

# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

October 7, 2020

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

### ATTENTION: PLANNING & ZONING COMMISSION

On behalf of our client, **MINGDA ZHAO AND HOLLY CARLSON ZHAO**, Probstfeld & Associates, Inc., respectfully requests a hearing at **7:00 PM** on **OCTOBER 22, 2020**, now being held online, using Zoom Meeting Platform. We are seeking approval for the following:

#### PRELIMINARY PLAT OF ZHAO ESTATE

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 1.0558 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOTS 11 AND 12 OF SHADOWOOD, AND 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 1.0558 ACRE (45,990 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**

**HCAD: 0806170000011**

**AT: 205 Merrie Way Lane, Piney Point Village**

**LGL: LTS 11 & 12, Shadowood U/R**

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 281.829.0034.

Sincerely,



**MARIO F. COLINA, P.E.**  
Probstfeld & Associates, Inc.

Attachments: Copy PRELIMINARY PLAT



September 10, 2020

Mr. Matthew J. Probstfeld, R.P.L.S.  
Probstfeld & Associates  
515 Park Grove Drive, Suite 102  
Katy, TX 77450

Re: On-Going Services  
Preliminary Plat Review of 205 Merrie Way – **Second Submittal**  
Piney Point Village, Texas  
HDR Job No. 20-004A

Dear Mr. Probstfeld:

We have reviewed the preliminary plat for the above referenced address. The plat appears to meet all requirements set forth in the City ordinances. Therefore, we have no objections to the preliminary plat.

If you have any questions, please feel free to contact the City.

Sincerely,

HDR Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Aaron Croley'.

Aaron Croley, P.E., CFM  
Project Engineer

cc: Annette Arriaga – City of Piney Point Village

10. That 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.

# PRELIMINARY PLAT OF ZHAO ESTATE

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 1.0558 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOTS 11 AND 12 OF SHADOWOOD, 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**

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## 1 LOT 1 BLOCK NO RESERVE

### REASON FOR PLATTING:

TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM  
MULTIPLE TRACTS IN AN UNRECORDED SUBDIVISION

*No Objections Taken*  
*[Signature]*  
*9/10/20*

### OWNER:

MINGDA ZHAO AND HOLLY CARLSON ZHAO  
205 MERRIE WAY LANE  
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS

SEPTEMBER 24, 2020

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS



## MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903

PH: 713-465-8318

FAX: 713-465-8387

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August 26, 2020

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

Mingda and Holly Zhao  
C/O Probstfeld & Associates  
515 Park Grove Drive  
Katy, Texas 77450

VIA FAX No. 713-782-3178

VIA Email: [mario@probstfeld.com](mailto:mario@probstfeld.com)

Re: Letter of No Objection for Preliminary Plat of ZHAO ESTATE, Lots 11 & 12, Shadowood Subdivision, aka, 205 Merrie Way Lane, Piney Point Village, Texas

Dear Commissioners:

Memorial Villages Water Authority (the "Water Authority") has reviewed the proposed Preliminary 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 Plat, creating one single family residential lot from multiple tracts, will not adversely affect either the existing sanitary sewer system or existing water system that serve property along Merrie Way Lane nor the existing services to this proposed lot as this property is currently served with water and sewer service. 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,

A handwritten signature in black ink, appearing to read "Trey Cantu".

Trey Cantu  
General Manager

Cc: Customer file



MATTHEW A. PROBSTFELD  
Professional Surveyor License No. 4088  
State of Texas, expires 12/31/2023  
NORTH  
DATE: 12/29/2023  
NORTH

1. MATTHEW A. PROBSTFELD, a duly qualified and licensed Professional Surveyor of the State of Texas, is hereby certifying that the foregoing plat was prepared by him or under his direct supervision and that he is a duly qualified and licensed Professional Surveyor of the State of Texas.

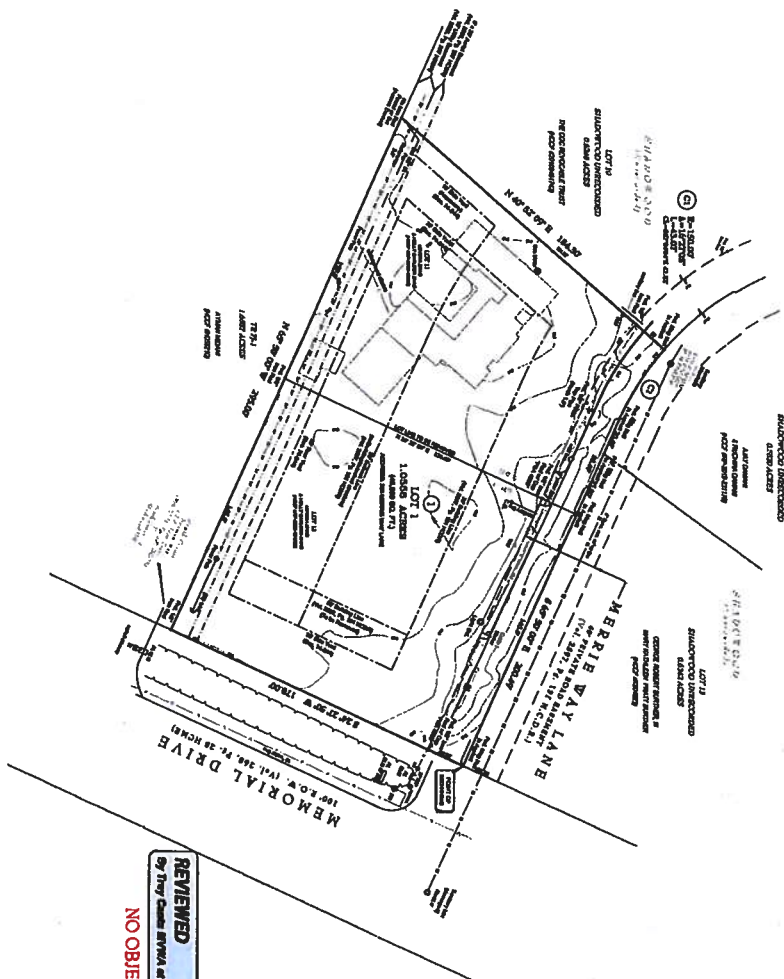
1. MATTHEW A. PROBSTFELD, a duly qualified and licensed Professional Surveyor of the State of Texas, is hereby certifying that the foregoing plat was prepared by him or under his direct supervision and that he is a duly qualified and licensed Professional Surveyor of the State of Texas.

MATTHEW A. PROBSTFELD  
Professional Surveyor License No. 4088  
State of Texas, expires 12/31/2023

ENCUMBRANCES CERTIFICATE  
1. MATTHEW A. PROBSTFELD, a duly qualified and licensed Professional Surveyor of the State of Texas, is hereby certifying that the foregoing plat was prepared by him or under his direct supervision and that he is a duly qualified and licensed Professional Surveyor of the State of Texas.

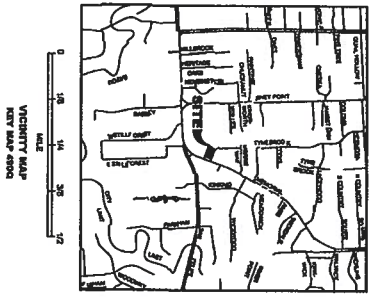
MATTHEW A. PROBSTFELD  
Professional Surveyor License No. 4088  
State of Texas, expires 12/31/2023

ENCUMBRANCES CERTIFICATE  
1. MATTHEW A. PROBSTFELD, a duly qualified and licensed Professional Surveyor of the State of Texas, is hereby certifying that the foregoing plat was prepared by him or under his direct supervision and that he is a duly qualified and licensed Professional Surveyor of the State of Texas.



REVIEWED  
by Tracy Cramer, Surveyor at 8:07 am, Aug 26, 2023  
NO OBJECTIONS

1. MATTHEW A. PROBSTFELD, a duly qualified and licensed Professional Surveyor of the State of Texas, is hereby certifying that the foregoing plat was prepared by him or under his direct supervision and that he is a duly qualified and licensed Professional Surveyor of the State of Texas.



- GENERAL NOTES & LEGEND
1. H.C.P. Survey of Harris County Map Records.
  2. H.C.P. No. 10,000 Harris County Survey Map.
  3. H.C.P. No. 10,000 Harris County Survey Map.
  4. H.C.P. No. 10,000 Harris County Survey Map.
  5. H.C.P. No. 10,000 Harris County Survey Map.
  6. H.C.P. No. 10,000 Harris County Survey Map.
  7. H.C.P. No. 10,000 Harris County Survey Map.
  8. H.C.P. No. 10,000 Harris County Survey Map.
  9. H.C.P. No. 10,000 Harris County Survey Map.
  10. H.C.P. No. 10,000 Harris County Survey Map.
  11. H.C.P. No. 10,000 Harris County Survey Map.
  12. H.C.P. No. 10,000 Harris County Survey Map.
  13. H.C.P. No. 10,000 Harris County Survey Map.
  14. H.C.P. No. 10,000 Harris County Survey Map.
  15. H.C.P. No. 10,000 Harris County Survey Map.

PRELIMINARY PLAT OF  
ZHAO ESTATE

1 LOT 1 BLOCK NO RESERVE  
MATTHEW A. PROBSTFELD  
PROFESSIONAL SURVEYOR  
205 LEBRON WAY LANE  
HOUSTON, TX 77058  
ASBESTOS, 12/29/2023

PROBSTFELD & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
820 N. CHURCH STREET, SUITE 100, HOUSTON, TX 77002



AT&T Texas  
14575 Presidio Square Blvd,  
Room 135  
Houston, Texas, 77083

Tel: 281-983-1371  
David.mertz@att.com

August 25, 2020

Mario Colina  
Probstfeld & Associates  
515 Park Grove Dr  
Katy, Texas 77450  
Phone: 281-829-0034  
Fax: 281-829-0233

Dear Mr. Colina,

AT&T has no objection to the re-plat of the property located at 205 Merrie Way Lane, Houston Texas 77024, as shown on the Preliminary plat dated July 22, 2020 from Probstfeld & Associates.  
Sincerely,

David Mertz  
Manager Engineering Design



August 24, 2020

Probstfeld & Associates  
515 Park Grove Drive  
Katy, TX 77450

**Re: 205 Merrie Way Lane**

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 July of 2020.

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 Adam Schappaugh at 713.207.6328.

Sincerely,

*Adam Schappaugh*

Adam Schappaugh, CPL  
Right of Way Agent

C: Mario Colina [mario@probstfeld.com](mailto:mario@probstfeld.com)

PLR20.416



August 18, 2020

Mario Colina, P.E.  
Probstfeld & Associates  
515 Park Grove Drive,  
Katy, TX 77450

**Re: 205 Merrie Way Ln, Houston, TX 77024**

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 plat dated July 22, 2020.

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 right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5289 with any questions that you may have.

Sincerely,

Geraldine Medina-Schulz  
Planning & Design - Construction, Coordinator



HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**0806170000011**

Tax Year: 2020

 **Print**

Owner and Property Information								
Owner Name & Mailing Address:				Legal Description:				
<b>CURRENT OWNER 205 MERRIE WAY LN HOUSTON TX 77024-7407</b>				<b>LTS 11 &amp; 12 SHADOWOOD U/R 205 MERRIE WAY LN HOUSTON TX 77024</b>				
Property Address:								
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map 1/2
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	46,030 SF	2,807 SF	7834	25501	392 -- ISD 25 - Memorial Villages South of I-10	5057C	490Q

**Value Status Information**

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/24/2020	Formal : 8/4/2020 8:00:00 AM	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
Residential Homestead	025	SPRING BRANCH ISD	545,344	Not Certified	1.320980	
	040	HARRIS COUNTY	520,344	Not Certified	0.407130	
	041	HARRIS CO FLOOD CNTRL	520,344	Not Certified	0.027920	
	042	PORT OF HOUSTON AUTHY	520,344	Not Certified	0.010740	
	043	HARRIS CO HOSP DIST	520,344	Not Certified	0.165910	
	044	HARRIS CO EDUC DEPT	520,344	Not Certified	0.005000	
	075	PINEY POINT VILLAGE	0	Not Certified	0.255140	
	707	MEMORIAL VILLAGES WA	520,344	Not Certified	0.027463	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

**Valuations**

Value as of January 1, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	1,129,700		Land	2,365,825	
Improvement	237,367		Improvement	235,895	
Total	1,367,067	1,367,067	Total	2,601,720	2,601,720

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	20,000	1.00	1.00	1.00	--	1.00	55.00	55.00	1,100,000.00
2	1001 -- Res Improved Table Value	SF2	SF	20,000	1.00	1.00	1.00	--	1.00	55.00	55.00	1,100,000.00
3	1001 -- Res Improved Table Value	SF3	SF	6,030	1.00	0.50	1.00	--	0.50	55.00	27.50	165,825.00

**Building**

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1958	2008	Residential Single Family	Residential 1 Family	Good	2,807 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Extensive
Cond / Desir / Util	Good
Foundation Type	Slab
Grade Adjustment	B-
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Stucco
Element	Units
Room: Total	7
Room: Full Bath	3
Room: Bedroom	4
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
CARPORT PRI	484
OPEN FRAME PORCH PRI	610
BASE AREA PRI	2,427
ONE STORY FRAME PRI	380
MAS/CONC PATIO PRI	621
OPEN FRAME PORCH PRI	36

# Harris County Appraisal District



PUBLICATION DATE:  
4/28/2020  
0 50 100 200 Feet

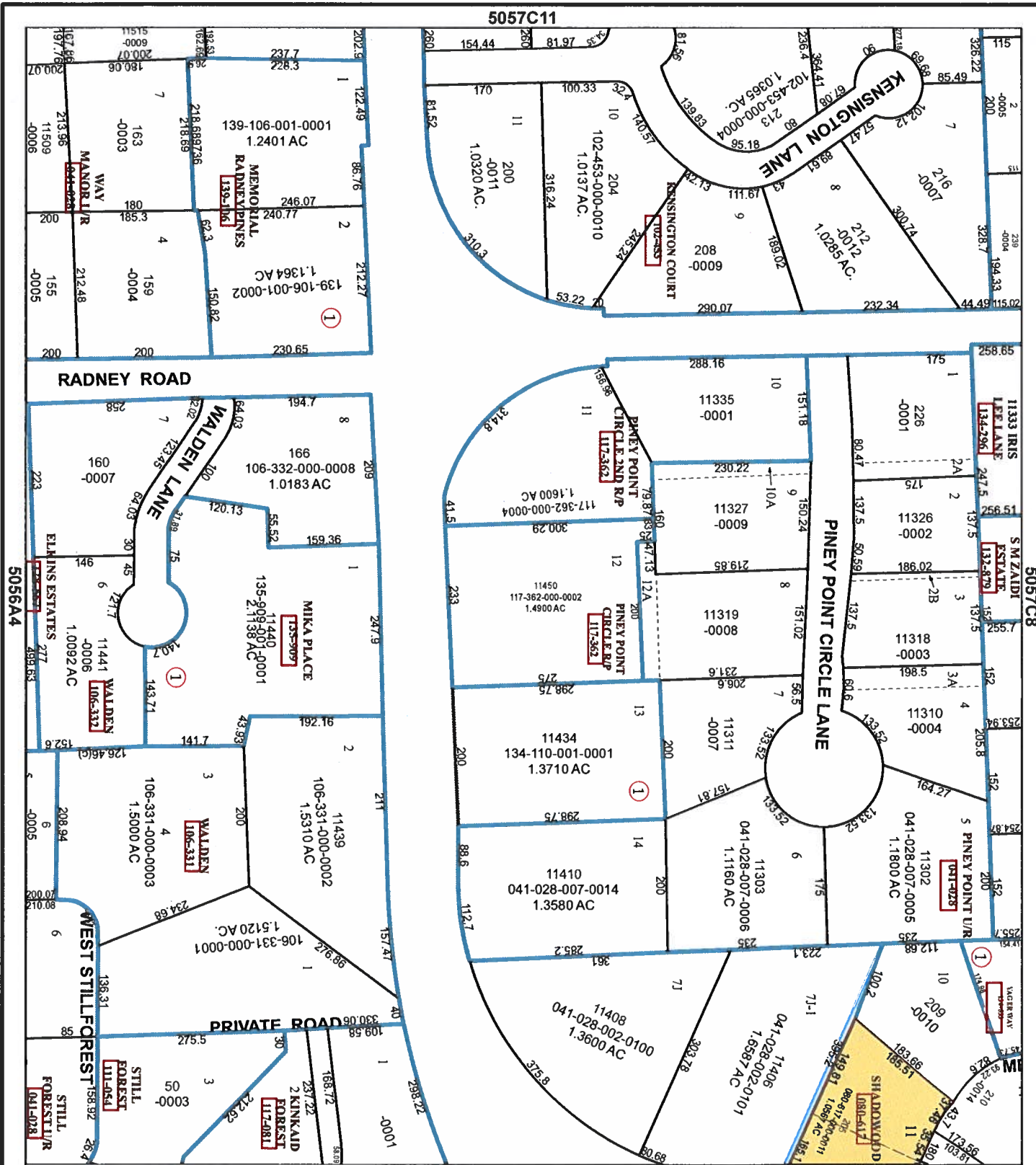
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



**FACET**  
**5057C12**

6	7	8	5	6
10	11	9	10	
2	3	4	1	2



## MAP LOCATION



7	8	5	6	7
11	12	9	10	11
3	4	1	2	3

**5057C12**



ANN HARRIS BENNETT  
TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR  
P.O. BOX 3547  
HOUSTON, TEXAS 77253-3547  
TEL: 713-274-8000



2019 Property Tax Statement  
Web Statement

Statement Date:	July 21, 2020
Account Number	080-617-000-0011

Our records indicate that your statement has been requested by a mortgage company.



ZHAO MINGDA & HOLLY C  
205 MERRIE WAY LN  
HOUSTON TX 77024-7407

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	273,413	1,093,654	0.407130	\$4,452.59
Harris County Flood Control Dist	273,413	1,093,654	0.027920	\$305.35
Port of Houston Authority	273,413	1,093,654	0.010740	\$117.46
Harris County Hospital District	273,413	1,093,654	0.165910	\$1,814.48
Harris County Dept. of Education	273,413	1,093,654	0.005000	\$54.68

Page: 1 of 1

Total 2019 Taxes Due By January 31, 2020:	\$6,744.56
Payments Applied To 2019 Taxes	\$6,744.56
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For July 2020	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2020	7%	\$0.00	\$0.00	\$0.00
By March 31, 2020	9%	\$0.00	\$0.00	\$0.00
By April 30, 2020	11%	\$0.00	\$0.00	\$0.00
By May 31, 2020	13%	\$0.00	\$0.00	\$0.00
By June 30, 2020	15%	\$0.00	\$0.00	\$0.00

Property Description	
205 MERRIE WAY LN77024 LT 11 SHADOWOOD U/R .4839 AC	
Appraised Values	
Land - Market Value	1,129,700
Impr - Market Value	237,367
Total Market Value	1,367,067
Less Capped Mkt Value	0
Appraised Value	1,367,067
Exemptions/Deferrals	
Homestead Exemption	



