



April 6, 2022

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

ATTENTION: PLANNING & ZONING COMMISSION

On behalf of William Kao and Mandy Kao, Trustees of the Kao Management Trust, The Interfield Group respectfully requests a hearing at 7:00 PM on April 28, 2022, to be held at 7676 Woodway, Suite 300, Houston, Texas 77063

FINAL PLAT OF KAO MANAGEMENT TRUST

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

REASON FOR PLATTING: TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED SUBDIVISION

HCAD No.: 0410280070014

Property Address: 11410 Memorial Drive

Legal Description: TR 14

Piney Point U/R

ABST 72 J D TAYLOR

Please find attached a copy of the FINAL PLAT. If you have any questions or concerns, please feel free to reach me at 713-780-0909 Ext. 312.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Mary Villareal
Vice President
Planning & Platting

Attachment: Copy of FINAL PLAT



April 4, 2022

Mrs. Margaret Rohde, 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 11410 Memorial - Third Submittal

Piney Point Village, Texas HDR Job No. 10336218

Dear Mrs. Rohde,

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.

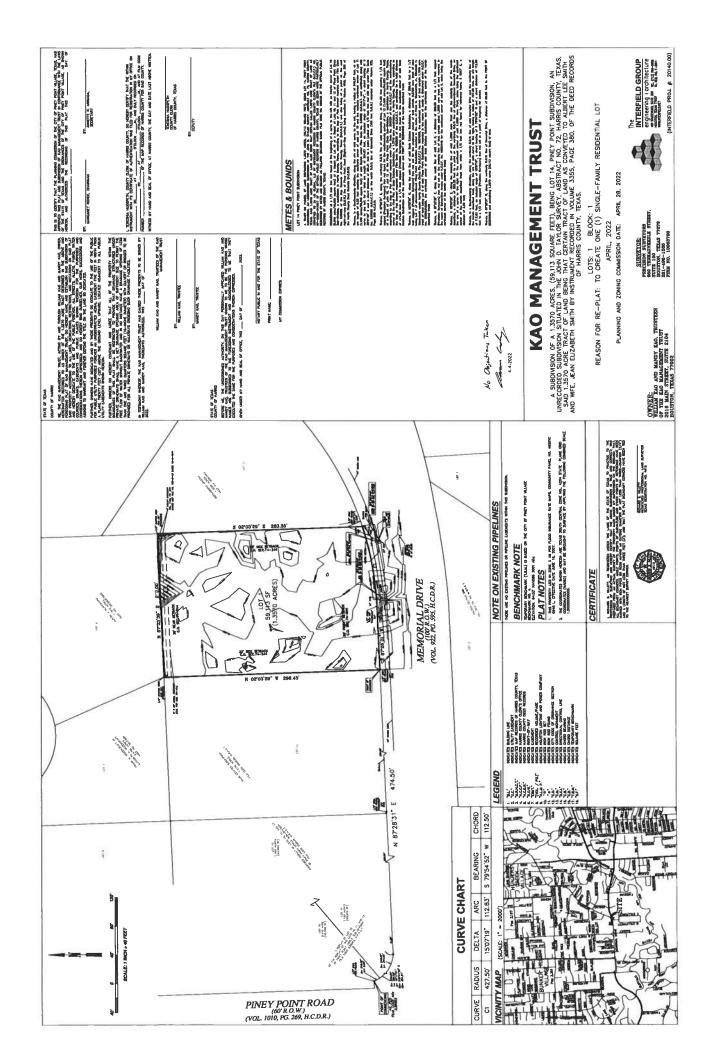
Sincerely,

HDR Engineering, Inc.

Aaron Croley, P.E., CFM

Project Engineer

cc: Annette Arriaga – City of Piney Point Village



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

Mary Villareal The Interfield Group 401 Studewood, Suite 300 Houston, Texas 77007 Phone: 713-780-0909 Ext. 312 Fax: 713-780-8550

Dear Ms. Villareal,

AT&T has no objection to the re-plat of the property located at 11410 Memorial Drive, Houston Texas 77024, as shown on the *Final* plat dated January 27, 2022 from the Interfield Group.

Sincerely,

Brandon Reed

Manager Engineering Design



February 7, 2022

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

Re: KAO MANAGEMENT TRUST

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 January 27, 2022.

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 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.

If there are any questions, please contact Kelli L. Gorman at 281-236-6808.

Sincerely,

Kelli L. Gorman
Kelli L. Gorman
Senior Right of Way Agent
Paragon Partners Ltd.
Contractor Representing CenterPoint Energy Houston

c: Mary Villareal < mvillareal@interfield.net>

Plat No.: PLR21.427B



January 27, 2022

Mary Villareal Planning Manager The Interfield Group 401 Studewood, Suite 300 Houston, Texas 77007

Re: Final Plat of Kao Management Trust (interfiled Project No. 20140.00)

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 January, 2022.

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

JA Alludio



MENIORIAL VILLACIES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903

PII: 713-465-8318

FAX: 713-465-8387

January 31, 2022

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

VIA FAX No. 713-782-0281

William Kao and Mandy Kao C/O Mary Villareal, The Interfield Group L.L.C. 401 Studewood, Suite 300 Houston, Texas 77007

VIA Email: mvillareal@interfield.net

Re:

Letter of No Objection for Final Plat of 11410 Memorial Drive

Replat of Lot 14 Piney Point Subdivision, Piney Point Village, Texas

Dear Commissioners:

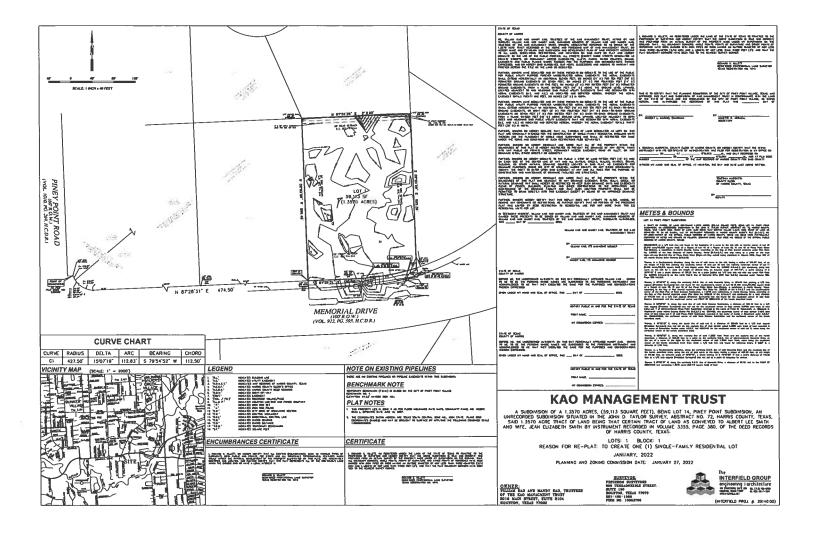
Memorial Villages Water Authority (the "Water Authority") has reviewed the proposed **Final Plat** of the above referenced single family residential lot in the City of Piney Point Village. In our review, we have determined that the proposed **Final Plat**, creating one single family residential lot, will not adversely affect either the existing sanitary sewer system or existing water system that serve property along Memorial Drive nor the existing services to the lot as this property is currently served with water and sewer services. 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



HCAD #	Owner Name	Mailing Address 2855 WESTMINATER PLAZA DR UNIT 3300
1170810000001	WILKINSON HARRY E & SARA B	HOUSTON TX 77082-3161 2 STILLFOREST ST
1063310000001	MCNAIR STEPHEN & STACY	HOUSTON TX 77024-7518
1063310000002	SAAB CONSTRUCTION & DEVELOPMENT LLC	PO BOX 1328 SUGAR LAND TX 77487-1328 11440 WALDEN LN
1359090010001	SUTTON MICHAEL H & KATHY Y	HOUSTON TX 77024-7526
1341100010001	SAAB BASIL & ABIR	11434 MEMORIAL DR HOUSTON TX 77024-7527
1173620000002	MANGALII MOEZ & SULTANA	11440 MEMORIAL DR HOUSTON TX 77024-7527
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0410280070007	WOZENCRAFT FRANK & LIZ	11311 PINEY POINT CIR HOUSTON TX 77024-7415
0410280070006	BLANCHARD AUSTIN J	11303 PINEY POINT CIR HOUSTON TX 77024-7415
0410280020101	MIDANI AYMAN	11406 MEMORIAL DR HOUSTON TX 77024-7527
0410280020100	AROCHA BERNARDINO MD AROCHA MARIA	11408 MEMORIAL DR HOUSTON TX 77024-7527

Property Address Legal Description

55 STILLFOREST ST LT 1

HOUSTON TX 77024 KINKAID FOREST

2 STILLFOREST ST LT 1

HOUSTON TX 77024 WALDEN SEC 1

11439 MEMORIAL DR LT 2

HOUSTON TX 77024 WALDEN SEC 1 11440 WALDEN LN LT 1 BLK 1 HOUSTON TX 77024 MIKA PLACE

11434 MEMORIAL DR LT 13 BLK 1 HOUSTON TX 77024 SAAB ESTATES

11440 MEMORIAL

DR LT 12

HOUSTON TX 77024 PINEY POINT CIRCLE R/P

11319 PINEY POINT TRS 8 & 12A
CIR PINEY POINT U/R
HOUSTON TX 77024 ABST 72 J D TAYLOR

11311 PINEY POINT TR 7

CIR PINEY POINT U/R HOUSTON TX 77024 ABST 72 J D TAYLOR

11303 PINEY POINT TR 6

CIR PINEY POINT U/R HOUSTON TX 77024 ABST 72 J D TAYLOR

11406 MEMORIAL

DR TR 7J-1

HOUSTON TX 77024 ABST 72 J D TAYLOR

11408 MEMORIAL DR TR 7J

HOUSTON TX 77024 ABST 72 J D TAYLOR

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