515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0238 FAX

July 7, 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 JULY 22, 2021, now being held online, using Zoom Meeting Platform. We are seeking approval for the following:

FINAL 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.

ILOT I 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 FINAL 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 FINAL PLAT



June 17, 2021

Mr. Vincent L. Marino, Chairman Planning and Zoning Commission City of Piney Point Village 7676 Woodway, Suite 300 Houston, Texas 77063

Re: On-Going Services

Final Plat Review of 210 Merrie Way - First Submittal

Piney Point Village, Texas HDR Job No. 10279751

Dear Mr. Marino,

We have reviewed the final plat for the above referenced address. The plat appears to meet all requirements set forth in the City ordinances. Therefore, we recommend that the Planning and Zoning Commission approve the final plat contingent upon the following:

• The Registered Professional Land Surveyor of Record must sign the Final Plat before it is presented before the Planning and Zoning Commission.

If you have any questions, please feel free to contact us.

Sincerely,

HDR Engineering, Inc.

Aaron Croley, P.E., CFM

Maron Croby

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.

FINAL PLAT OF DAMANI ESTATE

A 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 SHADOWOOD, 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

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

OWNER:

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

CITY OF PINEY POINT VILLAGE, TEXAS
JULY 22, 2021

PROBSTFELD SASSOCIATES PROFESSIONAL LAND SURVEYORS



MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903 PH: 713-465-8318 FAX: 713-465-8387

June 14, 2021

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

VIA FAX No. 713-782-3178

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

VIA Email: mario@probstfeld.com

Re: Letter of No Objection for Final Plat of 210 Merrie Way Lane

Damani Estate Lot 1, Block 1, 0 Reserve, Piney Point Village, Texas

Dear Commissioners:

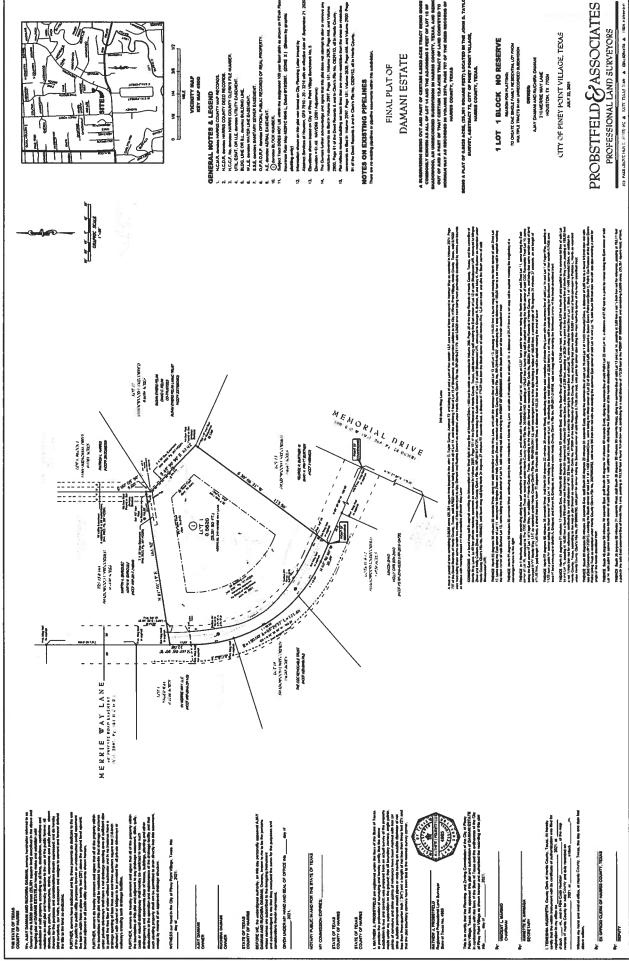
Memorial Villages Water Authority (the "Water Authority") has reviewed the proposed Final Plat of the above referenced single family residential lot in the City of Piney Point Village. In our review, we have determined that the proposed Plat, creating one single family residential lot, will not adversely 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,

Trey Cantu General Manager

Cc: Customer file





June 24, 2021

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

Re: FINAL 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 July 22, 2021.

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 Yvonne de Launay at 337-781-8186.

Sincerely,

Yvonne de Launay

Senior Right of Way Agent

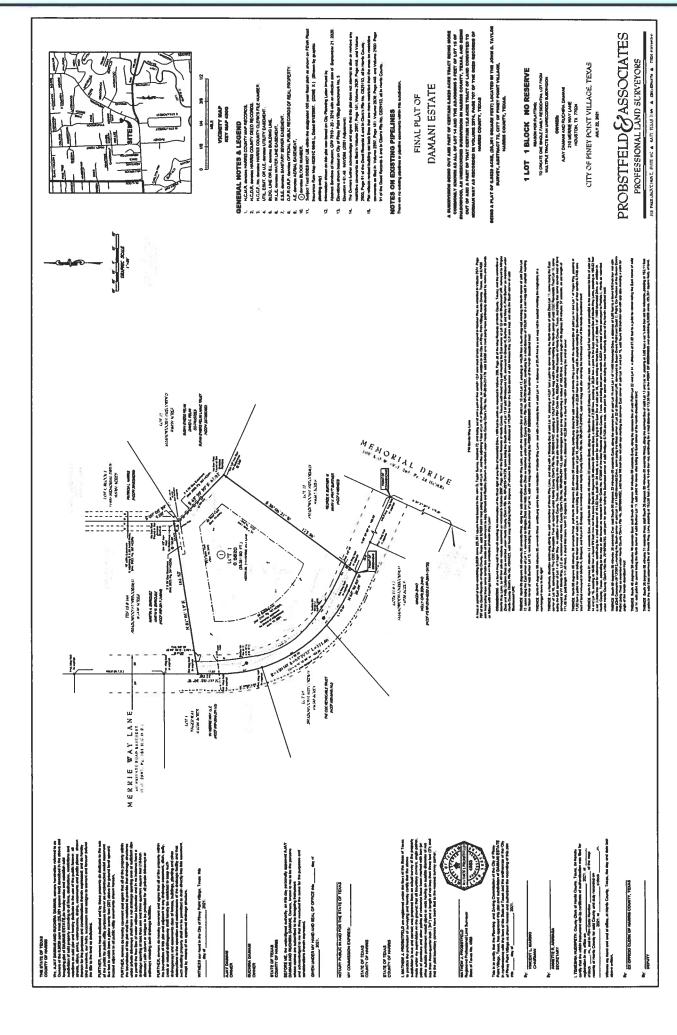
Hoome de Francy

Paragon Partners Ltd.

Contractor Representing CenterPoint Energy Houston

C: MARIO COLINA, P.E. <mario@probstfeld.com>

PLAT No.: PLR20.577A



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



From the desk of: Brandon Reed 281-983-1228 Brandon.Reed.1@att.com

July 7, 2021

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 Final plat dated June 11, 2021 from Probstfeld & Associates.

Sincerely,

Brandon Reed

Manager Engineering Design



June 16, 2021

Mario Colina Probstfeld & Associates 515 Park Grove Drive Katy, Texas 77450

Re: Plat - Damani Estate

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 survey dated June, 2021.

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 rights-of-way. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 435-224-2356 with any questions that you may have.

Sincerely,

Jeff Houston

Authorized Representative



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

July 7, 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 JULY 22, 2021, now being held online, using Zoom Meeting Platform. We are seeking approval for the following:

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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

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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

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/u/kbOYLXFRyM

Please find attached a copy of the FINAL 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.

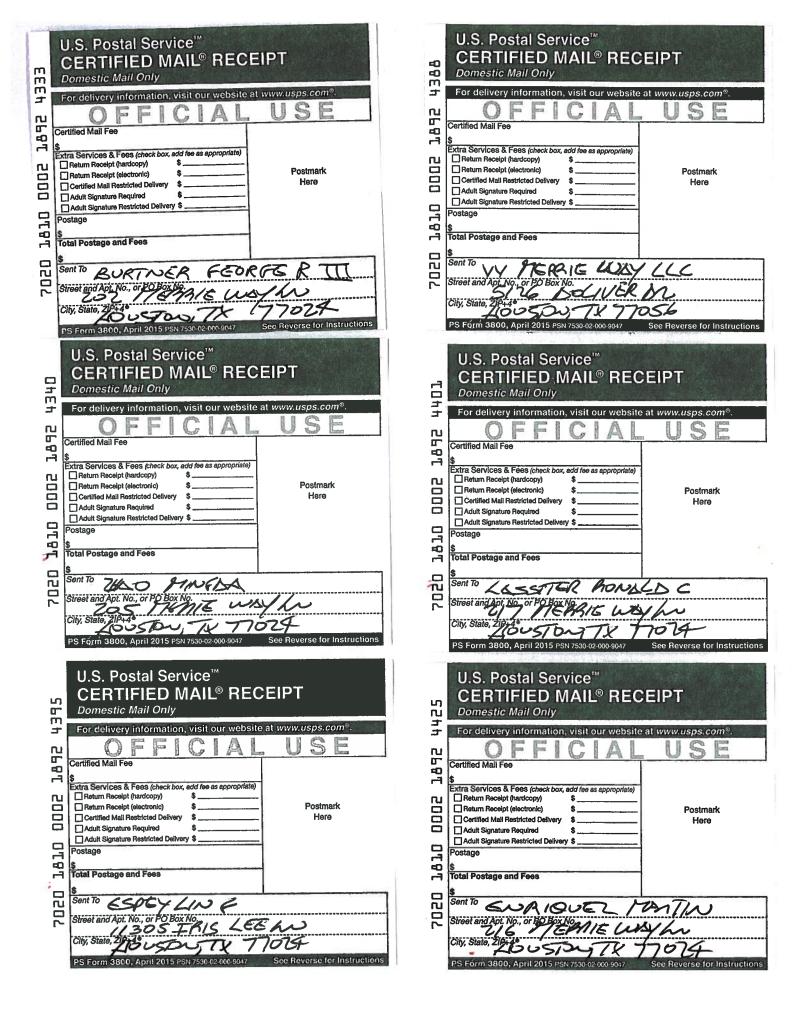
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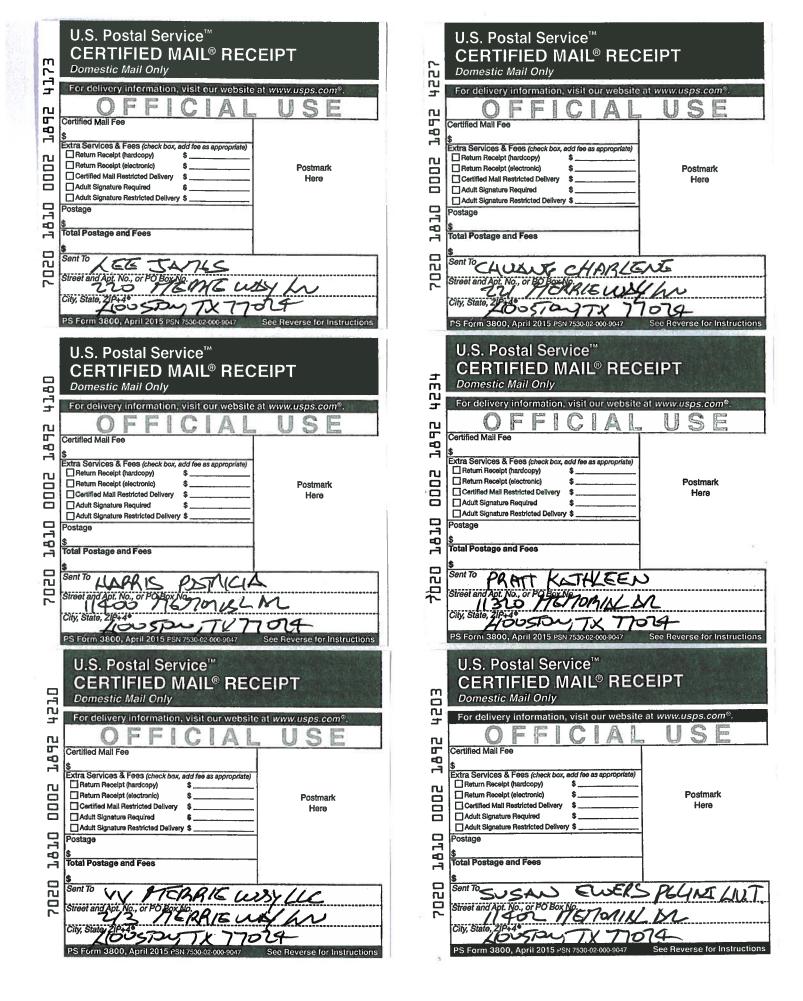
MARIO F. COLINA, P.E.

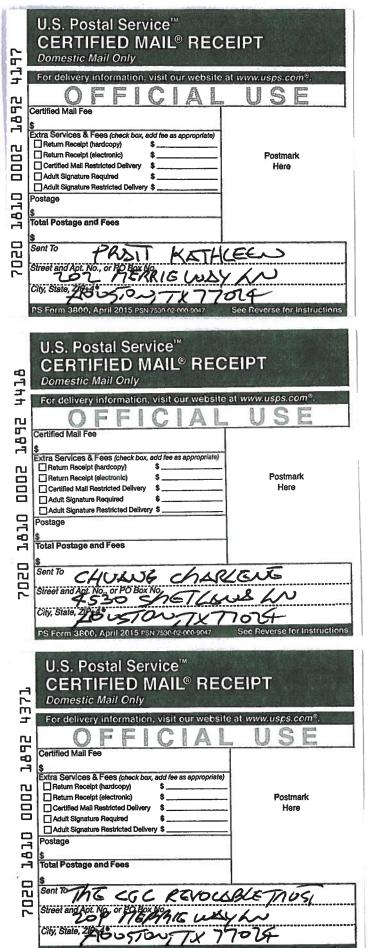
Probstfeld & Associates, Inc.

Attachments: Copy of FINAL 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 July 16th at City's website.







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2. Article Number (Transfer from service label) 7020 1.810 0002 1.892 439 PS Form 3811, July 2020 PSN 7530-02-000-9053 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.	□ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery □ Collect on Delivery Restricted Delivery □ Collect On Delivery Restricted Delivery □ Signature Confirmation Restricted Delivery □ Signature Confirmation Restricted Delivery □ Domestic Return Receipt COMPLETE THIS SECTION ON DELIVERY A. Signature □ Agent
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2. Article Number (Transfer from service label) 7020 1.810 0002 1.892 499 PS Form 3811, July 2020 PSN 7530-02-000-9053 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.	□ Adult Signature Restricted Delivery □ Certified Mail Restricted Delivery □ Certified Mail Restricted Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Signature Confirmation Restricted Delivery □ Addressed Delivery □ Domestic Return Receipt □ Agent □ Addressee
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2. Article Number (Transfer from service label) 7020 1810 0002 1892 499 PS Form 3811, July 2020 PSN 7530-02-000-9053 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: THE CGC REVOCABLE TRUST 209 MERRIE WAY LN HOUSTON, TX 77024-7407	Adult Signature Restricted Delivery Certified Mail Restricted Delivery Cortified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery Mail Mail Restricted Delivery Domestic Return Receipt COMPLETE THIS SECTION ON DELIVERY A. Signature X Agent Addressee B. Refeived by (Printed Name) D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
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2. Article Number (Transfer from service label) 7020 1810 0002 1892 499 PS Form 3811, July 2020 PSN 7530-02-000-9053 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. THE CGC REVOCABLE TRUST 209 MERRIE WAY LN HOUSTON, TX 77024-7407	Adult Signature Adult Signature Certified Mail Restricted Delivery □ Collect on Delivery Restricted Delivery □ Domestic Return Receipt COMPLETE THIS SECTION ON DELIVERY A. Signature X □ Agent □ Addressee □ Addressee □ Addressee □ Adult Signature Confirmation □ Signature Confirmation □ Addressee □ Adult Signature □ Adult Signature □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Signature Confirmation
2. Article Number (Transfer from service label) 7020 1810 0002 1892 499 PS Form 3811, July 2020 PSN 7530-02-000-9053 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. THE CGC REVOCABLE TRUST 209 MERRIE WAY LN HOUSTON ,TX 77024-7407 9590 9402 6340 0296 1288 58 2. Article Number (Transfer from service label)	Adult Signature Restricted Delivery □ Certified Mail Restricted Delivery □ Collect on Delivery Restricted Delivery □ Mail Mail Restricted Delivery □ Domestic Return Receipt COMPLETE THIS SECTION ON DELIVERY A. Signature X □ Agent □ Addressee □ Addressee □ Addressee □ Addressee □ Addressee □ No Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Collect on Delivery □ Signature Confirmation □ Restricted Mail® □ Certified Mail® □ Certified Mail® □ Certified Mail® □ Certified Mail® □ Signature Confirmation □ S
2. Article Number (Transfer from service label) 7020 1.810 0002 1.892 499 PS Form 3811, July 2020 PSN 7530-02-000-9053 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: THE CGC REVOCABLE TRUST 209 MERRIE WAY LN HOUSTON, TX 77024-7407	Adult Signature Restricted Delivery Registered Mail Restricted Delivery Certified Mail Restricted Delivery Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery Signature Confirmation Restricted Delivery Signature Confirmation Restricted Delivery Domestic Return Receipt