Tax Bill Increase (Decrease) from 2014 to 2019: Appraised Value 63%, Taxable Value 63%, Tax Rate -3%, Tax Bill 58%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

ZHAO MINGDA & HOLLY C  
205 MERRIE WAY LN  
HOUSTON TX 77024-7407

Make check payable to:

ANN HARRIS BENNETT  
TAX ASSESSOR-COLLECTOR & VOTER  
REGISTRAR  
P.O. BOX 4622  
HOUSTON, TEXAS 77210-4622

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Account Number
080-617-000-0011
Amount Enclosed
\$ _____

Web Statement - Date Printed: 07-21-2020

08061700000114 2019 0000000000 0000000000 0000000000 0000000000

**Spring Branch ISD Tax Office****C. A. Porter, Tax Assessor - Collector**

Physical Address: 8880 Westview Drive, Houston, TX 77055

Mailing Address: PO Box 19037, Houston, TX 77224

Phone: 713 251 7960 Fax: 713 251 9829

www.springbranchisd.com

**2020 Tax Statement 07/21/2020****Property Account Number:****0806170000011**

TAXSUPPORT V1.15

**OWNER NAME AND MAILING ADDRESS**

ZHAO MINGDA &amp; HOLLY C

205 MERRIE WAY LN

HOUSTON TX 77024-7407

205 MERRIE WAY LN

LT 11

SHADOWOOD U/R

0 Acres

UDI: 100%

Assessment Ratio 100%

LAND VALUE	IMPROVEMENT	NON-HOMESITE LAND	NON-HOMESITE IMPROVEMENT	PERSONAL PROPERTY	APPRAISED VALUE	AG VALUE
0	0	0	0	0	0	0

Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
-----------------	------------------	---------------	--------------------	----------

TOTAL BASE TAX 0.00

TOTAL BASE PAID 0.00

**TAX DUE****Exemptions:**

TAXES ARE DUE UPON RECEIPT. TAXES BECOME DELINQUENT ON:

THE HARRIS COUNTY APPRAISAL DISTRICT DETERMINES WHAT PROPERTY IS TO BE TAXED, ITS APPRAISAL VALUE, WHETHER TO GRANT EXEMPTIONS, OWNERSHIP NAME AND ADDRESS, AND WHAT TAXING JURISDICTIONS CAN TAX THE PROPERTY. ANY QUESTIONS REGARDING THIS INFORMATION SHOULD BE DIRECTED TO HCAD AT 713-957-7800.

**TEXAS LAW PROVIDES FOR THE ADDITION OF A COLLECTION PENALTY OF 20% ON CERTAIN DELINQUENT TAXES.**

Please detach and return this portion with your payment

				PAYMENT, INTEREST & 33.48 FEES	PAY THIS AMOUNT
TOTAL	2020	TAXES DUE IF PAID IN:	JUL	2020	\$0.00
			AUG	2020	\$0.00
			SEP	2020	\$0.00
			OCT	2020	\$0.00
			NOV	2020	\$0.00
			DEC	2020	\$0.00

**0806170000011**

ZHAO MINGDA &amp; HOLLY C

205 MERRIE WAY LN

HOUSTON TX 77024-7407

**MAKE CHECK PAYABLE TO:**

SPRING BRANCH ISD TAX OFFICE

C. A. PORTER, CPA

PO BOX 19037

HOUSTON, TX 77224

ANN HARRIS BENNETT  
TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR  
P.O. BOX 3547  
HOUSTON, TEXAS 77253-3547  
TEL: 713-274-8000



2019 Property Tax Statement  
Web Statement

Statement Date:	July 21, 2020
Account Number	080-617-000-0012



ZHAO MINGDA & HOLLY C  
205 MERRIE WAY LN  
HOUSTON TX 77024-7407

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	1,227,875	0.407130	\$4,999.05
Harris County Flood Control Dist	0	1,227,875	0.027920	\$342.82
Port of Houston Authority	0	1,227,875	0.010740	\$131.87
Harris County Hospital District	0	1,227,875	0.165910	\$2,037.17
Harris County Dept. of Education	0	1,227,875	0.005000	\$61.39

Page: 1 of 1

Total 2019 Taxes Due By January 31, 2020:	\$7,572.30
Payments Applied To 2019 Taxes	\$7,572.30
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For July 2020	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2020	7%	\$0.00	\$0.00	\$0.00
By March 31, 2020	9%	\$0.00	\$0.00	\$0.00
By April 30, 2020	11%	\$0.00	\$0.00	\$0.00
By May 31, 2020	13%	\$0.00	\$0.00	\$0.00
By June 30, 2020	15%	\$0.00	\$0.00	\$0.00

Property Description
201 MERRIE WAY LN 77024 LT 12 SHADOWOOD U/R .5658 AC

Appraised Values	
Land - Market Value	1,227,875
Impr - Market Value	0
Total Market Value	1,227,875
Less Capped Mkt Value	0
Appraised Value	1,227,875

Exemptions/Deferrals



Tax Bill Increase (Decrease) from 2014 to 2019: Appraised Value 25%, Taxable Value 25%, Tax Rate -3%, Tax Bill 21%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

ZHAO MINGDA & HOLLY C  
205 MERRIE WAY LN  
HOUSTON TX 77024-7407

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT  
TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR  
P.O. BOX 4622  
HOUSTON, TEXAS 77210-4622

Account Number
080-617-000-0012
Amount Enclosed
\$ _____

Web Statement - Date Printed: 07-21-2020

08061700000122 2019 000000000 000000000 000000000 000000000

**Spring Branch ISD Tax Office****C. A. Porter, Tax Assessor - Collector**

Physical Address: 8880 Westview Drive, Houston, TX 77055

Mailing Address: PO Box 19037, Houston, TX 77224

Phone: 713 251 7960 Fax: 713 251 9829

www.springbranchisd.com

**2020 Tax Statement 07/21/2020****Property Account Number:****0806170000012**

TAXSUPPORT V1.15

**OWNER NAME AND MAILING ADDRESS**

ZHAO MINGDA &amp; HOLLY C

205 MERRIE WAY LN

HOUSTON TX 77024-7407

201 MERRIE WAY LN

LT 12

SHADOWOOD U/R

0 Acres

UDI: 100%

Assessment Ratio 100%

LAND VALUE	IMPROVEMENT	NON-HOMESITE LAND	NON-HOMESITE IMPROVEMENT	PERSONAL PROPERTY	APPRAISED VALUE	AG VALUE
0	0	0	0	0	0	0

Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
-----------------	------------------	---------------	--------------------	----------

TOTAL BASE TAX 0.00

TOTAL BASE PAID 0.00

**TAX DUE****Exemptions:**

TAXES ARE DUE UPON RECEIPT. TAXES BECOME DELINQUENT ON:

THE HARRIS COUNTY APPRAISAL DISTRICT DETERMINES WHAT PROPERTY IS TO BE TAXED, ITS APPRAISAL VALUE, WHETHER TO GRANT EXEMPTIONS, OWNERSHIP NAME AND ADDRESS, AND WHAT TAXING JURISDICTIONS CAN TAX THE PROPERTY. ANY QUESTIONS REGARDING THIS INFORMATION SHOULD BE DIRECTED TO HCAD AT 713-957-7800.

**TEXAS LAW PROVIDES FOR THE ADDITION OF A COLLECTION PENALTY OF 20% ON CERTAIN DELINQUENT TAXES.**

Please detach and return this portion with your payment

			PAYMENT, INTEREST & 33.48 FEES	PAY THIS AMOUNT
TOTAL	2020	TAXES DUE IF PAID IN:	JUL 2020	\$0.00
			AUG 2020	\$0.00
			SEP 2020	\$0.00
			OCT 2020	\$0.00
			NOV 2020	\$0.00
			DEC 2020	\$0.00

**0806170000012**

ZHAO MINGDA &amp; HOLLY C

205 MERRIE WAY LN

HOUSTON TX 77024-7407

**MAKE CHECK PAYABLE TO:**

SPRING BRANCH ISD TAX OFFICE

C. A. PORTER, CPA

PO BOX 19037

HOUSTON, TX 77224





## **ANN HARRIS BENNETT**

**Tax Assessor-Collector & Voter Registrar**  
**www.hctax.net**

---

July 22, 2020

**Whom It May Concern:**

Please be advised that the name **ZHAO ESTATE** is not the name of any subdivision recorded in the subdivision records Harris County Texas, as maintained by the Harris County Appraisal District and the Office of Harris County Tax Assessor-Collector.

A handwritten signature in cursive script, appearing to read "Ann Harris Bennett", is written over a horizontal line.

**Office of Ann Harris Bennett**  
**Tax Assessor-Collector**  
**Harris County, Texas**

# Phao Estate

## 205 MERRIE WAY LANE - PINEY POINT VILLAGE

HCAD ID	Owner Name 1	Owner Mail 1	Owner Mail City	Owner Mail State	Owner Zip	Legal Desc: 1	Legal Desc: 2	Property Address Number	Property Address Street	Property Address Suffix	Property Address TP	PRELIM PLAT LETTER CERT #	FINAL PLAT LETTER CERT #
1	80617000010	THE CGC REVOCABLE TRUST	HOUSTON	TX	77024-7407	LT 10	SHADOWOOD U/R	209	MERRIE WAY	LANE	77024 7016 3010 0000 5020 3842		
2	1345330010001	VV MERRIE WAY LLC	HOUSTON	TX	77056-2408	LT 1 BLK 1	YAGER WAY	213	MERRIE WAY	LANE	77024 7016 3010 0000 5020 3879		
3	80617000008	LASSITER RONALD C	HOUSTON	TX	77024-7407	LT 8	SHADOWOOD U/R	217	MERRIE WAY	LANE	77024 7016 3010 0000 5020 3886		
4	80617000015	ENRIQUEZ MARIN A & KARYN M	HOUSTON	TX	77024-7435	TRS 15 & 16A	SHADOWOOD U/R	216	MERRIE WAY	LANE	77024 7016 3010 0000 5020 3893		
5	80617000014	DAMANI AJAY DAMANI RUCHIRA	PEARLAND	TX	77584-8189	LT 14 & TR 15A	SHADOWOOD U/R	210	MERRIE WAY	LANE	77024 7016 3010 0000 5020 3947		
6	80617000013	BURKNER GEORGE R III	HOUSTON	TX	77024-7435	LT 13	SHADOWOOD U/R	207	MERRIE WAY	LANE	77024 7015 0640 0001 5160 2101		
7	80617000022	SUSAN EWEERS PELINI LIVING TR	HOUSTON	TX	77024-7513	LT 22	SHADOWOOD U/R	11402	MEMORIAL	DR	77024 7015 0640 0001 5160 2118		
8	1363750010001	HARRIS PATRICIA L	HOUSTON	TX	77024-7513	LT 1 BLK 1	11400 MEMORIAL DRIVE	11400	MEMORIAL	DR	77024 7017 0660 0000 5343 0125		
9	410280020101	MIDANI ATMAN	HOUSTON	TX	77024-7527	TR 71-1	ABST 77 J D TAYLOR	11406	MEMORIAL	DR	77024 7017 0660 0000 5343 0132		
10	410280020100	AROCHA BERNARDINO MD AROCHA MARIA	HOUSTON	TX	77024-7527	TR 71	ABST 77 J D TAYLOR	11408	MEMORIAL	DR	77024 7017 0660 0000 5343 0149		
11	410280070006	BLANCHARD AUSTIN J	HOUSTON	TX	77024-7415	TR 6	ABST 77 J D TAYLOR	11303	PINEY POINT	CR	77024 7017 0660 0000 5343 0156		
12	410280070005	JACOBS MARC S JACOBS ANA LEE	HOUSTON	TX	77024-7415	TR 5	ABST 77 J D TAYLOR	11302	PINEY POINT	CR	77024 7017 0660 0000 5343 0163		
13	1179480000004	DROUBI AEDO & SHARON	HOUSTON	TX	77024-7538	LT 4 BLK 1	SAN FELIPE ESTATES	11411	MEMORIAL	DR	77024 7017 0660 0000 5343 0170		
14	1179480000006	LASWELL GREGG C SR & CLAUDIA N	HOUSTON	TX	77024-7517	LT 6 BLK 1	SAN FELIPE ESTATES	8506	SAN FELIPE	ST	77024 7017 0660 0000 5343 0187		
15	1179480000005	SANBORN JOHN R & ROSALBA	HOUSTON	TX	77024-7517	LT 5 BLK 1	SAN FELIPE ESTATES	8510	SAN FELIPE	ST	77024 7017 0660 0000 5343 0194		
16	1345330010001	VV MERRIE WAY LLC	HOUSTON	TX	77024	LT 1 BLK 1	YAGER WAY	213	MERRIE WAY	DR	77024 7017 0660 0000 5343 0200		
17	80617000014	DAMANI AJAY DAMANI RUCHIRA	HOUSTON	TX	77024	LT 14 & TR 15A	SHADOWOOD U/R	210	MERRIE WAY	LANE	77024 7017 0660 0000 5343 0217		

**FACET**  
**5057D57**

3	4	1	2	3
7	8		6	7
11	12	9	10	11

Harris  
County  
Appraisal  
District

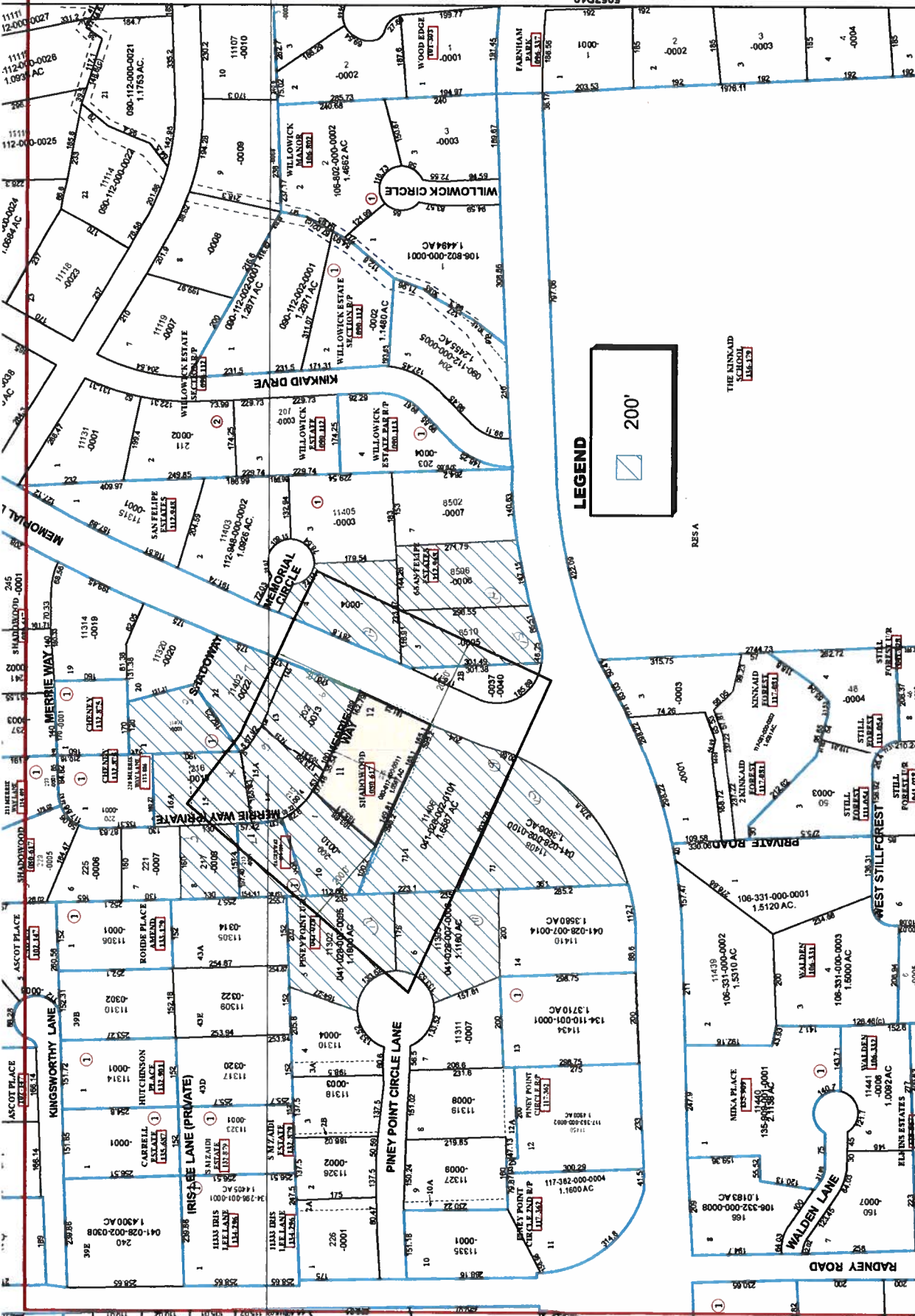
**PUBLICATION DATE:**  
4/28/2020

Geographic map data maintained by the Harris County Appraisal District is for informational purposes only and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of

**MAP LOCATION**

**FACET**  
**5057D97**

7	8	5	6	7
11	12		10	11
3	4	1	2	3



# PROBSTFELD & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

Sample Neighbor  
Ltr

515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

October 7, 2020

THE CGC REVOCABLE TRUST  
209 MERRIE WAY LN  
HOUSTON, TX 77024-7407

To Whom It May Concern:

On behalf of our client, **MINGDA ZHAO AND HOLLY CARLSON ZHAO**, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 P.M. on OCTOBER 22, 2020**, now being held online, using Zoom Meeting Platform. We are seeking approval for the following:

### PRELIMINARY PLAT OF ZHAO ESTATE

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 1.0558 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOTS 11 AND 12 OF SHADOWOOD, AND 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 1.0558 ACRE (45,990 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**

**HCAD: 0806170000011**

**AT: 205 Merrie Way Lane, Piney Point Village**

**LGL: LTS 11 & 12, Shadowood U/R**

You're welcome to join the virtual meeting via the link or by phone as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/89217323422?pwd=ejFUTHA5YSsrT3BtUC9aS3NvRnROZz09>

Meeting ID: 892 1732 3422

Passcode: 433689

One tap mobile

+13462487799,,89217323422#,,,,,0#,,433689# US (Houston)

+12532158782,,89217323422#,,,,,0#,,433689# US (Tacoma)



7015 0640 0001 5160 2118

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 Street and Apt. No., or PO Box No. 216 TERRIE WAYAN  
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 Street and Apt. No., or PO Box No. 11601 BAYLENCE DR  
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DAHAUI AWAY  
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VV PERRIE WYNN LLC  
 5126 DOVER DR  
 HOUSTON, TX 77056

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Sent To

SANBORN JOHN  
 6510 SAN FELIPE ST  
 HOUSTON, TX 77024

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BURTNER GEORGE, III  
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Total Postage and Fees

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 217 PERRIE WYNN  
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☐ Adult Signature Restricted Delivery \$

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Sent To **JACOBS MARC**  
 Street and Apt. No., or PO Box No. **11302 PINNEY POINT CR**  
 City, State, ZIP+4® **HOUSTON TX 77024**

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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

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Sent To **HARRIS PATRICIA**  
 Street and Apt. No., or PO Box No. **11400 HETTERDIAL DR**  
 City, State, ZIP+4® **HOUSTON TX 77024**

