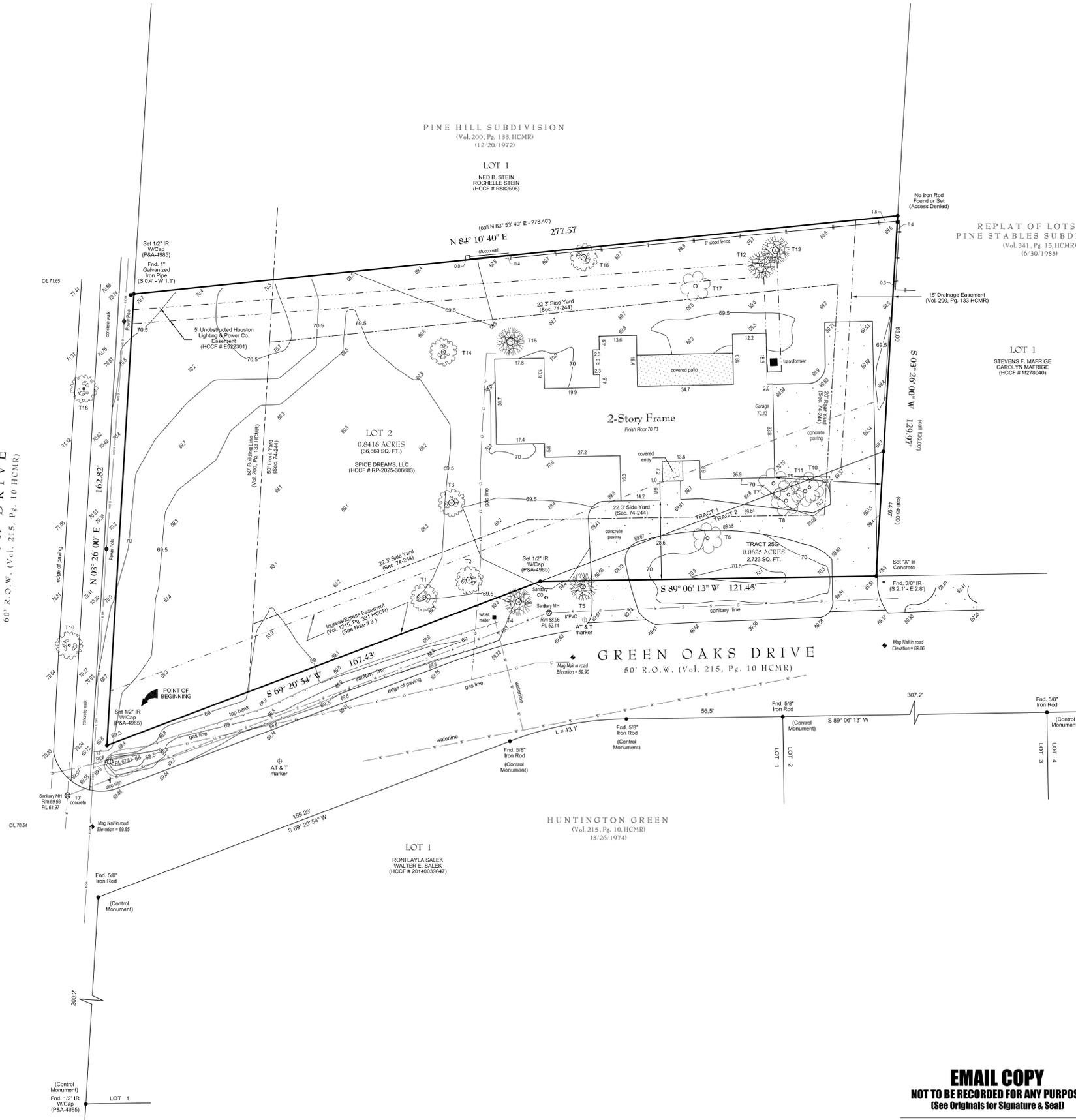


JOHN D. TAYLOR SURVEY
 ABSTRACT 72
 Harris County, Texas

Tree #	Trunk Diameter	Canopy Radius
T1	15" Oak Tree	25'
T2	20" Oak Tree	40'
T3	20" Oak Tree	25'
T4	20" Pine Tree	25'
T5	20" Pine Tree	20'
T6	14" Yellow Tree	5'
T7	14" Yellow Tree	15'
T8	14" Yellow Tree	10'
T9	12" Yellow Tree	10'
T10	12" Yellow Tree	15'
T11	15" Yellow Tree	15'
T12	18" Pine Tree	20'
T13	30" Pine Tree	25'
T14	18" Oak Tree	20'
T15	24" Elm Tree	20'
T17	16" Yellow Tree	20'
T18	10" Oak Tree	15'
T19	10" Oak Tree	15'

BLALOCK DRIVE
 60' R.O.W. (Vol. 215, Pg. 10 HCMR)



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 25C), bounded by the Southeastern line of Pine Hill Subdivision, the North right of way line of Green Oaks Drive, and the West 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 1/2 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 215, Page 10 of the Map 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 1/2 inch iron rod with cap marking the Southwest corner of Lot 2 of Pine Hill Subdivision, 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 03 degrees 26 minutes 00 seconds East, along the said East right of way line of Blalock Drive, a distance of 162.82 feet to a set 1/2 inch iron rod with cap (P&A-4985) marking the Northwest corner of said Lot 2, same being the Southwest corner of Lot 1 of said Pine Hill Subdivision, conveyed to Ned B. Stein and Rochelle Stein as recorded under Harris County Clerk's File No. R882596, a found 1 inch galvanized pipe bears South, a distance of 0.40 feet, and West, a distance of 1.10 feet, said set 1/2 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 tract of land conveyed to Stevens F. Mafrique and Carolyn Mafrique 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 85.00 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 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, 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 1/2 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 1/2 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.

- NOTES:**
- Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 NAVD88 (2001 adjustment)
 - Fences/walls do not follow boundary lines as shown. A portion of the concrete drive extends over and across the Southeast corner of subject tract as shown.
 - Release of Easement for Ingress/Egress Easement as set forth under Harris County Clerk's File No. E552946.
 - Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Piney Point Village, Texas. No building or structure, or any part thereof shall exceed 35 feet in height above the natural grade of the existing lot. Chimneys and antennas shall be allowed not more than 10 feet above the building. As set forth under Section 74-244 of the Code of Ordinances: Front Yard: 50 feet. Side Yard: There shall be two side yards on each lot, neither of which shall be less than 15 percent of the lot width at the building line, and in no event shall a side yard be less than 15 feet or more than 30 feet. Rear Yard: 20 feet. Accessory setback lines are not shown. All setback lines shown shall be verified by the City Building Official prior to any planning or construction. The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements; and the building area, inclusive of all structures (including driveways, tennis or other play courts, uncovered walkways, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area.
 - Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
 - All bearings are based on the South right of way of Green Oaks Drive, (S 69° 20' 54" W)

PLAT OF PROPERTY
 FOR: **SPICE DREAMS, LLC**
 AT: **320 BLALOCK ROAD, PINEY POINT VILLAGE, TX**
 LGL: **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, TEXAS, 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, (TRACT 1) TOGETHER WITH A 2,723 SQUARE FOOT TRIANGULAR TRACT OF LAND 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, (TRACT 2) (metes & bounds attached)**
 SCALE: **1" = 20'**
 DATE: **1/28/2026** REVISED DATE:
This Property DOES NOT Lie within the designated 100 year Floodplain.
 PANEL NO: **48201C 0645 L**
 ZONE: **X** EFF. DATE: **6/18/2007**
 BASE FLOOD ELEVATION: **X**
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.
 THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
 PROVIDED BY: **FRONTIER TITLE COMPANY**
 GFR: **25149866TB (6/16/2025)**

EMAIL COPY
 NOT TO BE RECORDED FOR ANY PURPOSE
 (See Originals for Signature & Seal)

PROBSTFELD & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS