

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

March 10, 2021

Planning & Zoning Commission  
City of Piney Point Village  
7676 Woodway, Suite 300  
Houston, TX 77063

### ATTENTION: PLANNING & ZONING COMMISSION

On behalf of our client, **AJAY DAMANI AND RUCHIRA DAMANI**, Probstfeld & Associates, Inc., respectfully requests a hearing at **7:00 PM** on **MARCH 25, 2021**, now being held online, using Zoom Meeting Platform. We are seeking approval for the following:

#### PRELIMINARY PLAT OF DAMANI ESTATE

A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.5820 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOT 14 AND THE ADJOINING 5 FEET OF LOT 15 OF SHADOWOOD, AND UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 12.6 ACRE TRACT OF LAND CONVEYED TO NORMAN WAY AS RECORDED IN VOLUME 2574, PAGE 707 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 0.5820 ACRE (25,351 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 CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM  
MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION

HCAD: 0806170000014

AT: 210 Merrie Way Lane, Piney Point Village

LGL: LT 14 & TR 15A, Shadowood U/R

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 281.829.0034.

Sincerely,



**MARIO F. COLINA, P.E.**  
Probstfeld & Associates, Inc.

Attachments: Copy PRELIMINARY PLAT



January 6, 2021

Mr. Matthew J. Probstfeld, R.P.L.S.  
Probstfeld & Associates  
515 Park Grove Drive, Suite 102  
Katy, TX 77450

Re: On-Going Services  
Preliminary Plat Review of 210 Merrie Way – **Second Submittal**  
Piney Point Village, Texas  
HDR Job No. 20-004A

Dear Mr. Probstfeld:

We have reviewed the preliminary plat for the above referenced address. The plat appears to meet all requirements set forth in the City ordinances pending approval of a variance for the front building line from the Board of Adjustments and pending the updated recording information for Lots 11 & 12 Shadowood unrecorded conveyed to Mingda Zhao and Holly Carlson Zhao when available. Therefore, we have no objections to the preliminary plat.  
Sincerely,

HDR Engineering, Inc.

A handwritten signature in blue ink, reading 'Aaron Croley', is written over a horizontal line.

Aaron Croley, P.E., CFM  
Project Engineer

cc: Annette Arriaga – City of Piney Point Village



restrictive covenants as filed in Volume 2597, Page 181, Volume 2639, Page 448, and Volume 2900, Page 91 of the Deed Records & and in Clerk's File No. C629153, all in Harris County.

15. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2597, Page 181, Volume 2639, Page 448, and Volume 2900, Page 91 of the Deed Records & and in Clerk's File No. C629153, all in Harris County.

## **NOTES ON EXISTING PIPELINES**

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

# PRELIMINARY PLAT OF DAMANI ESTATE

**SUBDIVISION BEING OUT AND PART OF CERTAIN 0.5820 ACRE TRACT BEING MORE COMMONLY KNOWN AS ALL OF LOT 14 AND THE ADJOINING 5 FEET OF LOT 15 OF ADOWOOD, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 12.6 ACRE TRACT OF LAND CONVEYED TO NORMAN WAY AS RECORDED IN VOLUME 2574, PAGE 707 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS**

**IS A PLAT OF 0.5820 ACRE, (25,351 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 CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM  
MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION

### **OWNER:**

AJAY DAMANI AND RUCHIRA DAMANI  
210 MERRIE WAY LANE  
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS

JANUARY 28, 2021

**ROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS



## MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903

PH: 713-465-8318

FAX: 713-465-8387

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October 28, 2020

City of Piney Point Village  
Planning & Zoning Commission  
7676 Woodway Dr., Suite 300  
Houston, Texas 77063

Ajay Damani & Ruchira Damani  
C/O Probstfeld & Associates  
515 Park Grove Drive  
Katy, Texas 77450

VIA FAX No. 713-782-3178

VIA Email: [mario@probstfeld.com](mailto:mario@probstfeld.com)

Re: Letter of No Objection for **Preliminary** Plat of 210 Merrie Way Lane  
Damani Estate Lot 1, Block 1, 0 Reserve, Piney Point Village, Texas

Dear Commissioners:

Memorial Villages Water Authority (the "Water Authority") has reviewed the proposed **Preliminary** Plat of the above referenced single family residential lot in the City of Piney Point Village. In our review, we have determined that the proposed Plat, creating one single family residential lot, will not adversely affect either the existing sanitary sewer system or existing water system that serve property along Merrie Way Lane nor the existing services to this proposed lot as this property is currently served with water and sewer service. Should a new residence be proposed on this lot, the owners are required to obtain a "Letter of Water and Sewer Availability" from the Water Authority prior to obtaining a building permit. In addition, the single residential lot will be restricted to one water service and one sanitary sewer service per MVWA Board Order.

If you have any questions, you may reach me at 713-465-8318.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trey Cantu", with a long horizontal flourish extending to the right.

Trey Cantu  
General Manager

Cc: Customer file



H.C.L.R. denotes HARRIS COUNTY MAP RECORDS.  
 H.C.J.R. denotes HARRIS COUNTY JUDICIAL RECORDS.  
 H.C.C.F. denotes HARRIS COUNTY CLERK'S FILE.  
 UTL. EMIT. OR U.S. denotes UTILITY EASEMENT.  
 B.D. LINE OR R.L. denotes BOUNDARY LINE.  
 W.D. denotes WATER LINE EASEMENT.  
 S.E. denotes SANITARY SEWER EASEMENT.  
 O.P./S.P.R. denotes OFFICIAL PUBLIC RECORDS OF  
 A.S. denotes ASTRAL EASEMENT.

1. **Reverend BISHOP MURKIN.**  
 The Reverend BISHOP MURKIN has been assigned 100 year floor plans as shown on FEMA Flood Insurance Rate Map 43201C 0040-1, City of WATKINS, (CODE 3-1) [shown by graphic  
 nothing else]
2. Information shown on the plot was based on City Engineering Report issued by  
 City Engineer, C/O JEFFREY L. ZIMMERMAN, dated September 21, 2005.  
 The information was obtained from the City Engineer's office, 1000 Broadway, N.E.  
 Division # 61-01, WATKINS 20051 (Agreement)
3. The Owner's Representative and Agent who the plot does not attempt to draw or survey any  
 records shown in the City of WATKINS 2007, Page 111, Volume 233-01, and Volume  
 2000, Page 81 of the Civil Division, and is in the City of WATKINS, (CODE 3-1) in the City of  
 WATKINS. The plot reflects building set back lines as more accurate than the ones on available  
 documents as follows: Volume 2007, Page 111, Volume 233-01, and Volume 2000, Page 81.

PRELIMINARY PLAT OF  
DAMANI ESTATE

SUBDIVISION BEING OUT AND PART OF CERTAIN 3.625 ACRE TRACT BEING MORE  
COMMONLY KNOWN AS ALL OF LOT 14 AND THE ADJACENT S PART OF LOT 15 OF  
SECTION 36, TOWNSHIP 35 NORTH, RANGE 12 EAST, COUNTY OF HARRIS, TEXAS, AND BEING  
OUT OF AND A PART OF THAT CERTAIN 12.5 ACRE TRACT OF LAND CONVEYED TO  
JOHN W. WATSON BY DEED RECORDED IN VOLUME 2874, PAGE 757 OF THE DEED RECORDS OF  
HARRIS COUNTY, TEXAS.

BEING A PLAT OF 0.820 ACRES, (28,351 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, CITY OF MONEY POINT VILLAGE,

TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM  
MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION

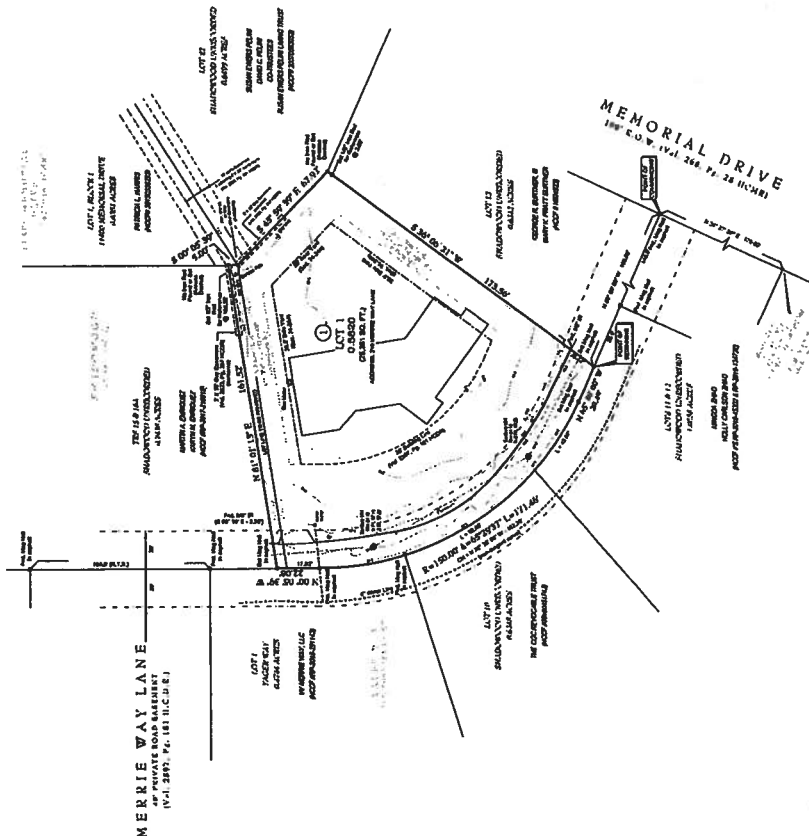
RAY DANNI AND RICHARD DANNI  
210 MERRIE WAY LANE  
HOUSTON TX 77004

CITY OF PINEY POINT VILLAGE, TEXAS

NOVEMBER 18, 2024

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

THE STATE OF NEW YORK, COUNTY OF ALBANY, ss. I, the undersigned, Clerk of the said County, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears from the records of the said County.



MA THOMAS J. PROBSTWILL, an handy craftsman of different topographical features, who ready depicts the physical development of the property illustrated on this plan are accurately

**MATTHEW J. PROBSTWELD**  
Registered Professional Land Surveyor  
State of Texas No. 45502

THE JANY DAMMUS AND RICHIEA DAMMUS, Owners, do hereby certify that all existing encumbrances, such as various types of easements both public and private, and tax liens on this plot are accurately handled and located, and further certify that this plot represents all of the interests owned which they own directly or indirectly or through any persons having an interest in.

**LUAY DARRAG**

MATTHEW J. PROBSTFELD, an authorial under the laws of the State of Texas to provide the publication of surveying and leveling maps that the above subdivisions in his said section were prepared from an actual survey of the property made under my supervision on the ground corners of boundary corners, angle points, points of curvature and other points of reference have been measured with care by either suitable permanent natural places or rods having no sensible movement and also true horizontal lines (HPL) and a length of red tape than three feet (27).

I declare that the above boundaries corners here been laid in the nearest survey without error.



**THOMAS J. PROBERT**  
 General Production Lines Supervisor  
 U.S. of Texas Mfg. Co. INC.

DATE: 11/02/2020 REVISED:



November 3, 2020

City of Piney Point Village  
7676 Woodway, Suite 300  
Houston, TX 77063

**Re: PRELIMINARY PLAT OF DAMANI ESTATE**

To whom it may concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, has been asked to provide a letter of no objection for the above referenced survey dated November 19, 2020.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint will require exclusive easements.

Upon completion of CenterPoint's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint with exclusive easements.

This letter does not give consent to any abandonment of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

*Samantha Richards*

Samantha Richards, SR/WA  
Sr. Right-of-Way Agent

C: Mario Colina <mario@probstfeld.com>

**PLR20.577**



AT&T Texas  
14575 Presidio Square Blvd,  
Room 135  
Houston, Texas, 77083

Tel: 281-983-1371  
David.mertz@att.com

December 3, 2020

Mario Colina  
Probstfeld & Associates  
515 Park Grove Dr  
Katy, Texas 77450  
Phone: 281-829-0034  
Fax: 281-829-0233

Dear Mr. Colina,

AT&T has no objection to the re-plat of the property located at 210 Merrie Way Lane, Houston Texas 77024, as shown on the Preliminary plat dated November 19, 2020 from Probstfeld & Associates.

Sincerely,

A handwritten signature in black ink that reads "David S Mertz". The signature is written in a cursive style with a large, stylized "M".

David Mertz  
Manager Engineering Design



November 10, 2020

MARIO COLINA, P.E.  
Probstfeld & Associates  
515 Park Grove Drive  
Katy, Texas 77450

**Re: 210 Merrie Way Lane, Houston, TX 77024**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated November 19, 2020.

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

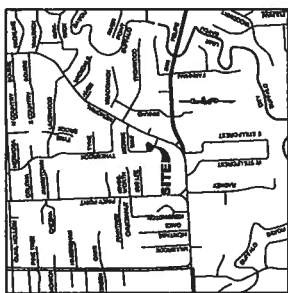
This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5289 with any questions that you may have.

Sincerely,

Geraldine Medina-Schulz  
Planning & Design - Construction, Coordinator





## GENERAL NOTES & LEGEND

- [illegible]

## NOTES ON EXISTING PIPELINES

There are no other changes or plans announced with this update.

PRELIMINARY PLAT OF  
DAMANI ESTATE

A SUBDIVISION BEING OUT AND PART OF CERTAIN CLERED ACRES TRACT BEING MORE COMMONLY KNOWN AS ALL OF LOT 14 AND THE ADJACENT 8 FEET OF LOT 15 OF SHALOWFORD, AN UNRECORDED SUBDIVISION IN MARICOPA COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 12.8 ACRES TRACT OF LAND CONVEYED TO NORMAN WAY AS RECORDED IN VOLUME 2574, PAGE 707 OF THE DEED RECORD OF MARICOPA COUNTY, TEXAS.

BEING A PLAT OF 43620 ACRES, (23,351 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, CITY OF POEY POINT VILLAGE, HARRIS COUNTY, TEXAS.

**LOT 1 BLOCK NO RESERVE**

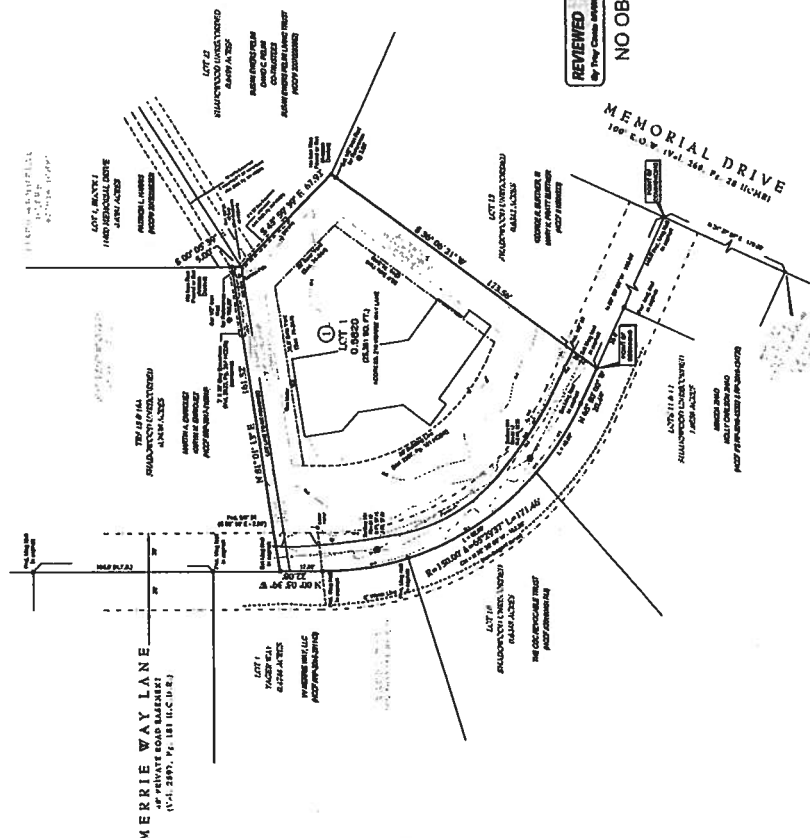
REASON FOR PLATTING:  
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM  
MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION

OWNER:  
JAY DALLAM AND RUCSA DALLAM  
210 MERIDE WAY LAKE  
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS  
NOVEMBER 18, 2020

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

THE PAPER COMPANY INC. • 1000 N. 10TH ST. • CHICAGO, ILL. 60610 • TEL: 312/321-1000



**REVIEWED**  
By Tracy Costello, reviewed at 17:08 am, Oct 26, 2008

[illegible]

## ENCUMBRANCES CERTIFICATE

MATTHEW J. PROBERT, D.D., is heavily cited in all significant theological debates which would affect the physical development of his property illustrated on this plot are accurately identified and located.

**MATTHEW J. PROBSTFIELD**  
Registered Professional Land Surveyor  
State of Texas No. 42663

Mr. JAY RAMANI AND RICHARD CLAUDE, Owners, do hereby certify that all existing encumbrances, such as various types of easements both public and private, and the steps on which plot are accurately identified and located, and further certify that this plot represents all of the continuous land which Mr. Ramani or his heirs or assigns or have legal or beneficial interest in.

11 MAY 2004

[illegible]

THOMAS J. PROBERT, JR.  
General Manager, Probert & Probert  
1000 N. 1st St., Suite 100, St. Paul, MN 55101

DATE: 09/08/2020 REVIEW:

Owner and Property Information									
Owner Name & Mailing Address: <b>DAMANI AJAY DAMANI RUCHIRA 11601 BAYLEDGE DR PEARLAND TX 77584-8189</b>				Legal Description: <b>LT 14 &amp; TR 15A SHADOWOOD U/R</b>  Property Address: <b>210 MERRIE WAY LN HOUSTON TX 77024</b>					
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area		Map Facet	Key Map <sup>1/2</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	19,400 SF	3,079 SF	7834	25501	392 -- ISD 25 - Memorial Villages South of I-10		5057C	490Q

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2020	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
None	025	SPRING BRANCH ISD		Certified: 08/21/2020	1.320980	
	040	HARRIS COUNTY		Certified: 08/21/2020	0.407130	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/21/2020	0.027920	
	042	PORT OF HOUSTON AUTHY		Certified: 08/21/2020	0.010740	
	043	HARRIS CO HOSP DIST		Certified: 08/21/2020	0.165910	
	044	HARRIS CO EDUC DEPT		Certified: 08/21/2020	0.005000	
	075	PINEY POINT VILLAGE		Certified: 08/21/2020	0.255140	
	707	MEMORIAL VILLAGES WA		Certified: 08/21/2020	0.027463	
Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at <b>HCAD's information center at 13013 NW Freeway.</b>						

Valuations					
Value as of January 1, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	1,088,340		Land	1,088,340	
Improvement	61,660		Improvement	114,668	
Total	1,150,000	1,150,000	Total	1,203,008	1,203,008

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	19,400	1.02	1.00	1.00	--	1.02	55.00	56.10	1,088,340.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1952	Residential Single Family	Residential 1 Family	Good	3,079 *	Displayed
* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above <i>attached</i> garages is included in the square footage living area of the dwelling. Living area above <i>detached</i> garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.						

Building Data		Building Areas	
Element	Detail	Description	Area
Cost and Design	Econ Misimprovement	BASE AREA PRI	3,079
Cond / Deslr / Util	Average	MAS/BRK GARAGE PRI	565
Foundation Type	Slab	OPEN FRAME PORCH PRI	204
Grade Adjustment	B-		
Heating / AC	Central Heat/AC		
Physical Condition	Average		
Exterior Wall	Frame / Concrete Blk		
Exterior Wall	Brick / Masonry		
Element	Units		
Room: Total	8		
Room: Rec	1		
Room: Full Bath	3		
Room: Bedroom	4		
Fireplace: Masonry Firebrick	1		

Extra Features					
Line	Description	Quality	Condition	Units	Year Built
1	Foundation Repaired	Average	Average	3,079.00	1952
2	500 SF MAS PATIO	Average	Average	1.34	1952

**Spring Branch ISD Tax Office****C. A. Porter, Tax Assessor - Collector**

Physical Address: 8880 Westview Drive, Houston, TX 77055

Mailing Address: PO Box 19037, Houston, TX 77224

Phone: 713 251 7960 Fax: 713 251 9829

www.springbranchisd.com

**2020 Tax Statement 09/23/2020****Property Account Number:****0806170000014**

TAXSUPPORT V1.19

**OWNER NAME AND MAILING ADDRESS**

DAMANI AJAY

DAMANI RUCHIRA

11601 BAYLEDGE DR

PEARLAND TX 77584-8189

210 MERRIE WAY LN

LT 14 &amp; TR 15A

SHADOWOOD U/R

0 Acres

UDI: 100%

Assessment Ratio 100%

LAND VALUE	IMPROVEMENT	NON-HOMESITE LAND	NON-HOMESITE IMPROVEMENT	PERSONAL PROPERTY	APPRAISED VALUE	AG VALUE
0	0	0	0	0	0	0

Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
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TOTAL BASE TAX 0.00

TOTAL BASE PAID 0.00

**TAX DUE****Exemptions:**

TAXES ARE DUE UPON RECEIPT. TAXES BECOME DELINQUENT ON:

THE HARRIS COUNTY APPRAISAL DISTRICT DETERMINES WHAT PROPERTY IS TO BE TAXED, ITS APPRAISAL VALUE, WHETHER TO GRANT EXEMPTIONS, OWNERSHIP NAME AND ADDRESS, AND WHAT TAXING JURISDICTIONS CAN TAX THE PROPERTY. ANY QUESTIONS REGARDING THIS INFORMATION SHOULD BE DIRECTED TO HCAD AT 713-957-7800.

