

ENCUMBRANCES CERTIFICATE

I, MATHEW J. PROBSTFELD, do hereby certify that all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located.

MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

We, LORENA BETHANCOURT AND KYLE BETHANCOURT, Owners, do hereby certify that all existing encumbrances, such as various types of easements both public and private, and fee strips on this plat are accurately identified and located, and further certify that we are also owners of the property immediately adjacent to the west of this plat.

LORENA BETHANCOURT OWNER

KYLE BETHANCOURT OWNER I, **MATHEW J. PROBSTFELD**, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3"); and that the plat boundary corners have been tied to the nearest survey corner.



MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

DATE: 02/07/2022 REVISED: 04/13/2022

11303 Somerland Way

A tract or parcel of land containing 0.9201 acres, (40,079 square feet) located in the Issac Bunker Survey, Abstract 121, Harris County, Texas, and being known as Lot 15, in Block 2 of Marchmont Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 64, Page 45 of the Map Records of Harris County, Texas, said 0.9201 acre tract being that same certain tract of land conveyed to Lorena Bethancourt and Kyle Bethancourt as recorded under Harris County Clerk's File No. RP-2021-561611, said 0.9201 acre tract being more particularly described by metes and bounds as follows with bearings based on the South right of way line of Somerland Way;

BEGINNING at a point for corner being the South end of a curve at the intersection of the South right of way line of Somerland Way, (50 feet in width as recorded in Volume 64, Page 45 of the Map Records of Harris County, Texas), and the West right of way line of Marchmont Drive, (60 feet in width as recorded in Volume 64, Page 45 of the Map Records of Harris County, Texas, a found ¾ inch iron pipe bears South 05 degrees 41 minutes 55 seconds West, a distance of 0.30 feet, said point for corner being the most Easterly Northeast corner of said Lot 15, in block 2 of Marchmont Subdivision, said point for corner also being the **POINT OF BEGINNING** and the most Easterly Northeast corner of the herein described tract;

THENCE South 01 degrees 17 minutes 46 seconds West, along the said West right of way line of Marchmont Drive, a distance of 11.34 feet to a found 3/4 inch iron pipe marking the beginning of a curve to the left;

THENCE in a Southerly direction continuing along the said West right of way line of Marchmont Drive with said curve to the left, passing at 126.45 feet a found ¾ inch iron rod with cap (P&A-4985) for reference, passing at 161.55 feet a set ½ inch iron rod with cap (P&A-4985) for reference, said curve to the left having a radius of 1,462.69 feet, a central angle of 06 degrees 31 minutes 27 seconds, an arc length of 166.55 feet, a chord that bears South 02 degrees 10 minutes 31 seconds East, a distance of 166.46 feet, to a point for corner lying in the South line of said Block 2 of Marchmont Subdivision, same being the North line of that certain 0.7719 acre tract of land conveyed to Vincent M. Pilegge and Mercedes Pilegge as recorded under Harris County Clerk's File No. 20070731560 and being known as Lot 4 of Sualsa In Town, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 151, Page 65 of the Map Records of Harris County, Texas, said point for corner being the Southeast corner of said Lot 15, said point for corner also being the Southeast corner of the herein described tract;

THENCE South 89 degrees 29 minutes 00 seconds West, along the common line of said Marchmont Subdivision and Sualsa In Town, passing at 145.21 feet a point for corner being the Northwest corner of said Lot 4 of Sualsa In

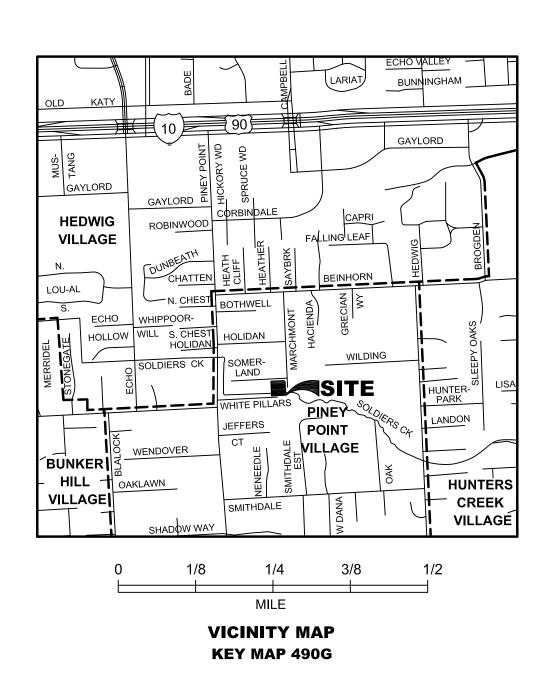
Town, a found 5/8 inch iron rod with cap bears South, a distance of 0.40 feet, said point for corner lying in the North right of way line of White Pillars Lane, (50 feet in width as recorded in Volume 323, Page 105 of the Map Records of Harris County, Texas), continuing for a total distance of 201.81 feet to a found ¾ inch iron rod with cap (P&A-4985) marking the Southeast corner of that certain 0.7855 acre tract of land conveyed to Kyle Bethancourt and Lorena Bethancourt as recorded under Harris County Clerk's File No. 20110529336 and being known as Lot 14, in Block 2 of said Marchmont Subdivision, same being the Southwest corner of said Lot 15, said found ¾ inch iron rod with cap also marking the Southwest corner of the herein described tract;

THENCE North 00 degrees 00 minutes 00 seconds West, along the common lot line of said Lot 14 and Lot 15, passing at 40.00 feet a found ½ inch iron rod with cap (Precision) that bears West, a distance of 0.60 feet, continuing for a total distance of 204.52 feet to a found ½ inch iron rod with cap (P&A-4985) lying along a curve to the right in the said South right of way line of Somerland Way, and being the Northeast corner of said Lot 14, same being the Northwest corner of said Lot 15, a found ½ inch iron rod with cap (Precision) bears North, a distance of 0.20 feet, said found ½ inch iron rod with cap also marking the Northwest corner of the herein described tract;

THENCE in an Easterly direction along the said South right of way line of Somerland Way with said curve to the right having a radius of 4,426.66 feet, a central angle of 02 degrees 06 minutes 05 seconds, an arc length of 162.34 feet, a chord that bears North 89 degrees 49 minutes 33 seconds East, a distance of 162.33 feet to a found $\frac{3}{4}$ inch iron pipe marking the end of curve;

THENCE South 89 degrees 07 minutes 00 seconds East, continuing along the said South right of way line of Somerland Way, a distance of 8.80 feet to a point for corner being the beginning of a curve to the right at the intersection of the said South right of way line of Somerland Way and the said West right of way line of Marchmont Drive, a found ¾ inch iron pipe bears South 08 degrees 38 minutes 15 seconds West, a distance of 0.20 feet, said point for corner also being the most Northerly Northeast corner of said Lot 15 and the most Northerly Northeast corner of the herein described tract;

THENCE in a Southerly direction along the said South right of way line of Somerland Way and the said West right of way line of Marchmont Drive with said curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a chord that bears South 44 degrees 07 minutes 00 seconds East, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 0.9201 acres, (40,079 square feet), of land.



GENERAL NOTES & LEGEND

- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
- . H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
- 3. H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
- 4. UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT
- 5. BLDG. LINE OR B.L. denotes BUILDING LINE.6. W.L.E. denotes WATER LINE EASEMENT.
- 7 C.S.E. denotes CANITADY SEWED EASEMEN
- 7. S.S.E. denotes SANITARY SEWER EASEMENT.
- 8. O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- 9. A.E. denotes AERIAL EASEMENT.
- 10. Subject Tract **DOES LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map **48201C 0645 L**, **Dated 6/18/2007**. **(ZONE AE & FLOODWAY) (Shown by graphic plotting only)**
- 11. Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910-22-0023 with an effective date of February 7, 2022.
- 12. Elevations shown based on City of Piney Point Village Benchmark No. 5
 Elevation = 61.48 NAVD88 (2001 Adjustment)
- 13. The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 3808, Page 521, & HCCF # (S) V412689, W591486 H.C.D.R. The Marchmont Subdivision Committee granted approval to allow the relocation of the east building line from 50 feet to 40 feet on letter dated February 1, 2022.

NOTES ON EXISTING PIPELINES

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

PRELIMINARY PLAT OF

MARCHMONT SUBDIVISION AMENDING PLAT NO 1

A SUBDIVISION BEING OUT AND PART OF CERTAIN TRACT OF LAND KNOWN AS LOT 15, IN BLOCK 2 OF MARCHMONT SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 64, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 0.9201 ACRES (40,079 SQUARE FEET) LOCATED IN THE ISSAC BUNKER SURVEY, ABSTRACT 121, CITY OF PINEY POINT VILLAGE, HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK NO RESERVE

REASON FOR AMENDING PLAT:
TO REVISE BUILDING SETBACK LINES

OWNER:

LORENA BETHANCOURT AND KYLE BETHANCOURT
11303 SOMERLAND WAY

HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS

APRIL 28, 2022



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