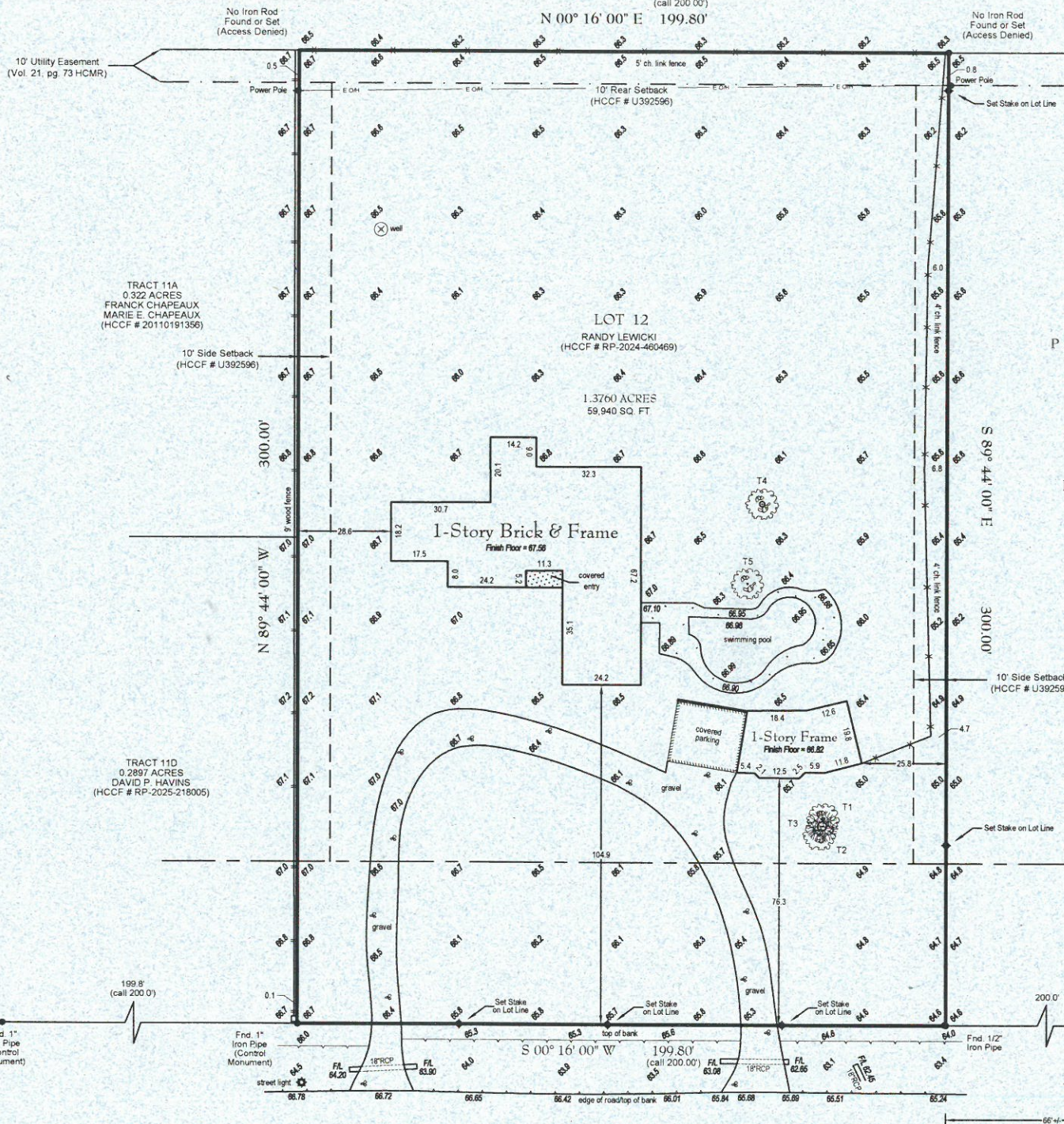




TRAILS OF WOOLAKE CONDO  
PHASE 2

(call 200 00)

N 00° 16' 00" E 199.80'



10' Utility Easement  
(Vol. 21, pg. 73 HCMR)

No Iron Rod  
Found or Set  
(Access Denied)

10' Rear Setback  
(HCCF # U392596)

No Iron Rod  
Found or Set  
(Access Denied)

Set Stake on Lot Line

TRACT 11A  
0.322 ACRES  
FRANCK CHAPEAUX  
MARIE E. CHAPEAUX  
(HCCF # 20110191356)

10' Side Setback  
(HCCF # U392596)

LOT 12  
RANDY LEWICKI  
(HCCF # RP-2024-460469)

1.3760 ACRES  
59,940 SQ. FT.

PINEY POINT ESTATES  
(Vol. 21, Pg. 73 HCMR)  
(12/26/1945)

LOT 13

TRACT 11D  
0.2897 ACRES  
DAVID P. HAVINS  
(HCCF # RP-2025-218005)

N 89° 44' 00" W  
300.00'

S 89° 44' 00" E  
300.00'

1-Story Brick & Frame  
Finish Floor = 67.58

1-Story Frame  
Finish Floor = 68.82

Tree #	Trunk Diameter	Tree Type	Canopy Radius
T1	12"	Oak Tree	25.0
T2	10"	Oak Tree	25.0
T3	34"	Pine Tree	25.0
T4	20"	Oak Tree	25.0
T5	4"	Oak Tree	15.0

50' Building Line  
(Vol. 21, pg. 73 HCMR)  
(HCCF # U392596)

WEST SHADY LANE  
60' R.O.W. (Vol. 21, Pg. 73 HCMR)

PLAT OF PROPERTY

FOR: RANDY LEWICKI  
AT: 12 WEST SHADY LANE - HOUSTON, TX  
LGL: LOT 12  
PINEY POINT ESTATES  
VOLUME 21, PAGE 73 OF THE MAP RECORDS OF  
HARRIS COUNTY, TEXAS  
SCALE: N. T. S.  
DATE: 6/11/2025 REVISED DATE:

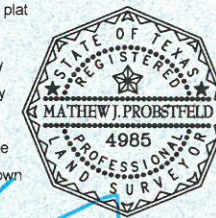
This Property DOES NOT Lie within the designated 100 year Floodplain.  
PANEL NO: 48201C 0835 L  
ZONE: X, SHADED X EFF. DATE: 6/18/2007  
BASE FLOOD ELEVATION: 60.3 (100 YR) | 64.7 (500 YR)  
LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT  
PROVIDED BY: NO TITLE COMMITMENT WAS PROVIDED  
GF#: ALL ESMTS/BUILDING LINES MAY NOT BE SHOWN.

NOTES:

- Elevations shown based on based on Harris County Floodplain Reference Marker No. 210150 Elevation = 64.39 NAVD88 (2001 adjustment)
- Fences do not follow boundary lines as shown.
- Piney Point Estates is a deed restricted community and is subject to provisions as set forth under Harris County Clerk's File No. U392596. Deed Restrictions may change from time to time. It is the responsibility of the property owner to determine the current deed restriction status of their property and comply with all covenants prior to any planning or construction. Written approval by the Architectural Control Committee may be required. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction.
- Surveyor has not abstracted this property. This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
- All bearings are based on West right of way line of West Shady Lane. (S 00° 16' 00" W)

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



MATHEW J. PROBSTFELD  
Registered Professional Land Surveyor  
State of Texas No. 4985  
PROBSTFELD & ASSOCIATES, INC. - FIRM #10066100

JOB # 250-080 DRAWN BY: PL

PROBSTFELD & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS