

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **KGBH, INC. A TEXAS CORPORATION**, acting by and through **UMER F. KHAN, PRESIDENT**, being an officer of **KGBH, INC. A TEXAS CORPORATION**, owner hereinafter referred to as Owners of the 2.3766 acre tract (103,523 square feet) described in the above and foregoing plat of **MEMORIAL RADNEY PINES AMENDING PLAT NO 1** do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culvert or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainageway shall hereby be restricted to keep such drainageways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the **KGBH, INC. A TEXAS CORPORATION**, has caused these presents to be signed by **UMER F. KHAN** its president, thereunto authorized, this _____ day of _____, 2022.

KGBH, INC. A TEXAS CORPORATION
UMER F. KHAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared **UMER F. KHAN**, its president, 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 considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME : _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, **ALLEGIANCE BANK**, owners and holders of a lien against the property described in the plat known as **MEMORIAL RADNEY PINES AMENDING PLAT NO 1**, said lien being evidenced by instrument of record in Harris County Clerk's File Number RP-2021-302470 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Authorized Representative of **ALLEGIANCE BANK**

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ its _____ known to me to be the persons whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

We, **BANK OF HOUSTON, N.A.**, owners and holders of a lien against the property described in the plat known as **MEMORIAL RADNEY PINES AMENDING PLAT NO 1**, said lien being evidenced by instrument of record in Harris County Clerk's File Number RP-2021-623015 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Authorized Representative of **BANK OF HOUSTON, N.A.**

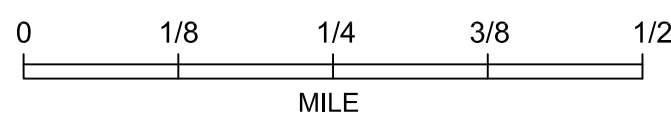
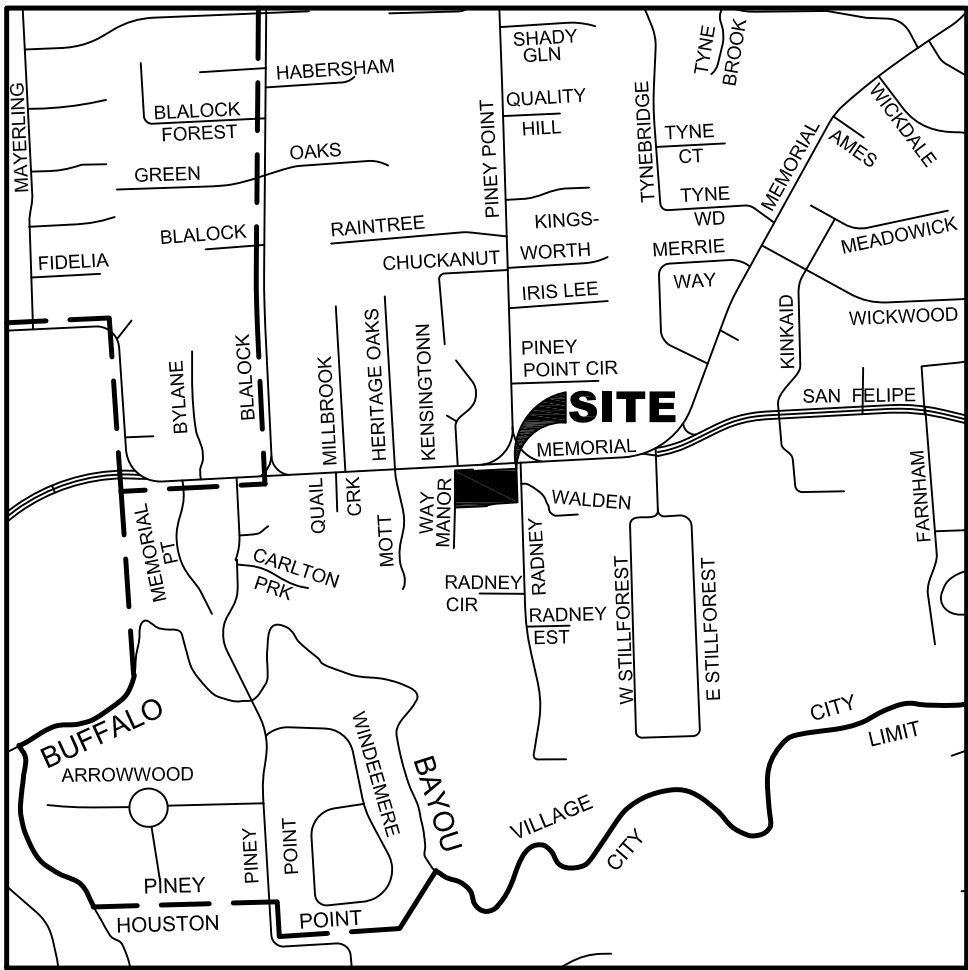
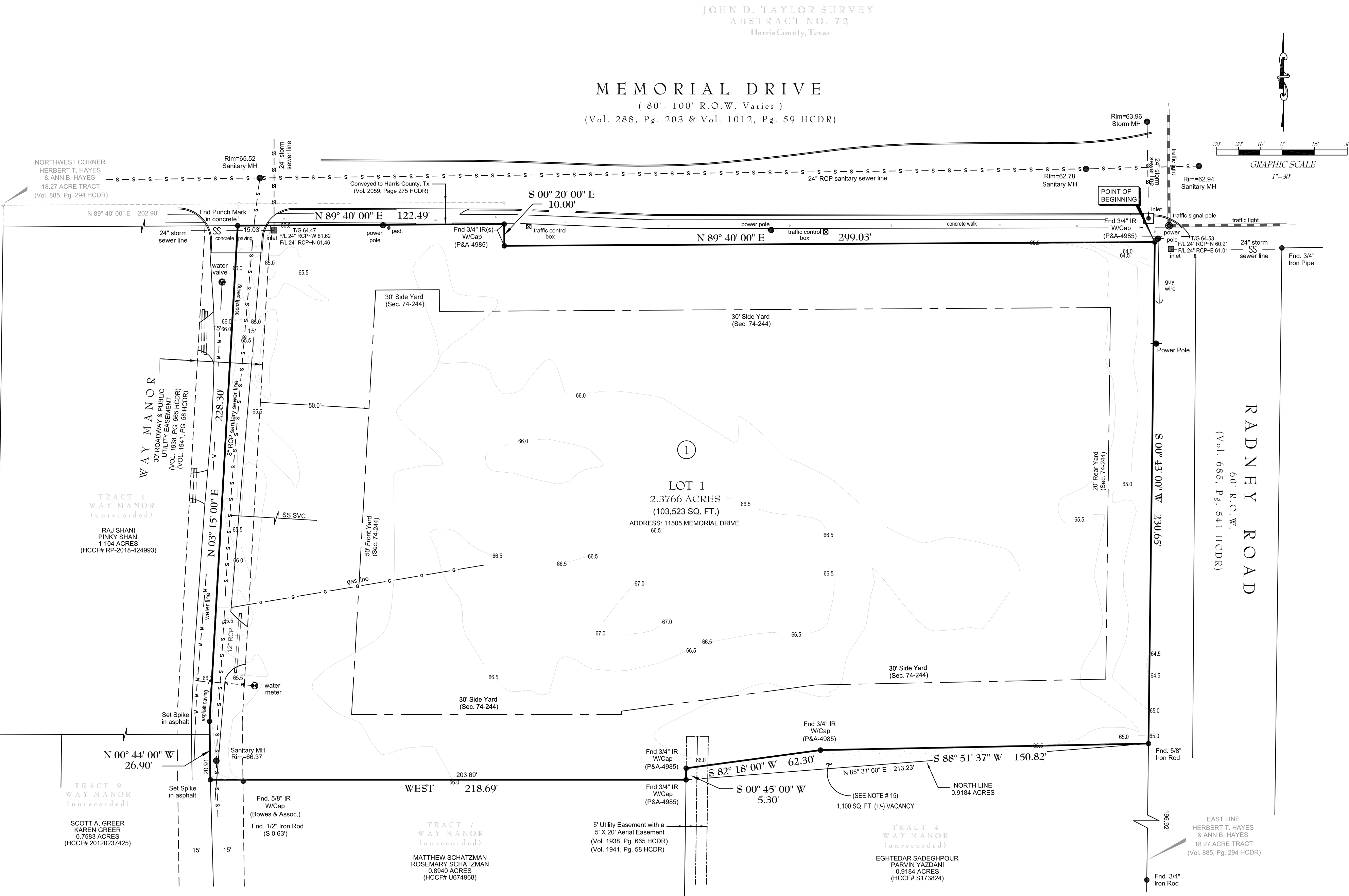
THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ its _____ known to me to be the persons whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



VICINITY MAP
KEY MAP 490Q

GENERAL NOTES & LEGEND

- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
- H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
- H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
- UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
- BLDG. LINE OR B.L. denotes BUILDING LINE.
- W.L.E. denotes WATER LINE EASEMENT.
- S.S.E. denotes SANITARY SEWER EASEMENT.
- O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- A.E. denotes AERIAL EASEMENT.
- ① denotes BLOCK NUMBER.
- 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)
- 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.
- Elevations shown based on City of Piney Point Village Benchmark No. 3
Elevation = 64.81 NAVD88 (2001 Adjustment)
- 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.
- 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.
- 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.

FINAL 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., A TEXAS CORPORATION
UMER F. KHAN, PRESIDENT
11505 MEMORIAL DRIVE
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
MAY 26, 2022

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

I, MATHEW J. PROBSTFELD, am registered 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

This is to certify that the Planning and Zoning Commission of the City of Piney Point Village, Texas, has approved this plat and subdivision of **MEMORIAL RADNEY PINES AMENDING PLAT NO 1** in conformity with the laws of the State of Texas and the ordinances of the City of Piney Point Village as shown hereon and authorized the recording of this plat this _____ day of _____, 2022.

By: _____
MARGARET RHODE
CHAIRMAN

By: _____
ANNETTE R. ARRIAGA
SECRETARY

I, TENESHIA HUDSPETH, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2022, at _____ o'clock _____, m., and in Film Code Number _____ of the map records of Harris County for said County and duly recorded on _____, 2022, at _____ o'clock _____, m.

Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: _____
EX OFFICIO CLERK OF HARRIS COUNTY, TEXAS

By: _____
DEPUTY

11505 Memorial Drive
A tract or parcel of land containing 2.3766 acres (103,523 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being more commonly known as Lot 1 and Lot 2, Block 1, of Memorial Radney Pines, an addition in the City of Piney Point Village, Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 682433 of the Map Records of Harris County, Texas, said 2.3766 acre tract being those same certain two tracts of land conveyed to KGBH Inc. as recorded under Harris County Clerk's File No. RP-2021-302469 (as to Lot 1), and Harris County Clerk's File No. RP-2021-623014 (as to Lot 2), said 2.3766 acre tract being more particularly described by metes and bounds as follows with bearings based on the West right of way line of Radney Road;

BEGINNING at a found 3/4 inch iron rod with cap (P&A-4985) marking the intersection of the South right of way line of Memorial Drive, (80 to 100 feet in width right of way varies as recorded in Volume 288, Page 203 & Volume 1012, Page 59 of the Deed Records of Harris County, Texas), and the West right of way line of Radney Road, (60 feet in width as recorded in Volume 685, Page 541 of the Deed Records of Harris County, Texas), said found 3/4 inch iron rod with cap marking the Northeast corner of Lot 2 of said Memorial Radney Pines, said found 3/4 inch iron rod with cap also marking the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

THENCE South 00 degrees 43 minutes 00 seconds West, along the said West right of way line of Radney Road, a distance of 230.65 feet to a found 5/8 inch iron rod marking the Southeast corner of said Lot 2, same being the Northwest corner of said Sadeghpour/Yazdani Tract 4, said found 3/4 inch iron rod with cap marking the Northeast corner of that certain 0.9184 acre tract of land (called Tract 4 of Way Manor unrecorded) conveyed to Eghtedar Sadeghpour and Parvin Yazdani as recorded under Harris County Clerk's File No. S173824, said found 5/8 inch iron rod also marking the Southeast corner of the herein described tract;

THENCE South 88 degrees 51 minutes 37 seconds West, along the South line of said Lot 2, a distance of 150.82 feet to a found 3/4 inch iron rod with cap (P&A-4985) marking a point for angle of the herein described tract;

THENCE South 82 degrees 18 minutes 00 seconds West, continuing along a South line of said Lot 2, a distance of 62.30 feet to a found 3/4 inch iron rod with cap (P&A-4985) lying in the West line of Lot 1, said found 3/4 inch iron rod with cap marking the Southwest corner of said Lot 2, and also marking a point for angle of the herein described tract;

THENCE South 00 degrees 45 minutes 00 seconds West, along the East line of said Lot 1, a distance of 5.30 feet to a found 1/4 inch iron rod with cap (P&A-4985) marking the Southeast corner of said Lot 1, and also the Northwest corner of said Sadeghpour/Yazdani Tract 4, said found 3/4 inch iron rod with cap marking the Northeast corner of that certain 0.8940 acre tract of land known as Tract 7 of Way Manor unrecorded, conveyed to Matthew Schatzman and Rosemary Schatzman as recorded under Harris County Clerk's File No. U674968, said found 3/4 inch iron rod with cap also marking a point for angle of the herein described tract;

THENCE West, along the South line of said Lot 1 and the North line of said Tract 7, passing at 203.69 feet a found 5/8 inch iron rod with cap (Bowes & Assoc.) lying in the East right of way line of Way Manor, (a 30 foot roadway and public utility easement as recorded in Volume 1938, Page 665 & Volume 1941, Page 58 of the Deed Records of Harris County, Texas), a found 1/2 inch iron rod bears South, a distance of 0.63 feet, continuing for a total distance of 218.69 feet to a found spike in asphalt lying in the centerline of said Way Manor, same being the East line of that certain 0.7553 acre tract of land called Tract 9 of Way Manor unrecorded, conveyed to Scott A. Greer and Karen Greer as recorded under Harris County Clerk's File No. 20120237425, said found spike in asphalt marking the Southwest corner of said Lot 1, same being the Northwest corner of said Tract 7, said found spike in asphalt also marking the Southwest corner of the herein described tract;

THENCE North 00 degrees 44 minutes 00 seconds West, along the common lot line of said Lot 1 and Tract 9, and with the said centerline of Way Manor, passing at 20.91 feet a point for corner being the Northeast corner of said Tract 9, same being the Southeast corner of that certain 1.104 acre tract of land called Tract 1 of Way Manor unrecorded, conveyed to Raj Shani and Pinky Shani as recorded under Harris County Clerk's File No. RP-2018-424993, continuing for a total distance of 26.90 feet to a found spike in asphalt marking a point for angle of the herein described tract;

THENCE North 03 degrees 15 minutes 00 seconds East, along the common lot line of said Lot 1 and Tract 1, and with the said centerline of Way Manor, a distance of 228.30 feet to a found punch mark in concrete at the intersection of the said centerline of Way Manor and the said South right of way line of Memorial Drive, said found punch mark in concrete marking the Southwest corner of that certain tract of land conveyed to Harris County, Texas, as recorded in Volume 2059, Page 275 of the Deed Records of Harris County, Texas, said found punch mark in concrete marking the Northwest corner of said Lot 1, same being the Northeast corner of said Tract 1, said found punch mark in concrete also marking the Northwest corner of the herein described tract;

THENCE North 89 degrees 40 minutes 00 seconds East, along a North line of said Lot 1, and with the said South right of way line of Memorial Drive and with the South line of said Harris County tract, passing at 15.03 feet a point in the said East right of way line of Way Manor, continuing for a total distance of 122.49 feet to a found 3/4 inch iron rod with cap (P&A-4985) marking the Southeast corner of said Harris County tract, said found 3/4 inch iron rod with cap also marking a point for angle of the herein described tract;

THENCE South 00 degrees 20 minutes 00 seconds East, along the said South right of way line of Memorial Drive and with a Northerly line of said Lot 1, a distance of 10.00 feet to a found 3/4 inch iron rod with cap (P&A-4985) marking a point for angle of the herein described tract;

THENCE North 89 degrees 40 minutes 00 seconds East, along the said South right of way line of Memorial Drive and with the said Northerly line of Lot 1, passing at 66.80 feet a found 3/4 inch iron rod with cap (P&A-4985) marking the Northeast corner of said Lot 1, same being the Northwest corner of said Lot 2, continuing for a total distance of 299.03 feet to the **POINT OF BEGINNING** and containing 2.3766 acres, (103,523 square feet) of land.