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or on the front if space permits.	Ut 6-17 19/21
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221 MERRIE WAY LN	
HOUSTON ,TX 77024-7435	
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Attach this card to the back of the mailpiece, or on the front if space permits.	B. Required by (Printed Name) 9, Date of Delivery
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	If YES, enter delivery address below:
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202 MERRIE WAY LN	
HOUSTON ,TX 77024-7435	
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	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™
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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. Article Addressed to: LEE JAMES H & AMY M 220 MERRIE WAY LN HOUSTON, TX 77024-7435	A. Signature X. Agent Adgressee B. Received by (Printed/Name) D. Is delivery address different from Item 1? Yes If YES, enter delivery address below: No
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. Article Addressed to: LEE JAMES H & AMY M 220 MERRIE WAY LN HOUSTON, TX 77024-7435	A. Signature X. Agent Adefessee B. Received by (Printed/Name) Adefessee D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
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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. Article Addressed to: LEE JAMES H & AMY M 220 MERRIE WAY LN HOUSTON, TX 77024-7435	A. Signature X

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

Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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1,	D. Is delivery address different from Item 1? Yes
VV MERRIE WAY LLC	If YES, enter delivery address below: No
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HOUSTON ,TX 77024-7435	
	3. Service Type ☐ Priority Mall Express®
	☐ Adult Signature ☐ Registered Mali™ ☐ Registered Mali™ ☐ Registered Mali Restricted
9590 9402 6399 0303 8887 71	☐ Certified Mail® Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
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PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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HOUSTON ,TX 77024-7513	
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9590 9402 6399 0303 8887 40	☐ Certified Mail® ☐ Delivery ☐ Delivery ☐ Signature Confirmation™
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イリュロ 1672 416 PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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Print your name and address on the reverse so that we can return the card to you.	X	Addressee
Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printed Name)	C Pate of Pelivery
VV MERRIE WAY LLC 5126 DOLIVER DR HOUSTON ,TX 77056-2408	D. Is delivery address different fro If YES, enter delivery address	om item 1? U Yes s below: No
9590 9402 6340 0296 1288 65 2. Article Number (Transfer from service label) 7020 1810 0002 1872 436	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☐
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt
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 mailplece, or on the front if space permits. Addressed to: MIDANI AYMAN 11406 MEMORIAL DR HOUSTON ,TX 77024-7527	A. Signature X B. Ricelved by (Printed Name) D. Is delivery address different from If YES, enter delivery address	Agent Addressee C. Date of Delivery nitem 1? Yes
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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. ENRIQUEZ MARTIN A & KARYN 216 MERRIE WAY LN HOUSTON ,TX 77024-7435	A. Signature X B. Redeived by (Printed Name) D. Is delivery address different from If YES, enter delivery address	Agent Addressee C. Date of Delivery
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9590 9402 6399 0303 8887 26 Article Number (Transfer from service label)	. Service Type] Adult Signature] Adult Signature Restricted Delivery [Certified Mail®] Certified Mail Restricted Delivery] Collect on Delivery [Collect on Delivery Restricted Delivery] Insured Mail Adult Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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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. CHUANG CHARLENE C 4530 SHETLAND LN HOUSTON ,TX 77027-5518	A. Signature X. C-) Agent Addressee B. Received by (Printed Name) C. Date of Delivery Addressee If YES, enter delivery address below:
9590 9402 6340 0296 1288 96 2. Article Number (Transfer from service label) 7020 1810 0002 1892 441	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Cortified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Insured Mail Adult Restricted Delivery □ Signature Confirmation Restricted Delivery □ Insured Mail □ Restricted Delivery □ Insured Mail □ Restricted Delivery
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