG CLUSTER	183	12	4	44.7 CEDAR
49	38	12	60.0 OAK	113	12	4	54.3 CEDAR	184	70	22	44.5 PINE
50	38	12	60.0 OAK	114	52	17	46.3 HACKBERRY	185	38	12	49.9 OAK
51	60	19	59.4 OAK	115	12	4	54.3 CEDAR	186	8	3	49.7 LAUREL
52	48	15	58.0 TALLOW	116	14	4	54.3 CEDAR	187	29	9	49.6 OAK
53	30	10	57.3 CAMPHOR	117	14	4	53.0 CEDAR	188	78	25	48.3 PINE
54	12	4	56.5 YOUNG	118	72	23	59.2 PINE	189	28	9	44.8 HACKBERRY
55	24	8	56.1 MAGNOLIA	119	25	8	58.2 YOUNG	190	36	11	35.1 PECAN
56	18	6	55.9 MAGNOLIA	120	11	4	58.3 YOUNG	191	11	4	34.0 PECAN
57	18	6	55.6 MAGNOLIA	121	24	8	55.9 CRAPE MYRTLE	192	41	13	37.8 ELM
58	18	6	55.9 MAGNOLIA	122	10	3	55.9 CEDAR	193	120	38	41.1 PINE
59	24	8	58.3 YOUNG	123	12	4	49.5 YOUNG	194	30	10	41.6 ELM
60	96	31	58.9 OAK	124				195	29	9	43.8 ELM
61	43	14	59.0 OAK	125	36	11	51.6 ELM	196	12	4	43.1 YOUNG
62	32	10	57.4 OAK	126	7	2	48.7 CEDAR	197	12	4	42.9 YOUNG
63	23	7	57.5 OAK	127	7	2	48.7 CEDAR	198	65	21	41.7 ELM
64	46	15	57.2 OAK	128	12	4	49.9 YOUNG	199	20	6	41.6 OAK
				129	11	4	52.1 CEDAR	200	32	10	35.3 HACKBERRY
				130	8	3	51.7 CEDAR	201	18	6	33.6 HICKORY
				131	96	31	51.0 OAK	202	36	11	33.3 ELM
				132	24	8	52.7 YOUNG CLUSTER	203	98	31	31.6 ELM
				133	73	23	50.8 PINE				
				134	92	29	52.7 PINE				
				135	52	17	53.2 OAK				

LEGEND

BC denotes back of curb
G denotes gutter
CL denotes center line
EP denotes edge of pavement
EC denotes edge of concrete
HB denotes top or high bank
FL denotes flow line
EW denotes edge of water
H.C.C.F.N. denotes HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R. denotes HARRIS COUNTY DEED RECORDS
H.C.M.R. denotes HARRIS COUNTY MAP RECORDS
IP denotes iron pipe
IR denotes iron rod
TxDoT denotes concrete Monument w/ alu. cap stamped TxDoT
PVC denotes polyvinyl chloride pipe
RCP denotes reinforced concrete pipe
HDPE denotes high density polyethylene
CMP denotes corrugated metal pipe
TBM denotes temporary benchmark
UE denotes utility easement
BL denotes building line
⊙ denotes monument found and held for boundary
○ denotes set monument
○ denotes monument found for boundary
○ denotes power pole
○ denotes fire hydrant
○ denotes cleanout
○ denotes water valve
○ denotes overhead elec.
○ denotes chain link fence
○ denotes wood fence
○ denotes iron fence

NOTE:
FLOODPLAIN LINES ARE APPROXIMATE BASED ON GIS DATA PROVIDED BY FEMA OR BY SCALING FROM FEMA FIRM MAP.

ACCORDING TO FEMA PANEL 48201C0645L, EFFECTIVE ON 06/18/2007 THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHADED ZONE "X" AREAS OF 0.2% AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODPLAIN.

ZONE AE THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.

FLOODWAY AREA IN ZONE AE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED OUT WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

BENCH MARKS:

CITY OF PINEY POINT VILLAGE FLOOD PLAIN REFERENCE MARKER
NUMBER BM 5 A BRASS DISC STAMPED "BM 5"
LOCATED ON THE TOP OF AN INLET ON THE NORTH IS OF
GREENBAY ROAD AT THE INTERSECTION GREENBAY ROAD &
MEMORIAL DRIVE.
ELEV.= 61.48 FEET, NAVD DATUM 1988. 2001 ADJUSTED.

TBM "A"
NOTE: TEMPORARY BENCH MARK "A" IS CUT BOX IN
CURB APPROXIMATELY 16 FEET SOUTHWEST FROM THE
NORTH CORNER OF THE SUBJECT TRACT.
ELEV.= 58.16 FEET, NAVD DATUM 1988. 2001 ADJUSTED.

THIS SURVEY WAS PREPARED WITHOUT THE ASSISTANCE OF A TITLE REPORT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND,
THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF
SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1A CONDITION II LAND TITLE SURVEY.



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Information constitutes up to
\$150,000 per violation
according to United States Code
Title 18, Section 594(c)(3)

REGISTERED PROFESSIONAL LAND SURVEYOR
TSPS Firm # 10045000

DATE: 8/29/2022

SCALE: 1"=30'

DRAWN BY: JB

DWG.NO. 705

Civil Engineers - Land Surveyors

BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT 29, BLOCK 1 WILLOWICK ESTATES SUBDIVISION IN
THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72
PINEY POINT VILLAGE, HARRIS COUNTY, TEXAS.

BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 8/29/2022

SCALE: 1"=30'

DRAWN BY: JB

DWG.NO. 705