**TEXAS LAW PROVIDES FOR THE ADDITION OF A COLLECTION PENALTY OF 20% ON CERTAIN DELINQUENT TAXES.**

Please detach and return this portion with your payment

				PAYMENT, INTEREST & 33.48 FEES	PAY THIS AMOUNT
TOTAL	2020	TAXES DUE IF PAID IN:	SEP	2020	\$0.00
			OCT	2020	\$0.00
			NOV	2020	\$0.00
			DEC	2020	\$0.00
			JAN	2021	\$0.00
			FEB	2021	\$0.00

**0806170000014**

DAMANI AJAY

DAMANI RUCHIRA

11601 BAYLEDGE DR

PEARLAND TX 77584-8189

**MAKE CHECK PAYABLE TO:**

SPRING BRANCH ISD TAX OFFICE

C. A. PORTER, CPA

PO BOX 19037

HOUSTON, TX 77224



## **ANN HARRIS BENNETT**

Tax Assessor-Collector & Voter Registrar  
[www.hctax.net](http://www.hctax.net)

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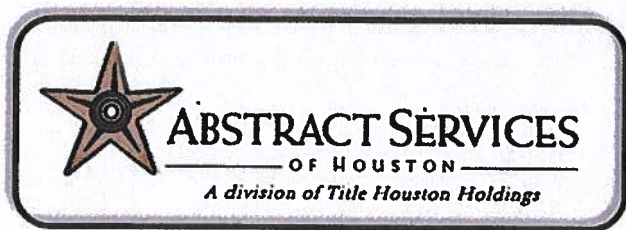
October 1, 2020

Whom It May Concern:

Please be advised that the name **DAMANI ESTATE** is not the name of any subdivision recorded in the subdivision records Harris County Texas, as maintained by the Harris County Appraisal District and the Office of Harris County Tax Assessor-Collector.

*U. Hernandez.*

Office of Ann Harris Bennett  
Tax Assessor-Collector  
Harris County, Texas



7500 San Felipe, Suite 1020  
Houston, TX 77063  
713.589.9000 (OFFICE)  
713.231.5028 (FAX)

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## CITY PLANNING LETTER

GF Number: 7910-20-3216

Date: October 27, 2020

To: City of Piney Point Village  
7676 Woodway, Suite 300  
Houston, Texas 77063

Title Houston Holdings (Title Company) certifies that a diligent search of the real property records of Title Houston Holdings title plant has been made, as to the herein described property, and as of 8:00 AM on the 20th day of October 2020, we find the following:

### Property Description:

A tract or parcel of land containing 0.5820 acres (25,351 square feet) located in the John D. Taylor Survey, Abstract 72, and being out of and a part of that certain 12.6 acre tract of land conveyed to Norman Way as recorded in Volume 2574, Page 707 of the Deed Records of Harris County, Texas, said 0.5820 acre tract being known as all of Lot 14, and the adjoining 5 feet of Lot 15 of Shadowood, an unrecorded addition in the City of Piney Point Village, Harris County, Texas, said 0.5820 acre tract being those same certain two tracts of land conveyed to Ajay Damani and Ruchira Damani as recorded under Harris County Clerk's File No. RP-2019-231178, said 0.5820 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of Merrie Way Lane;

**COMMENCING** at a found mag nail in asphalt marking the intersection of the West right of way line of Memorial Drive, (100 feet in width as recorded in Volume 268, Page 28 of the Map Records of Harris County, Texas), and the centerline of Merrie Way Lane, (a 40 foot private roadway easement as recorded in Volume 2597, Page 181 of the Deed Records of Harris County, Texas), said found mag nail marking the East corner of Lot 12 and Lot 13 of said Shadowood U/R, said found mag nail lying North 24 degrees 10 minutes 00 seconds East, a distance of 170.00 feet from the South corner of said Norman Way 12.6 acre tract, and also the South corner of said Shadowood U/R;

**THENCE** North 65 degrees 50 minutes 00 seconds West, along the said centerline of Merrie Way Lane, passing at 145.00 feet a found mag nail marking the common North corner of Lot 12 and Lot 11, continuing for a total distance of 180.00 feet to a set mag nail in asphalt marking the West corner of said Lot 13, same being the South corner of Lot 14, said set mag nail also marking the **POINT OF BEGINNING** and the South corner of the herein described tract;

**THENCE** North 65 degrees 50 minutes 00 seconds West, continuing along the said centerline of Merrie Way Lane, and with a Westerly line of said Lot 14, a distance of 20.49 feet to a set mag nail in asphalt marking the beginning of a non-tangent curve to the right;

**THENCE** in a Northerly direction continuing along the said centerline of Merrie Way Lane, and also with a Westerly line of said Lot 14, passing at 43.07 feet a point for corner being the common East corner of Lot 11 and Lot 10, passing at 125.67 feet a found mag nail in asphalt marking the North corner of said Lot 10, same being the South corner of Lot 1 of Yager Way, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 655284 of the Map Records of Harris County, Texas, said

non-tangent curve to the right having a radius of 150.00 feet, a central angle of 65 degrees 29 minutes 37 seconds, an arc length of 171.46 feet, (call length 171.40 feet), a chord that bears North 32 degrees 35 minutes 08 seconds West, a distance of 162.28 feet to a found mag nail in asphalt marking the end of curve;

**THENCE** North 00 degrees 05 minutes 39 seconds West, (call North 00 degrees 22 minutes 00 seconds West), continuing along the said centerline of Merrie Way Lane with the common line of said Lot 14 and Lot 1 of Yager Way, passing at 17.02 feet a point for corner being the North corner of said Lot 14, same being the West corner of Lot 15, continuing for a total distance of 22.08 feet to a set mag nail in asphalt marking the West corner of that certain 0.7438 acre tract of land conveyed to Martin A. Enriquez and Karyn M. Enriquez as recorded under Harris County Clerk's File No. RP-2017-210916, said set mag nail also marking the North corner of the herein described tract;

**THENCE** North 81 degrees 01 minutes 13 seconds East, (call North 80 degrees 45 minutes 00 seconds East), along the South line of said Enriquez 0.7438 acre tract, and being 5.00 feet North of and parallel to the common lot line of said Lot 14 and Lot 15, passing at 18.60 feet a found 5/8 inch iron rod that bears South 08 degrees 58 minutes 00 seconds East, a distance of 2.90 feet, passing at 20.24 feet a point in the East right of way line of Merrie Way Lane, passing at 158.52 feet a set 1/2 inch iron rod for reference, continuing for a total distance of 161.52 feet, (call 161.94 feet), to a point for corner lying in the East line of said Lot 15, same being the West line of Lot 1, Block 1 of 11400 Memorial Drive, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 673066 of the Map Records of Harris County, Texas, said point for corner being the South corner of said Enriquez 0.7438 acre tract, said point for corner also being the most Easterly Northeast corner of the herein described tract;

**THENCE** South 00 degrees 05 minutes 39 seconds East, (call South 00 degrees 22 minutes 00 seconds East), along the common line of said Lot 15 and Lot 1 of 11400 Memorial Drive, a distance of 5.00 feet to a found 5/8 inch iron rod with cap (Civil Concepts) marking the South corner of said Lot 1 of 11400 Memorial Drive, same being the West corner of Lot 22 of Shadowood U/R, said found 5/8 inch iron rod with cap marking the common East corner of said Lot 14 and Lot 15, said found 5/8 inch iron rod with cap also marking a point for angle of the herein described tract;

**THENCE** South 45 degrees 59 minutes 39 seconds East, (call South 46 degrees 16 minutes 00 seconds East), along the common line of said Lot 22 and Lot 14, a distance of 67.92 feet to a point for corner being the common East corner of said Lot 14 and Lot 13, said point for corner also being the East corner of the herein described tract;

**THENCE** South 36 degrees 06 minutes 21 seconds West, (call South 35 degrees 50 minutes 00 seconds West), along the common line of said Lot 13 and Lot 14, passing at 3.00 feet a set 1/2 inch iron rod for reference, passing at 153.11 feet a point in the said East right of way line of Merrie Way Lane, passing at 153.58 feet a found 1/2 inch iron rod, continuing for a total distance of 173.56 feet to the **POINT OF BEGINNING** and containing 0.5820 acres, (25,351 square feet), of land.

**Owner(s) of Record:** Ajay Damani and Ruchira Damani

By virtue of Warranty Deed dated May 29, 2019, recorded in Clerk's File No. RP-2019-231178.

**Deed Restrictions:**

Subject to restrictive covenants as set forth in Volume 2597, Page 181, Volume 2639, Page 448 and Volume 2900, Page 91 of the Deed Records of Harris County, Texas; and in Clerk's File No. C629153.

**Easements and other encumbrances:**

Easement for street and road purposes, being a 20 foot wide strip of land along the Southwesterly property line, as set forth in Volume 2597, Page 181 of the Deed Records of Harris County, Texas.

Property is subject to the following building setbacks, as established in Volume 2597, Page 181 of the Deed Records of Harris County, Texas:



(a) No main residence shall be built within 35 feet of the nearest boundary of the private roadways referred to above, within 15 feet of any side property line, nor within 10 feet of any back property line.

(b) No outbuildings or structures detached from the main residence shall be built on any lot within 90 feet of the nearest boundary of the private roadways hereinabove created or within 90 feet of the North line of Memorial Drive, nor within 5 feet of any side or back property line.

Subject to utility and guy easements along the Northeasterly and Northwesterly property lines, granted to Houston Lighting and Power Company, as set forth in Volume 2623, Page 357 of the Deed Records of Harris County, Texas.

**Lien Holder(s):**

None of Record

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is used for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Title Houston Holdings, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Houston Holdings assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Title Houston Holdings of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

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Caution: Title Houston Holdings assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Title Houston Holdings only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which on the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

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limitation contained in this paragraph is a part of its contract with Title Houston Holdings and will cover all actions arising by statutes, in contract, or in tort.

**Title Houston Holdings**

*Katie Greene*

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**Katie Greene**  
**Title Examiner**  
**Updated from 09/21/2020 (KG)**



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**GENERAL WARRANTY DEED**

THE STATE OF TEXAS

§  
§  
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**Riverway Title**  
**GF 190264-DS**

COUNTY OF HARRIS

Hunter S. Reynolds and wife, Laura R. Reynolds ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by Ajay Damani and Ruchira Damani ("Grantee"), the receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration paid to Grantor by Grantee, the sufficiency of which consideration is hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY to said Grantee, its successors and assigns, all of that certain real property located in Harris County, Texas, more particularly described as:

LOT FOURTEEN (14) AND THE ADJOINING FIVE (5) FEET OF LOT FIFTEEN (15) OF SHADOWOOD, AN UNRECORDED SUBDIVISION IN THE JOHN D. TAYLOR SURVEY, IN HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT ONE: BEGINNING AT THE NAIL IN A 4 INCH BY 4 INCH FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED BY NORMA WAY TO JOHN TAYLOR SINCLAIR, JR., AND WIFE BY DEED DATED JULY 15, 1953, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER 1157142, SAID BEGINNING POINT BEING ALSO THE MOST SOUTHERN CORNER OF THE OTTO WOESTEMEYER TRACT;

THENCE SOUTH 46 DEGREES, 16 MINUTES, 00 SECONDS EAST, 67.92 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 35 DEGREES 50 MINUTES WEST, 173.56 FEET TO A POINT IN THE CENTER OF MERRIE WAY ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 65 DEGREES 50 MINUTES WEST, ALONG THE CENTER OF MERRIE WAY A DISTANCE OF 20.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE FOLLOWING SAID CURVE TO THE RIGHT, WHICH HAS A RADIUS OF ONE HUNDRED FIFTY (150) FEET, THROUGH A CENTRAL ANGLE OF 65 DEGREES 28 MINUTES, A DISTANCE OF 171.40 FEET TO THE END OF SAID CURVE;

THENCE NORTH 00 DEGREES 22 MINUTES WEST, 17.42 FEET TO A POINT FOR THE MOST WESTERN CORNER OF THIS TRACT;

General Warranty Deed

RP-2019-231178

THENCE NORTH 80 DEGREES 45 MINUTES EAST, 161.94 FEET TO THE PLACE OF BEGINNING, AND

TRACT TWO: BEGINNING AT A NAIL FOUND IN A 4 INCH BY 4 INCH FOR THE SOUTHEAST CORNER OF THE TRACT OF LAND SO CONVEYED TO JOHN TAYLOR SINCLAIR, JR., AND WIFE, ETHEL MAE SINCLAIR, FROM NORMA WAY BY DEED DATED JULY 15, 1953, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERKS FILE NUMBER 1157142, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE FIVE (5) FOOT STRIP HEREIN DESCRIBED;

THENCE SOUTH 80 DEGREES 45 MINUTES WEST, 161.94 FEET TO A POINT IN THE CENTERLINE OF A FORTY (40) FOOT PRIVATE ROADWAY;

THENCE NORTH 00 DEGREES 22 MINUTES WEST, WITH THE CENTERLINE OF SAID ROADWAY, FIVE (5) FEET;

THENCE NORTH 89 DEGREES 38 MINUTES EAST 161.86 FEET PARALLEL TO THE SOUTH LINE TO AN ANGLE IRON FOUND;

THENCE SOUTH 00 DEGREES 22 MINUTES EAST, FIVE (5) FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE TRACT WHICH IS THE PLACE OF BEGINNING.

(the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Ad valorem taxes against the Property for the year 2019 have been prorated between Grantor and Grantee as of the date hereof and Grantee assumes the obligation to pay all of such taxes for such year.

Address of Grantee:

11601 BayLedge Drive  
Pearland, TX 77584

Address of Grantor:

116203 Silver Spar  
San Antonio, TX  
78232

EXECUTED on this the 29<sup>th</sup> day of May, 2019.

General Warranty Deed

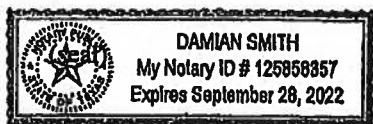
GRANTOR:

Hunter S. Reynolds  
Hunter S. Reynolds

Laura R. Reynolds  
Laura R. Reynolds

THE STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 29<sup>th</sup> of May, 2019, by Hunter S. Reynolds and Laura R. Reynolds.



[Signature]  
Notary Public Signature

After Recording Return To:

GF# 190264- DS  
Riverway Title  
5 Riverway, Suite 300  
Houston, Texas 77056

RP-2019-231178

General Warranty Deed

RP-2019-231178

RP-2019-231178

# Pages 4

06/03/2019 02:01 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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THE STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS:

THAT NORMAN WAY, hereinafter called GRANTOR, is the owner of 12.600 acres of land in the John D. Taylor Survey, in Harris County, Texas, being all of that certain 15.83 acre tract described in Deed from G. O. Brown, et ux, to J. T. Rather, Jr., dated February 1, 1944, recorded in Volume 1316, Page 504, Harris County Deed Records, LESS, SAVE AND EXCEPT that certain tract of three (3) acres, more or less, conveyed by J. T. Rather, Jr. and wife, Mary Stokes Rather to Francis J. Niven as evidenced by deed dated March 1, 1944, of record in Volume 1320, Page 76, Harris County Deed Records and Correction Deed dated August 3, 1944, of record in Volume 1337, Page 294, Harris County Deed Records.

AND WHEREAS, the said Grantor has subdivided said 12.600 acre tract into a residential subdivision known as "SHADOWOOD", and is desirous of subjecting said subdivision to uniform building and usage restrictions as a part of the plan and scheme of development of said subdivision and is further desirous of dedicating for the benefit of all owners of tracts in said subdivision, streets or roads for access to the various tracts:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That said Grantor does hereby dedicate, for the use and benefit of the owners, their heirs and assigns, of any or all of the sites or tracts in said subdivision the following easements for street and road purposes:

EASEMENT "A" Being a strip of land 40 feet wide, being 20 feet on either side of the following described center line;  
BEGINNING at a point in the West line of Memorial Drive, said point being N 24° 10' E 170 feet from the South corner of said 12.600 acre tract;  
THENCE N 65° 50' W parallel to and 170 feet from the South line of said tract, 200.49 feet to a point of curve of a curve to the right;  
THENCE with said curve, whose radius is 150 feet and central angle is 65° 28', 171.40 feet to a point of tangent;  
THENCE N 0° 22' W 372.42 feet to a point of curve of a curve to the right;  
THENCE with said curve, whose radius is 75 feet and central angle is 90° 00', 117.81 feet to a point of tangent;  
THENCE N 89° 38' E 450.33 feet to a point of curve of a curve to the right;  
THENCE with said curve, whose radius is 140.80 feet and central angle is 27° 45', 68.56 feet to a point in the West line of Memorial Drive.

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EASEMENT "B" Being a tract of land out of said 12.600 acre tract described as follows:

BEGINNING at a point in the West side of Memorial Drive, said point being N 24° 10' E 500 feet from the South corner of said 12.600 acre tract;

THENCE N 65° 50' W 84.02 feet;

THENCE with a curve to the right, said curve being tangent at its beginning point to a line bearing S 54° 10' W said curve having a radius of 30 feet and a central angle of 300° for a distance of 157.08 feet to a point;

THENCE S 65° 50' E parallel to and 30 feet from the first line above described 84.02 feet to a point in the West line of said Memorial Drive.

THENCE S 24° 10' W with the Westerly line of Memorial Drive 30 feet to the Place of Beginning.

All sites or lots resulting from the subdivision of the above described 12.600 acre tract shall hereafter be conveyed subject to the foregoing easements for streets or roadways and subject to the easements and restrictions hereinafter set forth, all of which are in the nature of, and intended as, covenants running with the land as herein provided. By the acceptance of a deed to any site in said subdivision, the Grantee in said deed covenants and agrees that he will not obstruct the private roadway hereinabove dedicated, and that he will use it for ingress and egress, and drainage purposes only, and in such a way as not to prevent or interfere with its use for similar purposes by the other owners of any sites in said subdivision.

For the purpose of creating and carrying out a uniform plan for the improvement and sale of said subdivision and sites of land therein contained as a high class, restricted district, the following restrictions, covenants, reservations, liens and charges upon the use of said property are hereby established and shall be referred to, adopted and made part of each and every contract and deed executed by or on behalf of Grantor conveying said property or any part thereof by appropriate reference to the restrictions, making the same part of such conveyance to all intents and purposes as though incorporated at length, therein; and said restrictions shall be, and are hereby imposed upon each tract or parcel of land in said subdivision for the benefit not only of Grantor, his heirs and assigns, but of each and every purchaser of lands in said subdivision, their heirs and assigns; and said restrictions constitute covenants running with the land and every contract and deed conveying said land or any part thereof shall be conclusively deemed to have been executed, delivered and accepted upon the express conditions, covenants and restrictions herein contained, to-wit:

(1) There is excepted from these covenants and restrictions and none of same shall apply to the following portion of the hereinabove described 12.600 acre tract of land, to-wit:

BEGINNING at the Northwest corner of said 12.600 acre tract;  
THENCE East with the North line of said 12.600 acre tract 30'  
to a point for the Northeast corner of this tract;  
THENCE South parallel to the West line of said 12.600 acre  
tract 30' to a point for the Southeast corner of this tract;  
THENCE West parallel with the North line of said 12.600 acre  
tract 30' to a point in the West line of said 12.600 acre  
tract;  
THENCE North with the West line of said 12.600 acre tract 30'  
to the Place of Beginning,

which said 30' tract of land is reserved out of said restrictive covenants by Grantor for use as a water well site for this subdivision.

(2) No business house, sanitarium, hospital, saloon, place of public amusement or entertainment, livery stable, factory, warehouse, duplex, business of any kind (either similar or dissimilar to the sorts hereinabove enumerated) shall be constructed, built, kept or maintained on any site or sites in said subdivision, nor shall any building on any site or sites in said subdivision be used for any such purpose, but shall be used for residence purposes only.

(3) None of the sites in said subdivision shall ever be sold, conveyed, leased, or demise to, or occupied by any person or persons other than of the Caucasian race, except that bona fide servants of any owners of all or any part of said subdivision may occupy servants quarters on said owners' land.

(4) No garage erected in the subdivision may face or open towards the street or roadway on which the lot such garage is situated upon has frontage.

(5) No trash, ashes, or other refuse may be placed or deposited on any vacant site, or upon any roadway, drive or street in said subdivision.

(6) No building material of any kind or character shall be placed in any roadway, drive or street, it being distinctly agreed and understood that all building material to be used in the construction of improvements shall be placed, upon delivery, within the property lines of the site or sites upon which the improvements are to be constructed. Furthermore, no building material shall be placed or stored upon any site or sites until the owner thereof is ready to commence construction of improvements, and upon completion of the improvements, all surplus materials shall be promptly removed from the premises.

(7) No temporary structure, and no garage or outbuildings shall be used as a residence or living quarters except by servants engaged on the premises, or except during the construction period of the main residence, and then only for a period not exceeding six months. No nuisance shall ever be erected or suffered to remain upon any site or sites in said subdivision, provided, however, that the "Shadowood" Committee hereinafter created, shall be the sole and exclusive judge as to what constitutes a nuisance.

(8) No sheep, goats, horses, cattle, swine, chickens or livestock of any kind shall ever be kept or harbored on any part of said property, except that bona fide domestic pets may be kept, unless and until such pet or pets shall be determined to be a nuisance by the "Shadowood" Committee as provided in Section Seven above.

(9) No signs, billboards, posters or advertising devices of any character shall be erected on this property without the written consent of the "Shadowood" Committee hereinafter created, and such consent shall be revocable at any time. EXCEPT THAT Grantor or his Agent may place one "FOR SALE" sign on any unsold lot in the addition.

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(10) No fence, wall, hedge or gas meter shall be placed on any site in said subdivision nearer to the streets or roadways hereinabove dedicated than is permitted for the main residence on such site; except that a fence erected on any site fronting on Memorial Drive may extend to the nearest boundary of such private roadway, provided same conforms to the following provisions with reference to fences on sites fronting on Memorial Drive. No fence, wall or hedge shall be placed on any site in said subdivision fronting on Memorial Drive nearer to Memorial Drive than is permitted for the main residence of such site unless such fence, wall or hedge does not exceed four (4) feet in height and has been approved by the "Shadowood" Committee hereafter created.

(11) No privy or cess pool shall be erected or maintained on any lot in this subdivision and effluent from septic tank may be disposed of in any manner approved by said "Shadowood" Committee, but in no case may such effluent be discharged into any open or surface drainage.

(12) At such time as Seventy-Five per cent (75%) of the said subdivision be sold, on an area basis, a majority of the then owners may, by vote, appoint or elect a committee composed of three (3) members to be known as the Shadowood Committee. The number of votes of each owner is to be determined on the basis of the proportion which the amount of the land in said subdivision to which the owner holds legal title bears to the whole of said subdivision. For example, if an owner holds legal title to 1.764 acres, he will be entitled to 1.764 votes. The appointment or election of the Shadowood Committee shall be evidenced by the recording of an appropriate instrument properly signed and acknowledged by a majority of the then owners of said subdivision, in the Deed Records of Harris County, Texas, and such instrument will serve as sufficient authority for said Committee to:

(a) Collect and expend, in the interest of the subdivision as a whole, the Maintenance Fund hereinafter created.

(b) Enforce, by appropriate proceedings, these covenants and restrictions.

(c) Enforce or release any lien imposed on any part of this subdivision by reason of a violation of any of these covenants or restrictions, or by reason of any provision contained herein.

(d) Approve or disapprove plans and specifications for improvements in said subdivision submitted to it in accordance with these restrictions.

(13) Members of said Shadowood Committee may, at any time, be relieved of their position and substitute members therefore appointed by vote and evidence thereof as above set out. Until such time as said Shadowood Committee has been formed, as above provided for, Grantor specifically reserves unto itself, and any one unto whom it may assign the right, the right to act within the authority granted the Shadowood Committee under these restrictions and covenants.

(14) Only one single family residence and its usual accessories shall be constructed or permitted on each site or separate parcel of land hereafter conveyed out of said subdivision, but the owner or owners of any of said sites may subdivide or resubdivide his or their property into smaller sites with the provision of placing or constructing one single family residence and its usual accessories, on each such smaller tract, provided that no such subdivision or resubdivision results in any lot or site containing less than 18,000 square feet.

(15) No buildings or structures or any additions thereto, or any alterations thereof, shall be erected, renovated, or re-constructed, placed or suffered to remain upon said premises until the Shadowood Committee shall have approved in writing the architect's detailed plans and specifications, which must accurately reflect the size, location, type and cost of structure, including the materials to be used in any improvements contemplated, together with an accurate plot plan showing the location of same with respect to the lot lines, and front and side setback lines, and the outside color scheme to be used on any improvements to be erected in said addition. A true copy of all such plans



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and specifications and details shall be lodged permanently with the Shadowood Committee, and any buildings or improvements which are thereafter erected shall conform in detail to such plans and specifications, PROVIDED HOWEVER, that the Shadowood Committee must give its disapproval of such plans and specifications in writing within fifteen (15) days after submission of same or its approval shall be implied.

(a) The minimum cost of the main residence which may be erected on any site in this subdivision shall be TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS. The minimum cost or improvements hereinabove designated refers to the cost of construction at the time this instrument is filed for record and will vary up or down with the changes, if any, of the unit cost of construction in the future; for example, should construction cost at a given date of Ten (10%) per cent less than that prevailing at the time of this instrument, improvements costing \$18,000.00 would satisfy the requirement of \$20,000.00 minimum, whereas should such construction cost have advanced 10%, an \$22,000.00 expenditure would be required to fulfill the \$20,000.00 minimum requirement expressed herein. Grantor specifically reserves the right to increase the minimum requirement herein expressed, on any unsold site or sites in said subdivision.

(16) No garage or servants quarters shall be erected or placed on any site with roof or outside walls not in harmony with the roof or outside walls of the main residence on the tract.

(17) The following building line restrictions are hereby imposed on all sites in said subdivision, and Grantor will designate in its deed to each site, the front line of such site for the application of these restrictions:

(a) No building shall be built within 50 feet of the boundary line of Memorial Drive.

(b) No main residence shall be built within 35 feet of the nearest boundary of the private roadways referred to above, within 15 feet of any side property line, nor within 10 feet of any back property line.

(c) No outbuildings or structures detached from the main residence shall be built on any lot within 90 feet of the nearest boundary of the private roadways hereinabove created or within 90 feet of the North line of Memorial Drive, nor within 5 feet of any side or back property line.

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Grantor reserves the right to modify the building setback lines herein contained on any unsold sites in said subdivision.

(18) The main residence on any tract shall face the front line of such tract, and such front line shall be designated by Grantor as hereinabove provided in Paragraph 17 of these restrictions.

(19) In the event any person acquires title to any two or more adjoining tracts in said subdivision and desires to consolidate any adjoining tracts, or fractions thereof, into one homestead, all of the building setback restrictions herein imposed shall be deemed to apply to such consolidated tracts as if they were one tract. In other words, the building setback restrictions shall be applied with reference to the exterior boundary lines of the tracts so consolidated into one homestead conforming to the provisions of paragraph Fourteen (14) hereof.

(20) All tracts in said subdivision are hereby subjected to an annual maintenance charge for a period of 25 years, beginning July 1, 1953, for the purpose of creating a fund to be known as the "Maintenance Fund", to be paid by the owners of each and all of the sites in said subdivision, annually, in advance, upon the first day of July of each year, beginning July 1, 1953. Said maintenance charge shall not exceed \$100.00 per acre for

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any one year. The amount of said charge will be determined by the Shadowood Committee during the month next preceding the due date of said charge. Said sums shall be paid to the Shadowood Committee as hereinafter provided and shall be held by it in trust to be expended for any and all of the following: Lighting, improving and maintaining the roadways, collecting and disposing of garbage, ashes and other refuse, employing policemen and watchmen, caring for vacant lots, operating, maintaining, repairing and replacing the water system serving the subdivision, and doing any other thing necessary or desirable in the opinion of the Shadowood Committee to keep the property neat and in good order, or anything which it considers of benefit to the owners and occupants of said subdivision. Grantor agrees to pay the proper proportions of said fund for unsold tracts or sites in said subdivision.

(21) These covenants and restrictions shall run with the land, and shall be binding on Grantor, his successors and assigns, and all persons or parties claiming under him, for a period of Twenty-Five (25) years from the date hereof, at which time they shall be automatically extended for successive periods of ten (10) years each, unless prior to the expiration of such ten (10) year period the then owners of a majority, on an area basis, of this subdivision shall execute and record an instrument changing these covenants and restrictions in whole or in part, the provisions of said instrument to become operative at the expiration of the ten year period in which it is executed and recorded.

(22) There is specifically reserved in favor of Grantor, his heirs and assigns, and to and for the use and benefit of public utilities and all present and future owners of property in said subdivision, easements, in, under and on the tract of land hereinabove dedicated as private roadways, said easements to be for the following purposes only:

Construction, maintenance, operation and repair of drainage ditches, sewer lines, gas lines and water lines and such purposes incident thereto to insure the development and use of said property as a residential community.

(23) No culvert, driveway or drainage structure shall be constructed in said subdivision until the size, design and location thereof has been approved in writing by the Shadowood Committee.

(24) Grantor reserves, the right to impose further restrictions and dedicate additional easements and roadway right-of-way on any unsold sites in said subdivision, such restrictions to be imposed and such easements and rights-of-way to be dedicated either by instrument in writing duly recorded in the office of the County Clerk of Harris County, Texas, or incorporated in the deed from Grantor conveying the site to be so restricted or subjected to such easement or right-of-way.

(25) If the Grantor herein, or any of its successors or assigns, shall violate or attempt to violate any of the restrictions and covenants herein contained, it shall be lawful for any other person or persons owning property in said subdivision, or for the Shadowood Committee on their behalf, to prosecute any proceedings at law or in equity against the persons or persons violating or attempting to violate any such restriction or covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation, for the benefit of any owners of sites in said subdivision as their interests may appear.

(26) Every Grantee accepting any conveyance of any tract or tracts in said subdivision shall be conclusively deemed by such acceptance to agree and consent to all of the within and foregoing restrictions, covenants, easements and reservations and to the maintenance charge hereinabove established, and to secure the payment of said maintenance charge, a vendor's lien is hereby retained against each lot in this subdivision.

(27) Invalidity of any one of these covenants and restrictions by judgment, court order or other proceedings shall in no wise affect any other of the provisions hereof, which shall remain in full force and effect.

187  
182

J. T. Rather, Jr. and wife, Mary Stokes Rather, the holders of a lien on the 12.600 acre tract hereinabove referred to hereby joins in the execution of this instrument to evidence their consent and agreement to the imposition of the easements, covenants and restrictions hereby placed on said property and does hereby declare that said liens shall be and are hereby made subject to all of the provisions herein contained. It is agreed by and between the parties hereto and for and on behalf of their heirs and assigns that in the event said lien holders reacquire said 12.600 acre tract, or the unsold portion thereof, by foreclosure or otherwise, then, and in that event, all of the rights powers and reservations herein contained in favor of the said Norman Way shall inure to the benefit of the said J. T. Rather, Jr. and wife, Mary Stokes Rather their heirs and assigns.

