



- GENERAL NOTES & LEGEND**
- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
  - H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
  - H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
  - UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
  - BLDG. LINE OR B.L. denotes BUILDING LINE.
  - W.L.E. denotes WATER LINE EASEMENT.
  - S.S.E. denotes SANITARY SEWER EASEMENT.
  - O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
  - A.E. denotes AERIAL EASEMENT.
  - ① denotes BLOCK NUMBER.
  - Subject Tract **DOES NOT LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map **48201C 0645 L, Dated 6/18/2007. (ZONE X) (Shown by graphic plotting only)**
  - Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston Title Company, GF# 7910-22-1027 with an effective date of April 7, 2022.
  - Elevations shown based on City of Piney Point Village Benchmark No. 5  
Elevation = 61.48 NAVD88 (2001 Adjustment)
  - The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 1162, Page 679 and under Clerk's file No. S621611, all in Harris County.
  - Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 1162, Page 679 and under Clerk's file No. S621611, all in Harris County.

**NOTES ON EXISTING PIPELINES**  
There are no existing pipelines or pipeline easements within this subdivision.

## PRELIMINARY PLAT OF SEZONOV ESTATE

**A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.6831 ACRE TRACT BEING MORE  
COMMONLY KNOWN AS LOT 7 OF PINEY POINT, AN UNRECORDED SUBDIVISION IN  
HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 0.6831 ACRE, (29,755 SQUARE FEET) LOCATED IN THE JOHN D.  
TAYLOR SURVEY, ABSTRACT 72, CITY OF PINEY POINT VILLAGE,  
HARRIS COUNTY, TEXAS.**

### 1 LOT 1 BLOCK NO RESERVE

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

**OWNER:**  
CHRIS SEZONOV AND KARI SEZONOV  
11311 PINEY POINT CIRCLE  
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS  
MAY 26, 2022

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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

### 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, **CHRIS SEZONOV AND KARI SEZONOV**, 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 this plat represents all of the contiguous land which We own directly or indirectly or have legal or beneficial interest in.

CHRIS SEZONOV

KARI SEZONOV

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: 4/8/2022 REVISED: 5/5/2022

11311 Piney Point Circle

A tract or parcel of land containing 0.6831 acres (29,755 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being known as Lot 7 of Piney Point, an unrecorded addition of 14.77 acres as conveyed by Edith Dunham to John L. Henderson, Trustee, as recorded in Volume 1116, Page 660 of the Deed Records of Harris County, Texas, said 0.6831 acre tract being that same certain tract of land conveyed to Chris Sezonov and Karl Sezonov as recorded under Harris County Clerk's File No. RP-2021-654134, said 0.6831 acre tract being more particularly described by metes and bounds as follows with bearings based on the West line of the herein described tract;

**COMMENCING** at a found ½ inch iron rod with cap marking the intersection of the East right of way line of Piney Point Road, (60 feet in width as recorded in Volume 164, Page 41 of the Map Records of Harris County, Texas), and the South right of way line of Piney Point Circle, (60 feet in width as recorded in Volume 1162, Page 679 of the Deed Records of Harris County, Texas, and being a private street undedicated and unaccepted by the City of Piney Point Village, under City Ordinance No. 450, dated January 28, 1974, unrecorded), said found ½ inch iron rod with cap also marking the Northwest corner of Lot 10, of the Replat of Lot 10 of the Replat of Lots 10, 11, & 12 of Piney Point Circle Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded under Film Code No. 350039 of the Map Records of Harris County, Texas;

**THENCE** North 89 degrees 41 minutes 44 seconds East, along the said South right of way line of Piney Point Circle, a distance of 151.25 feet, to a found ½ inch iron rod with cap in a tree marking the beginning of a curve to the right and lying 10 feet West of the Northwest corner of Lot 9 of Piney Point unrecorded;

**THENCE** in an Easterly direction, continuing along the said South right of way line of Piney Point Circle, passing at 159.75 feet a found ¼ inch iron pipe marking the common North corner of Lot 9 and Lot 8, said curve to the right having a radius of 1,116.28 feet, a central angle of 09 degrees 58 minutes 51 seconds, an arc length of 194.45 feet, a chord that bears South 85 degrees 15 minutes 21 seconds East, a distance of 194.21 feet to a point of compound curves;

**THENCE** in an Easterly direction, continuing along the said South right of way line of Piney Point Circle with a curve to the left having a radius of 603.14 feet, a central angle of 10 degrees 54 minutes 52 seconds, an arc length of 114.89 feet, a chord that bears South 86 degrees 36 minutes 54 seconds East, a distance of 114.72 feet to a set ¾ inch iron rod with cap (P&A-4985) marking the Northeast corner of that certain 0.7352 acre tract of land conveyed to Allen Almassi and Fariba Tabatabaieian Tract I as recorded under Harris County Clerk's File No. U474646, and being the Northeast corner of said Lot 8 of Piney Point unrecorded, said set ¾ inch iron rod with cap marking the Northwest corner of Lot 7 of Piney Point unrecorded, said set ¾ inch iron rod with cap also marking the **POINT OF BEGINNING** and the Northwest corner of the herein described tract;

**THENCE** in an Easterly direction, continuing along the said South right of way line of Piney Point Circle with said curve to the left having a radius of 603.14 feet, a central angle of 05 degrees 22 minutes 02 seconds, an arc length of 56.50 feet, a chord that bears South 85 degrees 14 minutes 39 seconds East, a distance of 56.48 feet, to a set ¾ inch iron rod with cap (P&A-4985) marking a point of cusp, said set ¾ inch iron rod with cap also marking the North corner of the herein described tract;

**THENCE** in a Southerly direction, continuing along the said South right of way line of Piney Point Circle with a curve to the left having a radius of 85.00 feet, a central angle of 77 degrees 09 minutes 42 seconds, an arc length of 114.47 feet, a chord that bears South 52 degrees 50 minutes 39 seconds East, a distance of 106.01 feet to a found 1 inch iron pipe marking the Northwest corner of that certain 1.1518 acre tract of land conveyed to Austin J. Blanchard as recorded under Harris County Clerk's File No. 20090315509 and being known as Lot 6 of Piney Point unrecorded, said found 1 inch iron pipe also marking the Northeast corner of the herein described tract;

**THENCE** South 21 degrees 41 minutes 00 seconds East, (call South 21 degrees 44 minutes 00 seconds East), along the common lot line of said Lot 7 and Lot 6, a distance of 157.21 feet, (call 157.81 feet), to a found ½ inch iron rod marking the Southwest corner of said Lot 6, same being the Southeast corner of said Lot 7, said found ½ inch iron rod marking the Northwest corner of Lot 14 of said Piney Point unrecorded, and also marking the Northwest corner of that certain 1.3570 acre tract of land conveyed to the Kao Management Trust as recorded under Harris County Clerk's File No. RP-2020-352556, said found ½ inch iron rod marking the Northeast corner of that certain 1.3710 acre tract of land conveyed to Basil Saab and Abir Saab as recorded under Harris County Clerk's File No. 20110426672, and being known as Lot 13, Block 1 of the Final Plat of Saab Estates Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded under Film Code No. 652035 of the Map Records of Harris County, Texas, said found ½ inch iron rod also marking the Southeast corner of the herein described tract;

**THENCE** South 89 degrees 37 minutes 10 seconds West, (call South 89 degrees 59 minutes 00 seconds West), along the South line of said Lot 7, and with the North line of said Lot 13, a distance of 198.98 feet, (call 200.00 feet), to a found 1 inch iron pipe marking the Northwest corner of said Lot 13, same being the Southwest corner of said Lot 7, said found 1 inch iron pipe marking the Southeast corner of said Lot 8 of the Almassi/Tabatabaieian Tract I, same being the Northeast corner of Tract 12A, a 0.1148 acre tract of land conveyed to Allen Almassi and Fariba Tabatabaieian as recorded under Harris County Clerk's File No. U474646, said found 1 inch iron pipe 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 7 and Lot 8, a distance of 206.61 feet to the **POINT OF BEGINNING** and containing 0.6831 acres, (29,755 square feet), of land.