



- GENERAL NOTES & LEGEND**
1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
 2. H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
 3. H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
 4. UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
 5. BLDG. LINE OR B.L. denotes BUILDING LINE.
 6. W.L.E. denotes WATER LINE EASEMENT.
 7. S.S.E. denotes SANITARY SEWER EASEMENT.
 8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
 9. A.E. denotes AERIAL EASEMENT.
 10. ① denotes BLOCK NUMBER.
 11. Subject Tract **DOES NOT LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map **48201C 0645 L**, Dated **6/18/2007**. (**ZONE X**) (Shown by graphic plotting only)
 12. Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston Title Company, GF# 7910-21-4742 with an effective date of November 29, 2021.
 13. Elevations shown based on City of Piney Point Village Benchmark No. 3
Elevation = 64.81 NAVD88 (2001 Adjustment)
 14. The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 1938, Page 665, Volume 1941, Page 58 and under Clerk's file No. D632875, all in Harris County.
 15. A vacancy or gap exists along and outside portion of the South line of subject tract per deeds S173824 and Volume 1938, page 665, both of the Deed Records of Harris County Texas.
 16. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 1938, Page 665, Volume 1941, Page 58 and under Clerk's file No. D632875, all in Harris County.

NOTES ON EXISTING PIPELINES
There are no existing pipelines or pipeline easements within this subdivision.

PRELIMINARY PLAT OF
MEMORIAL RADNEY PINES
AMENDING PLAT NO 1

A SUBDIVISION BEING THE AMENDING PLAT OF LOTS 1 AND 2, BLOCK 1
OF MEMORIAL RADNEY PINES AS RECORDED UNDER FILM CODE NO. 682433
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 2.3766 ACRES, (103,523 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 COMBINE TWO SINGLE FAMILY RESIDENTIAL LOTS INTO ONE LOT

OWNER:
KGBH, INC.
UMER F. KHAN, PRESIDENT
11505 MEMORIAL DRIVE
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
FEBRUARY 24, 2022

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FIRM #10066100

ENCUMBRANCES CERTIFICATE

I, **MATHEW J. PROBSTFELD**, do hereby certify that all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located.

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

I, **MATHEW J. PROBSTFELD**, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.



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

DATE: 12/1/2021 REVISED: 1/6/2022

I, **UMER F. KHAN**, President of **KGBH, INC.**, Owners, do hereby certify that all existing encumbrances, such as various types of easements both public and private, and fee strips on this plat are accurately identified and located, and further certify that this plat represents all of the contiguous land which We own directly or indirectly or have legal or beneficial interest in.

KGBH, INC.

UMER F. KHAN
President