

THE STATE OF TEXAS  
COUNTY OF HARRIS

We, **LORENA BETHANCOURT AND KYLE BETHANCOURT**, owners hereinafter referred to as Owners of the **0.9201 acre tract (40,079 square feet)** described in the above and foregoing plat of **MARCHMONT SUBDIVISION AMENDING PLAT NO 1**, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (18-inch diameter) with culvert or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainageway shall hereby be restricted to keep such drainageways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

WITNESS our hand in the City of Piney Point Village, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LORENA BETHANCOURT  
OWNER

KYLE BETHANCOURT  
OWNER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **LORENA BETHANCOURT AND KYLE BETHANCOURT**, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

STATE OF TEXAS  
COUNTY OF HARRIS

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



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

This is to certify that the Planning and Zoning Commission of the City of Piney Point Village, Texas, has approved this plat and subdivision of **MARCHMONT SUBDIVISION AMENDING PLAT NO 1** in conformance with the laws of the State of Texas and the ordinances of the City of Piney Point Village as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
**MARGARET ROHDE**  
CHAIRMAN

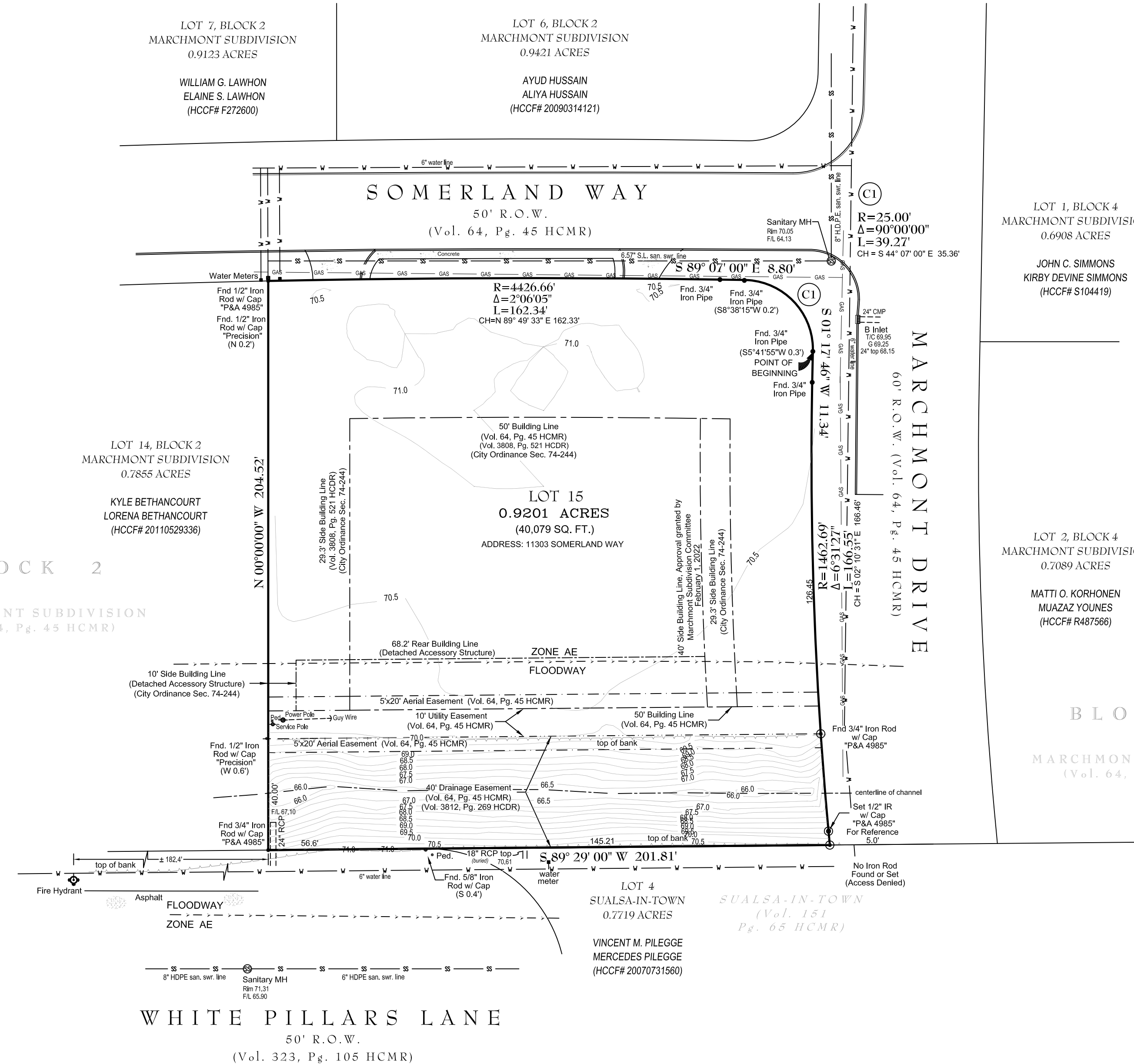
By: \_\_\_\_\_  
**ANNETTE R. ARRIAGA**  
SECRETARY

I, **TENESHIA HUDSPETH**, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and in Film Code Number \_\_\_\_\_ of the map records of Harris County for said County and duly recorded on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ m.

Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: \_\_\_\_\_  
**EX OFFICIO CLERK OF HARRIS COUNTY, TEXAS**

By: \_\_\_\_\_  
**DEPUTY**



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 ¾ 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 69 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

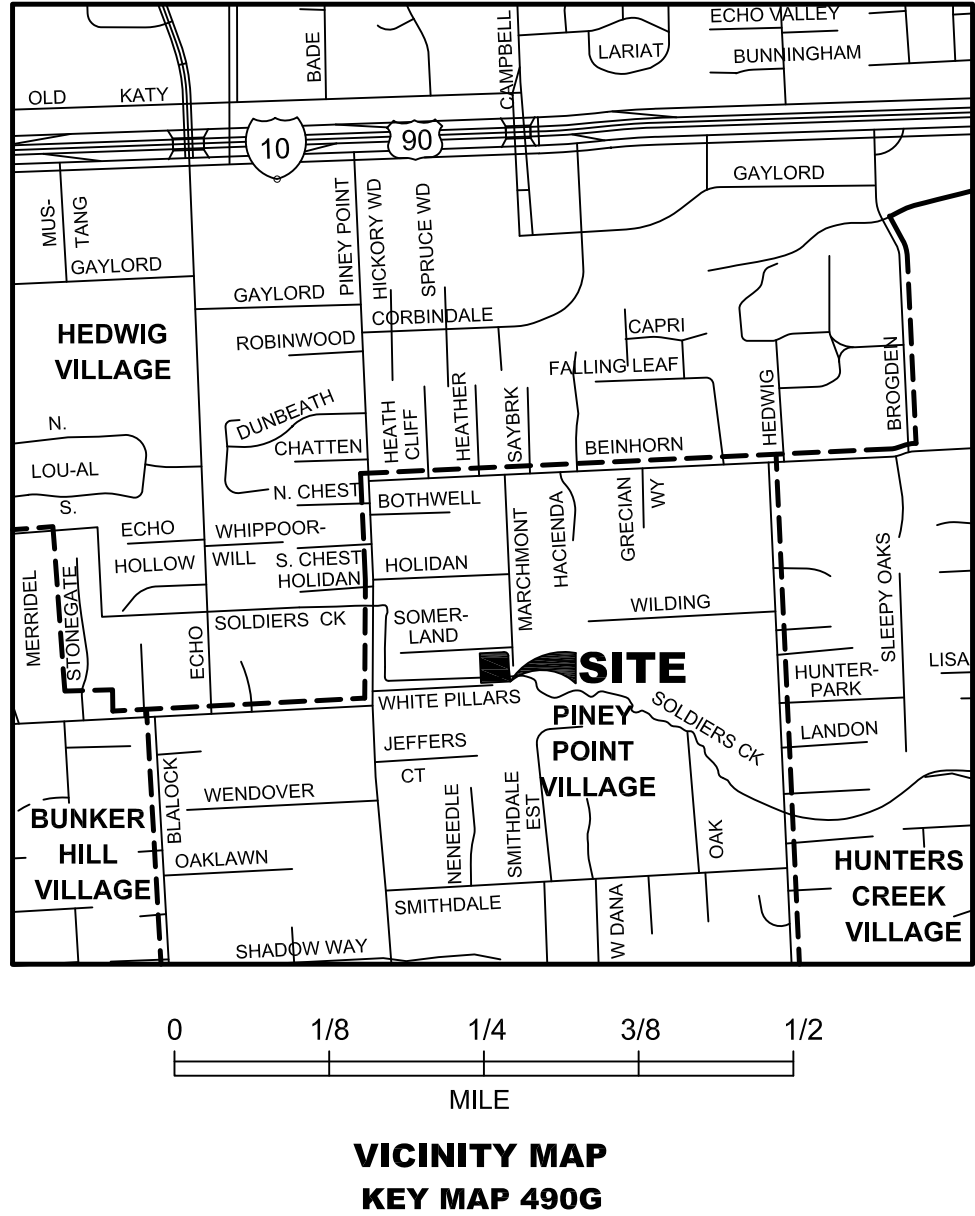
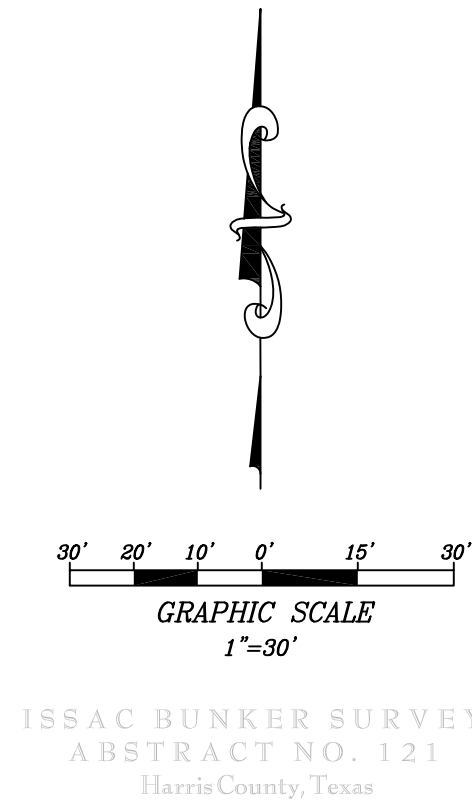
Town, a found 5/8 inch iron rod with cap bears South, a distance of 0.40 feet, said point for corner lying in the North right of way line of White Pillars Lane, (50 feet in width as recorded in Volume 323, Page 105 of the Map Records of Harris County, Texas), continuing for a total distance of 201.81 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 ¾ 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 ¾ 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 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 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 ¾ 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 8.30 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

1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
2. 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. 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.

FINAL 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  
JUNE 23, 2022

**PROBSTFELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS