

THE STATE OF TEXAS  
COUNTY OF HARRIS

I, **ROBERT MEBANE JONES** hereinafter referred to as owners of the 1.9133 acre tract described in the above and foregoing plat of **BRIDLEWOOD MANOR**, 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 dedicate to the public a strip of land fifteen feet (15') wide on each side of the centerline 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 drainageway 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.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

WITNESS our hand in the City of Hunters Creek Village, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**ROBERT MEBANE JONES**  
OWNER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **ROBERT MEBANE JONES**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

I, **MATHEW J. PROBSTFELD** am registered under the laws of the State of Texas to practice the profession of land 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.

**EMAIL COPY**  
**NOT TO BE RECORDED FOR ANY PURPOSE**

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

his is to certify that the Planning and Zoning Commission of the City of Hunters Creek Village, Texas, has approved this plat and subdivision of **BRIDLEWOOD MANOR** 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 \_\_\_\_\_, 2015.

By: \_\_\_\_\_  
**CHAIRMAN**

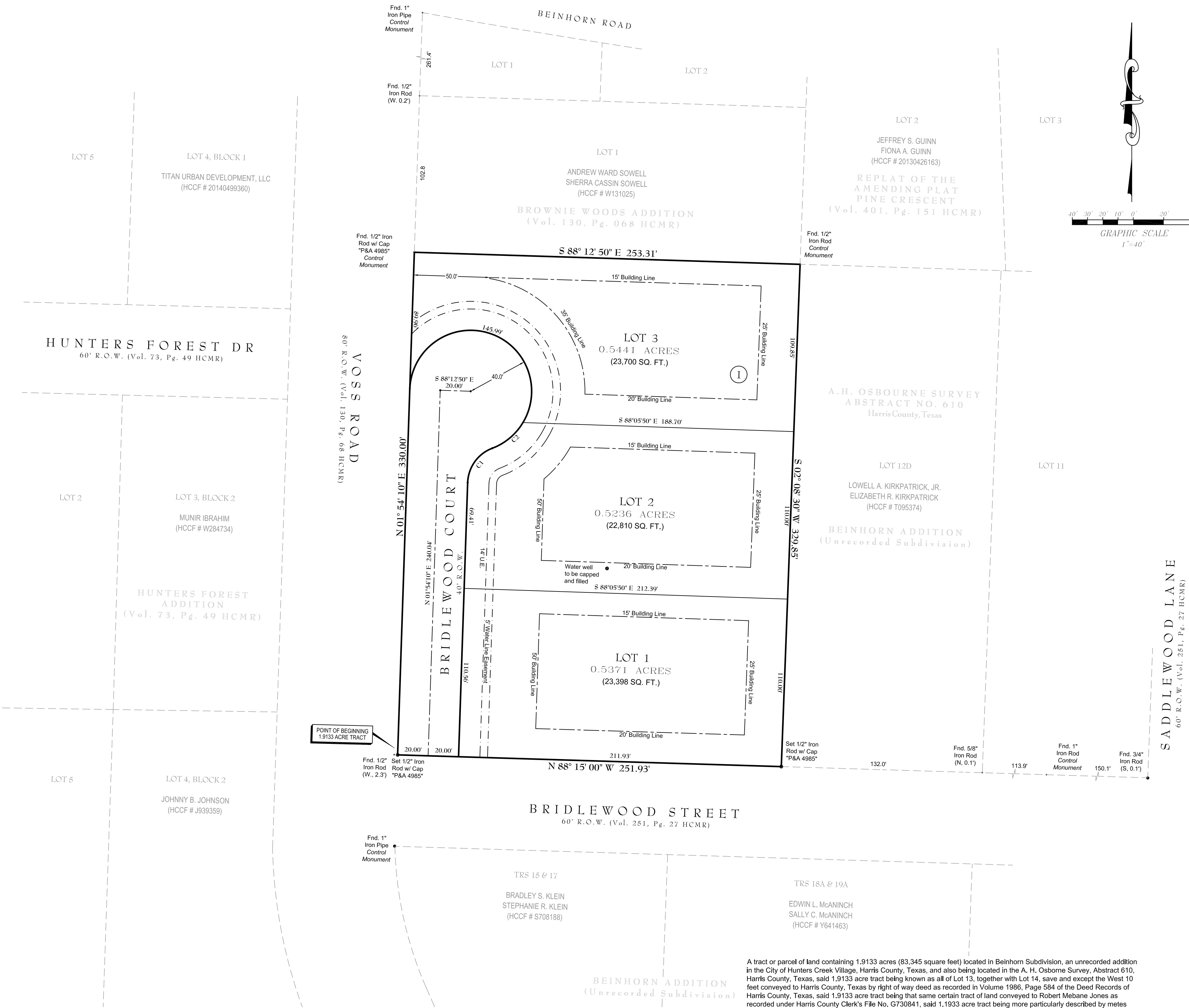
By: \_\_\_\_\_  
**SECRETARY**

I, **STAN STANART**, 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 \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and in Film Code \_\_\_\_\_ of the map records of Harris County for said County and duly recorded on \_\_\_\_\_, 2015, 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**



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	29.40'	67°22'48"	N 35°35'34" E	27.73'
C2	40.00'	26.77'	38°20'56"	N 50°06'30" E	26.28'

A tract or parcel of land containing 1.9133 acres (83,345 square feet) located in Beinhorn Subdivision, an unrecorded addition in the City of Hunters Creek Village, Harris County, Texas, and also being located in the A. H. Osborne Survey, Abstract 610, Harris County, Texas, said 1.9133 acre tract being known as all of Lot 13, together with Lot 14, save and except the West 10 feet conveyed to Harris County, Texas by right of way deed as recorded in Volume 1986, Page 584 of the Deed Records of Harris County, Texas, said 1.9133 acre tract being that same certain tract of land conveyed to Robert Mebane Jones as recorded under Harris County Clerk's File No. G730841, said 1.9133 acre tract being more particularly described by metes and bounds as follows with bearings based on the North right of way line of Bridlewood Street:

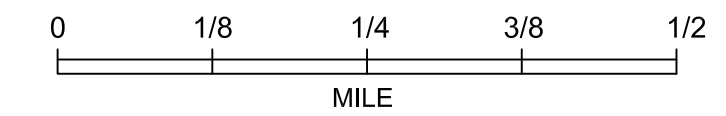
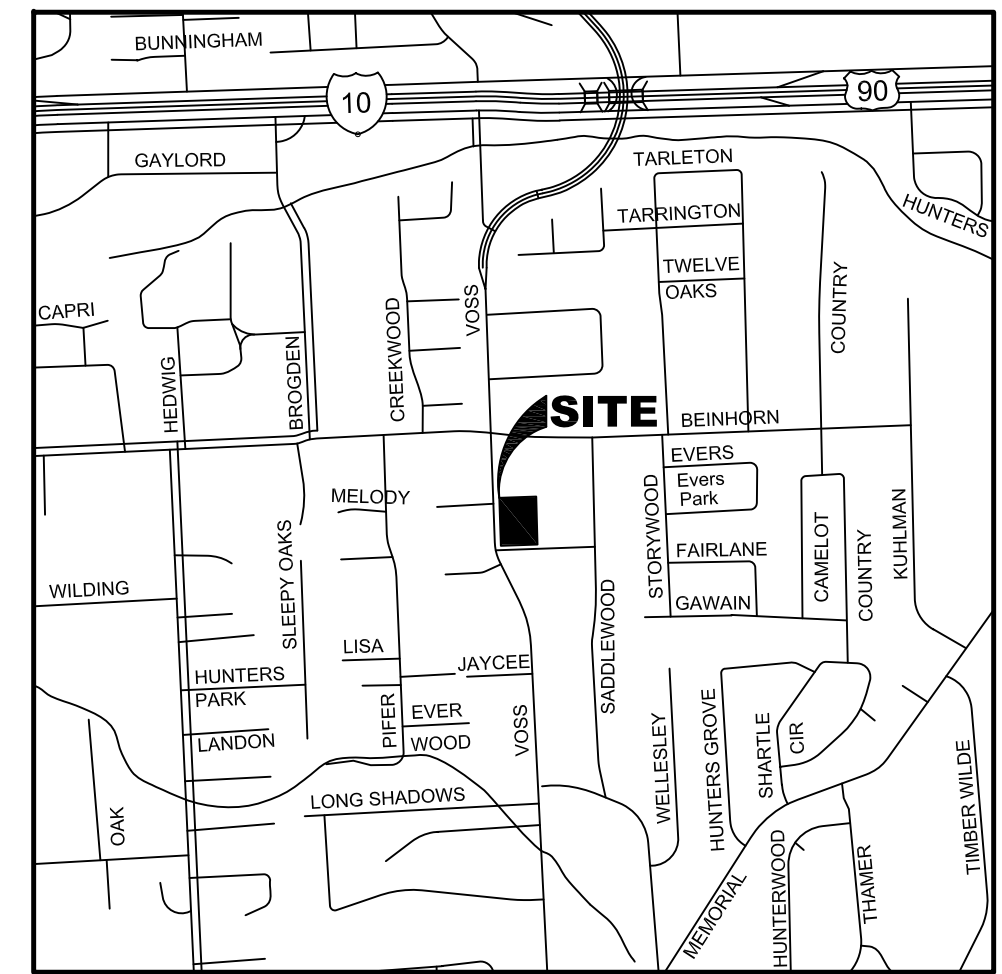
**BEGINNING** at a set 1/2 inch iron rod with cap (P&A-4985) marking the intersection of the North right of way line of Bridlewood Street, (60 feet in width as recorded in Volume 251, Page 27 of the Map Records of Harris County, Texas), and the East right of way line of Voss Road, (80 feet in width as recorded in Volume 130, Page 68 of the Map Records of Harris County, Texas), said set 1/2 inch iron rod with cap lying in the South line of Lot 14 of said Beinhorn Subdivision, said set 1/2 inch iron rod with cap marking the Southeast corner of said 10 foot strip of land conveyed to Harris County, Texas, for right of way purposes, said set 1/2 inch iron rod with cap also marking the **POINT OF BEGINNING** and the Southwest corner of the herein described tract:

**THENCE** North 01 degrees 54 minutes 10 seconds East, (call North 00 degrees 04 minutes 00 seconds East), along the said East right of way line of Voss Road and with the East line of said Harris County right of way taking, a distance of 330.00 feet to a found 1/2 inch iron rod with cap (P&A-4985) lying in the North line of said Lot 14 of Beinhorn Subdivision and marking the Southwest corner of Lot 1 of the Replat of Lot 2 of Brownie Woods Addition, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 343, Page 107 of the Map Records of Harris County, Texas, said found 1/2 inch iron rod with cap also marking the Northwest corner of the herein described tract:

**THENCE** South 88 degrees 12 minutes 50 seconds East, along the North line of said Lot 14 and with the South line of said Lot 1 of the Replat of Lot 2 of Brownie Woods Addition, passing at 121.31 feet a point for corner being the Northeast corner of said Lot 14, same being the Northwest corner of Lot 13, continuing for a total distance of 253.31 feet, (call 254.00 feet), to a found 1/2 inch iron rod marking the Northeast corner of said Lot 13, same being the Southeast corner of said Lot 1, said found 1/2 inch iron rod marking the Northwest corner of Lot 12 of said Beinhorn Subdivision conveyed to Lowell A. Kirkpatrick, Jr. and Elizabeth R. Kirkpatrick as recorded under Harris County Clerk's File No. T095374, said found 1/2 inch iron rod with cap also marking the Northeast corner of the herein described tract:

**THENCE** South 02 degrees 08 minutes 30 seconds West, (call South 00 degrees 04 minutes 00 seconds West), along the common lot line of said Lot 12 and Lot 13, a distance of 329.85 feet, (call 330.00 feet), to a set 1/2 inch iron rod with cap (P&A-4985) lying in the said North right of way line of Bridlewood Street and marking the Southwest corner of said Lot 12, same being the Southeast corner of said Lot 13, said set 1/2 inch iron rod with cap also marking the Southeast corner of the herein described tract:

**THENCE** North 88 degrees 15 minutes 00 seconds West, along the said North right of way line of Bridlewood Street, passing at 132.00 feet a point for corner being the Southwest corner of said Lot 13, same being the Southeast corner of said Lot 14, continuing for a total distance of 251.93 feet, (call 254.00 feet), to the **POINT OF BEGINNING** and containing 1.9133 acres, (83,345 square feet) of land.



**VICINITY MAP**  
**KEY MAP 490H**

**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 plan 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 Texas American Title Company, GF# 7910-15-6681 with an effective date of October 7, 2015.
- 13. Elevations shown based on City of Piney Point Village Benchmark No. 5  
Elevation = 61.48 NAVD88 (2001 Adjustment).
- 14. The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 1423, Page 672 H.C.D.R.
- 15. Bridlewood Street does not have direct drive access to Voss Road.

**NOTES ON EXISTING PIPELINES**

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

PRELIMINARY PLAT OF  
**BRIDLEWOOD MANOR**

**A SUBDIVISION BEING OUT OF LOT 13, TOGETHER WITH LOT 14, SAVE AND EXCEPT THE WEST 10 FEET CONVEYED TO HARRIS COUNTY, TEXAS BY RIGHT OF WAY DEED AS RECORDED IN VOLUME 1986, PAGE 584 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS OF BEINHORN SUBDIVISION, AN UNRECORDED ADDITION IN THE CITY OF HUNTERS CREEK VILLAGE, HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 1.9133 ACRES (83,345 SQUARE FEET) LOCATED IN A.H. OSBORNE SURVEY, ABSTRACT 610, CITY OF HUNTERS CREEK VILLAGE, HARRIS COUNTY, TEXAS**

**3 LOTS 0 RESERVE 1 BLOCK**

**REASON FOR PLATTING:**

TO CREATE THREE SINGLE FAMILY RESIDENTIAL LOTS  
IN AN UNRECORDED SUBDIVISION

**OWNERS:**

ROBERT MEBANE JONES  
821 N ISLAND TERRACE, ATLANTA , GA 30327

CITY OF HUNTERS CREEK VILLAGE, TEXAS  
OCTOBER 9, 2015

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS