

THE STATE OF TEXAS  
COUNTY OF HARRIS

We, **SETUL G. PATEL and SEJAL P. PATEL**, owners hereinafter referred to as Owners of the **0.7486 acre tract (32,608 square feet)** described in the above and foregoing plat of **AVINISH HOLDINGS**, 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 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 \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
**SETUL G. PATEL**  
OWNER

\_\_\_\_\_  
**SEJAL P. PATEL**  
OWNER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **SETUL G. PATEL and SEJAL P. PATEL**, 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.

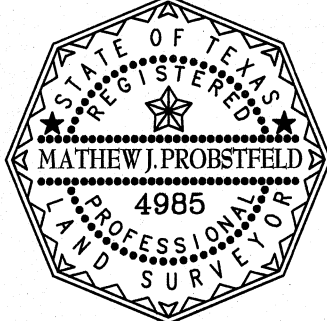
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

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 **AVINISH HOLDINGS** 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

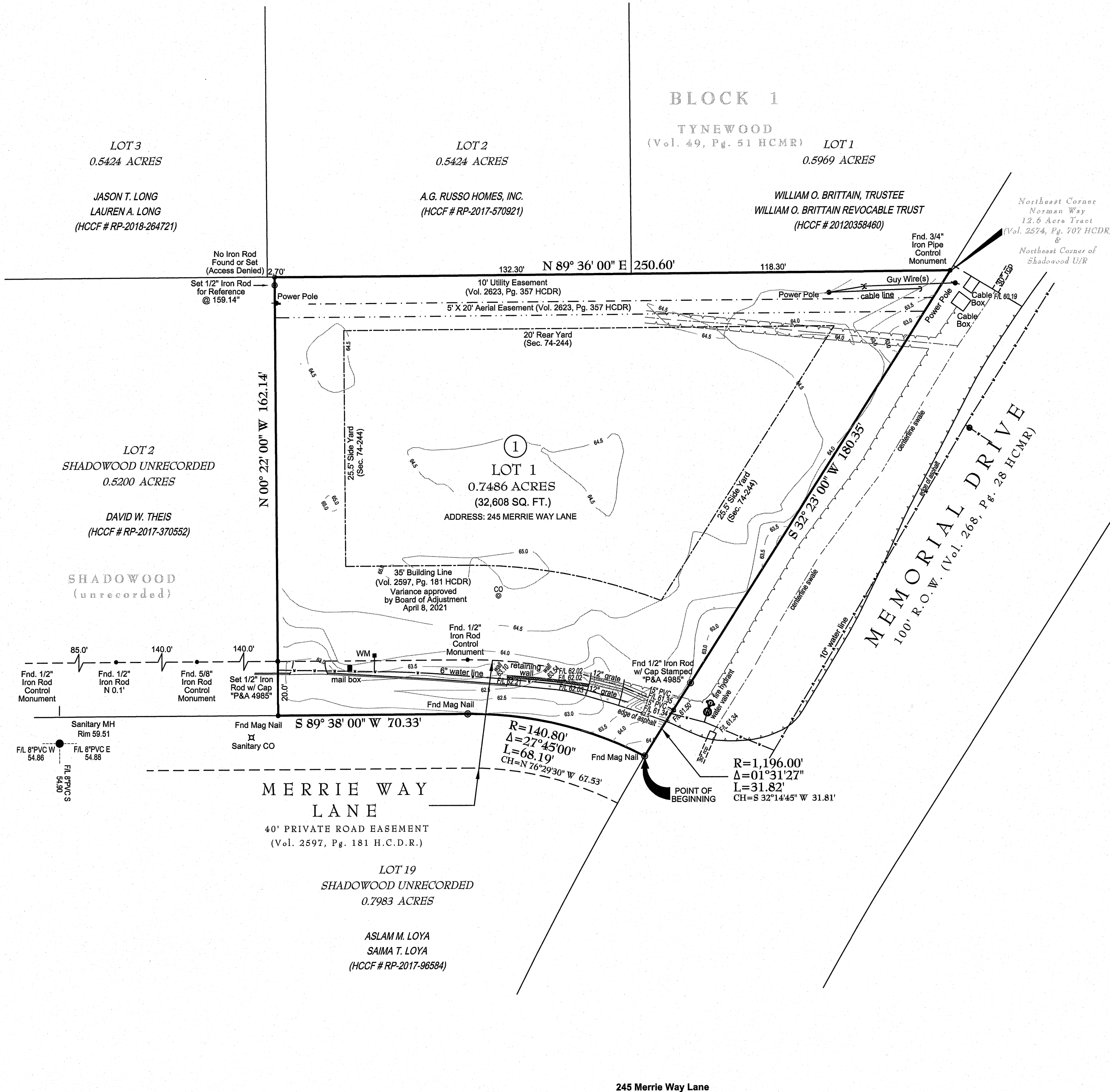
By: \_\_\_\_\_  
**ANNETTE R. ARRIAGA**  
SECRETARY

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 Number \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and in Film Code \_\_\_\_\_ 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**



A tract or parcel of land containing 0.7486 acres (32,608 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 0.7486 acre tract being known as Lot 1 of Shadowwood, an unrecorded addition in the City of Piney Point Village, Harris County, Texas, and being that same certain tract of land conveyed to Setul G. Patel and Sejal P. Patel as recorded under Harris County Clerk's File No. RP-2020-432532, said 0.7486 acre tract being more particularly described by metes and bounds as follows with bearings based on the North right of way line of Merrie Lane;

**BEGINNING** 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 beginning of a curve to the left, said found mag nail marking the Northeast corner of Lot 19, conveyed to Aslam M. Loya and Salma T. Loya as recorded under Harris County Clerk's File No. RP-2017-96584, said found mag nail marking the Southeast corner of Lot 1 of Shadowwood U/R, said found mag nail also marking the **POINT OF BEGINNING** and the Southeast corner of the herein described tract;

**THENCE** in a Westerly direction along the said centerline of Merrie Way Lane and with the common line of said Lot 1 and Lot 19 with said curve to the left having a radius of 140.80 feet, a central angle of 27 degrees 45 minutes 00 seconds, an arc length of 68.19 feet, (call length 68.96 feet), a chord that bears North 76 degrees 29 minutes 30 seconds West, a distance of 67.53 feet to a found mag nail marking the end of curve;

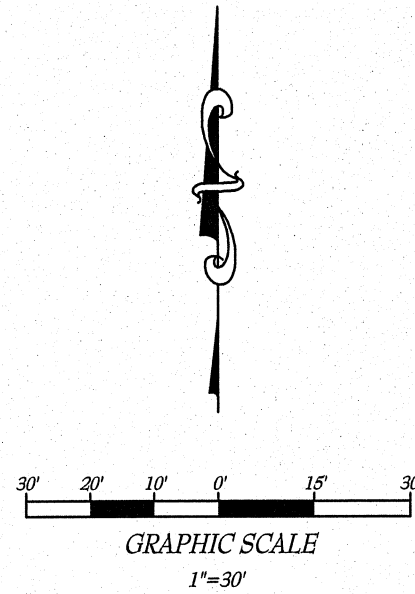
**THENCE** South 89 degrees 38 minutes 00 seconds West, continuing along the said centerline of Merrie Way Lane with the common line of said Lot 1 and Lot 19, a distance of 70.33 feet to a found mag nail in asphalt marking the Southwest corner of said Lot 1, same being the Southwest corner of Lot 2, conveyed to David W. Theis as recorded under Harris County Clerk's File No. RP-2017-370552, said found mag nail also marking the Southwest corner of the herein described tract;

**THENCE** North 00 degrees 22 minutes 00 seconds West, along the common line of said Lot 1 and Lot 2, passing at 20.00 feet a set 1/4 inch iron rod with cap (P&A-4985) lying in the North right of way line of Merrie Way Lane, passing at 159.14 feet a set 1/4 inch iron rod for reference, continuing for a total distance of 182.14 feet, (call 161.86 feet), to a point for corner lying in the North line of Shadowwood U/R, same being the South line of Tynewood, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 49, Page 51 of the Map Records of Harris County, Texas, said point for corner lying in the South line of that certain Lot 2 of said Tynewood, conveyed to A. G. Russo Homes, Inc., as recorded under Harris County Clerk's File No. RP-2017-570821, said point for corner also lying in the North line of said Norman Way 12.6 acre tract, said point for corner being the Northeast corner of said Theis Lot 2, same being the Northwest corner of said Lot 1, said point for corner also being the Northwest corner of the herein described tract;

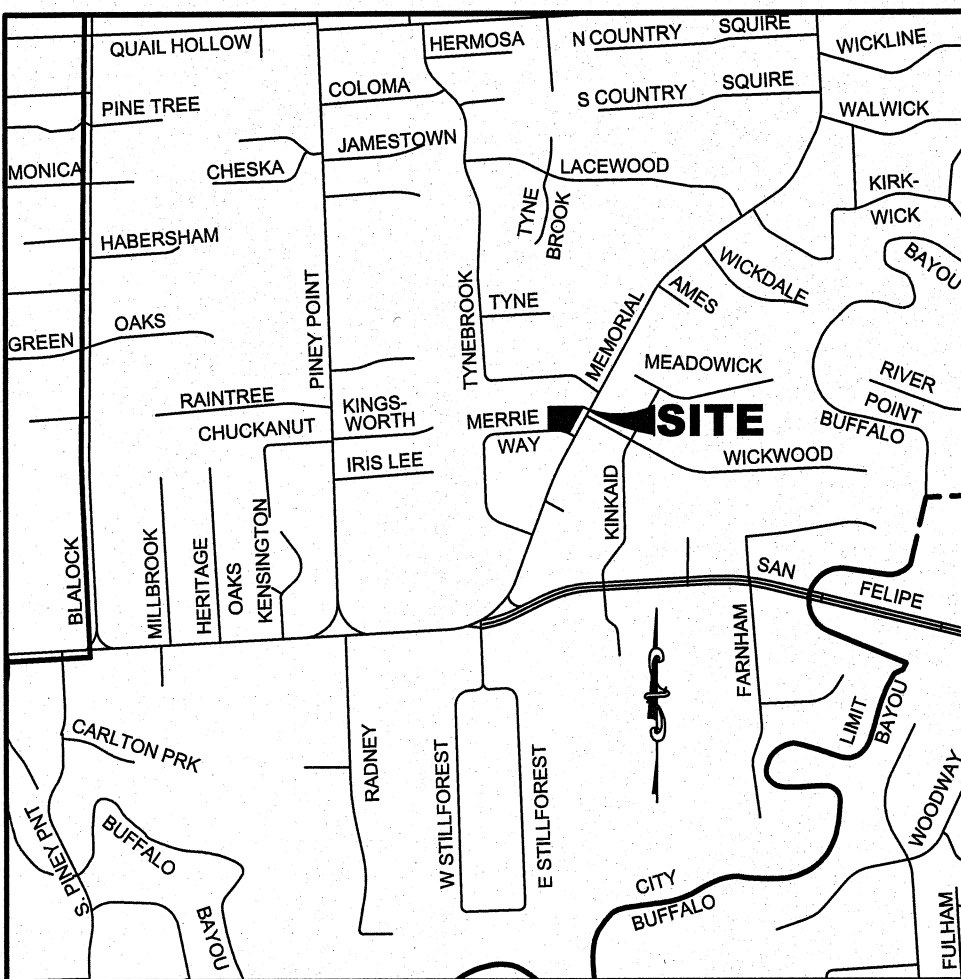
**THENCE** North 89 degrees 38 minutes 00 seconds East, along the common line of said Shadowwood U/R and Tynewood, with the said North line of the Norman Way 12.6 acre tract, and along the South line of said Lot 2 of Tynewood, passing at 132.30 feet a point for corner being the Southwest corner of said A. G. Russo Homes, Inc., Lot 2 of Tynewood, same being the Southwest corner of Lot 1 of Tynewood, conveyed to William O. Brittain, Trustee for the William O. Brittain Revocable Trust as recorded under Harris County Clerk's File No. 20120358460, continuing for a total distance of 250.60 feet to a found 3/4 inch iron pipe lying along the said West right of way line of Memorial Drive and marking the Southeast corner of said Tynewood, and also the Southeast corner of said William O. Brittain Revocable Trust Lot 1 of Tynewood, said found 3/4 inch iron pipe marking the Northeast corner of said Shadowwood U/R, said found 3/4 inch iron pipe marking the Northeast corner of said Lot 1 and also the Northeast corner of said Norman Way 12.6 acre tract, said found 3/4 inch iron pipe also marking the Northeast corner of the herein described tract;

**THENCE** South 32 degrees 23 minutes 00 seconds West, along the said West right of way line of Memorial Drive, a distance of 180.35 feet to a found 1/4 inch iron rod with cap (P&A-4985) marking the beginning of a curve to the left;

**THENCE** in a Southerly direction continuing along the said West right of way line of Memorial Drive, with said curve to the left having a radius of 1,196.00 feet, a central angle of 01 degrees 31 minutes 27 seconds, an arc length of 31.82 feet, (call length 31.66 feet), a chord that bears South 32 degrees 14 minutes 45 seconds West, a distance of 31.81 feet to the **POINT OF BEGINNING** and containing 0.7486 acres, (32,608 sq. ft.) 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 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, GF# 7910 -20 - 2531 with an effective date of September 19, 2020.
- Elevations shown based on City of Piney Point Village Benchmark No. 5  
Elevation = 61.43 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 HCDR.
- Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2597, Page 181 HCDR.

**NOTES ON EXISTING PIPELINES**

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

**FINAL PLAT OF  
AVINISH HOLDINGS**

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.7486 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOT 1 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 0.7486 ACRE, (32,608 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  
TRACT IN AN UNRECORDED SUBDIVISION

**OWNER:**  
SETUL G. PATEL AND SEJAL P. PATEL  
245 MERRIE WAY LANE  
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS  
JULY 22, 2021

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS