



**P&Z COMMISSION PACKETS
FOR
11410 MEMORIAL DRIVE**



January 10, 2022

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

ATTENTION: PLANNING & ZONING COMMISSION

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, The Interfield Group respectfully requests a hearing at **7:00 PM** on **January 27, 2022**, to be held at 7676 Woodway, Suite 300, Houston, Texas 77063

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to reach me at 713-780-0909 Ext. 312.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT



September 30, 2021

Richard S. Willett
The Interfield Group
401 Studewood, Suite 300
Houston, Texas 77007

Re: On-Going Services
Preliminary Plat Review of 11410 Memorial – **Fifth Submittal**
Piney Point Village, Texas
HDR Job No. 10279751

Dear Mr. Willett,

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

No Objections Taken

Claron Cusby
9-30-2021

MINIARY PLAT OF MANAGEMENT TRUST

9,113 SQUARE FEET), BEING LOT 14, PINEY POINT SUBDIVISION, AN
THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY,
AND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALBERT
SMITH BY INSTRUMENT RECORDED IN VOLUME 3355, PAGE 380, OF
RECORDS OF HARRIS COUNTY, TEXAS.

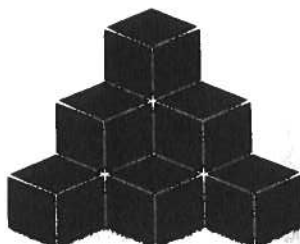
TO CREATE ONE (1) SINGLE-FAMILY RESIDENTIAL LOT

LOTS: 1 BLOCK: 1

MINIARY PLAT DATE: SEPTEMBER 23, 2021

ZONING COMMISSION DATE: SEPTEMBER, 2021

BY:
ON SURVEYORS
READNEEDLE STREET, SUITE 150
N, TEXAS 77079



The
INTERFIELD GROUP

engineering | architecture

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
WWW.INTERFIELD.NET

TEL. (713) 780-0909
TX. REG. NO. F-5611

(INTERFIELD 5501 " 00140 00)



MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903

PH: 713-465-8318

FAX: 713-465-8387

November 4, 2021

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

William Kao and Mandy Kao
C/O Mary Villareal, The Interfield Group L.L.C.
401 Studewood, Suite 300
Houston, Texas 77007

VIA FAX No. 713-782-3178

VIA Email: mvillareal@interfield.net

Re: Letter of No Objection for **Preliminary** Plat of 11410 Memorial Drive
Replat of Lot 14 Piney Point Subdivision, 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, will not adversely affect either the existing sanitary sewer system or existing water system that serve property along Memorial Drive nor the existing services to the lot as this property is currently served with water and sewer services. 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 blue ink, appearing to read "Trey Cantu", with a stylized flourish at the end.

Trey Cantu
General Manager

Cc: Customer file



October 7, 2021

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

Re: PRELIMINARY PLAT OF KAO MANAGEMENT TRUST

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 October 5, 2021.

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 Kelli L. Gorman at 281-236-6808.

Sincerely,

Kelli L. Gorman

Kelli L. Gorman
Senior Right of Way Agent
Paragon Partners Ltd.
Contractor Representing CenterPoint Energy Houston

c: Mary Villareal <mvillareal@interfield.net>

Plat No.: PLR21.427A



September 30, 2021

Mary Villareal
The Interfield Group
401 Studewood, Suite 300
Houston, Texas 770007

Re: Plat – Kao Management Trust

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 survey dated September, 2021.

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

Please feel free to contact me at 435-224-2356 with any questions that you may have.

Sincerely,

Jeff Houston
Authorized Representative

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



From the desk of:
Brandon Reed
281-983-1228
Brandon.Reed.1@att.com

October 11, 2021

Mary Villareal
The Interfield Group
401 Studewood, Suite 300
Houston, Texas 77007
Phone: 713-780-0909 Ext. 312
Fax: 713-780-8550

Dear Ms. Villareal,

AT&T has no objection to the re-plat of the property located at 11410 Memorial Drive, Houston Texas 77024, as shown on the Preliminary plat dated September 23, 2021 from the Interfield Group.

Sincerely,

Brandon Reed
Manager Engineering Design

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

KAO MANAGEMENT TRUST
6140 HWY 6 # 230
MISSOURI CITY, TX 77459-3802
USA

Legal Description

TR 14
PINEY POINT U/R
ABST 72 J D TAYLOR

Parcel Address: 11410 MEMORIAL DR

Legal Acres: 1.3580

Account Number: 041-028-007-0014

Certificate No: 12196818

Certificate Fee: \$10.00

Print Date: 11/08/2021 11:26:55 AM

Paid Date:

Issue Date: 11/08/2021

Operator ID: CPEREZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(I) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

KAO MANAGEMENT TRUST
6140 HWY 6 # 230
MISSOURI CITY, TX 77459-3802
USA

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education

2021 Value:	1,412,500
2021 Levy:	\$8,282.06
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE FOR ACCOUNT : 0410280070014

AD NUMBER: 0410280070014

GF NUMBER:

CERTIFICATE NO : 7066661

COLLECTING AGENCY

Spring Branch I.S.D.

PO Box 19037

Houston TX 77224

REQUESTED BY

KAO MANAGEMENT TRUST

6140 HWY 6 # 230

MISSOURI CITY TX 774593802

DATE : 11/12/2021

FEE : \$10.00

PROPERTY DESCRIPTION

TR 14|PINEY POINT U/R|ABST 72

J D TAYLOR

11410 MEMORIAL DR

1.358 ACRES

PROPERTY OWNER

KAO MANAGEMENT TRUST

6140 HWY 6 # 230

MISSOURI CITY TX 774593802

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES							
LAND MKT VALUE:	1,412,500	IMPROVEMENT :				0	
AG LAND VALUE:	0	DEF HOMESTEAD:				0	
APPRAISED VALUE:	1,412,500	LIMITED VALUE:				0	
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	MEMORIAL VILLAGES WA	0.00	0.00	0.00	0.00	0.00	0.00
2021	PINEY POINT VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2021	SPRING BRANCH ISD TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 11/2021:

\$ 0.00

ISSUED TO :

KAO MANAGEMENT TRUST

ACCOUNT NUMBER:

0410280070014

CERTIFIED BY:

TD Moramec / [Signature]

Spring Branch ISD Tax Office



RIVERWAY TITLE

CITY PLANNING LETTER

Re: 11410 Memorial Drive

To Whom It May Concern:

Riverway Title Group, LLC ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 a.m. on the November 26, 2021, we find the following:

Record Owner: William Kao and Mandy Kao, Trustees of the Kao Management Trust, filed under Harris County Clerk's File No. RP-2020-352556.

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 1.3570 ACRES, (59,113 SQUARE FEET), BEING LOT 14, PINEY POINT SUBDIVISION, AN UNRECORDED SUBDIVISION IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY, TEXAS. SAID 1.3570 ACRE TRACT OF LAND ALSO BEING THAT CERTAIN CALLED 1.3570 ACRE TRACT OF LAND AS CONVEYED TO 3A US GLOBAL, LLC BY INSTRUMENT RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2020-247597 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: FILM CODE NO. 652035 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

COMMENCING at a 1 1/2 inch iron rod found at the beginning of a curve to the left with an interior corner of Lot 10 (0.918 acre/40,000 square feet) of a Replat of Lot 10 of a Replat of Lots 10, 11 and 12 of Piney Point Circle Sub-Division, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 539092 of the Map Records of Harris County, Texas (M.R.H.C.T.) and also being at a point on the east right-of-way (R.O.W.) line of Piney Point Road (Right-of-Way varies) being described in Volume 1010, Page 269 of the Harris County Deed Records (H.C.D.R.);

Thence, in a Southeasterly direction, along the arc of said curve to the left, having a radius of 246.57 feet, at an arc length of 9.23 feet passing the southerly-corner of said Lot 10 and the westerly northwest corner of Lot 11 (1.160 acres/50,515 square feet) of said Replat under Film Code No. 539092 M.R.H.C.T. and continuing along said curve to the left for a total

arc length of 324.03 feet, an included angle of 75°17'41", a chord bearing of S 38°41'42" E and a chord distance of 301.21 feet to a point (called set 1/2 inch iron rod with cap under Film Code No. 539092 M.R.H.C.T.) on the north R.O.W. line of Memorial Drive (100 feet R.O.W.) recorded under Volume 922, Page 595 H.C.D.R.;

Thence, N 87°28'31" E, along the northerly R.O.W. line of said Memorial Drive, at 274.50 feet passing a 1/2 inch capped (Precision Surveyors) iron rod found for the southeasterly corner of Lot 12 (1.490 acres/64,903 square feet) of a Replat of Lots 10, 11 and 12 of the Piney Point Circle Sub-Division, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 350039 of the M.R.H.C.T. and the southwesterly corner of the Final Plat of Saab Estates Subdivision, a 1.3710 acre subdivision, in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 652035 of the M.R.H.C.T. and continuing for a total distance of 474.50 feet to a 1 1/2 inch capped (Precision Surveyors) iron rod found for the southeast corner of said Saab Estates Subdivision and the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence, N 02°03'29" W, along the east line of said Saab Estates Subdivision, a distance of 298.45 feet to a 1/2 inch capped (Precision Surveyors) iron rod set for the southeast corner of that certain 0.6780 acre tract of land being Lot 7 of aforementioned Piney Point Subdivision recorded in the name of Frank M. Wozencraft, Jr., Elizabeth H. Wozencraft under Harris County Clerks File (H.C.C.F.) No. S621609, the southwest corner of that certain 1.1518 acre tract of land being Lot 6 of said Piney Point Subdivision recorded in the name of Austin J. Blanchard under H.C.C.F. No. 20090315509, the northeast corner of said Saab Estates Subdivision and the northwest corner of the herein described tract;

Thence, N 87°33'39" E, along the south line of said Lot 6, a distance of 200.00 feet to a 1/2 inch capped (Precision Surveyors) iron rod set on the westerly line of that certain called 1.3586 acre tract of land recorded in the name of Bernardino Arocha under H.C.C.F. No. M593445 for the southeast corner of said Lot 6, same being the northeast corner of the herein described tract;

Thence, S 02°03'29" E, along the westerly line of said 1.3586 Acre Tract and the easterly line of the herein described, a distance of 283.35 feet to a point on the northerly R.O.W. line of aforementioned Memorial Drive, on the arc of a curve to the right for the southwest corner of said 1.3586 Acre Tract, same being the southeast corner of the herein described tract from which a 1/2 inch iron rod found for reference bears, S 03°27' E, a distance of 2.00 feet;

Thence, in a Southwesterly direction, along the northerly R.O.W. line of said Memorial Drive and the southerly line of the herein described tract, along the arc of said curve to the right, having a radius of 427.50 feet, an arc length of 112.83 feet, an included angle of 15°07'19", a chord bearing of S 79°54'52" W and a chord distance of 112.50 feet to a 1/2 inch capped (Precision Surveyors) iron rod set at a point of tangency for corner;

Thence, S 87°28'31" W, along the northerly R.O.W. line of Memorial Drive, a distance of 88.60 feet to the POINT OF BEGINNING and containing 1.3570 acres (59,113 square feet) of land.

Subject to the following:

1. RESTRICTIONS:

- Restrictive Covenants recorded in/under Volume 1162, Page 679, of the Deed Records, and under County Clerk's File No. Z546553, of the Official Public Records, Harris County, Texas.

(Omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.)

2. EASEMENTS:

- Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: public utility installation and
maintenance Recording Date: April 29, 1940
Recording No: Volume 1162, Page 679, of the Deed Records, Harris County,
Texas Affects: rear five feet

3. **LIENS:**

- NONE FOUND OF RECORD

4. **OTHER:**

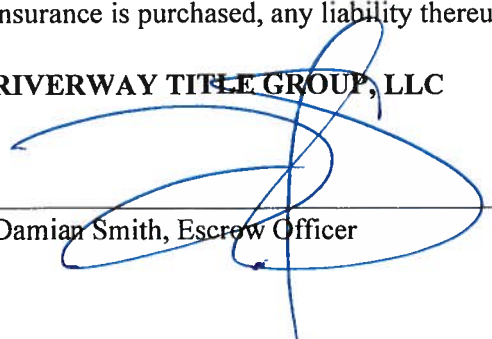
No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of the Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor 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 Company assumes no liability whatsoever for the accuracy, neither of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

RIVERWAY TITLE GROUP, LLC



Damian Smith, Escrow Officer

WD

N

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF HARRIS §

THAT WILLIAM S. NICHOLS, III and wife, REBECCA U. NICHOLS, hereinafter called "Grantor" (and referred to in the singular, whether one or more), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by AUSTIN J. BLANCHARD, whose mailing address is 11303 Piney Point Circle, Houston, Texas 77024, hereinafter called "Grantee", the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, *subject to the Permitted Exceptions as set out hereinbelow*, lying and being situated in Harris County, Texas, described as follows, to-wit:

1EE

Being a tract of land in the John D. Taylor Survey, A-72 in Piney Point, Harris County, Texas, and being all of Lot 6 of Piney Point Subdivision, an unrecorded subdivision, and being that tract sold to Sharon Rae Goforth as described in deed recorded under Harris County Clerk's File Number (HCCF) P699576, and being more fully described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for any and all purposes.

D

This conveyance is made subject to the following Permitted Exceptions:

1. Restrictive Covenants as set out in Volume 1162, Page 679 of the Deed Records and under Clerk's File No. Z544553 of the Real Property Records of Harris County, Texas, to the extent that they are valid and enforceable.
2. A perpetual easement over the rear Five (5) feet of the hereinabove described property for public utilities as set forth in instrument recorded in Volume 1162, Page 679 of the Deed Records of Harris County, Texas.
3. Maintenance Charge reserved by instrument recorded under Clerk's File No. Z546553 of the Real Property Records of Harris County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and

09112769

ER 012 - 62 - 1463

ER 012 - 62 - 1464

pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

EXECUTED this the 14th day of July, A.D. 2009.

William S. Nichols, III

WILLIAM S. NICHOLS, III

2OR

Rebecca U. Nichols

REBECCA U. NICHOLS

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me, on this the 14th day of July, A.D. 2009, by WILLIAM S. NICHOLS, III.



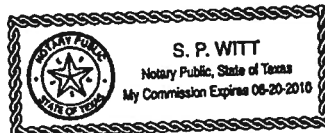
S. P. Witt

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me, on this the 14th day of July, A.D. 2009, by REBECCA U. NICHOLS.



S. P. Witt

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a tract of land in the John D. Taylor Survey, A-72 in Piney Point, Harris County, Texas and being all of Lot 6 of Piney Point Subdivision, an unrecorded subdivision, and being that tract sold to Sharon Rae Goforth as described in deed recorded under Harris County Clerk's File Number (HCCF) P699576 and being more particularly described by METES AND BOUNDS as follows with all bearing based on the east line of said tract as being S00°03'00"E:

BEGINNING, at a 5/8 inch iron rod found marking the northeast corner of the herein described tract and the southeast corner of an adjoining tract sold to Janardan Thakkar as described in deed recorded under HCCF 5199770 and a point in the west line of a tract of land sold to Ayman Midani, Trustee, described in deed recorded under HCCF H058210;

THENCE, along the west line of said Midani tract, S00°03'00"E, (adjoiner call S00°01'00"E), at 158.41 feet pass a 3/8 inch iron rod found marking the southwest corner of said Midani tract and the northeast corner of a tract of land sold H. Clinton Roberts, Jr. as described in deed recorded under HCCF M593445, and continue in all a total distance of 235.00 feet to a 1/2 inch iron rod set marking the southeast corner of the herein described tract and the northwest corner of a tract of land sold to Albert L. Smith and wife, Jean E. Smith as described in deed recorded in Volume 3355, Page 380 of the Harris County Deed Records (HCDR);

THENCE, along the north of said Smith tract, S89°49'07"W, 200.06 feet (call S89°29'00"W, 200.00 feet, adjoiner call S90°00'00"W), to a 1/2 inch iron rod set marking the southwest corner of the herein described tract, the common corner of Lots 6, 7, 13, and 14 of said Piney Point Subdivision and the southeast corner of a tract of land sold to Frank M. Wozencraft and wife, Elizabeth H. Wozencraft, as described in deed recorded under HCCF S621609;

THENCE, along the east line of said Wozencraft tract, N21°27'40"W, (adjoiner call N22°24'00"W) 156.75 feet to a 3/4 inch iron pipe found marking the westernmost northwest corner of the herein described tract, a point in the right of way line of Pine Point Circle Lane and a point in arc of a curve concave to the northwest;

THENCE, northeasterly 133.31 feet (call 133.52 feet), along the right of way of Piney Point Circle Lane and along the arc of said curve concave to the northwest having a radius of 85.00 feet, a central angle of 89°51'31" (call 89°58'01"), and whose chord bears N43°55'34"E, 120.06 feet to a 3/4 inch iron pipe found marking the easternmost northwest corner of the herein describe tract and the easternmost southwest of said Thakkar tract;

THENCE, along the south line of said Thakkar tract, N88°55'10"E, 173.95 feet (call N88°55'10"E, adjoiner call N88°46'06"E, 173.93 feet) to the POINT OF BEGINNING and containing 1.1518 acres of land.

20090315509
Pages 4
07/15/2009 14:25:25 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU JUNE REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: JUNE 2, 2020

Grantor: SALEH BROTHERS INVESTMENTS, LLC

Grantor's Address (including County):

12519 FM 529
HOUSTON, TEXAS 77041
HARRIS COUNTY

Grantee: 3A US GLOBAL, LLC

Grantee's Address (including County):

17525B FM 529
HOUSTON, TEXAS 77095
HARRIS COUNTY

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt
of which is hereby acknowledged;

Property (including any improvements):

11410 MEMORIAL DRIVE, HOUSTON, TEXAS 77024 ALSO KNOWN AS;

SEE EXHIBIT "A" ATTACHED HERETO AND BEING MADE A PART HEREOF FOR ALL INTENDED
PURPOSES

RP-2020-247597

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

"THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND UPON INSTRUCTION GIVEN BY THE PARTIES TO THIS TRANSACTION. NO TITLE SEARCH OR OTHER EVIDENCE HAS BEEN FURNISHED IN CONNECTION WITH ITS PREPARATION. THIS DOCUMENT HAS BEEN PREPARED AND DELIVERED UPON THE CONDITION THAT THE PREPARER SHALL HAVE NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED."

"UNDER PENALTY OF PERJURY, GRANTOR HEREBY DECLARES THAT THERE IS NO FEDERAL TAX LIEN(S) OR ASSESSMENT(S) AGAINST THE PROPERTY DESCRIBED HEREIN NOR IS ANY FEDERAL TAX LIEN(S) OR ASSESSMENT(S) CONTEMPLATED AGAINST THE PROPERTY DESCRIBED HEREIN."

RP-2020-247597

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

SALEH BROTHERS INVESTMENTS, LLC

BY: [Signature]
GEORGE SALEH, MANAGING MEMBER

BY: [Signature]
SAM MUKATTASH, MANAGING MEMBER

ACKNOWLEDGMENT

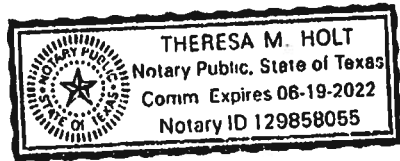
THE STATE OF TEXAS

COUNTY OF Harris

§
§
§

4th

This instrument was acknowledged before me on 4th day of JUNE, 2020 by GEORGE SALEH AND SAM MUKATTASH, MANAGING MEMBERS OF SALEH BROTHERS INVESTMENTS, LLC on behalf of said entity and in the capacity herein stated.



[Signature]
NOTARY PUBLIC, STATE OF Texas
MY COMMISSION EXPIRES: 6.19.2022

AFTER RECORDING RETURN TO:
3A US GLOBAL, LLC
17525B FM 529
HOUSTON, TEXAS 77095

EXHIBIT A

A TRACT OR PARCEL OF LAND CONTAINING 1.3571 ACRES, (59,113 SQUARE FEET), BEING LOT 14, PINEY POINT SUBDIVISION, AN UNRECORDED SUBDIVISION SITUATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY, TEXAS, SAID 1.3571 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALBERT LEE SMITH AND WIFE, JEAN ELIZABETH SMITH BY INSTRUMENT RECORDED IN VOLUME 3355, PAGE 380, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: FILM CODE NO. 652035 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a capped, (Precision Surveyors), iron rod found on the north right-of-way line of Memorial Drive, (100.00 Foot Right-of-Way), for the southeast corner of Saab Estates Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 652035 of the Map Records of Harris County, Texas, same being the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence, N 02°03'29" W, along the common line of said Saab Estates Subdivision, a distance of 298.45 feet, (Call 300.00 feet), to a calculated point for the southwest corner of that certain tract of land being Lot 6, of said Piney Point Subdivision, as conveyed to Austin J. Blanchard by instrument recorded in Document No. 20090315509 of the Official Public Records of Harris County, Texas, same being the northeast corner of said Saab Estates Subdivision, same being the northwest corner of the herein described tract, from which a ½" iron rod found for reference bears S 88°40'10" W, a distance of 1.00 feet;

Thence, N 87°33'39" E, along the common line of said Lot 6, a distance of 200.00 feet to a calculated point on the common line of that certain called 1.3586 acre tract of land as conveyed to Bernardino Arocha by instrument recorded in Document No. M593445 of the Official Public Records of Harris County, Texas, for the southeast corner of said Lot 6, same being the northeast corner of the herein described tract, from which a ½" Iron rod found for reference bears, S 75°59'16" W, a distance of 1.03 feet;

Thence S 02°03'29" E, along the common line of said 1.3586 Acre Tract, a distance of 283.35 feet, (Call 285.2 feet), to a calculated point on the north right-of-way line of Memorial Drive, on the arc of a curve to the right, for the southwest corner of said 1.3586 Acre Tract, same being the southeast corner of the herein described tract, from which a ½" iron rod found for reference bears, S 30°50'53" E, a distance of 6.10 feet;

Thence, Southwesterly, along the north right-of-way line of Memorial Drive, same being the common line of said Lot 14, with the arc of said curve to the right, having an included angle of 15°07'19", a radius of 427.50 feet, a chord that bears S 79°54'52" W, a chord distance of 112.50 feet, for an arc distance of 112.83 feet to a calculated point for the point of tangency of said curve to the right;

Thence, S 87°28'31" W, along the north right-of-way line of Memorial Drive, same being the common line of said Lot 14, a distance of 88.60 feet to the POINT OF BEGINNING and containing 1.3571 acres or 59,113 square feet of land, more or less.

RP-2020-247597
Pages 5
06/10/2020 11:35 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



A handwritten signature in black ink, appearing to read "Chris Hollins".

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-247597

GENERAL WARRANTY DEED

PROVIDENCE TITLE COMPANY
GF NO. 111003371

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: August 3, 2020

Grantor: 3A US Global, LLC

Grantor's Address (including County):

17525-B FM 529
Houston, TX 77095
Harris County

Grantee: William Kao and Mandy Kao, Trustees of the Kao Management Trust

Grantee's Address (including County):

6140 Hwy 6 #230
Missouri City, TX 77459
Fort Bend County

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

11410 Memorial Drive, Houston, Texas 77024, also known as:

A TRACT OR PARCEL OF LAND CONTAINING 1.3571 ACRES, (59,113 SQUARE FEET), BEING LOT 14, PINEY POINT SUBDIVISION, AN UNRECORDED SUBDIVISION SITUATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY, TEXAS, SAID 1.3571 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALBERT LEE SMITH AND WIFE, JEAN ELIZABETH SMITH BY INSTRUMENT RECORDED IN VOLUME 3355, PAGE 380, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: FILM CODE NO. 652035 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a capped, (Precision Surveyors), iron rod found on the north right-of-way line of Memorial Drive, (100.00 Foot Right-of-Way), for the southeast corner of Saab Estates Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 652035 of the Map Records of Harris County, Texas, same being the southwest corner and POINT OF BEGINNING of the herein described tract;

RP-2020-352556

Thence, N 02°03'29" W, along the common line of said Saab Estates Subdivision, a distance of 298.45 feet, (Call 300.00 feet), to a calculated point for the southwest corner of that certain tract of land being Lot 6, of said Piney Point Subdivision, as conveyed to Austin J. Blanchard by instrument recorded in Document No. 20090315509 of the Official Public Records of Harris County, Texas, same being the northeast corner of said Saab Estates Subdivision, same being the northwest corner of the herein described tract, from which a ½" iron rod found for reference bears S 88°40'40" W, a distance of 1.00 feet;

Thence, N 87°33'39" E, along the common line of said Lot 6, a distance of 200.00 feet to a calculated point on the common line of that certain called 1.3586 acre tract of land as conveyed to Bernardino Arocha by instrument recorded in Document No. M593445 of the Official Public Records of Harris County, Texas, for the southeast corner of said Lot 6, same being the northeast corner of the herein described tract, from which a ½" iron rod found for reference bears, S 75°59'16" W, a distance of 1.03 feet;

Thence S 02°03'29" E, along the common line of said 1.3586 Acre Tract, a distance of 283.35 feet, (Call 285.2 feet), to a calculated point on the north right-of-way line of Memorial Drive, on the arc of a curve to the right, for the southwest corner of said 1.3586 Acre Tract, same being the southeast corner of the herein described tract, from which a ½" iron rod found for reference bears, S 30°50'53" E, a distance of 6.10 feet;

Thence, Southwesterly, along the north right-of-way line of Memorial Drive, same being the common line of said Lot 14, with the arc of said curve to the right, having an included angle of 15°07'19", a radius of 427.50 feet, a chord that bears S 79°54'52" W, a chord distance of 112.50 feet, for an arc distance of 112.83 feet to a calculated point for the point of tangency of said curve to the right;

Thence, S 87°28'31" W, along the north right-of-way line of Memorial Drive, same being the common line of said Lot 14, a distance of 88.60 feet to the POINT OF BEGINNING and containing 1.3571 acres or 59,113 square feet of land, more or less.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

RP-2020-352556

RP-2020-352556
Pages 4
08/04/2020 03:38 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



A handwritten signature in black ink, appearing to read "CHL", is written over a horizontal line.

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-352556

M593445

4/16/90 77656

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

THE STATE OF TEXAS

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

174-63-2282

THAT SOUTH MAIN BANK

04/16/90 00548909 M593445 \$ 5.00

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by

BERNARDINO AROCHA, A SINGLE PERSON

whose address is 11408 MEMORIAL DRIVE, PINEY POINT VILLAGE, TX 77024

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of

Seven Hundred Twenty One Thousand and No/100

(\$ 721,000.00)

payable to the order of NCNB TEXAS MORTGAGE CORP.

(hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to

H. CLINTON ROBERTS, JR.

Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors but not otherwise. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all existing mortgages, liens, encumbrances and other claims of record against the above described property as now contained by the public records of the County of Harris, State of Texas, and the Grantors agree to defend and protect the same against the claims of any and all persons claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors but not otherwise.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed on this the 12th day of April

90
SOUTH MAIN BANK

By: Fred D. Herring
Fred D. Herring
Executive Vice President

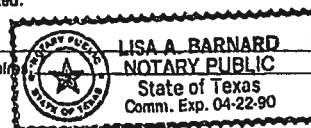
THE STATE OF TEXAS:
COUNTY OF Harris

This instrument was acknowledged before me on April 12, 1990
by Fred D. HERRING, EVP of South Main Bank

RETURN TO:
BERNARDINO AROCHA
11408 MEMORIAL DRIVE
PINEY POINT VILLAGE, TX 77024

Lisa A. Barnard
Notary Public, State of Texas
Notary's name printed:

My commission expires



SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN

STATEWIDE TITLE CO.
2707 NORTH LOOP WEST # 300
HOUSTON, TEXAS 77008

P&P Form 200.2L 8/89

174-63-2283

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in the John D. Taylor Survey, Abstract No. 72, Harris County, Texas, being out of and a part of a 3.0 acre tract of land described in instrument recorded in Volume 1337, Page 294, of the Deed Records of Harris County, Texas; said tract or parcel of land being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a found 1/2 inch iron rod at the Southwest corner of said 3.0 acre tract, said corner being in the Northerly right-of-way line of Memorial Drive and the PLACE OF BEGINNING;

THENCE North 00 deg. 01 min. 00 sec. West, a distance of 355.79 feet (call: 361.26) to a found 1/4 inch iron rod for corner;

THENCE South 66 deg. 33 min. 33 sec. East (call: South 65 deg. 50 min. 00 sec. East), a distance of 301.79 feet (call: 303.70) to a found 1 inch iron pipe in the Northerly right-of-way line of Memorial Drive for corner;

THENCE in a Southwesterly direction along the Northerly right-of-way line of Memorial Drive with a curve to the right, having a radius of 427.50 feet, a distance of 375.52 feet (call: 375.80) to the PLACE OF BEGINNING.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO:

1. Building and Zoning Ordinances in force and effect in the City of Piney Point Village.
2. A 1/16 royalty interest in all of the oil, gas and other minerals in and under the herein described property, reserved by instrument recorded in Volume 1135, Page 181, of the Deed Records of Harris County, Texas.
3. Encroachment and/or overlap of brick wall along the most Easterly property line as reflected by Survey prepared April 10, 1990, by Allen D. Hughes, Registered Public Surveyor No. 3691,

ANY INSTRUMENT WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

APR 16 1990



Quita Reddman
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
APR 16 1 26 PM '90
Quita Reddman
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDERS MEMORANDUM
ALL BLACKOUTS, ADDITIONS AND CHANGES
WERE PRESENT AT THE TIME THE INSTRUMENT
WAS FILED AND RECORDED

514-63-2821

S621609

**GENERAL WARRANTY DEED
WITH VENDOR'S LIEN**

THE STATE OF TEXAS

09/04/97 100556787 S621609

\$13.00

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRISTHAT MILTON H. FRIED, JR., HUSBAND AND MARGARET L. FRIED, WIFE

OF HARRIS County, Texas, hereinafter called 'Grantor',
(whether one or more), for and in consideration of the sum of Ten and no/100 (\$10.00) cash and
other good and valuable consideration to Grantor in hand paid by
FRANK M. WOZENCRAFT, HUSBAND AND ELIZABETH H. WOZENCRAFT, WIFE

JR.
hereinafter called 'Grantee' (whether one or more), the receipt of which is hereby acknowledged,
and in further consideration of the sum of TWO HUNDRED NINETY FIVE THOUSAND
DOLLARS AND NO/100

(\$295,000.00)
to Grantor cash in hand paid by CORNERSTONE MORTGAGE PARTNERS I, L.L.C., hereinafter called
'Lender', at the special instance and request of Grantee, as evidenced by the execution and delivery
by Grantee to Lender of a promissory note of even date herewith payable to Lender in the
principal sum of \$295,000.00 has GRANTED, SOLD and CONVEYED, and by these
presents does GRANT, SELL and CONVEY unto the said Grantee, the following described
property in HARRIS County, Texas, to-wit:

A TRACT OF LAND KNOWN AS LOT 7, OF PINEY POINT, AN UNRECORDED SUBDIVISION IN
THE JOHN D. TAYLOR LEAGUE IN HARRIS COUNTY, TEXAS, DESCRIBED IN DEED OF JULY
25, 1941 FROM JOHN I. HENDERSON TO WILLIAM D. MORSE, RECORDED IN VOLUME 1217,
PAGE 205, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT
"A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Heath, R. Keenan
COUNTY CLERK
HARRIS COUNTY, TEXAS

97 SEP -4 AM 10:56

FILED

The note in favor of Lender, above referred to, is payable in the manner and bears interest at the rate therein specified and provides for collection fees and acceleration of maturity in the event of default. The payment of said note is secured by the retention herein of a vendor's lien and superior title to the property for the benefit of Lender and is additionally secured by deed of trust of even date herewith executed by Grantee to DUDLEY D. DEADLES, Trustee for Lender, to which reference is made for all purposes. In consideration of the payment by Lender to Grantor of that portion of the purchase price of the herein described property, Grantor hereby assigns, transfers and conveys to Lender, without recourse on Grantor, the said vendor's lien together with the superior title to said property.

This conveyance is given and accepted subject to all and singular the restrictions, covenants, conditions, limitations, easements and mineral reservations, if any, applicable to and enforceable against the above described property as reflected by the records of the county in which it is located.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, their heirs and assigns forever, and Grantor does hereby bind themselves, their heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said Grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee.

EXHIBIT "A"

A tract of land known as Lot 7, of PINEY POINT, an unrecorded subdivision in the John D. Taylor League in Harris County, Texas, described in Deed of July 25, 1941 from John I. Henderson to William D. Morse, recorded in Volume 1217, Page, 205, and being more particularly described by metes and bounds as follows:

COMMENCING at a pipe marking the Northeast Corner of said Piney Point Subdivision;

THENCE South along the East line thereof a call distance of 470 feet to a point for Corner;

THENCE called South $89^{\circ} 29' 00''$ West, a call distance of 400 feet to a 1 Inch Iron Pipe Found for the Southwest Corner and Place of Beginning of said Lot 7;

THENCE North $00^{\circ} 00' 00''$ West along the dividing line of Lots 7 and 8, 206.61 feet to a 1 Inch Iron Pipe Found for the Northwest Corner of said Lot 7 on the South Right-Of-Way line of Pine Point Circle Lane (60' wide);

THENCE along said Right-Of-Way line in an Easterly direction, being a curve to the left having a radius of 603.14 feet, a distance of 56.50 feet to a $\frac{1}{2}$ Inch Iron Rod Set for point of tangency;

THENCE North $88^{\circ} 37' 00''$ East, continuing along said Right-Of-Way line, a distance of 4.85 feet to a $\frac{1}{2}$ Inch Iron Rod Set for a point of compound curvature;

THENCE continuing along said Right-of-Way line, being a curve to the left having a radius of 85.00 feet a distance of 101.23 feet (called 133.52') to a 1 Inch Iron Pipe Found for the Northeast Corner of said Lot 7;

THENCE South $22^{\circ} 24' 00''$ East (called North $21^{\circ} 44'$ West) along the dividing line of Lots 6 and 7, a distance of 156.75 feet (called 157.81') to a nail set in a wooden fence corner post for the common Corner of Lots 6, 7, 13 & 14;



THENCE South $88^{\circ} 57' 30''$ West (called North $89^{\circ} 29'$ East) along the dividing line of Lots 7 and 13 a distance of 200.00 feet to the PLACE OF BEGINNING and containing 0.6780 acre of land.

514-63-2823

But it is expressly agreed and stipulated that the said vendor's lien and superior title in and to the above described property are retained against the property, until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading thereof, when this deed shall become absolute.

The use of any pronoun herein used to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations, and/or partnerships, and when the deed is executed by or to a corporation or trustee the words heirs, executor and administrators, or heirs and assigns shall, with respect to such corporation or trustee be construed to mean successors and assigns.

EFFECTIVE THIS 26TH DAY OF AUGUST, 1997.


MILTON H. FRIED, JR.

MARGARET L. FRIED

200

THE STATE OF TEXAS

COUNTY OF Harris

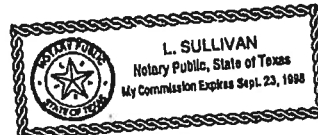
Before me, the undersigned notary authority, on this day personally appeared
MILTON H. FRIED, JR. AND MARGARET L. FRIED

known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 26 day of Aug, 1997.


NOTARY PUBLIC/STATE OF TEXAS

MY COMMISSION EXPIRES



AFTER RECORDING, RETURN TO GRANTEE'S ADDRESS:

FRANK M. WOZENCRAFT
11311 PINEY POINT CIRCLE
HOUSTON, TX 77024

ANY PROVISION HEREIN WHICH PURSUANT TO THE FULL RECORD OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR SIZE IS UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped herein by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on

SEP 4 1997




COUNTY CLERK
HARRIS COUNTY TEXAS

164.57 acre tract; Thence south 37°-00' east, along the southwest right of way line of Memorial Drive, based on 100.0 feet in width, a distance of 985.1 feet to point of curve; Thence in a southeasterly direction along a line curving to the left, which is the south right of way line of Memorial Drive, based on 100.0 feet in width, and whose central angle is 53° 30' and having a radius of 623.0 feet, a distance of 306.1 feet to a stake on the north side of a 60.0 foot road known as the Farish Road; said stake being the southeast corner of the J. R. Gravens 50.0 acre tract, and the southwest corner of that tract of land conveyed to W. S. Farish by Edwin Carl by deed duly recorded in Harris County deed records in Vol. 803, page 723; Thence north 00°-01' west, along the east line of the Gravens 50.0 acre tract, and the west line of the W. S. Farish tract as fenced, a distance of 113.1 feet to a stake on the north right of way line of Memorial Drive, based on 100.0 feet in width; Thence in a northwesterly direction, along a line curving to the right which is the north right of way line of Memorial Drive, based on 100.0 feet in width, whose central angle is 53° 30' having a radius of 523.0 feet a distance of 208.4 feet, to point of tangent of said curve; Thence north 37° 00' west, along the north or northeast right of way line of Memorial Drive, based on 100.0 feet in width, a distance of 1117.9 feet to the west line of the J. R. Gravens 50.0 acre tract, and the east line of the W.S. Farish 164.57 acre tract; said stake being also 1451.5 feet south of a 3.0 inch iron pipe at the northeast corner of the Farish 164.57 acre tract; Thence south along the west line of the Gravens 50.0 acre tract, and the east line of the Farish 164.57 acre tract, a distance of 116.16 feet, to the place of beginning, and containing 3.01 acres of land.

To have and to hold the aforesaid right of way unto the said County of Harris to be used as a Public Road forever. Witness my hand at San Francisco this 17th day of August A.D. 1932

James Rorick Gravens.

The State of California City & County of San Francisco. Before me the undersigned authority, on this day personally appeared James Rorick Gravens, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office at San Francisco, California this 17th day of August A.D. 1932. Thomas A. Dougherty Notary Public in and for _____ County California (Seal)

Filed for record June 5, 1933 at 3:00 o'clock P.M. Recorded June 12, 1933 at 1:15 o'clock P.M.

Albert Lounce Clerk County Court Harris County Texas. By J. R. Rorick Deputy

No. 579202

Edith Dunnam

To.

County of Harris.

Deed.

The State of Texas, County of Harris. Know all men by these presents: That I Edith Dunnam, of the County of Harris, and State of Texas, for and in consideration of the sum of one dollar (\$1.00) to me in hand paid by the County of Harris, in the State of Texas, the receipt of which is hereby acknowledged and the further consideration of establishing and maintaining a public road over and across the land hereinafter described, have remised, released, and quit claimed and by these presents do remise, release and quit claim unto the said County of Harris, the right of way 50.0 feet in width, over and across 1.01 acres of the John D. Taylor Survey of land, situated in said County of Harris, and State of Texas, said right of way to cross said land as follows, to wit: Being a strip of land 50.0 feet in width off the south end of the Edith Dunnam 44.0 acre tract, situated in the John D. Taylor League in Harris County, Texas and being a part of that same property as conveyed to T. W. Harral et al by Miss Kate Smith by deed dated May 15, 1910, which is recorded in Vol. 249, page 359, and being also a part of that same property as conveyed to Edith Dunnam by T. W. Harral by deed dated May 25, 1925, which is

recorded in Vol. 249, page 359, Harris County Deed Records, to which reference is here by made. The property hereby being conveyed is more particularly described as follows, to wit: Beginning at a stake at the southwest corner of the Edith Dunnam 44.0 acre tract; same being located on the east side of the Hillendahl Piney Point Road, 30.0 feet east of its center line; Thence north 89° 22' east, along a fence line which is the south line of the Edith Dunnam 44.0 acre tract, and the north line of what was formerly the M. C. Mateer 156.0 acre tract; said fence line being also the center line of Memorial Drive, based on 100.0 feet in width, a distance of 867.9 feet, to the southeast corner of the Edith Dunnam 44.0 acre tract and a re-entrant corner of the Mateer 156.0 acre tract; Thence north 00° 25' west, along the east line of the Edith Dunnam 44.0 acre tract and one of the west lines of the Mateer 156.0 acre tract, a distance of 64.8 feet, to a stake on the north right of way line of Memorial Drive, based on 100.0 feet in width; Thence in a southwesterly direction, along a line curving to the right, which is the north right of way line of Memorial Drive, based on 100.0 feet in width, and whose central angle is 65° 28' and having a radius of 427.5 feet, a distance of 112.8 feet to point of tangent of said curve; Thence south 89° 22' west, along a line that is the north right of way line of Memorial Drive, based on 100.0 feet in width, which is parallel to and 50.0 feet north of the south line of the Edith Dunnam 44.0 acre tract, a distance of 755.5 feet, to a stake in the east line of the Hillendahl Piney Point Road, 30.0 feet east of its center line; Thence south 00° 34' east, along the east right of way line of the Hillendahl and Piney Point Road, a distance of 50.0 feet, to the place of beginning, and containing 1.01 acres of land. To have and to hold the aforesaid right of way unto the said County of Harris to be used as a Public Road forever. Witness my hand at Houston, this 3rd day of February A.D. 1932.

Edith Dunnam.

The State of Texas, County of Harris. Before me, the undersigned authority, on this day personally appeared Edith Dunnam, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office at Houston, this 3rd day of February, A.D. 1932.

J. B. Marmion, Notary Public in and for Harris County Texas. (Seal)

Filed for record June 5, 1933 at 3:00 o'clock P.M. Recorded June 12, 1933 at 3:10 o'clock P.M.

Albert J. J. J. Clerk County Court Harris County Texas. By J. J. J. Deputy

No. 579203

Mrs. Hannah Ephraim et al.

To.

Anthony P. Wenzel et ux.

Release of V/L & D/T.

The State of Texas, County of Harris. Know all men by these presents: That for and in consideration of the full and final payment of that certain \$1900.00 note dated July 9, 1925 executed by Anthony P. Wenzel and wife, Geneva Wenzel, payable to the order of Claude X. Boddeker, fully described in and secured by vendor's lien retained in deed of even date with said note, from said Claude X. Boddeker to said Anthony P. Wenzel and wife, recorded in Vol. 618, page 658 of the Harris County Deed Records, and also secured by deed of trust of that date, executed by said Anthony P. Wenzel and wife, to Houston Security Corporation, trustee, recorded in vol. 274, page 361 of the Harris County Mortgage Records, upon and covering property described as follows, to wit: Lots Nine (9) and ten (10) in block thirty three (33) of Stude's Second Addition to the city of Houston, in Harris County, Texas, the undersigned, Mrs. Hannah Ephraim, widow, the legal owner and holder of said note at the time of its payment, hereby releases all of the property in said note, deed and deed of trust described from the operation of any and all liens created and existing to secure payment of said note. And the undersigned Mrs. Mary I. Stewart, Temporary

the right to make any mineral lease he sees fit thereon, provided that the royalty of one-thirty-second of the value at the well or mine of all oil, gas or other minerals produced therefrom, as and when produced shall be made payable to Vendor, his heirs or assigns by the terms of said lease. All bonuses or rentals obtained shall be the property of Vendee or his assigns.

All the restrictions herein, shall be covenant running with the title to said land, and shall be binding on the Grantee and their Vendees and assigns and all purchasers take title with knowledge of these restrictions.

To have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Zeke J. Lisenbee and wife, Annie Mae Lisenbee, their heirs and assigns forever. And each one of us does hereby bind himself, his heirs, executors and administrators, to the extent of his interest to warrant and forever defend, all and singular the said premises unto the said Zeke J. Lisenbee and wife, Annie Mae Lisenbee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands at Houston, Texas, this 17th day of November, 1939.

Allen C. Hutcheson, Individually and as Agent and Attorney in fact for

J. C. Hutcheson, Jr., Stella Hutcheson Dabney, feme sole, Mildred Hutcheson Clymer,

Feme sole; Elise Hutcheson Chapin, E. Y. Chapin, Palmer Hutcheson,

Rosalie Hutcheson Bosworth and L. S. Bosworth. (Stamp can. \$0.50)

The State of Texas, County of Harris.

Before me, the undersigned, a Notary

Public in and for Harris County, Texas, this day personally appeared Allen C. Hutcheson, individually and as Agent and Attorney in fact for J. C. Hutcheson, Jr., Stella Hutcheson Dabney, feme sole; Mildred Hutcheson Clymer, Feme sole; Elise Hutcheson Chapin, E. Y. Chapin; Rosalie Hutcheson Bosworth; L. S. Bosworth, and Palmer Hutcheson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and the capacity therein stated. Given under my hand and seal of office, this 17th day of November, 1939.

Mrs. H. Plaag, Notary Public in and for the County of Harris, State of Texas (Seal)

Filed for record Apr. 29, 1940 at 11.20 o'clock A.M. Recorded May 15, 1940 at 11.55 o'clock A.M.

Henry J. Dudley Clerk County Court, Harris County, Texas. By *Stella Dabney* Deputy

No. 264539

John I. Henderson, Trustee

To

Restrictions, Etc.,

State of Texas, County of Harris

Whereas, by deed dated March 31,

1939, recorded in Vol. 1116, page 660, of the Deed Records of Harris County, Texas, Edith Dunnam a feme sole did grant and convey to John I. Henderson, Trustee, a certain tract or parcel of land situated and being in Harris County, Texas, containing 14.77 acres of land out of the John D. Taylor League Survey in Harris County, Texas, and being out of the South end of that certain 44 acre tract conveyed to Edith Dunnam by T. W. Harral by deed dated May 25, 1925, recorded in Vol. 734, page 312 of the Harris County Deed Records, said 14.77 acres of land being described by metes and bounds as follows, to-wit:

Beginning at a 1/2" iron pipe set in the east line of the Piney Point Road as fenced and based on 60 feet in width; Thence N. 89° 03' E. 855.8 ft. to a 3/4" iron pipe for corner; said point being in the east line of a 44 acre tract of which the herein described 14.77 acre tract is a part; Thence south along the east line of the said 44 acre tract, as fenced, 754.7 ft. to a 3/4" rod set in the northwest line of the Memorial Drive as fenced; Thence following the north line of the said Memorial Drive as fenced and based on 100 feet in width, along a 12° curve to the left the central angle of which is 65° 28' and its radius is 427.68 ft., a distance of 114.0 ft. to its point of

tangent; Thence S. 89° 22' W., still following the north line of said Memorial Drive and running 50 ft north of and parallel to the center line thereof, 756.1 ft. to a point of curve in said road; where the north line of the Memorial Drive intersects with the east line of the Piney Point Road; Thence along the east line of the Piney Point Road as fenced, following a 20° curve the central angle of which is 91° 04' and its radius is 246.57 ft. and running parallel to and 40 ft. at right angles to the center line of the said Piney Point Road, 322.0 ft. to an iron stake set at the point of tangent of said Curve; Thence west 10 ft. along a fence, to an iron stake set 30 ft. at right angles to the center line of the said Piney Point Road; Thence N. 00° 33' E. along a fence marking the east line of the said Piney Point Road and running 30 ft. east of and parallel to the center line thereof, 523.6 ft. to the place of beginning.

Containing as aforesaid 14.77 acres of land; and, Whereas, I, John I. Henderson, Trustee, have heretofore subdivided, platted and placed on the market said 14.77 acre tract as a residential subdivision known and referred to as "Piney Point Subdivision", and am desirous of establishing uniform restrictions throughout said subdivision for the mutual protection of all those who have purchased or who will in the future purchase property in said subdivision: Now, therefore, I, John I. Henderson, Trustee, covenant and agree that

the following covenants, conditions and restrictions running with said land, and each part thereof, shall apply and be in force throughout said subdivision, in the same manner and to the same extent as if said covenants, conditions and restrictions were inserted in, and formed a part of, each deed of conveyance from John I. Henderson, Trustee, to purchasers of property in said subdivision, and which covenants, conditions and restrictions shall be binding upon and observed by each purchaser of property in such subdivision, his heirs, assigns and legal representatives, viz;

(1) No portion of Piney Point Subdivision shall be sold to any person not of the White or Caucasian Race, and if a breach of this restrictions shall occur then and immediately upon that breaching of such contract, all land involved in the breach of such restriction shall immediately revert to vendor, his successors or assigns; provided, however, that such reversion shall be without prejudice to any lien or liens which shall not have been placed thereon in violation of such restriction.

(2) Said subdivision is to be used exclusively for residential purposes, and it is expressly forbidden that any owner use or allow to be used, his land for any business purposes of any kind or nature, nor shall there be maintained live-stock, poultry, gardens or farms on any part of said subdivision for any purpose other than for the owner's own personal enjoyment or use.

(3) All sewage disposal units or sewerage systems shall conform strictly to the specifications of the City of Houston where the same conditions obtain; provided, however, the use of modern sanitary septic tanks is permissible until such time when it will be possible and practicable to connect with the Houston or some other sewerage system.

(4) Vendor hereby agrees to maintain Circle Lane in good condition for a period of one year only from and after January 1, 1940.

(5) All plans and specifications for, and placements of, improvements erected in said subdivision must have the approval of John I. Henderson, Trustee, or his heirs or assigns, before such improvements are constructed. The exterior of all buildings must be absolutely complete from a structural standpoint.

(6) Only one residence shall be constructed or permitted on each lot or homesite tract into which said subdivision has been divided. The term "residence", as used herein, shall include a garage and outbuildings used by guests or employees engaged on the premises, and shall exclude hospitals, duplex houses or apartment houses.

(7) Unless expressly permitted by a written instrument signed by the owners of the major portion of the property in said addition, there shall be no prospecting, mining, drilling for or producing of oil, gas or other hydrocarbon or mineral products or substance in, on or under any property in said subdivision.

(8) Tracts fronting upon Memorial Drive are restricted to

improvements costing not less than \$7500.00, and tracts fronting upon Circle Lane are restricted to improvements costing not less than \$5000.00. (9) No trailer, basement, tent,

garage or barn erected in said subdivision shall at any time be used as a residence temporarily or permanently, nor shall the erection of any residence of a temporary character be permitted, but this shall not prevent the use by guests or employees engaged on the premises, of the owner or tenant of the residence, of a guest house or rooms over the garage.

(10) The foregoing restrictions shall apply with respect to each and every lot or tract in said subdivision for a period of twenty-five (25) years from and after January 1, 1940. After the expiration of said twenty-five (25) years, if the owners of a major portion of the property in said subdivision shall by written instrument duly signed, acknowledged and filed for record, signify their desire, intent and purpose to extend these restrictions for a further period, the same may be in such manner extended for a period of twenty-five years or less, as may be desired.

(11) A perpetual easement is expressly reserved over the rear five feet of each lot for public utility installation and maintenance. (12) Vendor shall be under no obligation to enforce the restrictions herein contained or any modification thereof but shall have the right to do so, at the election of Vendor, and the respective lot owners shall have the right to enforce such restrictions, and they or any of them shall have the right and option of bringing any and all actions at law or in equity that they may deem fit or proper to enforce each and all of such restrictions.

(13) Invalidity of any of the covenants herein by judgment of court decree shall in no wise affect or invalidate or destroy the binding effect of any of the other provisions hereof, which shall continue in full force and effect.

I, Edith Dunnam, a feme sole, as the owner and holder of that certain outstanding vendor's lien indebtedness described in the deed dated March 31, 1939, referred to above, join in the execution of this instrument solely for the purpose of subordinating the liens securing the payment of said indebtedness to the restrictions hereinabove setout, and for the purpose of evidencing my agreement that any sale of any part of said 14.77 acre tract which may be made in satisfaction of such indebtedness shall be in all things subject to said restrictions.

Witness our hands this the 2nd day of April, 1940

John I. Henderson, Trustee

Edith Dunnam

The State of Texas, County of Harris.

Before me, the undersigned authority, a

Notary Public in and for Harris County, Texas, on this day personally appeared John I. Henderson Trustee, and Edith Dunnam, a feme sole, 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 9th day of April, 1940.

R. L. Crownover, Notary Public, Harris County, Texas. (Seal)

Filed for record Apr. 29, 1940 at 11.20 o'clock A.M. Recorded May 15, 1940 at 1.50 o'clock P.M.

Henry E. Dudley Clerk County Court, Harris County, Texas. By *Edith Dunnam* Deputy

No. 264540

Edith Dunnam

To

John I. Henderson, Trustee

Partial Release of V/L & D/T

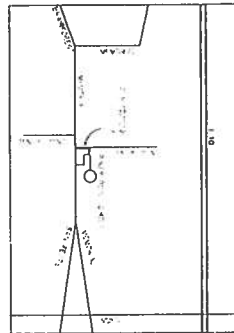
State of Texas, County of Harris.

Whereas, by deed dated March 31, 1939

recorded in Vol. 1116, page 660 of the Deed Records of Harris County, Texas, Edith Dunnam, a feme sole, did grant and convey to John I. Henderson, Trustee, a certain tract or parcel of land situated and being in Harris County, Texas, containing 14.77 acres of land out of the John D. Taylor League Survey, reference being here made to said deed for all purposes; and,

Whereas, in such deed a vendor's lien was expressly retained to secure the payment of one promissory

RECORDED'S MEMORANDUM:
All Or Parts Of The Text On This Page
Not Clearly Legible Per Satisfactory
Recording

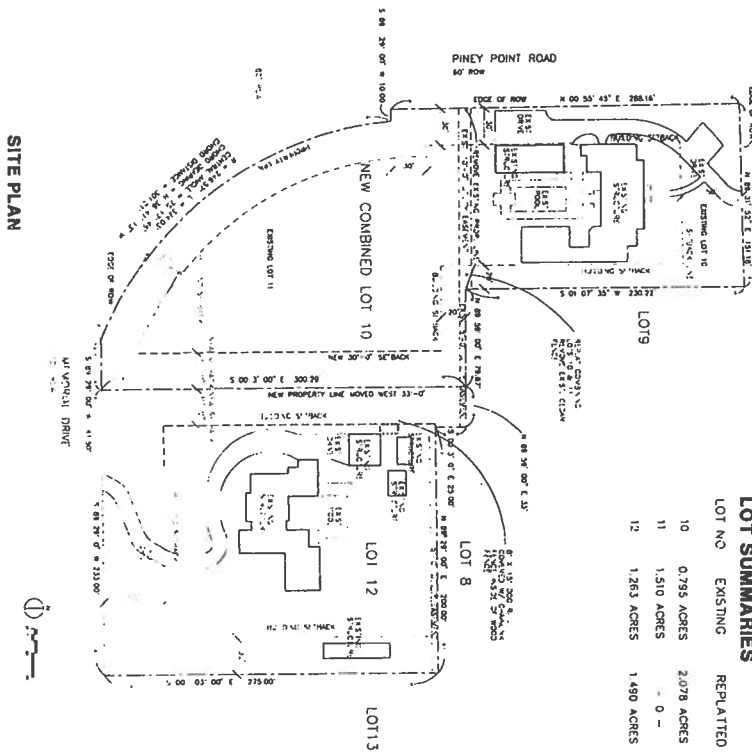


SCHEMATIC KEY MAP
PINEY POINT CIRCLE

PROPOSED REPLAT
OF LOTS 10, 11, & 12
OF THE PINEY POINT
CIRCLE SUB-DIVISION
HOUSTON, TEXAS

LOT SUMMARIES

LOT NO	EXISTING	REPLATED
10	0.785 ACRES	2.078 ACRES
11	1.510 ACRES	- 0 -
12	1.263 ACRES	1.490 ACRES



SITE PLAN

NOTARIES

FILED
RECORDED IN 119

11/11/19

NOTARIES

NOTARIES

NOTARIES

NOTARIES



NOTARIES



NOTARIES

NOTARIES



NOTARIES

NOTARIES

NOTARIES

NOTARIES

NOTARIES

NOTARIES

NOTARIES

NOTARIES



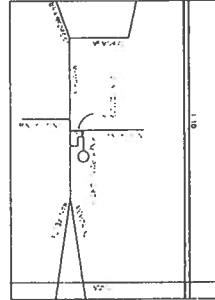
NOTARIES

Copyright 1991

PROPOSED REPLAT OF
LOTS 10, 11, AND 12
OF THE PINEY POINT CIRCLE SUBDIVISION
HOUSTON, TEXAS

Moebius
ARCHITECTS

UT
9/2/91
Scale 1"=40'
Sheet 1 of 1

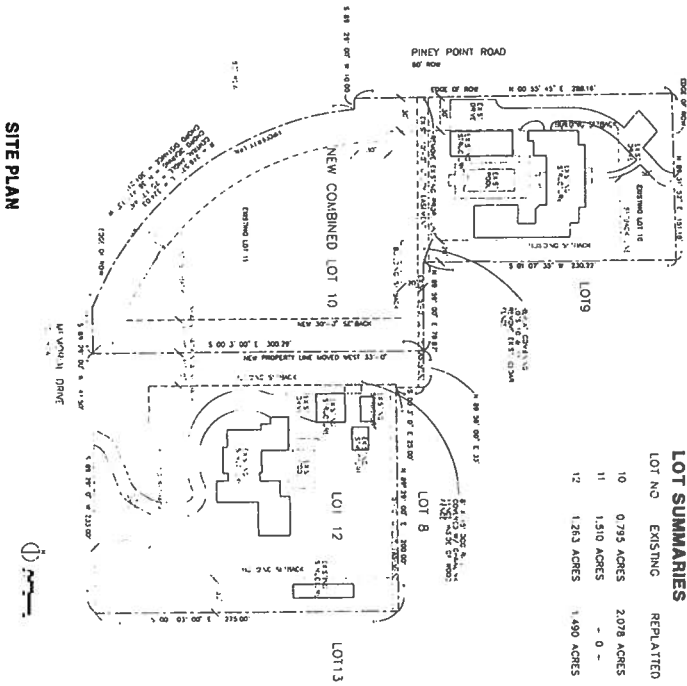


**PROPOSED REPLAT
OF LOTS 10, 11, & 12
OF THE PINEY POINT
CIRCLE SUB-DIVISION
HOUSTON, TEXAS**

SCHEMATIC KEY MAP

LOT SUMMARIES

LOT NO.	EXISTING	REPLATED
10	0.795 ACRES	2.078 ACRES
11	1.510 ACRES	- 0 -
12	1.283 ACRES	1.490 ACRES



SITE PLAN

OFFICE OF
COUNTY CLERK
AND RECORDS
FILED
THIS 15th DAY OF
MAY 1981
HOUSTON, TEXAS

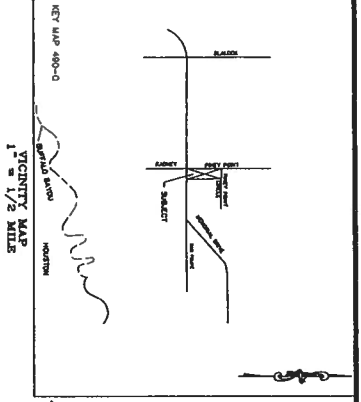
FILED
THIS 15th DAY OF
MAY 1981
HOUSTON, TEXAS

[Handwritten signatures and stamps, including a circular seal and various initials.]

**PROPOSED REPLAT OF
LOTS 10, 11, AND 12
OF THE PINEY POINT CIRCLE SUBDIVISION
HOUSTON, TEXAS**

Moebius
HOUSTON, TEXAS

DATE: 8/1/81
SCALE: 1"=40'
DRAWN BY: [Signature]
CHECKED BY: [Signature]



A REPLAT OF LOT 10
OF THE REPLAT OF LOTS
10, 11 & 12 OF PINEY POINT
CIRCLE SUB-DIVISION
(FOR THE PURPOSE OF SPLITTING
2 LOTS)

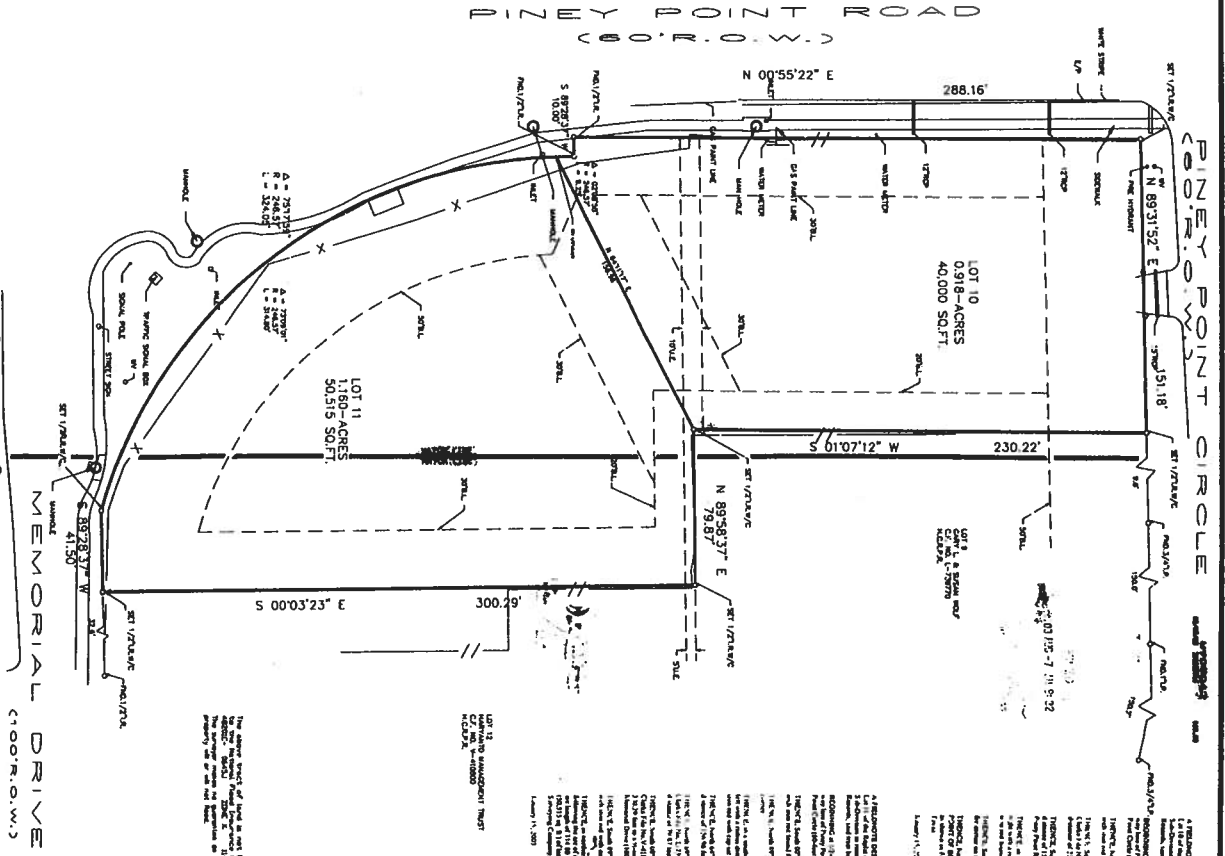
AS RECORDED AT FILM CODE NO. 350039
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

CITY OF PINEY POINT, TEXAS

2 LOTS
SCALE 1" = 30'

1 BLOCK
January, 2003

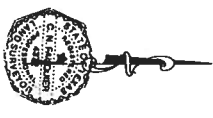
U. S. SURVEYING COMPANY
15031 WOODHAM SUITE NO. 390
HOUSTON, TEXAS 77073
PH: (281) 445-9216 FAX: (281) 445-5332



A REPLAT OF LOTS 10, 11 & 12 OF THE REPLAT OF LOTS 10, 11 & 12 OF PINEY POINT CIRCLE SUB-DIVISION, HARRIS COUNTY, TEXAS, AS RECORDED AT FILM CODE NO. 350039 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, FOR THE PURPOSE OF SPLITTING 2 LOTS.

THE COMMISSIONER OF THE LAND OFFICE OF HARRIS COUNTY, TEXAS, HAS REVIEWED THE ABOVE REPLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HARRIS COUNTY SUBDIVISION ACT, CHAPTER 212, TEXAS VEHICLES CODE, AND THE HARRIS COUNTY SUBDIVISION ACT, CHAPTER 212, TEXAS VEHICLES CODE, AND THE HARRIS COUNTY SUBDIVISION ACT, CHAPTER 212, TEXAS VEHICLES CODE.

THE COMMISSIONER OF THE LAND OFFICE OF HARRIS COUNTY, TEXAS, HAS REVIEWED THE ABOVE REPLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HARRIS COUNTY SUBDIVISION ACT, CHAPTER 212, TEXAS VEHICLES CODE, AND THE HARRIS COUNTY SUBDIVISION ACT, CHAPTER 212, TEXAS VEHICLES CODE, AND THE HARRIS COUNTY SUBDIVISION ACT, CHAPTER 212, TEXAS VEHICLES CODE.



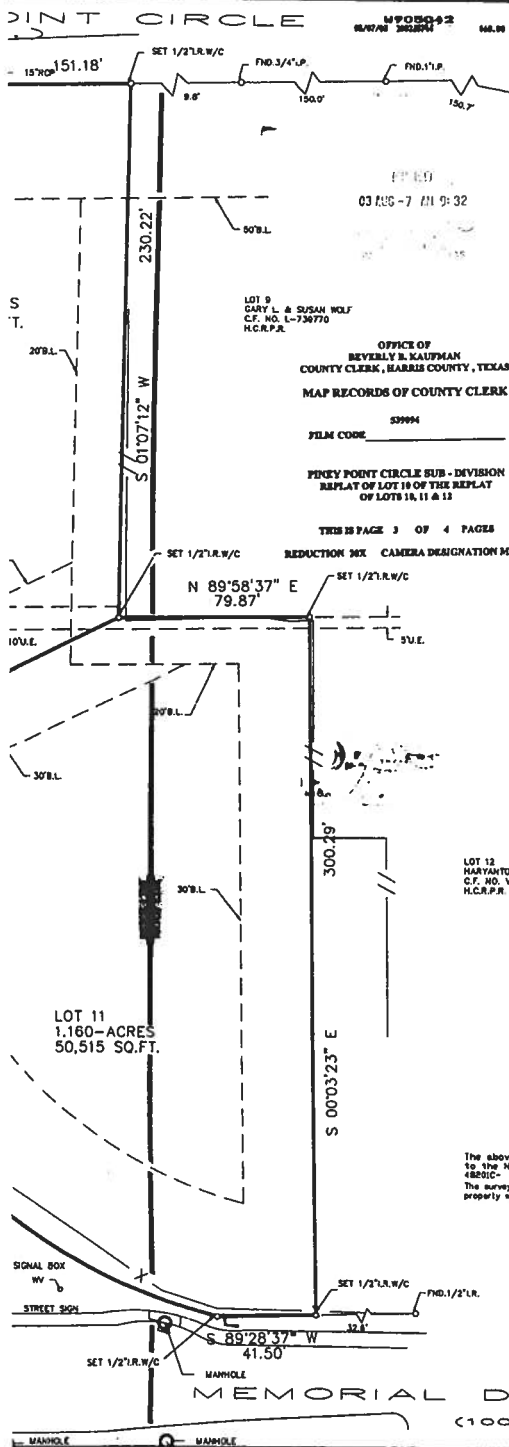
U. S. SURVEYING COMPANY
15031 WOODHAM SUITE NO. 390
HOUSTON, TEXAS 77073
PH: (281) 445-9216 FAX: (281) 445-5332

RENEE L. WATKINS
Commission Expires 11/20/03



U. S. SURVEYING COMPANY
15031 WOODHAM SUITE NO. 390
HOUSTON, TEXAS 77073
PH: (281) 445-9216 FAX: (281) 445-5332

RENEE L. WATKINS
Commission Expires 11/20/03



LOT 12
MARYAN TO MANAGEMENT TRUST
C.F. NO. V-410800
H.C.R.P.A.

The above tract of land is not located in the 100-year flood as to the National Flood Insurance Program, Community-Panel No. 48201C-0645J. FLOOD ZONE: X. 11-06-76.
The surveyor makes no guarantee as to whether or not the property will or will not flood.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, REFINANCE, OR USE OF THE DESCRIBED REAL PROPERTY, REGARDLESS OF THE TYPE OF INSTRUMENT, IS VOID AND UNENFORCEABLE UNDER PENAL LAW.

METES AND BOUNDS HARRIS COUNTY, TEXAS

A FIELDNOTE (NEAR 17-20) of a tract of land located in Harris County, Texas, being Lot 10 of the Replat of Lot 10 of the Replat of Lots 10, 11 & 12 of Piny Point Circle Sub-Devision as recorded as Filed Code No. 350029 of the said County Map Records, said tract being more particularly described by metes and bounds as follows:

BEGINNING at 1.2 inch iron rod with cap set on the intersection of the East right-of-way line of Piny Point Road (40-foot R.O.W.) and the South right-of-way line of Piny Point Circle (60-foot R.O.W.) and point being the northwest corner of said Lot 10.

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, E, on a northerly direction along said East line following the set of a curve to the right with a radius of 170.57 feet and a total arc length of 9.23 feet to a 1/2 inch iron rod found for corner.

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

THENCE, North 64° 31' 33\"/>

THENCE, South 64° 31' 33\"/>

COUNTY OF HARRIS

I, ANDRE G. ALBU, hereafter referred to as owner(s) of Lots 10 & 11 of the above and foregoing map of the Replat of Lot 10 of Piny Point Circle hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever all streets (except those streets designated as private streets), alleys, paths, water courses, 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 use to the land so dedicated.

Further, owner(s) have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements, the aerial easements shall extend horizontally an additional eleven feet, six inches (11'6\") for line feet (100') perimeter ground easements and five feet, six inches (5'6\") for station feet (100') perimeter ground easements, from a plane sixteen (16') above ground level upward, located adjacent to and adjoining said public utility easements shown hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6\") in width.

All existing encumbrances & easements are fully shown hereon.

By Andre G. Albuquerque

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE me, the undersigned authority, on this day personally appeared Andre G. Albuquerque, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of July, 2003.

Melissa Massengale
Notary Public in and for the State of Texas

My Commission Expires: 3-19-05

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

7/31/2003
DEB

SPRING BRANCH TSD TAX OFFICE
8840 WESTVIEW
P. O. BOX 18837
HOUSTON TX 77224
713-365-5550 FAX 713-365-5593

TAX CERTIFICATE
ACCOUNT: 117-362-000-0001
OWNER NAME & ADDRESS
ALBU ANDRE G MD
2600 BELLEFONTAINE STE A19
HOUSTON TX 77025-0000

2.0780 ACRES
11335 PINEY POINT CIR

NO DELINQUENT
TAXES ARE DUE.

JURIS - TAXING ENTITY CODES:
25 SPRING BRANCH TSD

THE 2002 TAXES: 24,435.00 PAID ON: 12/31/2002

CURRENT TAX ROLL MARKET VALUE: 1,350,000

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH TSD ON THE
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2002
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - JOHN REZAKIAN NUMBER -

AUTHORIZED AGENT: LAURIS PATTEN TAX ASSESSOR COLLECTOR SPRING BRANCH TSD

SIGNED BY: *Paul Bettencourt* DATE: 7/31/03
THIS CERTIFICATE DOES NOT CLAIM AGRUE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (1) OF THE TEXAS PROPERTY TAX CODE.

CITY OF PINEY POINT VILLAGE 8955 GAYLORD HOUSTON TX 77024-2982 PHONE: 713 465-8318 77024		1173-62-000-0001 LT 10 STATUS: PINEY POINT CIRCLE R/P ZONE: KEY MAP # 5057C		2.08	
ALBU ANDRE G MD 2600 BELLEFONTAINE STE A19 HOUSTON, TX 77025		STATEMENT OF TAXES DUE PAY DURING THE MONTH OF OR ADDITIONAL CHARGES WILL ACCRUE		AUG 2003	

ACCOUNT	TRAC	AMOUNT	REMARKS	REMARKS	REMARKS	REMARKS
001272	1	02	2956.50	.00	.00	PAID
						0.00
TOTAL AMOUNT DUE						0.00

CITY OF PINEY POINT VILLAGE 8955 GAYLORD HOUSTON TX 77024-2982 PHONE: 713 465-8318 77024		1173-62-000-0001 LT 10 TAX: PINEY POINT CIRCLE R/P CERTIFICATE: KEY MAP # 5057C 7/31/03		2.08	
ALBU ANDRE G MD 2600 BELLEFONTAINE STE A19 HOUSTON, TX 77025		STATEMENT OF TAXES DUE PAY DURING THE MONTH OF OR ADDITIONAL CHARGES WILL ACCRUE		AUG 2003	

MEMORIAL VILLAGES W.A. 8955 GAYLORD HOUSTON, TX. 77024-2982 HOUSTON TEXAS 77024		1173-62-000-0001 LT 10 STATUS: PINEY POINT CIRCLE R/P ZONE: KEY MAP # 5057C		2.08	
ALBU ANDRE G MD 2600 BELLE HOUSTON, TX 77025		STATEMENT OF TAXES DUE PAY DURING THE MONTH OF OR ADDITIONAL CHARGES WILL ACCRUE		AUG 2003	

ACCOUNT	TRAC	AMOUNT	REMARKS	REMARKS	REMARKS	REMARKS
004323	1	02	890.33	.00	.00	PAID
						0.00
TOTAL AMOUNT DUE						0.00

MEMORIAL VILLAGES W.A. 8955 GAYLORD HOUSTON, TX. 77024-2982 HOUSTON TEXAS 77024		1173-62-000-0001 LT 10 TAX: PINEY POINT CIRCLE R/P CERTIFICATE: KEY MAP # 5057C 7/31/03		2.08	
ALBU ANDRE G MD 2600 BELLE HOUSTON, TX 77025		STATEMENT OF TAXES DUE PAY DURING THE MONTH OF OR ADDITIONAL CHARGES WILL ACCRUE		AUG 2003	



Paul Bettencourt
Harris County Tax Assessor - Collector

No. 312400
August 1, 2003

Tax Certificate

Account 117-362-000-0001
ALBU ANDRE G MD
LT 10
PINEY POINT CIRCLE R/P
2.0780 AC

I hereby certify that the tax records of Harris County show taxes paid through 2002 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEB \$10.00

Paul Bettencourt
By: *Cinda Seegal*

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 539995

PINEY POINT CIRCLE SUB - DIVISION
REPLAT OF LOT 16 OF THE REPLAT
OF LOTS 1A, 11 & 12

THIS IS PAGE 4 OF 4 PAGES
REDUCTION 16X CAMERA DESIGNATION MGR1

TAX CERTIFICATE



MIKE SULLIVAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON AVE., SUITE 100
HOUSTON, TEXAS 77061

Issued To:
SAAB BASIL
1243 SUGAR CREEK BLVD
SUGAR LAND, TX 77478-3973

Legal Description:
TR 13
PINNEY POINT U/R
ABST 72 J D TAYLOR

Parcel Address: 11434 MEMORIAL DR
Legal Acres: 1.3774

Account Number: 041-028-007-0013
Certificate No: 11968024
Certificate Fee: \$10.00

Print Date: 02/11/2013
Paid Date:
Issue Date: 02/11/2013
Operator ID: DPURISLEY

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 36.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2012. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:

SAAB BASIL
1243 SUGAR CREEK BLVD
SUGAR LAND, TX 77478-3973

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
75 City of Pineda Village

2012 Value: 1,176,000
2012 Levy: \$10,016.44
2012 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00

Reference (C) No: N/A

Issued By: *Mike Sullivan*
MIKE SULLIVAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

delinquent_tax_certificate.pdf v1.72

3/05/2013
PAT

SPRING BRANCH ISD TAX OFFICE
8880 WESTVIEW
P. O. BOX 19037
HOUSTON TX 77224
713-251-7960 FAX 713-251-7970
WWW.SPRINGBRANCHISD.COM

TAX CERTIFICATE

FEB 10.00

ACCOUNT: 041-028-007-0013

CERTIFICATE NUMBER: 2,267

OWNER NAME & ADDRESS

SAAB BASIL
1243 SUGAR CREEK BLVD
SUGAR LAND TX 77478-3973

LEGAL DESCRIPTION

TR 13
PINNEY POINT U/R
ABST 72 J D TAYLOR

1.3774 ACRES
11434 MEMORIAL DR

NO DELINQUENT
TAXES ARE DUE.

JURIS - TAKING ENTITY CODES:
25 SPRING BRANCH ISD 87 MEMORIAL VILLAGES WATER

THE 2012 TAXES: 16,869.72 PAID ON: 12/17/2012

CURRENT TAX ROLL MARKET VALUE: 1,176,000

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS,
ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD ON THE
ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2012
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - PRECISION SURVEYORS INC LOAN/GF NUMBER -

AUTHORIZED AGENT: LAURIE PAYTON TAX ASSESSOR COLLECTOR SPRING BRANCH ISD

SIGNED BY: *Laurie Payton* DATE: 3-5-13
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (1) OF THE TEXAS PROPERTY TAX CODE.

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 652036

SAAB ESTATES SUBDIVISION FINAL
PLAT

THIS IS PAGE 2 OF 2 PAGES
SCANNER XM-4850W

GENERAL WARRANTY DEED

PROVIDENCE TITLE COMPANY
GF NO. 111003371

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: August 3, 2020

Grantor: 3A US Global, LLC

Grantor's Address (including County):

17525-B FM 529
Houston, TX 77095
Harris County

Grantee: William Kao and Mandy Kao, Trustees of the Kao Management Trust

Grantee's Address (including County):

6140 Hwy 6 #230
Missouri City, TX 77459
Fort Bend County

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS;
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

11410 Memorial Drive, Houston, Texas 77024, also known as:

A TRACT OR PARCEL OF LAND CONTAINING 1.3571 ACRES, (59,113 SQUARE FEET), BEING LOT 14, PINEY POINT SUBDIVISION, AN UNRECORDED SUBDIVISION SITUATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY, TEXAS, SAID 1.3571 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALBERT LEE SMITH AND WIFE, JEAN ELIZABETH SMITH BY INSTRUMENT RECORDED IN VOLUME 3355, PAGE 380, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: FILM CODE NO. 652035 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a capped, (Precision Surveyors), iron rod found on the north right-of-way line of Memorial Drive, (100.00 Foot Right-of-Way), for the southeast corner of Saab Estates Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 652035 of the Map Records of Harris County, Texas, same being the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence, N 02°03'29" W, along the common line of said Saab Estates Subdivision, a distance of 298.45 feet, (Call 300.00 feet), to a calculated point for the southwest corner of that certain tract of land being Lot 6, of said Piney Point Subdivision, as conveyed to Austin J. Blanchard by instrument recorded in Document No. 20090315509 of the Official Public Records of Harris County, Texas, same being the northeast corner of said Saab Estates Subdivision, same being the northwest corner of the herein described tract, from which a ½" iron rod found for reference bears S 88°40'10" W, a distance of 1.00 feet;

Thence, N 87°33'39" E, along the common line of said Lot 6, a distance of 200.00 feet to a calculated point on the common line of that certain called 1.3586 acre tract of land as conveyed to Bernardino Arocha by instrument recorded in Document No. M593445 of the Official Public Records of Harris County, Texas, for the southeast corner of said Lot 6, same being the northeast corner of the herein described tract, from which a ½" iron rod found for reference bears, S 75°59'16" W, a distance of 1.03 feet;

Thence S 02°03'29" E, along the common line of said 1.3586 Acre Tract, a distance of 283.35 feet, (Call 285.2 feet), to a calculated point on the north right-of-way line of Memorial Drive, on the arc of a curve to the right, for the southwest corner of said 1.3586 Acre Tract, same being the southeast corner of the herein described tract, from which a ½" iron rod found for reference bears, S 30°50'53" E, a distance of 6.10 feet;

Thence, Southwesterly, along the north right-of-way line of Memorial Drive, same being the common line of said Lot 14, with the arc of said curve to the right, having an included angle of 15°07'19", a radius of 427.50 feet, a chord that bears S 79°54'52" W, a chord distance of 112.50 feet, for an arc distance of 112.83 feet to a calculated point for the point of tangency of said curve to the right;

Thence, S 87°28'31" W, along the north right-of-way line of Memorial Drive, same being the common line of said Lot 14, a distance of 88.60 feet to the POINT OF BEGINNING and containing 1.3571 acres or 59,113 square feet of land, more or less.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

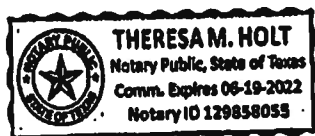
3A US Global, LLC


BY: Asad A. Alhlais, Managing Member

ACKNOWLEDGMENT

State of Texas \$
County of Harris \$

The foregoing instrument was acknowledged before me on this the 3rd day of August, 2020 by Asad A. Afhais, Managing Member of 3A US Global, LLC, on behalf of said entity and in the capacity herein stated.