EXECUTED this, the 27<sup>th</sup> day of April, A. D., 1953.

Norman Way  
Norman Way

J. T. Rather, Jr.  
J. T. Rather, Jr.

Mary Stokes Rather  
Mary Stokes Rather

THE STATE OF TEXAS:

COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared NORMAN WAY, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27<sup>th</sup> day of April, A. D., 1953.

Robert Newkirk (ROBERT NEWKIRK)  
Notary Public in and for Harris County, Texas.

THE STATE OF TEXAS:

COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared J. T. RATHER, JR. and wife, MARY STOKES RATHER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said MARY STOKES RATHER, wife of the said J. T. RATHER, JR., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said MARY STOKES RATHER acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27<sup>th</sup> day of April, A. D., 1953.

Robert Newkirk (ROBERT NEWKIRK)  
Notary Public in and for Harris County, Texas.

Filed for Record Apr. 29, 1953, at 10:55 o'clock A.M.

Recorded June 1, 1953, at 1:13 o'clock P.M.

W. D. MILLER, Clerk County Court, Harris County, Texas.

BY Paul R. Adams Deputy

597  
D

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1157142

THE STATE OF TEXAS:

COUNTY OF HARRIS: KNOW ALL MEN BY THESE PRESENTS:

That I, NORMAN WAY, not joined herein by my wife as the property hereby conveyed constitutes no part of my homestead, of Harris County, Texas, for and in consideration of the sum of TEN AND NO/100(\$10.00) DOLLARS cash, and other good and valuable considerations to me in hand paid by the Grantees hereinafter named, the receipt of all of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and convey unto

JOHN TAYLOR SINCLAIR, JR., and wife ETHEL MAE SINCLAIR  
Citizens of the United States of America, residing in Caracas, Venezuela, all that certain tract or parcel of land out of the John D. Taylor Survey in Harris County, Texas, and being out of and a part of that certain 12.6 acre tract of land conveyed by J. T. Rather, Jr., et ux, to Norman Way by Deed dated March 10th, 1953, of record in the office of the County Clerk of Harris County, Texas, under Document File No. 1104191; the tract here described being more particularly described as follows, to-wit:

Starting at the Northwest corner of said 12.6 acre tract;  
Thence North 89° 36 minutes East 319.2 feet, and  
Thence South 0° 22 minutes East 451.70 feet to the  
beginning point of the tract here described; said beginning point being in the West line of that certain tract of land heretofore conveyed to Otto Woestemeyer;

THENCE South 0° 22 minutes East with Woestemeyer's West line 115 feet to a point for the Southeast corner of this tract;

THENCE South 80° 45 minutes West 161.94 feet to a point in the center line of a 40 foot private roadway;

THENCE North 0° 22 minutes West with the center line of said roadway, 140 feet to a point for the Northwest corner of this tract;

THENCE North 89° 38 minutes East 160 feet to the place of beginning.

For the purpose of complying with the Building Line Restrictions contained in instrument filed for record on April 29th, 1953, in the office of the County Clerk of Harris County, Texas, under Document File No. 1122029, Grantor hereby designates the West line of the tract of land hereby conveyed as the front line thereof.

This conveyance is made and accepted subject to all restrictions, reservations, covenants, conditions, rights of way and easements.

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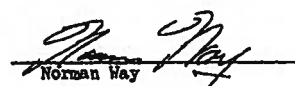
ments of record, if any, affecting the above described property.

This conveyance is also made and accepted subject to the following restriction on the use of the property hereby conveyed, which said restriction shall be in the nature of a covenant running with the land and inure to the benefit of, and be enforceable by, other owners in the subdivision of which the tract hereby conveyed is a part, to-wit:

No out-building detachable from the main residence may be constructed on any portion of the property hereby conveyed. Any garage or servants quarters constructed in connection with the main residence, must be attached to and made a part of said main residence.

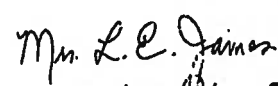
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever, and Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the title to said premises unto the said Grantees, their heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

EXECUTED at Houston, Texas, this the 15th day of July A. D. 1953.

  
Norman Way

THE STATE OF TEXAS:  
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority on this day personally appeared NORMAN WAY, 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 the 14th day of July A. D. 1953.

  
M. L. E. James  
Notary Public - Harris Co. Texas



Filed for Record July 30, 1953, at 4:00 o'clock P.M.  
Recorded Sept 30, 1953, at 10:33 o'clock A.M.  
W. D. MILLER, Clerk County Court, Harris County, Texas.  
BY Gloria L. Halar Deputy

Filed for Record

Recorded

W. D. MILLER, Clerk County Court Harris County, Texas

B. *Pauline McKingus* Deputy

1352790

at 9:50 o'clock P.M.  
at 10:12 o'clock P.M.

THE STATE OF TEXAS ;  
COUNTY OF HARRIS ;

1352790

KNOW ALL MEN BY THESE PRESENTS:

THAT we, John Taylor Sinclair, Jr. and wife, Ethel Mae Sinclair, of Harris County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash, and other good and valuable considerations to us in hand paid by the Grantees herein-after named, the receipt of all of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto J. A. Martin and wife, Hilma Martin, a 5 foot strip of land in Harris County, Texas, off the South end of the land conveyed by Norman Way to John Taylor Sinclair, Jr. and wife, Ethel Mae Sinclair, dated July 17, 1953, of record in the Office of the County Clerk of Harris County, Texas, under Document File No. 1157142; the tract herein conveyed being described more particularly as follows:

BEGINNING at the Southeast corner of the tract of 50 conveyed to John Taylor Sinclair, Jr. and wife, Ethel Mae Sinclair from Norman Way by deed dated July 17, 1953, of record in the Office of the County Clerk of Harris County, Texas, under Document File No. 1157142, said point also being the Southeast corner of the 5 foot strip herein conveyed;

THENCE South 80° 45 min. West 161.94 feet to a point in the center line of a 40 foot private roadway;

THENCE North 0° 22 min. West with the center line of said roadway, 5 feet;

THENCE North 89° 38 min. East 161.86 feet parallel to the South line;

THENCE South 0° 22 min. East 5 feet to a point for the Southeast corner of the tract which is the place of BEGINNING.

For the purpose of complying with the Building Line Restrictions contained in instrument filed for record on April 29, 1953, in the Office of the County Clerk of Harris County, Texas, under Document File No. 1122029, Grantors hereby designate the West line of the tract of land hereby conveyed as the front line thereof.

This conveyance is made and accepted subject to all  
existing easements, covenants, conditions, rights of way  
and easements of record, being, respecting the above described  
property.

This conveyance is also made and accepted subject to  
the following restriction on the use of the property hereby convey-  
ed, which said restriction shall be in the nature of a covenant  
running with the land and inure to the benefit of, and be enforce-  
able by, other owners in the subdivision of which tract hereby  
conveyed is a part, to-wit:

No out-building detachable from the main residence  
may be constructed on any portion of the property hereby conveyed.  
Any garage or servants quarters constructed in connection with the  
main residence, must be attached to and made a part of said main  
residence.

TO HAVE AND TO HOLD the above described premises, to-  
gether with all and singular the rights and appurtenances thereto  
in anywise belonging unto the said Grantees, their heirs and  
assigns forever, and Grantors do hereby bind themselves, their  
heirs, executors and administrators, to warrant and forever defend,  
all and singular, the title to said premises, unto the said Grantees,  
their heirs and assigns, against every person whomsoever lawfully  
claiming, or to claim the same or any part thereof.

WITNESSED at Houston, Texas, this 11th day of February,  
A.D., 1968.

*[Handwritten signature]*  
*[Handwritten signature]*

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John Taylor Sinclair, Jr., 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of February, A. D., 1955.

Robert L. Welles  
Notary Public, Harris County, Texas.

THE STATE OF TEXAS  
COUNTY OF HARRIS

EEFORZ ME, the undersigned authority, on this day personally appeared Ethel Mae Sinclair, wife of John Taylor Sinclair, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Ethel Mae Sinclair, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of February, A. D., 1955.

Robert L. Welles  
Notary Public, Harris County, Texas.



Filed for Record Feb. 17, 1955 at 9:50 o'clock A.M.

Recorded March 24, 1955 at 10:15 o'clock A.M.

W. D. MILLER, Clerk County Court, Harris County, Texas

Dubin McKinzie Deputy



Lead  
SS

C629153

DEC-20-67 277806 - C 629153 LS D PD

4.50

CORRECTION WARRANTY DEED

DEED RECORDS

VOL 7028 PAGE 620

THE STATE OF TEXAS )  
COUNTY OF HARRIS ) KNOW ALL MEN BY THESE PRESENTS:

THAT we, JOHN TAYLOR SINCLAIR, JR. and wife, ETHEL MAE SINCLAIR, of Harris County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash, and other good and valuable considerations to us in hand paid by the Grantees herein named, the receipt of all of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto J. A. MARTIN and wife, HILMA MARTIN, a 5 foot strip of land in the John D. Taylor League in Harris County, Texas, off the South end of the land conveyed by Norman Way to John Taylor Sinclair, Jr. and wife, Ethel Mae Sinclair, dated July 17, 1953, of record in the Office of the County Clerk of Harris County, Texas, in Volume 2639, Page 448 of the Deed Records; the tract herein conveyed being described more particularly as follows, to-wit:

4.50  
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BEGINNING at the Southeast corner of the tract of so conveyed to John Taylor Sinclair, Jr. and wife, Ethel Mae Sinclair from Norman Way by deed dated July 17, 1953, of record in the Office of the County Clerk of Harris County, Texas, in Volume 2639, Page 448 of the Deed Records, said point also being the Southeast corner of the 5 foot strip herein conveyed;

THENCE South 80° 45' West 161.94 feet to a point in the center line of a 40 foot private roadway;

THENCE North 0° 22' West with the center line of said roadway, 5 feet;

THENCE North 80° 45' East 161.86 feet parallel to the South line;

THENCE South 0° 22' East 5 feet to a point for the Southeast corner of the tract which is the place of BEGINNING.

For the purpose of complying with the Building Line Restrictions contained in instrument filed for record on April 29, 1953, in the Office of the County Clerk of Harris County, Texas, under Document File No. 1122029, Grantors hereby designate the West line of the tract of land hereby conveyed as the front line thereof.

This conveyance is made and accepted subject to all restrictions, reservations, covenants, conditions, rights of way and

086-32-1402

2

DEED RECORDS

VOL 7028 PAGE 621

086-32-1403

easements of record, if any, affecting the above described property.

This conveyance is also made and accepted subject to the following restrictions on the use of the property hereby conveyed, which said restriction shall be in the nature of a covenant running with the land inure to the benefit of, and be enforceable by, other owners in the subdivision of which tract hereby conveyed is a part, to-wit:

No out-building detachable from the main residence may be constructed on any portion of the property hereby conveyed, Any garage or servants quarters constructed in connection with the main residence, must be attached to and made a part of said main residence.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever, and Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever Defend, all and singular, the title to said premises, unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

This is a correction deed given in correction of that certain deed from the grantors herein to the grantees herein dated February 8, 1955, recorded in Volume 2900, Page 91 of the Deed Records of Harris County, Texas, wherein the next to last call erroneously reads "Thence North 89° 38 min. East".

EXECUTED at Houston, Texas, this 8th day of February, A.D. 1955.

*John Taylor Sinclair, Jr.*

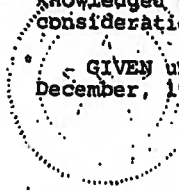
*John T. Sinclair, Jr.*  
John Taylor Sinclair, Jr.)  
*Ethel Mae Sinclair*  
(Ethel Mae Sinclair)

THE STATE OF TEXAS )  
COUNTY OF HARRIS )

DEED RECORDS  
VOL 7028 FILE 622

BEFORE ME, the undersigned authority, on this day personally appeared JOHN TAYLOR SINCLAIR, JR., 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 consideration therein expressed.

GIVEN under my hand and seal of office, this 16<sup>th</sup> day of December, 1967.

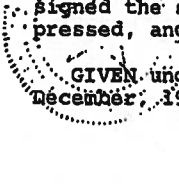
  
*M. N. Lynch*  
Notary Public in and for Harris  
County, Texas.  
M. N. Lynch

086-32-1404

THE STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared ETHEL MAE SINCLAIR, wife of JOHN TAYLOR SINCLAIR, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and having been by me examined privily and apart from her husband, and having the same fully explained to her, she, the said ETHEL MAE SINCLAIR acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 16<sup>th</sup> day of December, 1967.

  
*M. N. Lynch*  
Notary Public in and for Harris  
County, Texas.  
M. N. Lynch

Sample neighbor  
letter

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

March 10, 2021

BURTNER GEORGE R III  
202 MERRIE WAY LN  
HOUSTON, TX 77024-7435

To Whom It May Concern:

On behalf of our client, **AJAY DAMANI AND RUCHIRA DAMANI**, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 P.M. on MARCH 25, 2021**, now being held online, using Zoom Meeting Platform. We are seeking approval for the following:

### PRELIMINARY PLAT OF DAMANI ESTATE

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.5820 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOT 14 AND THE ADJOINING 5 FEET OF LOT 15 OF SHADOWOOD, AND UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 12.6 ACRE TRACT OF LAND CONVEYED TO NORMAN WAY AS RECORDED IN VOLUME 2574, PAGE 707 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 0.5820 ACRE (25,351 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 CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM  
MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION**

**HCAD: 0806170000014**  
**AT: 210 Merrie Way Lane, Piney Point Village**  
**LGL: LT 14 & TR 15A, Shadowood U/R**

You're welcome to join the virtual meeting via the link or by phone as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/81009152807?pwd=UFpGMFVBRDhBa1phL3RhYW9uQm1Vdz09>

Meeting ID: 810 0915 2807

Passcode: 526833

One tap mobile

+13462487799,,81009152807#,,,,\*526833# US (Houston)

+16699006833,,81009152807#,,,,\*526833# US (San Jose)

Dial by your location

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

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515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 810 0915 2807

Passcode: 526833

Find your local number: <https://us02web.zoom.us/j/kbOYLXFRyM>

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 281.829.0034 or if you need virtual meeting link sent to you via email, please send me an email at [mario@probstfeld.com](mailto:mario@probstfeld.com).

Sincerely,



**MARIO F. COLINA, P.E.**

Probstfeld & Associates, Inc.

Attachments: Copy of PRELIMINARY PLAT

*A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by March 19th at City's website.*

# Damani Estate

## 210 MERIE WAY LANE - PINEY POINT VILLAGE

HCAT ID	Owner Name 1	Owner Mofl 1	Owner Mofl 1 City	Owner Mofl 1 State	Owner ZIP	Legal Desc. 1	Legal Desc. 2	Property Address Number	Property Address Street	Property Address Suite	Property Address ZIP	PRELIM PLAT LETTER CMT	FINAL PLAT LETTER CMT
1	806170000013	BURNER GEORGE R III	HOUSTON	TX	77024-7435	LT 13	SHADOWOOD U/R	209	MERIE WAY	LANE	77024	7020 1810 0002 1892 3974	
2	806170000011	ZHAO MINGDA CARLON ZHAO HOLLY	HOUSTON	TX	77024-7407	UTS 11 & 12	SHADOWOOD U/R	205	MERIE WAY	LANE	77024	7020 1810 0002 1892 3931	
3	41028020101	MIDANI AYMAN	HOUSTON	TX	77024-7522	IR 7.1	ASST 72 J D LAYLOR	11406	MEMORIAL	DR	77024	7020 1810 0002 1892 3946	
4	41028020005	JACOBS MARC S JACOBS ANA LEE	HOUSTON	TX	77024-7415	IR 5	ASST 72 J D LAYLOR	11302	PINEY POINT	CR	77024	7020 1810 0002 1892 3955	
5	806170000010	THE CGC REVOCABLE TRUST	HOUSTON	TX	77024-7407	LT 10	SHADOWOOD U/R	209	MERIE WAY	LANE	77024	7020 1810 0002 1892 3962	
6	134530010001	VV MERIE WAY LLC	HOUSTON	TX	77056-2408	LT 1 BLK 1	YACER WAY	213	MERIE WAY	LANE	77024	7020 1810 0002 1892 3979	
7	41028020314	ESPEY LIN C & JENNIFER M	HOUSTON	TX	77024-7410	IR 43A	ASST 72 J D LAYLOR	11305	MERIE WAY	LANE	77024	7020 1810 0002 1892 3986	
8	806170000008	JASSIER RONALD C	HOUSTON	TX	77024-7407	LT 8	SHADOWOOD U/R	217	MERIE WAY	LANE	77024	7020 1810 0002 1892 3993	
9	806170000007	CHIANG CHARLENE C	HOUSTON	TX	77022-5518	LT 7	SHADOWOOD U/R	221	MERIE WAY	LANE	77024	7020 1810 0002 1892 3999	
10	806170000015	ENRIQUET MARTIN A & KARYN M	HOUSTON	TX	77024-7435	IRS 15 & 16A	SHADOWOOD U/R	216	MERIE WAY	LANE	77024	7020 1810 0002 1892 3916	
11	133860010001	LEE JAMES H & AMY M	HOUSTON	TX	77024-7435	LT 1 BLK 1	220 MERIE WAY LANE	220	MERIE WAY	LANE	77024	7020 1810 0002 1892 3923	
12	136370010001	HARRIS PATRICIA L	HOUSTON	TX	77024-7513	LT 1 BLK 1	11400 MEMORIAL DRIVE	11400	MEMORIAL	DR	77024	7020 1810 0002 1892 3930	
13	806170000020	PRATT KATHLEEN C ESTATE OF C/O LAURENS PRATT TRUST	HOUSTON	TX	77024-7435	LT 20	SHADOWOOD U/R	11320	MEMORIAL	DRIVE	77024	7020 1810 0002 1892 3947	
14	806170000022	SUSAN EWEES PEUNI LIVING TR	HOUSTON	TX	77024-7513	LT 22	SHADOWOOD U/R	11402	MEMORIAL	DR	77024	7020 1810 0002 1892 3954	
15	134530010001	VV MERIE WAY LLC	HOUSTON	TX	77024-7435	LT 1 BLK 1	YACER WAY	213	MERIE WAY	DR	77024	7020 1810 0002 1892 3961	
16	806170000007	CHIANG CHARLENE C	HOUSTON	TX	77024-7435	LT 7	SHADOWOOD U/R	221	MERIE WAY	LANE	77024	7020 1810 0002 1892 3978	
17	806170000020	PRATT KATHLEEN C ESTATE OF C/O LAURENS PRATT TRUST	HOUSTON	TX	77024-7513	LT 20	SHADOWOOD U/R	11320	MEMORIAL	DRIVE	77024	7020 1810 0002 1892 3985	





# Harris County Appraisal District



PUBLICATION DATE:  
4/28/2020

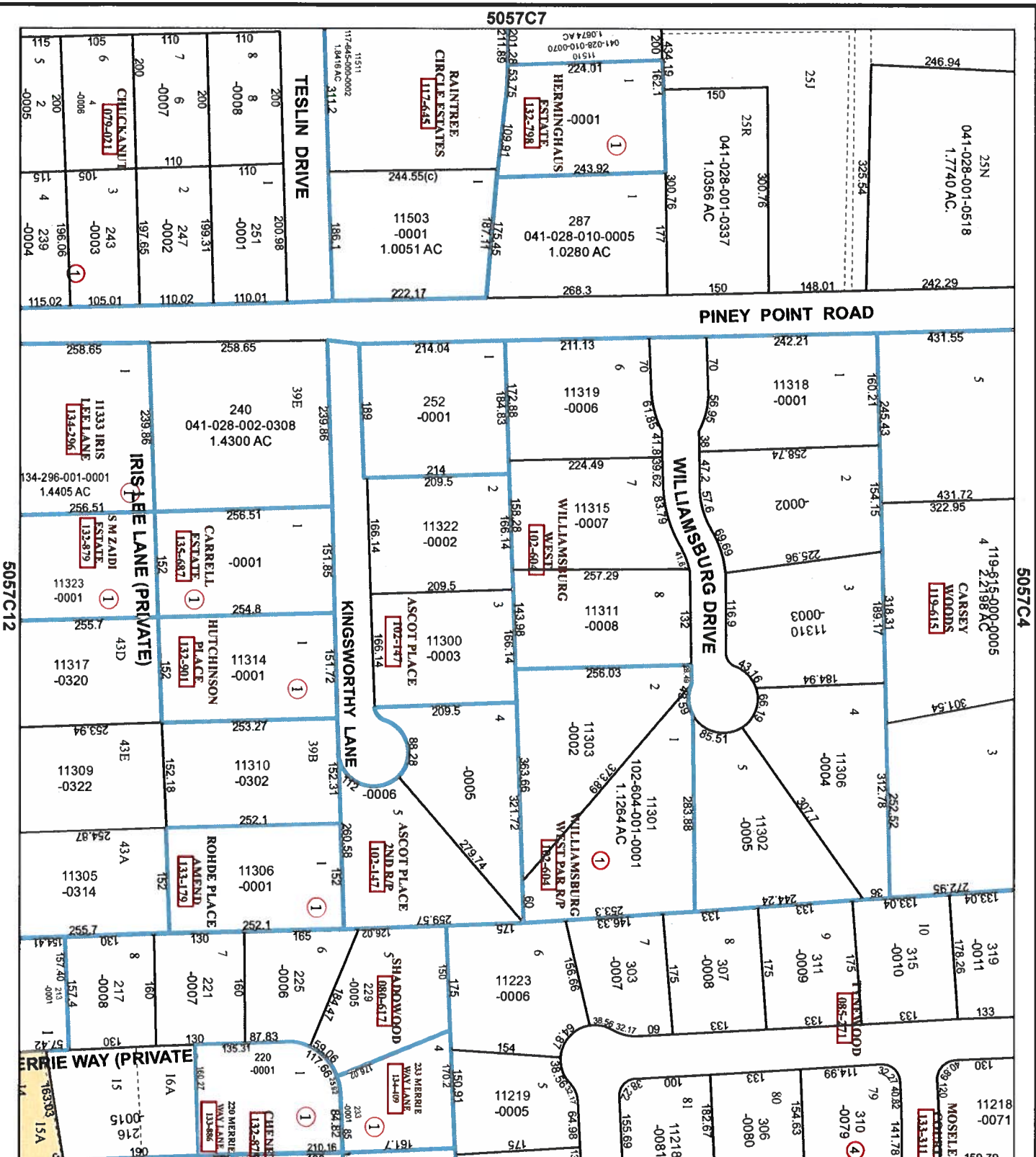
5057D5

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



**FACET**  
5057C87

2	3	4	1	2
6	7	8	5	6
10	11	12	9	10



5057C12

5057C4



# Harris County Appraisal District



PUBLICATION DATE:  
4/28/2020

5057D6

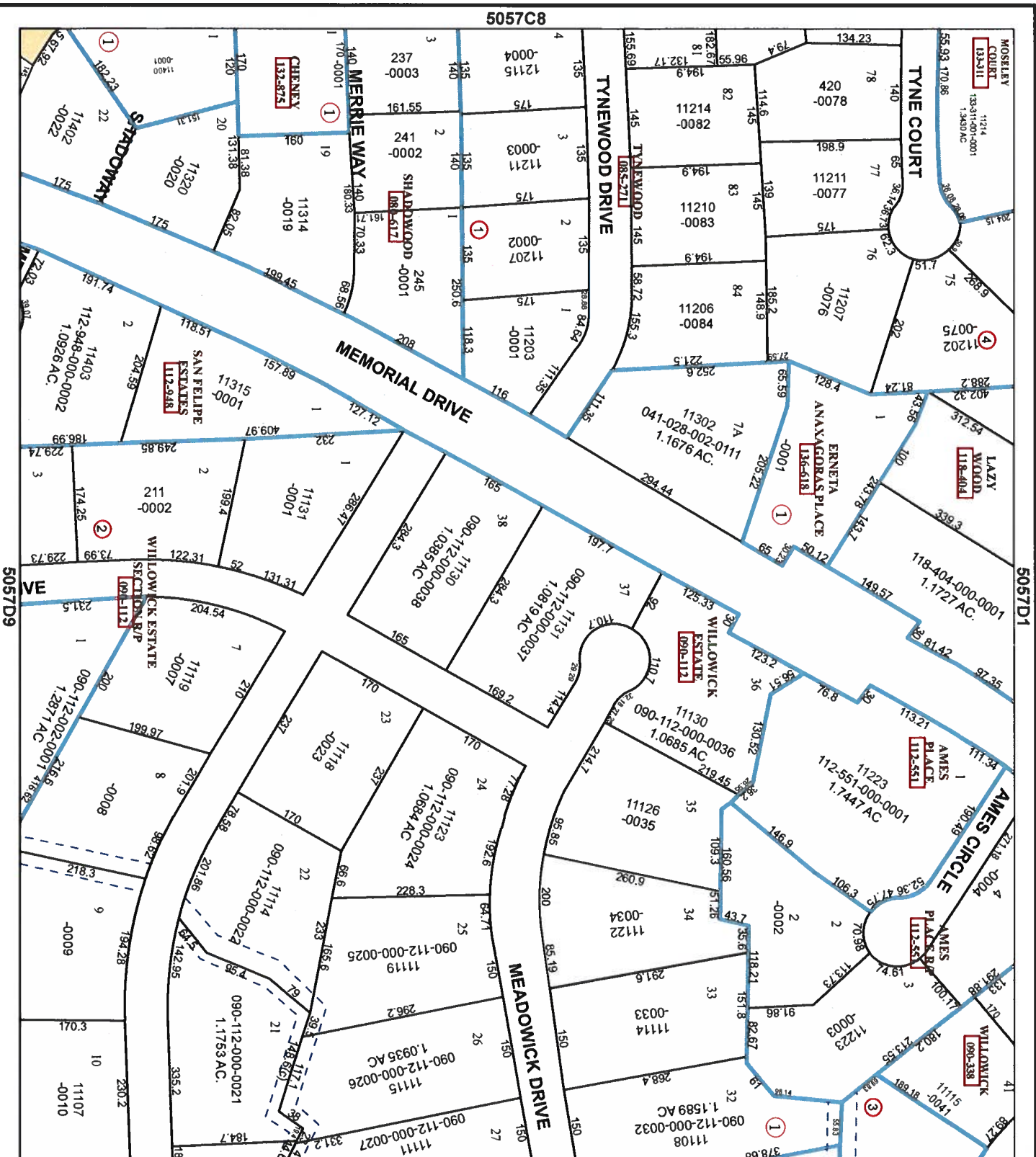
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



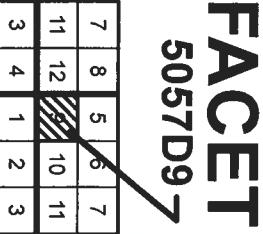
**FACET**  
5057D57

3	4	1	2	3
7	8	5	6	7
11	12	9	10	11





Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



7	8	5	6	7
11	12	9	10	11
3	4	1	2	3

7020 1810 0002 1892 3848

U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

MIDANI AYIBU  
 11706 HUMPHREY DR  
 HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3855

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

JACOBS TONG  
 11302 PINNEY POINT DR  
 HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3879

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

VV MEMIE WAY LLC  
 5126 HOLYMAN DR  
 HOUSTON, TX 77056

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3824

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

BURTNER F  
 202 MEMIE WAY LN  
 HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3831

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**OFFICIAL USE**

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

ZHAO H.  
 205 MEMIE WAY LN  
 HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3862

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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

CFC REVOCABLE TRUST  
 209 MEMIE WAY LN  
 HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7020 1810 0002 1892 3893

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total Postage and Fees \$	
Sent To <u>LA SSTER RONALD C</u>	
Street and Apt. No., or PO Box No. <u>217 MEMIE WAY LN</u>	
City, State, ZIP+4® <u>HOUSTON TX 77024</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1810 0002 1892 3886

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total Postage and Fees \$	
Sent To <u>ESPAH LIN</u>	
Street and Apt. No., or PO Box No. <u>11305 FELS LEE LN</u>	
City, State, ZIP+4® <u>HOUSTON TX 77024</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1810 0002 1892 3916

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total Postage and Fees \$	
Sent To <u>ENRIQUEZ MARTIN</u>	
Street and Apt. No., or PO Box No. <u>216 MEMIE WAY LN</u>	
City, State, ZIP+4® <u>HOUSTON TX 77024</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1810 0002 1892 3909

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total Postage and Fees \$	
Sent To <u>CHUANG CHARLENE</u>	
Street and Apt. No., or PO Box No. <u>4530 SHELTON LN</u>	
City, State, ZIP+4® <u>HOUSTON TX 77027</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1810 0002 1892 3930

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total Postage and Fees \$	
Sent To <u>HANIS PATRICIA</u>	
Street and Apt. No., or PO Box No. <u>11406 MEMIE WAY LN</u>	
City, State, ZIP+4® <u>HOUSTON TX 77024</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1810 0002 1892 3923

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total Postage and Fees \$	
Sent To <u>LEE JAMES</u>	
Street and Apt. No., or PO Box No. <u>216 MEMIE WAY LN</u>	
City, State, ZIP+4® <u>HOUSTON TX 77024</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1810 0002 1892 3954

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To SUSAN EWHRS PELINI L TR  
 Street and Apt. No., or PO Box No. 11402 MOTORIST PL  
 City, State, ZIP+4® HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3947

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To PRATT KATHLEEN  
 Street and Apt. No., or PO Box No. 202 MAMIE WASH LN  
 City, State, ZIP+4® HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3978

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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To CHONG CHONG  
 Street and Apt. No., or PO Box No. 213 MAMIE WASH LN  
 City, State, ZIP+4® HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3961

U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To W MAMIE WASH LLC  
 Street and Apt. No., or PO Box No. 213 MAMIE WASH LN  
 City, State, ZIP+4® HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0002 1892 3985

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To PRATT KATHLEEN  
 Street and Apt. No., or PO Box No. 11320 MOTORIST PL  
 City, State, ZIP+4® HOUSTON, TX 77024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZHAO MINGDA  
CARLSON ZHAO HOLLY  
205 MERRIE WAY LN  
HOUSTON, TX 77024-7407



9590 9402 6340 0296 1292 75

2. Article Number (Transfer from service label)

7020 1810 0002 1892 3831

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

MS

C-19

C. Date of Delivery

7/12/21

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ENRIQUEZ MARTIN A & KARYN M  
216 MERRIE WAY LN  
HOUSTON, TX 77024-7435



9590 9402 6340 0296 1285 44

2. Article Number (Transfer from service label)

7020 1810 0002 1892 3916

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

MS

C-15

C. Date of Delivery

7/12/21

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ESPEY LIN G & JENNIFER M  
11305 IRIS LEE LN  
HOUSTON, TX 77024-7410



9590 9402 6340 0296 1285 13

2. Article Number (Transfer from service label)

7020 1810 0002 1892 3886

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

MS

C-15

C. Date of Delivery

7/12/21

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHUANG CHARLENE C  
4530 SHETLAND LN  
HOUSTON, TX 77027-5518



9590 9402 6340 0296 1285 37

2. Article Number (Transfer from service label)

7020 1810 0002 1892 3909

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X 6-19

B. Received by (Printed Name)

2707

C. Date of Delivery

3-12-21

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ All Restricted Delivery