

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

February 9, 2022

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

ATTENTION: PLANNING & ZONING COMMISSION

On behalf of our client, **KGBH, INC.**, Probstfeld & Associates, Inc. respectfully requests a hearing **FEBRUARY 24, 2022 at 7:00 PM** at the City of Piney Point Village, 7676 Woodway, Suite 300, Houston, Texas, 77063. We are seeking approval for the following:

PRELIMINARY PLAT OF MEMORIAL RADNEY PINES AMENDING PLAT NO 1

**A SUBDIVISION BEING THE AMENDING PLAT OF LOTS 1 AND 2 OF MEMORIAL RADNEY PINES AS
RECORDED IN 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**

HCAD: 1391060010001 & 1391060010002

AT: 11505 Memorial Dr & 171 Radney Road, Piney Point Village

LGL: Lts 1 & 2, Block 1, Memorial Radney Pines

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 of PRELIMINARY PLAT



January 13, 2022

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 11505 Memorial – **Second Submittal**
Piney Point Village, Texas
HDR Job No.

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. Therefore, we have no objections to the preliminary plat.

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

Sincerely,

HDR Engineering, Inc.

A handwritten signature in blue ink that reads "Aaron Croley".

Aaron Croley, P.E., CFM
Project Engineer

cc: Annette Arriaga – City of Piney Point Village



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

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MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903

PH: 713-465-8318

FAX: 713-465-8387

December 14, 2021

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

KGBH, INC,
C/O Mario Colina, P.E.
Probstfeld & Associates
515 Park Grove Drive
Katy, Texas 77450

VIA FAX No. 713-782-0281

VIA Email: Mario@probstfeld.com

Re: Letter of No Objection for **Preliminary** Plat of Memorial Radney Pines Amending Plat No. 1
1 Lot, 1 Blk – No Reserve: aka 11505 Memorial Drive
Piney Point Village, Texas

Dear Commissioners:

Memorial Villages Water Authority (the "Water Authority") has reviewed the proposed **Preliminary** Plat amending Lot 1 (11505 Memorial Drive) & Lot 2 (171 Radney Road), Memorial Radney Pines, in the City of Piney Point Village. In our review, we have determined that the proposed **Preliminary** Plat will not adversely affect the existing sanitary sewer system or existing water system that serves property on Way Manor nor the existing services to this 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.

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".

Trey Cantu
General Manager

Cc: Customer file



December 20, 2021

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

Re: PRELIMINARY PLAT OF MEMORIAL RADNEY PINES

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations (hereinafter referred to as "CenterPoint Energy"), has been asked to provide a Letter of No Objection for the above referenced plat dated December 1, 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 Energy will require exclusive easements.

Upon completion of CenterPoint Energy'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 Energy 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/or closure process.

If there are any questions, please contact Kathy Kane at 337.298.4917.

Sincerely,

Kathy Kane

Kathy Kane
Sr. Right of Way Agent
Paragon Partners Ltd.
Contractor Representing CenterPoint Energy Houston

C: Mario Colina <mario@probstfeld>



- GENERAL NOTES & LEGEND**
- H.C.A.R. denotes HARRIS COUNTY MAP RECORDS.
 - H.C.D.P. denotes HARRIS COUNTY DEED RECORDS.
 - H.C.E.C. denotes HARRIS COUNTY EASEMENT RECORDS.
 - UTIL. EMT. OR U.L.E. denotes UTILITY EASEMENT LINE.
 - B.L.C. denotes BLOCK CHAINING LINE.
 - W.L.E. denotes WATERLINE EASEMENT.
 - S.E.E. denotes SEWER EASEMENT.
 - G.O.S.P. denotes GROUND SURFACE PROPERTY.
 - A.L.E. denotes AERIAL EASEMENT.
 - denotes BLOCK NUMBER.
 - Subject Tract DOES NOT include the unimproved 100 year floor plan as shown on T.C.M.A. Survey No. 2017-1001, dated 01/09/2017. (CDN# 21) (Shown by reference to the plat for said Survey).
 - Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston Title Company, O.P. 781031-1412 with an effective date of 05/11/2017.
 - Exemptions: 2017-2021 based on City of Pines Point Village Subchapter No. 3.
 - Exemptions: M.J.1: MAVOR (200) Adjustment.
 - The Donors further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as listed in Volume 1536, Page 665, Volume 1841, Page 58 and under the name of L.L. MAVOR.
 - A vacancy or gap exists along the southern portion of the South line of subject tract per deeds 517824 and Volume 1833, page 645, both of the Deed Records of Harris County, Texas. Plat reflects revised building set back there that are more restrictive than the ones in respective volumes 1536, Page 665, Volume 1841, Page 58 and under Chart B No. 0002373, all as shown.

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

**PRELIMINARY PLAT OF
MEMORIAL RADNEY PINES
AMENDING PLAT NO 1**

A SUBDIVISION BEHIND THE AMENDING PLAT OF LOTS 1 AND 2, BLOCK 1 OF MEMORIAL RADNEY PINES AS RECORDED UNDER FILM CODE NO. 882433 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

TAYLOR SURVEY, ABSTRACT 75, CITY OF PINEY POINT VILLAGE, HARRIS COUNTY, TEXAS.

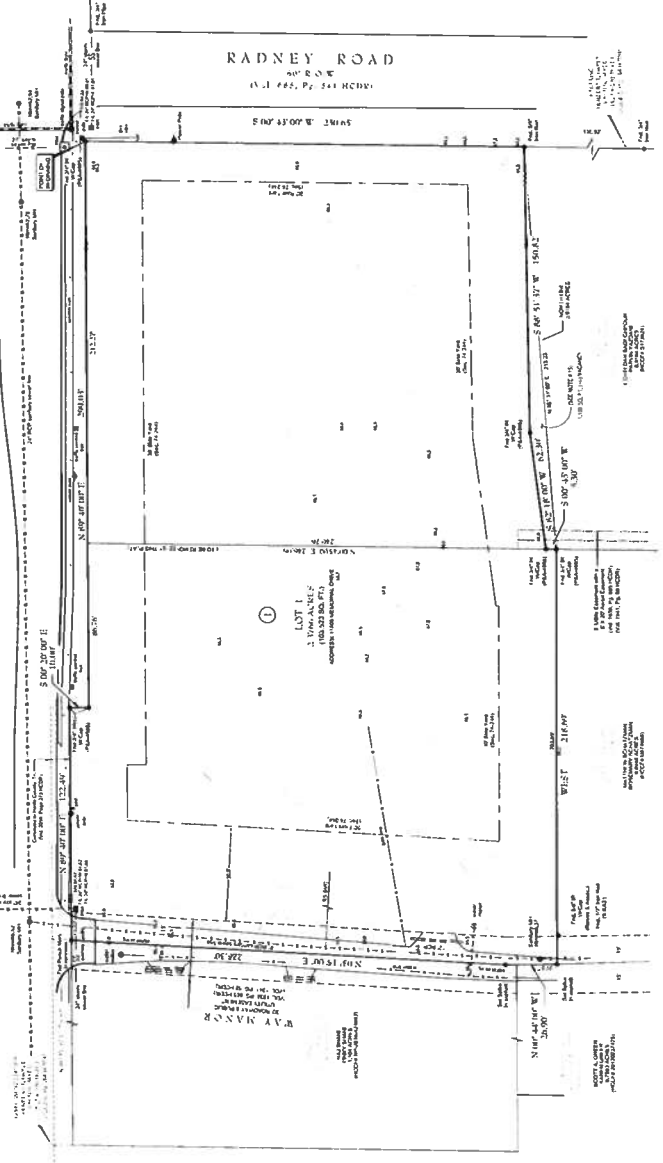
1 LOT 1 BLOCK NO RESERVE
TO COMBINE TWO SINGLE FAMILY RESIDENTIAL LOTS INTO ONE LOT

OWNER:
KGBR, INC.
OWNER F. HANAN, PRESIDENT
11000 HANAN DRIVE
HOUSTON, TX 77044

DECEMBER 1, 2021

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

AS DULY LICENSED SURVEYORS & CIVIL ENGINEERS & ENGINEERS A. HENNING



ENCUMBRANCES CERTIFICATE

I, MATTHEW J. PROBSTFELD, an individual under the laws of the State of Texas do hereby certify that all restrictive covenants, easements, and other interests in the property shown on this plat are as accurately identified and located as shown.

MATTHEW J. PROBSTFELD
REGISTERED PROFESSIONAL LAND SURVEYOR
State of Texas No. 4885

DATE: 12/01/2021 REVISED:

ENCUMBRANCES CERTIFICATE

I, LANCE F. DAVIS, President of KGBR, Inc., do hereby certify that all restrictive covenants, easements, and other interests in the property shown on this plat are as accurately identified and located as shown.

LANCE F. DAVIS
KGBR, INC.
President

ENCUMBRANCES CERTIFICATE

I, MATTHEW J. PROBSTFELD, an individual under the laws of the State of Texas do hereby certify that all restrictive covenants, easements, and other interests in the property shown on this plat are as accurately identified and located as shown.

MATTHEW J. PROBSTFELD
REGISTERED PROFESSIONAL LAND SURVEYOR
State of Texas No. 4885

DATE: 12/01/2021 REVISED:

ENCUMBRANCES CERTIFICATE

I, LANCE F. DAVIS, President of KGBR, Inc., do hereby certify that all restrictive covenants, easements, and other interests in the property shown on this plat are as accurately identified and located as shown.

LANCE F. DAVIS
KGBR, INC.
President

ENCUMBRANCES CERTIFICATE

I, MATTHEW J. PROBSTFELD, an individual under the laws of the State of Texas do hereby certify that all restrictive covenants, easements, and other interests in the property shown on this plat are as accurately identified and located as shown.

MATTHEW J. PROBSTFELD
REGISTERED PROFESSIONAL LAND SURVEYOR
State of Texas No. 4885

DATE: 12/01/2021 REVISED:

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

February 3, 2022

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 *11505 Memorial Drive, Houston Texas 77024*, as shown on the *Preliminary* plat dated *December 1, 2021* from *Probstfeld & Associates*.

Sincerely,

Brandon Reed
Manager Engineering Design

ENCUMBRANCES CERTIFICATE

1. LISTED ABOVE, Plaintiff, of Dallas, Texas, County, do hereby certify that all existing encumbrances, such as various types of easements, liens, mortgages, and other interests, which are shown on the plat and are not otherwise indicated, are as shown on the plat and are not otherwise indicated.

ROBERT M. KOSKI, INC.
 State of Texas No. 0083



DATE: 10/20/21 REVISED:

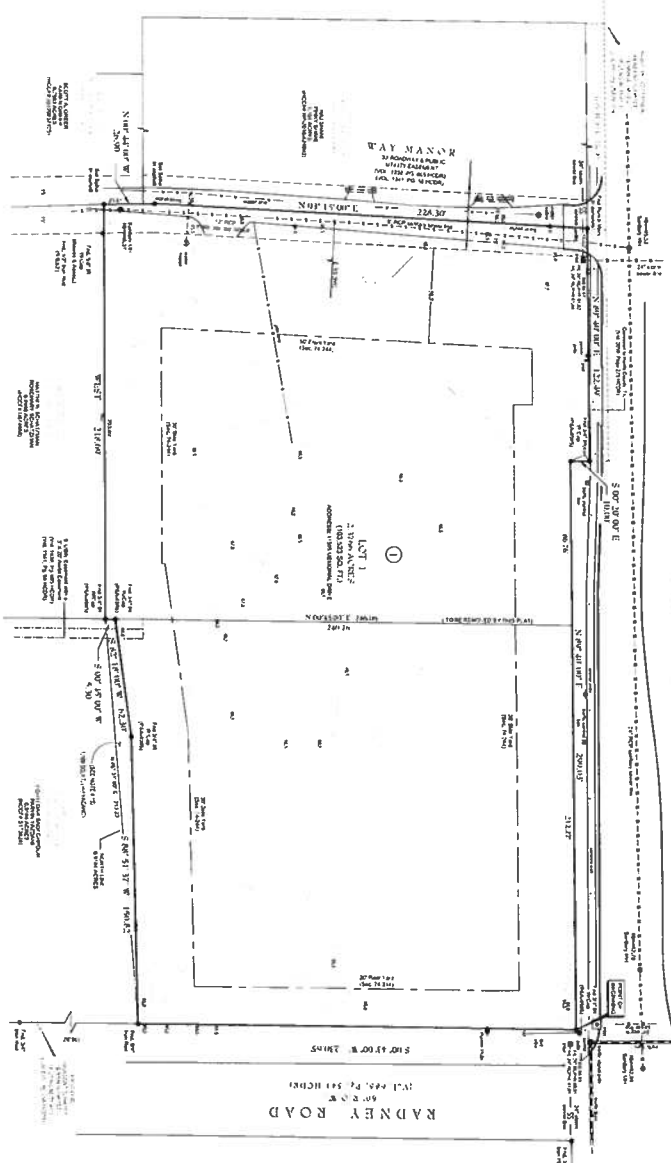
ENCUMBRANCES CERTIFICATE

1. LISTED ABOVE, Plaintiff, of Dallas, Texas, County, do hereby certify that all existing encumbrances, such as various types of easements, liens, mortgages, and other interests, which are shown on the plat and are not otherwise indicated, are as shown on the plat and are not otherwise indicated.

ROBERT M. KOSKI, INC.
 State of Texas No. 0083

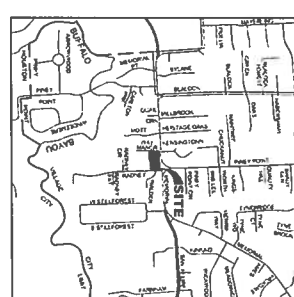


DATE: 10/20/21 REVISED:



MEMORIAL DRIVE
 50' WIDE
 200' WIDE

RADNEY ROAD
 50' WIDE



GENERAL NOTES & LEGEND

1. H.C.A.R. shows HARRIS COUNTY RECD RECORDS.
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16. H.C.A.R. shows HARRIS COUNTY RECD RECORDS.

NOTES ON EXISTING PIPELINES

There are no existing pipelines or other structures shown on the subdivision.

PRELIMINARY PLAT OF
MEMORIAL RADNEY PINES
AMENDING PLAT NO 1

A SUBDIVISION BEHIND THE ASSESSING PLAT OF LOTS 1 AND 2, BLOCK 1 OF MEMORIAL RADNEY PINES AS RECORDED UNDER FILED RECORD NO. 62423 OF THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 2.786 ACRES, (160,322 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY, ASSESSING TRACT, CITY OF FIGHT POINT VILLAGE, HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK NO RESERVE

TO CORNER TWO SADDLE VALLEY MEMORIAL LOTS INTO ONE LOT

OWNER:
 ROBERT M. KOSKI, INC.
 11050 WEST 11TH STREET
 HOUSTON, TX 77078

CITY OF PINEY POINT VILLAGE, TEXAS
 DECEMBER 7, 2021

PROBSTFELD & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

410 HARKINSVILLE AVENUE, SUITE 400, HOUSTON, TEXAS 77059



January 5, 2022

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

Re: Plat – Memorial Radney Pines

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 December 1st, 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,

A handwritten signature in black ink, appearing to read "Jeff Houston".

Jeff Houston
Authorized Representative