Notary Public, State of Texas
My Commission Expires: 6/19/2022

AFTER RECORDING RETURN TO:
William Kao and Mandy Kao, Trustees of the
Kao Management Trust
6140 Hwy 6 #230
Missouri City, TX 77459

PREPARED IN THE LAW OFFICE OF:
Ramsey & Foster, PC
5001 Hwy 287 S. #105
Arlington, TX 76017

RP-2020-352556

Pages 4

08/04/2020 03:38 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

CHRIS HOLLINS

COUNTY CLERK

Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



A handwritten signature in black ink, appearing to read "Chris Hollins", is written over the printed name and title.

COUNTY CLERK
HARRIS COUNTY, TEXAS



December 15, 2021

Neighbor Name
Neighbor Address
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

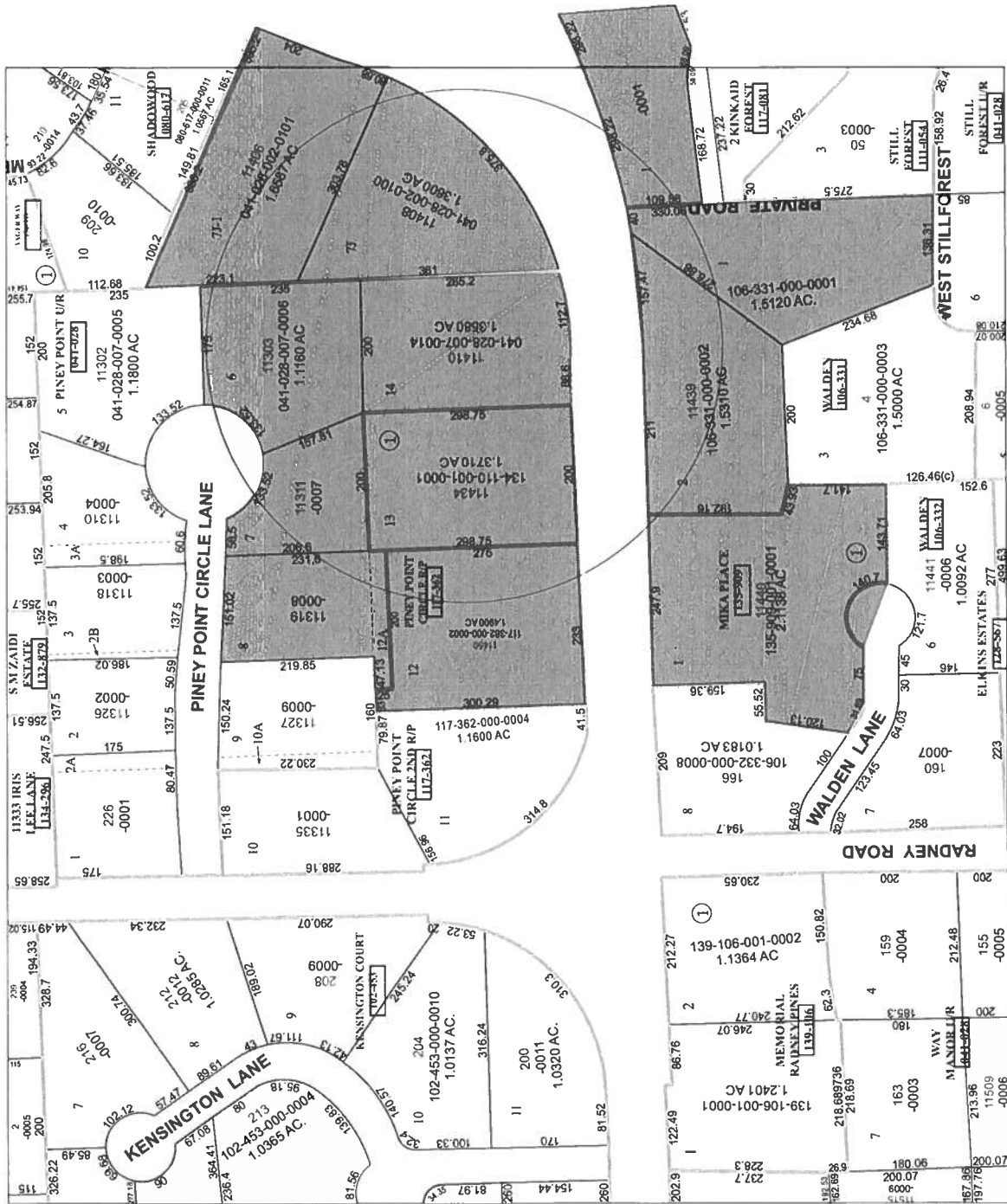
Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



7021 0350 0001 5254 2230

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To
 maez & Sultana mangalji
 Street and Apt. No., or PO Box No.
 11440 Memorial Drive
 City, State, ZIP+4®
 Houston, TX 77024
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 5254 2216

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To
 Kari & Chris Sezonov
 Street and Apt. No., or PO Box No.
 11311 Pineda Point Circle
 City, State, ZIP+4®
 Houston, TX 77024
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 5254 2285

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To
 Drew & Laura Riley
 Street and Apt. No., or PO Box No.
 56 Stillforest St.
 City, State, ZIP+4®
 Houston, TX 77024
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 5254 2278

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To
 Stephen & Stacy McNair
 Street and Apt. No., or PO Box No.
 2 Stillforest St.
 City, State, ZIP+4®
 Houston, TX 77024
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 5254 2261

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To
 Saab Construction & Development, LLC
 Street and Apt. No., or PO Box No.
 P.O. Box 1328
 City, State, ZIP+4®
 Sugar Land, TX 77487
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 5254 2254

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To
 Michael & Kathy Sutton
 Street and Apt. No., or PO Box No.
 11440 Walden Lane
 City, State, ZIP+4®
 Houston, TX 77024
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 5254 2179

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
 Here

Postage

\$

Total Postage and Fees

\$

Sent To

Austin Blanchard
 Street and Apt. No., or PO Box No.
 11303 Piney Point Circle
 City, State, ZIP+4®
 Houston, TX 77024

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

See Reverse for Instructions

7021 0350 0001 5254 2186

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
 Here

Postage

\$

Total Postage and Fees

\$

Sent To

Bernadino Arocha MD ? maria Arocha
 Street and Apt. No., or PO Box No.
 11408 Memorial Drive
 City, State, ZIP+4®
 Houston, TX 77024

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

See Reverse for Instructions

7021 0350 0001 5254 2223

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
 Here

Postage

\$

Total Postage and Fees

\$

Sent To

Alan Almssi ; Fariba Tabatabaian
 Street and Apt. No., or PO Box No.
 11319 Piney Point Circle
 City, State, ZIP+4®
 Houston, TX 77024

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

See Reverse for Instructions

7021 0350 0001 5254 2193

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
 Here

Postage

\$

Total Postage and Fees

\$

Sent To

Ayman Midani
 Street and Apt. No., or PO Box No.
 11466 Memorial Drive
 City, State, ZIP+4®
 Houston, TX 77024

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

See Reverse for Instructions

7021 0350 0001 5254 2247

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postmark
 Here

Postage

\$

Total Postage and Fees

\$

Sent To

Basil & Abir Saab
 Street and Apt. No., or PO Box No.
 11434 Memorial Drive
 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. Article Addressed to:

Stephen & Stacy Mcnair
2 Stillforest St.
Houston, TX 77024



9590 9402 6836 1074 0998 12

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

MS C19

C. Date of Delivery

1-15-22

- 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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 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:

Basil & Abir Saab
11434 Memorial Drive
Houston, TX 77024



9590 9402 6836 1074 0998 43

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

MS C19

C. Date of Delivery

1-15-22

- 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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 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:

Michael & Kathy Sutton
11440 Walden Lane
Houston, TX 77024



9590 9402 6836 1074 0998 36

2. Article Number (Transfer from service label)

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053


Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<p>■ Complete Items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Kari & Chris Sezonov 11311 Piney Point Circle Houston, TX 77024</p> <div style="text-align: center;">  9590 9402 6836 1074 0996 38 </div> <p>2. Article Number (Transfer from service label)</p>	<p>A. Signature <input checked="" type="checkbox"/> <i>Couid-19</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>Couid-19</i> 1-15-22</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table style="width: 100%;"> <tr> <td style="vertical-align: top;"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) </td> <td style="vertical-align: top;"> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table>	<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<p>■ Complete Items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Alan Almassi Fariba Tabatabaeian 11319 Piney Point Circle Houston, TX 77024</p> <div style="text-align: center;">  9590 9402 6836 1074 0998 67 </div> <p>2. Article Number (Transfer from service label)</p>	<p>A. Signature <input checked="" type="checkbox"/> <i>Couid-19</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>Couid-19</i> 1-15-22</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table style="width: 100%;"> <tr> <td style="vertical-align: top;"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) </td> <td style="vertical-align: top;"> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table>	<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<p>■ Complete Items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">moe2 : Sultana mangalji 11440 memorial Drive Houston, TX 77024</p> <div style="text-align: center;">  9590 9402 6836 1074 0998 50 </div> <p>2. Article Number (Transfer from service label)</p>	<p>A. Signature <input checked="" type="checkbox"/> <i>MS</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>MS</i> 1-15-22</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table style="width: 100%;"> <tr> <td style="vertical-align: top;"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) </td> <td style="vertical-align: top;"> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table>	<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



January 10, 2022

Alan Almassi
Fariba Tabatabaeian
11319 Piney Point Circle
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Austin Blanchard
11303 Piney Point Circle
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Ayman Midani
11406 Memorial Drive
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Basil & Abir Saab
11434 Memorial Drive
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Bernadino Arocha MD
Mary Arocha
11408 Memorial Drive
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Drew & Laura Riley
56 Stillforest Street
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Kari & Chris Sezonov
11311 Piney Point Circle
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM on January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Michael & Kathy Sutton
11440 Walden Lane
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Moez & Sultana Mangalji
11440 Memorial Drive
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM on January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Saab Construction & Development, LLC
P.O. Box 1328
Sugar Land, Texas 77487

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

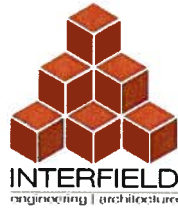
Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).



January 10, 2022

Stephen & Stacy McNair
2 Stillforest Street
Houston, Texas 77024

To Whom It May Concern:

On behalf of **William Kao and Mandy Kao**, Trustees of the Kao Management Trust, we respectfully invite you to join the Planning and Zoning Commission's hearing at **7:00 PM** on **January 27, 2022**, to be held at City of Piney Point Village City Hall, located at 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking your approval for the following:

**PRELIMINARY PLAT OF
KAO MANAGEMENT TRUST**

A subdivision being 1.3570-acre tract of land, located the John D. Taylor Survey, A-72, being a replat of Lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in Volume 3355, Page 380 of the Harris County Deed Records, Harris County, Texas.

1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF AN UNRECORDED
SUBDIVISION**

HCAD No.: 0410280070014
Property Address: 11410 Memorial Drive
Legal Description: TR 14
Piney Point U/R
ABST 72 J D TAYLOR

Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 713-780-0909 Ext. 312 or mvillareal@interfield.net.

Very truly yours,
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

Attachment: Copy of PRELIMINARY PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by January 21, 2022, at City's website (<http://www.cityofpineypoint.com>).