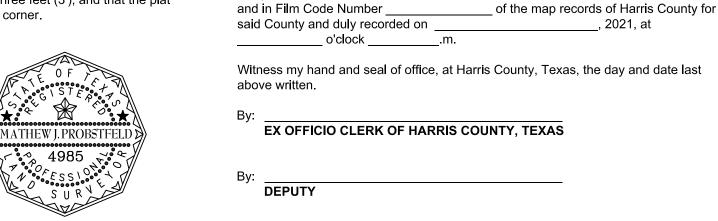
THE STATE OF TEXAS **COUNTY OF HARRIS** We, WILLIAM R. GRIFFIN and SHERI L. GRIFFIN, owners hereinafter referred to as Owners of the 3.0341 acre tract (132.167 square feet) described in the above and foregoing plat of RADNEY OAKS ESTATES SEC 2 AMENDING PLAT NO 1, do hereby make and establish said subdivision 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 ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. 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 FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of Piney Point Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures. 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. WITNESS our hand in the City of Piney Point Village, Texas, this **WILLIAM R. GRIFFIN** OWNER SHERI L. GRIFFIN OWNER STATE OF TEXAS **COUNTY OF HARRIS** BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM R. GRIFFIN and SHERI L. GRIFFIN, 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: STATE OF TEXAS **COUNTY OF HARRIS** We, AMEGY BANK NATIONAL ASSOCIATION, owners and holders of a lien against the property described in the plat known as **RADNEY OAKS ESTATES SEC** 2 AMENDING PLAT NO 1, said lien being evidenced by instrument of record in Harris County Clerk's File Number 20140380344 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. Authorized Representative of AMEGY BANK NATIONAL ASSOCIATION THE STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, the undersigned authority, on this day personally appeared , known to me to be the person whose name is 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 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINT NAME : _____ MY COMMISSION EXPIRES: STATE OF TEXAS COUNTY OF HARRIS 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



VINCENT L. MARINO

ANNETTE R. ARRIAGA

CHAIRMAN

SECRETARY

in my office on

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 **RADNEY OAKS ESTATES**

SEC 2 AMENDING PLAT NO 1 in conformance with the laws of the State of Texas

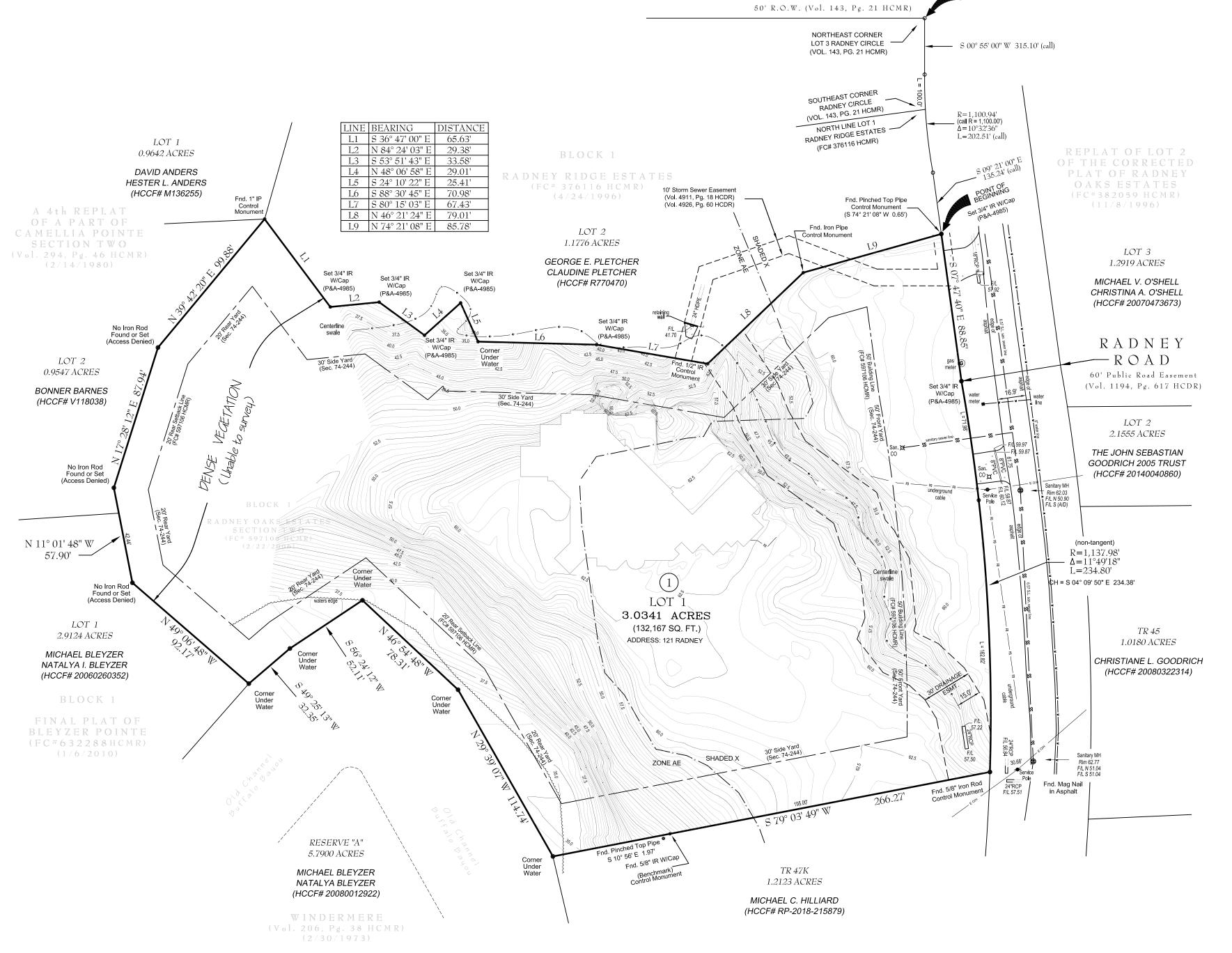
I, **TENESHIA HUDSPETH**, County Clerk of Harris County, Texas, do hereby certify

that the within instrument with its certificate of authentication was filed for registration

_, 2021, at _____ o'clock ____. m.,

and the ordinances of the City of Piney Point Village as shown hereon and

authorized the recording of this plat this _____ day of _____



RADNEY CIRCLE

COMMENCING

121 Radney Road

A tract or parcel of land containing 3,0341 acres (132,167 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being known as Lot 1 and Lot 2, in Block 1, of Radney Oaks Estates, Section Two, and addition in the City of Piney Point Village, Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 597106 of the Map Records of Harris County, Texas, said 3.0341 acre tract being those same certain tracts of land conveyed to William R. Griffin and Sheri L. Foley as recorded under Harris County Clerk's File No. Z182987 (as to Lot 1), and William R. Griffin and Sherri L. Griffin. as recorded under Harris County Clerk's File No. RP-2019-578542, (as to Lot 2), said 3.0341 acre tract being more particularly described by metes and bounds as follows with bearings based on West right of way line of Radney Road:

COMMENCING at a point for corner being the intersection of the South right of way line of Radney Circle, (50 feet in width as recorded in Volume 143, Page 21 of the Map Records of Harris County, Texas), and the West right of way line of Radney Road, (a 60 foot public road easement as recorded under Volume 1194, Page 617 of the Deed Records of Harris County, Texas), said point for corner also being the Northeast corner of Lot 3 of Radney Circle, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 143, Page 21 of the Map Records of Harris County, Texas;

THENCE South 00 degrees 55 minutes 00 seconds West, along the said West right of way line of Radney Road, and with the East line of Radney Circle, a call distance of 315.10 feet to a point being the beginning of a curve to the left;

THENCE in a Southerly direction, continuing along the said East line of Radney Circle and also with the West right of way line of Radney Road with said curve to the left, passing at 100.00 feet the Southeast corner of said Radney Circle, same being a point in the North line of Lot 1 of Radney Ridge Estates, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 376116 of the Map Records of Harris County, Texas, said curve to the left having a radius of 1,100.94 feet, (call radius 1,100.00 feet), a central angle of 10 degrees 32 minutes 36 seconds, a call arc length of 202.51

THENCE South 09 degrees 21 minutes 00 seconds East, continuing along the said West right of way line of Radney Road, a call distance of 135.24 feet to a set ¾ inch iron rod with cap (P&A-4985) marking the most Easterly Southeast corner of that certain tract of land conveyed to George E. Pletcher and Claudine Pletcher as recorded under Harris County Clerk's File No. R770470, and being known as Lot 2, Block 1 of Radney Ridge Estates, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 376116 of the Map Records of Harris County, Texas, said set ¾ inch iron rod with cap marking the Northeast corner of the Griffin/Foley Lot 1, in Block 1 of said Radney Oaks Estates, Section Two, said set 3/4 inch iron rod with cap also marking the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

THENCE South 07 degrees 47 minutes 40 seconds East, along the said West right of way line of Radney Road, a distance of 88.85 feet to a set 3/4 inch iron rod with cap (P&A-4985) marking the beginning of a non-tangent curve to the right;

THENCE in a Southerly direction along the said West right of way line of Radney Road with said non-tangent curve to the right passing at 71.98 feet a point for corner being the Southeast corner of said Lot 1, same being the Northeast corner of the Griffin Lot 2, said non-tangent curve to the right having a radius of 1.137.98 feet, a central angle of 11 degrees 49 minutes 18 seconds, an arc length of 234.80 feet, a chord that bears South 04 degrees 09 minutes 50 seconds East, a distance of 234.38 feet to a found 5/8 inch iron rod marking the Northeast corner of that certain 1.2123 acre tract of land conveyed to Michael C. Hillian as recorded under Harris County Clerk's File No. RP-2018-215879, said found 5/8 inch iron rod marking the Southeast corner of said Griffin Lot 2, said found 5/8 inch iron rod also marking the Southeast corner of the herein described tract;

THENCE South 79 degrees 03 minutes 49 seconds West, (call South 79 degrees 07 minutes 22 seconds West), along the North line of said Hilliard 1.2123 acre tract, passing at 195.00 feet a found 5/8 inch iron rod with cap (Benchmark), continuing for a total distance of 266.27 feet to a point for corner lying in an Easterly line of that certain tract of land conveyed to Michael Blevzer and Natalya Blevzer as recorded under Harris County Clerk's File No. 20080012922, said point for corner also lying in an Easterly line of Reserve "A" of Windermere, an addition in Harris County, Texas, according to the map or plat thereof as recorded under Volume 206, Page 38 of the Map Records of Harris County, Texas, said point for corner being the Northwest corner of said Hilliard 1.2123 acre tract, same being the South corner of said Griffin Lot 2, said point for corner also being the South corner of the herein described tract;

THENCE North 29 degrees 39 minutes 07 seconds West, (call North 30 degrees 09 minutes 48 seconds West), along the common line of said Griffin Lot 2 and Windermere Reserve "A", a distance of 114.74 feet, (call 114.85 feet), to a point for corner being a point for angle of the herein described tract;

THENCE North 46 degrees 54 minutes 48 seconds West, continuing along the said common line of said Griffin Lot 2 and Windermere Reserve "A", a distance of 78.31 feet to a point for corner being the North corner of said Windermere Reserve "A", same being the West corner of said Griffin Lot 2 and also a point in the South line of said Griffin/Foley Lot 1 of Radney Oaks Estates, Section Two, said point for corner also being a point for angle of the herein described tract;

THENCE South 56 degrees 24 minutes 12 seconds West, along the common line of said Griffin/Foley Lot 1 and Windermere Reserve "A", a distance of 52.11 feet to a point for corner being a point for angle of the herein described tract:

THENCE South 49 degrees 25 minutes 13 seconds West, continuing along the said common line of said Griffin/Foley Lot 1 and Windermere Reserve "A", a distance of 32.35 feet to a point for corner being the East corner of that certain tract of land conveyed to Michael Bleyzer and Natalya I. Bleyzer as recorded under Harris County Clerk's File No. 20060260352, and being known as Lot 1 of The Final Plat of Bleyzer Pointe, an addition in Harris County, Texas, according to the map or plat thereof as recorded Film Code No. 632288 of the Map Records of Harris County, Texas, said point for corner being a point for angle of said Griffin/Foley Lot 1, said point for corner also being a point for angle of the herein described tract;

THENCE North 49 degrees 06 minutes 48 seconds West, along the common line of said Griffin/Foley Lot 1 and Lot 1 of The Final Plat of Bleyzer Pointe, a distance of 92.17 feet to a point for corner being a point for angle of the herein described tract;

THENCE North 11 degrees 01 minutes 48 seconds West, along the said common line of Griffin/Foley Lot 1 and Lot 1 of The Final Plat of Bleyzer Pointe, passing at 42.44 feet a point for corner being the Northeast corner of said Bleyzer Lot 1, same being the Southeast corner of that certain tract of land conveyed to Bonner Barnes as recorded under Harris County Clerk's File No. V118038, and being known as the Southeast corner Lot 2 of A 4th Replat of a Part of Camellia Pointe, Section Two, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 294, Page 46 of the Map Records of Harris County, Texas, continuing for a total distance of 57.90 feet to a point for corner also being the most Westerly corner of the herein described

THENCE North 17 degrees 28 minutes 12 seconds East, along the common line of said Griffin/Foley Lot 1 and Barnes Lot 2, a distance of 87.94 feet to a point for corner being a point for angle of the herein described tract;

THENCE North 39 degrees 42 minutes 20 seconds East, along the said common line of said Griffin/Foley Lot 1 and said Barnes Lot 2, a distance of 99.88 feet to a found 1 inch iron pipe marking the Northeast corner of said Lot 2 of the 4th Replat of a Part of Camellia Pointe, Section Two, said found 1 inch iron pipe marking the West corner of said Pletcher Lot 2 of Radney Ridge Estates, said found 1 inch iron pipe marking the most Northerly corner of said Griffin/Foley Lot 1 of Radney Oaks Estates, Section Two, said found 1 inch iron pipe also marking the most Northerly Northwest corner of the herein described tract;

THENCE in an Easterly direction along the common lot line of said Griffin/Foley Lot 1 of Radney Oaks Estates, Section Two and said Pletcher Lot 2 of Radney Ridge Estates the following courses and distances;

South 36 degrees 47 minutes 00 seconds East, (call South 36 degrees 24 minutes 43 seconds East), a distance of 65.63 feet, (call 64.81 feet), to a set ¾ inch iron rod with cap (P&A-4985) marking a point for angle;

North 84 degrees 24 minutes 03 seconds East, a distance of 29.38 feet to a set ¾ inch iron rod with cap (P&A-4985) marking a point for angle;

South 53 degrees 51 minutes 43 seconds East, a distance of 33.58 feet to a set % inch iron rod with cap (P&A-4985) marking a point for angle;

North 48 degrees 06 minutes 58 seconds East, a distance of 29.01 feet to a set ¾ inch iron rod with cap (P&A-4985) marking a point for angle;

South 24 degrees 10 minutes 22 seconds East, a distance of 25.41 feet to a point for angle;

South 88 degrees 30 minutes 45 seconds East, a distance of 70.98 feet to a set % inch iron rod with cap (P&A-4985) marking a point for angle;

South 80 degrees 15 minutes 03 seconds East, a distance of 67.43 feet to a found ½ inch iron rod marking a point for angle; North 46 degrees 21 minutes 24 seconds East, a distance of 79.01 feet to a found iron pipe marking a point for angle;

THENCE North 74 degrees 21 minutes 08 seconds East, continuing along the common lot line of said Griffin/Foley Lot 1 and said Pletcher Lot 2, passing at 85.13 feet a found pinched top pipe, continuing for a total distance of 85.78 feet to the **POINT OF BEGINNING** and containing 3.0341 acres, (132,167 square

MEMORIAL **PINEY POINT** VILLAGE ARROWWOOL 1093 **VICINITY MAP**

KEY MAP 490Q

GENERAL NOTES & LEGEND

40' 30' 20' 10' 0' 20'

GRAPHIC SCALE

JOHN D. TAYLOR SURVEY

ABSTRACT 72

Harris County, Texas

1"=40'

- 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 LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map 48201C 0835 L, Dated 6/18/2007. (ZONE SHADED X & AE) (Shown by
- 12. Information shown on this plat was based on City Planning Letter issued by
- American Title Company, GF# 7910 -19 5000 with an effective date of January 21, 2020.
- 13. Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 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 Film Code No. 597106 H.C.M.R. 15. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive
- covenants as filed in Film Code No. 597106 H.C.M.R. 16. Surveyor is unable to set monuments along the southwesterly and westerly lines as set out in the
- certification as the points fall under water or around elaborate existing landscaping.

NOTES ON EXISTING PIPELINES

There are no existing pipelines or pipeline easements within this subdivision.

FINAL PLAT OF RADNEY OAKS ESTATES SEC 2 AMENDING PLAT NO 1

A SUBDIVISION BEING THE AMENDING PLAT OF LOTS 1 AND 2 OF RADNEY OAKS ESTATES SEC 2 AS RECORDED IN FILM CODE NO. 597106 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 3.0341 ACRES (132,167 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

OWNERS:

WILLIAM R. GRIFFIN & SHERI L. GRIFFIN 121 RADNEY ROAD

HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS **JANUARY 28, 2021**



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