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7017 0660 0000 5343 0167

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
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Postage  
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 Total Postage and Fees  
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Sent To **HASWELL GREGG**  
 Street and Apt. No., or PO Box No. **3506 SANFELIPS ST**  
 City, State, ZIP+4® **HOUSTON TX 77024**

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
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Postage  
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 Total Postage and Fees  
 \$

Sent To **BLANCHARD AUSTIN**  
 Street and Apt. No., or PO Box No. **11303 PINNEY POINT CR**  
 City, State, ZIP+4® **HOUSTON TX 77024**

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
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Postage  
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 Total Postage and Fees  
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Sent To **VV TERRIE WAYLL**  
 Street and Apt. No., or PO Box No. **213 TERRIE WAY LN**  
 City, State, ZIP+4® **HOUSTON TX 77024**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

REEDY RICHARD L  
347 TYNEBRIDGE LN  
HOUSTON TX 77024-7422



9590 9402 6150 0209 7035 84

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7962

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Agent  
☐ Address  
C. Date of Delivery  
10.8.20

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

HUANG EMILY  
LIN CHING FUNG  
351 TYNEBRIDGE LN  
HOUSTON TX 77024-7422



9590 9402 6150 0209 7035 08

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7955

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Agent  
☐ Address  
C. Date of Delivery  
10.8.20

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

CHINTAGUMPALA MURALI M  
11312 JAMESTOWN RD  
HOUSTON TX 77024-7411



9590 9402 6150 0209 7035 91

2. Article Number (Transfer from service label)

7018 0360 0000 7877 8044

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Agent  
☐ Address  
C. Date of Delivery  
10.8.20

Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. A

WILSON WILLIAM H JR & D  
11319 COLOMA LN  
HOUSTON TX 77024-7400



9590 9402 6146 0209 1889 99

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7900

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

II Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HUNTER ROBERT C & AMANDA  
11314 COLOMA LN  
HOUSTON TX 77024-7408



9590 9402 6146 0209 1890 40

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7856

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

I Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. A

HUIJPEN ESTHER E M  
DIMECH JOHN  
11311 JAMESTOWN RD  
HOUSTON TX 77024-7411



9590 9402 6150 0209 7036 07

2. Article Number (Transfer from service label)

7018 0360 0000 7877 8037

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Mail  
Restricted Delivery  
(00)



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHANG LAURA Y  
11311 COLOMA LN  
HOUSTON TX 77024-7400



9590 9402 6146 0209 1889 75

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7924

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

DAVIS MATTHEW C & JILL R  
354 TYNEBRIDGE LN  
HOUSTON TX 77024-7424



9590 9402 6146 0209 1890 19

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7887

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

 Mail  
 Restricted Delivery  
 (00)

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BALDWIN KENNETH W  
MARTIN MELISSA M  
367 TYNEBRIDGE LN  
HOUSTON TX 77024-7427



9590 9402 6146 0209 1890 33

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7863

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

 Mail  
 Restricted Delivery  
 (00)



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

DUNN DOUGLAS B & STACIE L  
362 TYNEBRIDGE LN  
HOUSTON TX 77024-7425



9590 9402 6146 0209 1890 26

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7870

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

GILLER MARK WARREN  
GILLER STEPHEN EDWARD  
% MARK W & STEPHEN E GILLER 2008  
11318 COLOMA LN  
HOUSTON TX 77024-7400



9590 9402 5714 9346 7583 46

2. Article Number (Transfer from service label)

7018 0360 0000 7877 8050

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

DOHERTY JOHN PATRICK  
11301 JAMESTOWN RD  
HOUSTON TX 77024-7411



9590 9402 6150 0209 7035 22

2. Article Number (Transfer from service label)

7018 0360 0000 7877 8020

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

HOGAN MARTIN  
BARAZI RULA  
343 TYNEBRIDGE LN  
HOUSTON TX 77024-7422



9590 9402 6150 0209 7035 77

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7979

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

strictly Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

LUGRIN GEORGE HOWARD  
LUGRIN LORRI LYNN  
358 PINEY POINT RD  
HOUSTON TX 77024-6506



9590 9402 6150 0209 7035 60

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7986

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. A

HALL J CLIFTON & WENDY  
354 PINEY POINT RD  
HOUSTON TX 77024-6506



9590 9402 6150 0209 7035 46

2. Article Number (Transfer from service label)

7018 0360 0000 7877 8006

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

 Mail  
 Restricted Delivery  
 (00)

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

NEWTON JONATHAN B & SHELLEY  
356 PINEY POINT RD  
HOUSTON TX 77024-6506



9590 9402 6150 0209 7035 53

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7993

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

BELL PETER JEFFREY  
350 TYNEBRIDGE LN  
HOUSTON TX 77024-7424



9590 9402 5714 9346 7583 39

2. Article Number (Transfer from service label)

7018 0360 0000 7877 8068

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

FREEDMAN LEON  
360 PINEY POINT RD  
HOUSTON TX 77024-6506



9590 9402 6150 0209 7035 39

2. Article Number (Transfer from service label)

7018 0360 0000 7877 8013

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

355 TYNEBRIDGE LLC  
355 TYNEBRIDGE LN  
HOUSTON TX 77024-7400



9590 9402 6150 0209 7042 60

2. Article Number (Transfer from service label)

7018 0360 0000 7877 8082

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restr

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

WALSH JOSEPH, III & AMY  
11307 COLOMA LN  
HOUSTON TX 77024-7400



9590 9402 6146 0209 1889 68

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7931

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

☐ Address

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restr

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

11315 COLOMA LANE LLC  
701 SHEPHERD DR STE 200  
HOUSTON TX 77007-5593



9590 9402 6146 0209 1889 82

2. Article Number (Transfer from service label)

7018 0360 0000 7877 7917

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

☐ Address

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restr

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt



7500 San Felipe, Suite 1020  
Houston, TX 77063  
713.589.9000 (OFFICE)  
713.231.5028 (FAX)

## CITY PLANNING LETTER

**GF Number:** 7910-20-2219

**Date:** July 9, 2020

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

Title Houston Holdings (Title Company) certifies that a diligent search of the real property records of Title Houston Holdings title plant has been made, as to the herein described property, and as of 8:00 AM on the 30th day of June 2020, we find the following:

### Property Description:

A tract or parcel of land containing 1.0558 acres, (45,990 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, said 1.0558 acre tract being more commonly known as Lot 12 and Lot 11, of Shadowood, an unrecorded subdivision located in the City of Piney Point Village, Harris County, Texas, said 1.0558 acre tract 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 1.0588 acre tract being those same two tracts of land conveyed to Mingda Zhao & Holly Carlson Zhao as recorded under Harris County Clerk's File No. RP-2018-45302, (as to Lot 11), and Harris County Clerk's File No. RP-2019-134726, (as to Lot 12), said 1.0558 acre tract being more particularly described by metes and bounds as follows with bearings based on the centerline of Merrie Way Lane;

**BEGINNING** at a found mag nail in asphalt marking the intersection of 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), and 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), said found mag nail in asphalt lying in the East line of said Norman Way 12.6 acre tract, said found mag nail in asphalt marking the South corner of that certain 0.6342 acre tract of land (Lot 13) conveyed to George Robert Burtner, III, and Mary Kathleen Pratt Burtner as recorded under Harris County Clerk's File No. K604923, said found mag nail in asphalt marking the East corner of Lot 12, said found mag nail in asphalt also marking the POINT OF BEGINNING and the East corner of the herein described tract;

**THENCE** South 24 degrees 27 minutes 50 seconds West, along the said West right of way line of Memorial Drive, passing at 20.00 feet a found ½ inch iron rod with cap (P&A-4985) lying in the South right of way line of Merrie Way Lane, continuing for a total distance of 170.00 feet to a found ½ inch iron rod marking the South corner of said Lot 12, the South corner of said Norman Way 12.6 acre tract, and also the South corner of Shadowood unrecorded, said found ½ inch iron rod also marking the East corner of that certain 1.6587 acre tract of land conveyed to Ayman Midani as recorded under Harris County Clerk's File No. H058210, said found ½ inch iron rod also marking the South corner of the herein described tract;

**THENCE** North 65 degrees 50 minutes 00 seconds West, along the North line of said Midani 1.6587 acre tract and the South line of said Shadowood unrecorded, passing at 145.00 feet a found 5/8 inch iron rod marking the West corner of said Lot 12, same being the South corner of Lot 11, continuing for a total distance of 295.00 feet to a point for corner being the West corner of said Lot 11, same being marking the



South corner of that certain 0.6248 acre tract of land, (Lot 10), conveyed to The CGC Revocable Trust, as recorded under Harris County Clerk's File No. 20100451742, said point for corner also being the West corner of the herein described tract;

**THENCE** North 40 degrees 52 minutes 09 seconds East, along the East line of said CGC Revocable Trust tract, and with the common lot line of Lot 11 and Lot 10, passing at 3.00 feet a set ½ inch iron rod for reference, passing at 164.30 feet a found ½ inch iron rod, lying in the said South right of way line of said Merrie Way Lane, continuing for a total distance of 184.30 feet to a found mag nail in asphalt, lying along a curve to the left in the said centerline of Merrie Way Lane, and also lying in the South line of that certain 0.5820 acre tract of land (Lot 14), conveyed to Ajay Damani and Ruchira Damani, as recorded under Harris County Clerk's File No. RP-2019-231178, said found mag nail marking the East corner of said CGC Revocable Trust tract, (Lot 10), said found mag nail in asphalt also marking the North corner of the herein described tract;

**THENCE** in an Easterly direction, with said curve to the left, along the said centerline of Merrie Way Lane and the South line of said Damani Lot 14, said curve to the left, having a radius of 150.00 feet, a central angle of 16 degrees 27 minutes 05 seconds, an arc length of 43.07 feet, a chord that bears South 57 degrees 04 minutes 54 seconds East a distance of 42.92 feet, to a found mag nail in asphalt marking a point of tangency of herein described tract;

**THENCE** South 65 degrees 50 minutes 00 seconds East, continuing along the said centerline of Merrie Way Lane, and with the North line of said Lot 11, passing at 20.49 feet a found mag nail in asphalt marking the South corner of said Damani Lot 14, same being the West corner of said Burtner Lot 13, passing at 55.49 feet a found mag nail in asphalt marking the East corner of said Lot 11, same being the North corner of said lot 12, continuing for a total distance of 200.49 feet to the POINT OF BEGINNING and containing 1.0558 acres, (45,990 square feet), of land.

**Owner(s) of Record: Mingda Zhao and Holly Carlson Zhao**

**Lot 11:**

By virtue of Warranty Deed dated January 31, 2018, recorded in Clerk's File No. RP-2018-45302.

**Lot 12:**

By virtue of Warranty Deed dated April 2, 2019, recorded in Clerk's File No. RP-2019-134726.

**Deed Restrictions:**

Subject to restrictive covenants as set forth in Volume 2597, Page 181 of the Deed Records of Harris County, Texas.

**Easements and other encumbrances:**

Easement for street and road purposes, being a 20 foot wide strip of land along the Northerly property line, as set forth in Volume 2597, Page 181 of the Deed Records of Harris County, Texas.

Property is subject to the following building setbacks, as established in Volume 2597, Page 181 of the Deed Records of Harris County, Texas:

- (a) No building shall be built within 50 feet of the boundary line of Memorial Drive.
- (b) No main residence shall be built within 35 feet of the nearest boundary of the private roadways referred to above, within 15 feet of any side property line, nor within 10 feet of any back property line.



- (c) No outbuildings or structures detached from the main residence shall be built on any lot within 90 feet of the nearest boundary of the private roadways hereinabove created or within 90 feet of the North line of Memorial Drive, nor within 5 feet of any side or back property line.

10 foot utility easement along the southerly property line, granted to Houston Lighting and Power Company, as set forth in Volume 2623, Page 357 of the Deed Records of Harris County, Texas.

**Lien Holder(s):**

**Lot 11:**

Deed of Trust dated January 31, 2018, recorded in Clerk's File No. RP-2018-45303, executed by Mingda Zhao and Holly Carlson Zhao, a married couple, payable to Compass Bank, in the principal amount of \$980,000.00.

Deed of Trust dated January 31, 2018, recorded in Clerk's File No. RP-2018-45895, executed by Mingda Zhao and Holly Carlson Zhao, husband and wife, payable to Compass Bank, in the principal amount of \$210,000.00.

**Lot 12:**

Deed of Trust dated April 2, 2019, recorded in Clerk's File No. RP-2019-182769, executed by Mingda Zhao and Holly Carlson Zhao, payable to David L. Hatcher and Claudia J. Hatcher, in the principal amount of \$1,600,000.00.

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Houston Holdings assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Title Houston Holdings of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

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**Title Houston Holdings**

*Katie Greene*

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**Katie Greene**  
**Title Examiner**