

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **AJAY DAMANI AND RUCHIRA DAMANI**, owners hereinafter referred to as Owners of the **0.5820 acre tract (25,351 square feet)** described in the above and foregoing plat of **DAMANI ESTATE**, 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 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 drainage way shall hereby be restricted to keep such drainage ways 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
_____ day of _____, 2021.

AJAY DAMANI
OWNER

RUCHIRA DAMANI
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **AJAY DAMANI AND RUCHIRA DAMANI**, Owners, 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

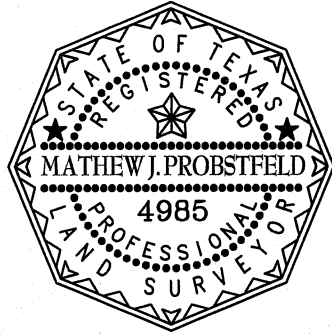
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

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



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 **DAMANI ESTATE** in conformance 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 _____, 2021.

By: _____
VINCENT L. MARINO
CHAIRMAN

By: _____
ANNETTE R. ARRIAGA
SECRETARY

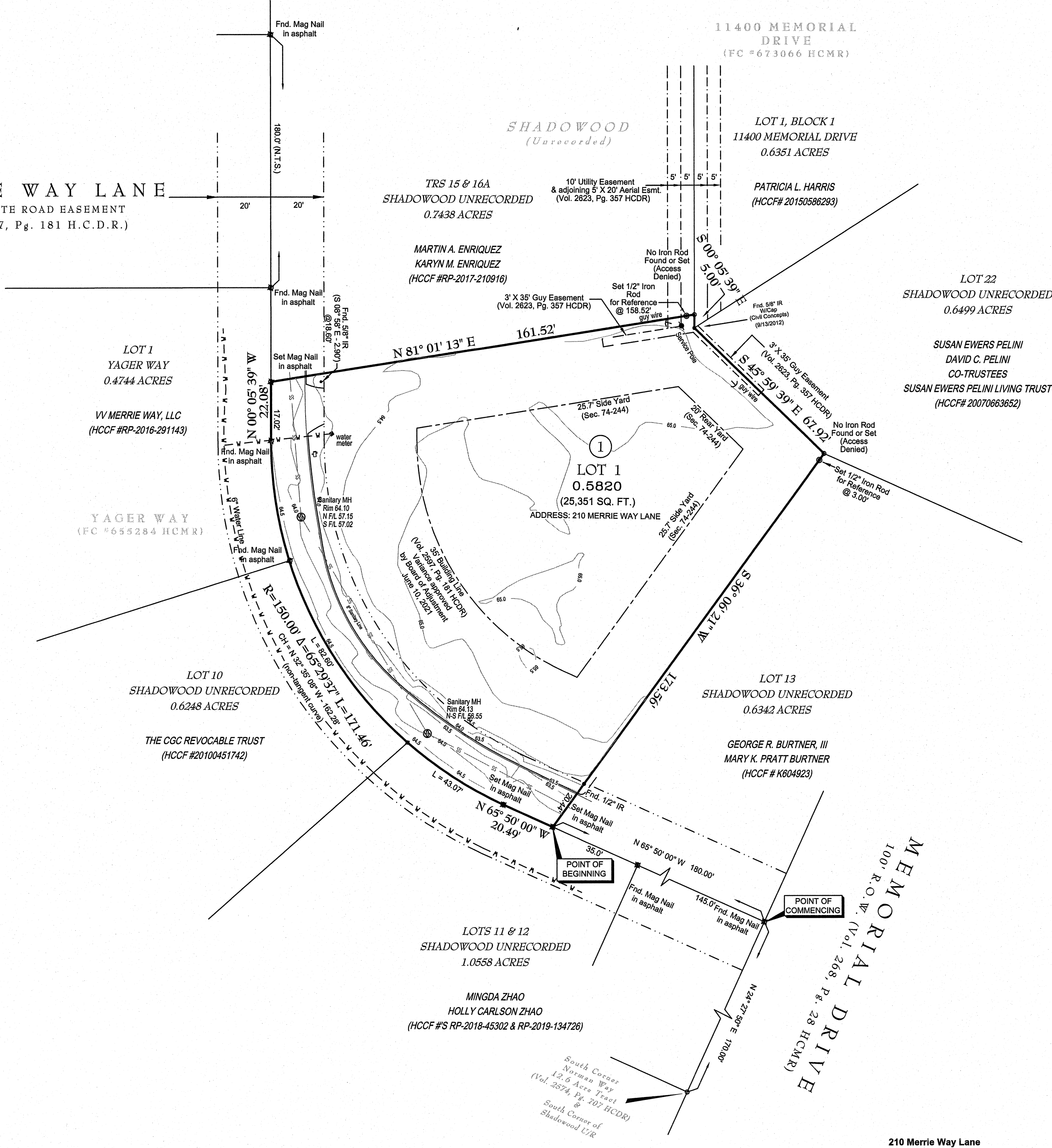
I, **TENESHIA HUDSPETH**, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2021, at _____ o'clock _____ m., and in Film Code Number _____ of the map records of Harris County for said County and duly recorded on _____, 2021, 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

MERRIE WAY LANE
40' PRIVATE ROAD EASEMENT
(Vol. 2597, Pg. 181 H.C.D.R.)



A tract or parcel of land containing 0.5820 acres (25,351 square feet) located in the John D. Taylor Survey, Abstract 72, and being out of and a part of that certain 12.6 acre tract of land conveyed to Norman Way as recorded in Volume 2574, Page 707 of the Deed Records of Harris County, Texas, said 0.5820 acre tract being known as all of Lot 14, and the adjoining 5 feet of Lot 15 of Shadowwood, an unrecorded addition in the City of Piney Point Village, Harris County, Texas, said 0.5820 acre tract being those same certain two tracts of land conveyed to Ajay Damani and Ruchira Damani as recorded under Harris County Clerk's File No. RP-2019-231178, said 0.5820 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of Merrie Way Lane:

COMMENCING at a found mag nail in asphalt marking the intersection of the West right of way line of Memorial Drive, (100 feet in width as recorded in Volume 268, Page 28 of the Map Records of Harris County, Texas), and the centerline of Merrie Way Lane, (a 40 foot private roadway easement as recorded in Volume 2597, Page 181 of the Deed Records of Harris County, Texas), said found mag nail marking the East corner of Lot 12 of said Shadowwood U/R, conveyed to Mingda Zhao and Holly Carlson Zhao as recorded under Harris County Clerk's File No. RP-2019-134726, same being the South corner of Lot 13 of said Shadowwood U/R, conveyed to George R. Burner, III and Mary K. Pratt Burner as recorded under Harris County Clerk's File No. K604923, said found mag nail lying North 24 degrees 27 minutes 50 seconds East, a distance of 170.00 feet from the South corner of said Norman Way 12.6 acre tract, and also the South corner of said Shadowwood U/R;

THENCE North 65 degrees 50 minutes 00 seconds West, along the said centerline of Merrie Way Lane, and with the common line of said Lot 12 and Lot 13, passing at 145.00 feet a found mag nail marking the North corner of said Zhao Lot 12, same being the East corner of Lot 11, conveyed to Mingda Zhao and Holly Carlson Zhao as recorded under Harris County Clerk's File No. RP-2019-134726, continuing for a total distance of 180.00 feet to a set mag nail in asphalt marking the West corner of said Burner Lot 13, same being the South corner of Lot 14, said set mag nail also marking the **POINT OF BEGINNING** and the South corner of the herein described tract;

THENCE North 65 degrees 50 minutes 00 seconds West, continuing along the said centerline of Merrie Way Lane, and with a Westerly line of said Lot 14, a distance of 20.49 feet to a set mag nail in asphalt marking the beginning of a non-tangent curve to the right;

THENCE in a Northerly direction continuing along the said centerline of Merrie Way Lane, and also with a Westerly line of said Lot 14, passing at 43.07 feet a point for corner being the North corner of said Zhao Lot 11, same being the East corner of Lot 10, conveyed to The CGC Revocable Trust as recorded under Harris County Clerk's File No. 20100451742, passing at 125.67 feet a found mag nail in asphalt marking the North corner of said CGC Revocable Trust Lot 10, same being the East corner of Lot 1 of Yager Way, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 655284 of the Map Records of Harris County, Texas, and being that same certain tract of land conveyed to VV Merrie Way, LLC as recorded under Harris County Clerk's File No. RP-2016-291143, said non-tangent curve to the right having a radius of 150.00 feet, a central angle of 65 degrees 29 minutes 37 seconds, an arc length of 171.46 feet, (call length 171.40 feet), a chord that bears North 32 degrees 35 minutes 08 seconds West, a distance of 192.28 feet to a found mag nail in asphalt marking the end of curve;

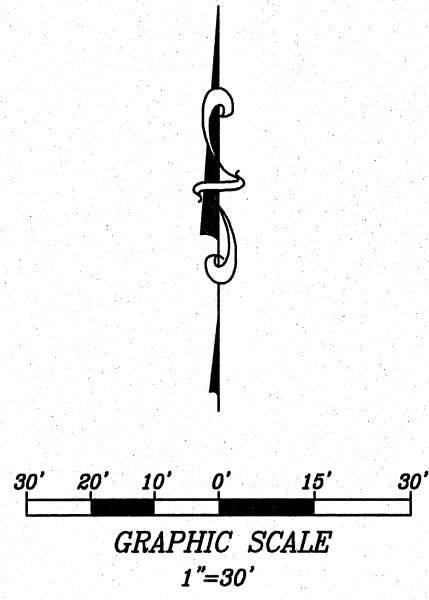
THENCE North 00 degrees 05 minutes 39 seconds West, (call North 00 degrees 22 minutes 00 seconds West), continuing along the said centerline of Merrie Way Lane with the common line of said Lot 14 and Lot 1 of Yager Way, passing at 17.02 feet a point for corner being the Southwest corner of said Lot 14, same being the Southwest corner of Lot 15, continuing for a total distance of 22.08 feet to a set mag nail in asphalt marking the Southwest corner of that certain 0.7438 acre tract of land conveyed to Martin A. Enriquez and Karyn M. Enriquez as recorded under Harris County Clerk's File No. RP-2017-210916, said set mag nail also marking the Northwest corner of the herein described tract;

THENCE North 81 degrees 01 minutes 13 seconds East, (call North 80 degrees 45 minutes 00 seconds East), along the South line of said Enriquez 0.7438 acre tract, and being 5.00 feet North of and parallel to the common lot line of said Lot 14 and Lot 15, passing at 16.80 feet a found 5/8 inch iron rod that bears South 08 degrees 58 minutes 00 seconds East, a distance of 2.90 feet, passing at 20.24 feet a point in the East easement line of Merrie Way Lane, passing at 158.52 feet a set 1/2 inch iron rod for reference, continuing for a total distance of 161.52 feet, (call 161.34 feet), to a point for corner lying in the East line of said Lot 15, same being the West line of Lot 1, Block 1 of 11400 Memorial Drive, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 673066 of the Map Records of Harris County, Texas, and being that same certain 0.6351 acre tract of land conveyed to Patricia L. Harris as recorded under Harris County Clerk's File No. 20150586293, said point for corner being the Southeast corner of said Enriquez 0.7438 acre tract, said point for corner also being the most Northerly corner of the herein described tract;

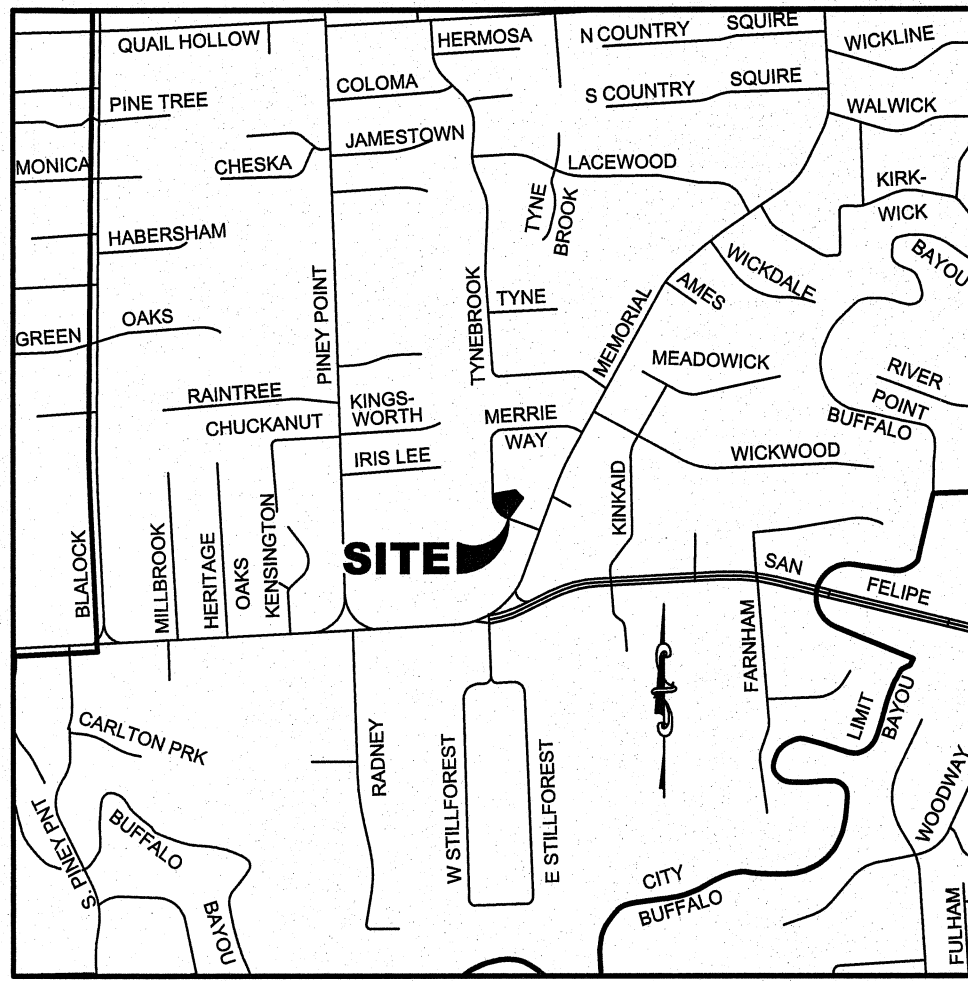
THENCE South 00 degrees 05 minutes 39 seconds East, (call South 00 degrees 22 minutes 00 seconds East), along the common line of said Lot 15 and Lot 1 of 11400 Memorial Drive, a distance of 5.00 feet to a found 5/8 inch iron rod with cap (Civil Concepts) (9/13/2012) marking the South corner of said Lot 1 of 11400 Memorial Drive, same being the West corner of Lot 22 of Shadowwood U/R, conveyed to Susan Ewers Pelini and David C. Pelini, Co-Trustees of the Susan Ewers Pelini Living Trust as recorded under Harris County Clerk's File No. 20070663652, said found 5/8 inch iron rod with cap marking the common East corner of said Lot 14 and Lot 15, said found 5/8 inch iron rod with cap also marking a point for angle of the herein described tract;

THENCE South 45 degrees 59 minutes 39 seconds East, (call South 45 degrees 16 minutes 00 seconds East), along the common line of said Pelini Lot 22 and Lot 14, a distance of 67.92 feet to a point for corner being the East corner of said Lot 14, said point for corner being the North corner of said Burner Lot 13, said point for corner also being the East corner of the herein described tract;

THENCE South 36 degrees 06 minutes 21 seconds West, (call South 35 degrees 50 minutes 00 seconds West), along the common line of said Lot 13 and Lot 14, passing at 3.00 feet a set 1/2 inch iron rod for reference, passing at 153.11 feet a point in the said East easement line of Merrie Way Lane, passing at 153.56 feet a found 1/2 inch iron rod, continuing for a total distance of 173.56 feet to the **POINT OF BEGINNING** and containing 0.5820 acres, (25,351 square feet), of land.



J. D. TAYLOR SURVEY
ABSTRACT NO. 72
Harris County, Texas



0 1/8 1/4 3/8 1/2
MILE

**VICINITY MAP
KEY MAP 4900Q**

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, GF# 7910 - 20 - 3216 with an effective date of September 21, 2020.
- Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 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 2597, Page 181, Volume 2639, Page 448, and Volume 2900, Page 91 of the Deed Records & in Clerk's File No. C629153, all in Harris County.
- Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2597, Page 181, Volume 2639, Page 448, and Volume 2900, Page 91 of the Deed Records & in Clerk's File No. C629153, all in Harris County.

NOTES ON EXISTING PIPELINES

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

**FINAL PLAT OF
DAMANI ESTATE**

A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.5820 ACRE TRACT BEING MORE COMMONLY KNOWN AS ALL OF LOT 14 AND THE ADJOINING 5 FEET OF LOT 15 OF SHADOWWOOD, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 12.6 ACRE TRACT OF LAND CONVEYED TO NORMAN WAY AS RECORDED IN VOLUME 2574, PAGE 707 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 0.5820 ACRE, (25,351 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 CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM
MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION

OWNER:
AJAY DAMANI AND RUCHIRA DAMANI
210 MERRIE WAY LANE
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
JULY 22, 2021

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS