

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

FILE COPY

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

July 13, 2022

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

ATTENTION: PLANNING & ZONING COMMISSION

On behalf of our clients, **CHRIS SEZONOV AND KARI SEZONOV**, Probstfeld & Associates, Inc. respectfully requests a hearing **JULY 28, 2022 at 6:00 PM** at the City of Piney Point Village, 7676 Woodway, Suite 300, Houston, Texas, 77063. We are seeking approval for the following:

FINAL 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

HCAD: 0410280070007

AT: 11311 Piney Point Circle, Piney Point Village

LGL: TR 7, Piney Point U/R, Abst. 72 JD Taylor

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

Sincerely,



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

Attachments: Copy of FINAL PLAT



June 18, 2022

Mrs. Margaret Rohde, Chairman
Planning and Zoning Commission
City of Piney Point Village
7676 Woodway, Suite 300
Houston, Texas 77063

Re: On-Going Services
Final Plat Review of 11311 Piney Point Circle – **First Submittal**
Piney Point Village, Texas
HDR Job No. 10336218

Dear Mrs. Rohde,

We have reviewed the final plat for the above referenced address. The plat appears to meet all requirements set forth in the City ordinances. Therefore, we recommend that the Planning and Zoning Commission approve the final plat contingent upon the following:

- The Registered Professional Land Surveyor of Record must sign the Final Plat before it is presented before the Planning and Zoning Commission.

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

Sincerely,

HDR Engineering, Inc.

A handwritten signature in blue ink, reading 'Aaron Croley'.

Aaron Croley, P.E., CFM
Project Engineer

cc: Annette Arriaga – City of Piney Point Village

13. 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.

FINAL 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

JULY 28, 2022

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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



MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903

PH: 713-465-8318

FAX: 713-465-8387

June 10, 2022

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

Chris Sezonov and Kari Sezonov
C/O Mario Colina, Probstfeld & Associates
515 Park Grove Drive
Katy, Texas 77450

VIA FAX No. 713-782-3178

VIA Email: mario@probstfeld.com

Re: Letter of No Objection for **Final** Plat of
1 Lot, 1 Block, No Reserve, aka 11311 Piney Point Circle, Piney Point Village, Texas

Dear Commissioners:

Memorial Villages Water Authority (the "Water Authority") has reviewed the proposed **Final** 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 will not adversely affect either the existing sanitary sewer system or existing water system that serve property along Piney Point Circle nor the existing services to this proposed lot as this property is currently served with water and sewer service. Should a new residence be proposed on this lot, the owners are required to obtain a "Letter of Water and Sewer Availability" from the Water Authority prior to obtaining a building permit.

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".

Trey Cantu
General Manager

Cc: Customer file



June 14, 2022

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

Re: FINAL PLAT OF SEZONOV ESTATES

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 January 27, 2022.

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,

Kathy Kane

Kathy Kane
Senior Right of Way Agent
Paragon Partners Consultants, Inc.
Contractor Representing CenterPoint Energy Houston

c: Mario Colina <mario@probstfeld.com>

Plat No.: PLR22.183



June 6, 2022

MARIO COLINA, P.E.
Probsteld & Associates
515 Park Grove Dr. Suite 102
Katy, Texas 77450

Re: Final Plat of Sezonov Estate

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 May 5, 2022.

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,

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

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

July 7, 2022

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

Dear *Mr. Colina*,

AT&T has no objection to the re-plat of the property located at *11311 Piney Point Circle, Houston Texas 77024*, as shown on the *Final* plat dated *June 6, 2022* from *Probstfeld & Associates*.

Sincerely,

Brandon Reed
Manager Engineering Design

Sample Neighbor
letter

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

July 13, 2022

CAMP RUSSELL A & ELLEN Q
226 PINEY POINT RD
HOUSTON, TX 77024-7323

To Whom It May Concern:

On behalf of our clients, **CHRIS SEZONOV AND KARI SEZONOV**, we respectfully invite you to join the Planning and Zoning Commission's hearing at **6:00 P.M. on JULY 28, 2022**, at the City of Piney Point Village, 7676 Woodway, Suite 300, Houston, Texas 77063. We are seeking approval for the following:

**FINAL 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**

HCAD: 0410280070007

AT: 11311 Piney Point Circle, Piney Point Village

LGL: TR 7, Piney Point U/R, Abst. 72 JD Taylor

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

Sincerely,



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

Attachments: Copy of FINAL 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 July 22nd at City's website.

Deanna Estate

11311 PINEY POINT CIRCLE ~ PINEY POINT VILLAGE

HOAD ID		Owner Name 1	Owner Mail 1	Owner Mail City	Owner Mail State	Owner ZIP	Legal Desc. 1	Legal Desc. 2	Property Address Number	Property Address Street	Property Address Subfix	Property Address ZIP	PERM PLAN LETTER CEN #	FINAL PLAN LETTER CEN #
1	410280070001	CAMP RUSSELL A & ELEN O	226 PINEY POINT RD	HOUSTON	TX	77024-7323	TRS 1 & 2A	PINEY POINT U/R ABST 72 J D TAYLOR	226 PINEY POINT	ROAD		77024	7020 1290 0000 1144 1640	2017 1000 0000 1330 1527
2	410280070002	SHUFORD ROBERT M & JULIE T	11326 PINEY POINT CIR	HOUSTON	TX	77024-7415	TR 2	PINEY POINT U/R ABST 72 J D TAYLOR	11326 PINEY POINT	CIRCLE		77024	7020 1290 0000 1144 1657	2017 1000 0000 1330 1534
3	410280070003	BALLAS GEORGE JR & SHARON	11318 PINEY POINT CIR	HOUSTON	TX	77024-7415	TRS 28 & 3	PINEY POINT U/R ABST 72 J D TAYLOR	11318 PINEY POINT	CIRCLE		77024	7021 0950 0000 8507 7063	2015 0640 0006 7188 4216
4	410280070004	HARRELL CURTIS	11310 PINEY POINT CIR	HOUSTON	TX	77024-7415	TRS 3A & 4	PINEY POINT U/R ABST 72 J D TAYLOR	11310 PINEY POINT	CIRCLE		77024	7021 0950 0000 8507 7070	2015 0640 0006 7188 4223
5	410280070005	JACOBS MARC & ANA	11302 PINEY POINT CIR	HOUSTON	TX	77024-7415	TR 5	PINEY POINT U/R ABST 72 J D TAYLOR	11302 PINEY POINT	CIRCLE		77024	7021 0950 0000 8507 7087	2015 0640 0006 7188 4230
6	410280070006	BLANCHARD AUSTIN J	11303 PINEY POINT CIR	HOUSTON	TX	77024-7415	TR 6	PINEY POINT U/R ABST 72 J D TAYLOR	11303 PINEY POINT	CIRCLE		77024	7021 0950 0000 8507 7094	2017 1000 0000 1317 9874
7	410280070008	ALMASSI ALLEN TABATBAEIAN FARIBA	11319 PINEY POINT CIR	HOUSTON	TX	77024-7415	TRS 8 & 12A	PINEY POINT U/R ABST 72 J D TAYLOR	11319 PINEY POINT	CIRCLE		77024	7021 0950 0000 8507 7100	2017 1000 0000 1317 9881
8	410280070009	WOLF GARY	11327 PINEY POINT CIR	HOUSTON	TX	77024-7415	TRS 9 & 10A	PINEY POINT U/R ABST 72 J D TAYLOR	11327 PINEY POINT	CIRCLE		77024	7021 0950 0000 8507 7117	2017 1000 0000 1317 9898
9	11736200000001	CHIN LIVING TRUST	11335 PINEY POINT CIR	HOUSTON	TX	77024-7415	LT 10	PINEY POINT CIRCLE 2ND R/R	11335 PINEY POINT	CIRCLE		77024	7021 0950 0000 8507 7124	2017 1000 0000 1317 9904
10	11736200000004	GVJ INVESTMENTS LTD	11015 WICKWOOD DR	HOUSTON	TX	77024-7521	LT 11	PINEY POINT CIRCLE 2ND R/R	0 PINEY POINT	CIRCLE		77024	7021 0950 0000 8507 7131	2017 1000 0000 1317 9911
11	11736200000002	MANGALJI MOEZ & SULTANA	11440 MEMORIAL DR	HOUSTON	TX	77024-7527	LT 12	PINEY POINT CIRCLE R/R	11440 MEMORIAL	DRIVE		77024	7021 0950 0000 8507 7148	2017 1000 0000 1317 9928
12	13411000100001	SAAB BASIL & ABIR	11434 MEMORIAL DR	HOUSTON	TX	77024-7527	LT 13 BLK 1	SAAB ESTATES	11434 MEMORIAL	DRIVE		77024	7021 0950 0000 8507 7155	2017 1000 0000 1317 9935
13	410280070014	KAO MANAGEMENT TRUST	6140 HWY 6 # 230	MISSOURI CITY	TX	77459-3802	TR 14	PINEY POINT U/R ABST 72 J D TAYLOR	11410 MEMORIAL	DRIVE		77024	7021 0950 0000 8507 7162	2017 1000 0000 1317 9942
14	410280070100	AROCHA BERNARDINO MID AROCHA MARIA	11408 MEMORIAL DR	HOUSTON	TX	77024-7527	TR 7 J	PINEY POINT U/R ABST 72 J D TAYLOR	11408 MEMORIAL	DRIVE		77024	7021 0950 0000 8507 7179	2017 1000 0000 1317 9959
15	410280070014	KAO MANAGEMENT TRUST	11410 MEMORIAL DR	HOUSTON	TX	77024-7527	TR 14	PINEY POINT U/R ABST 72 J D TAYLOR	11410 MEMORIAL	DRIVE		77024	7021 0950 0000 8507 7186	2017 1000 0000 1317 9966

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City, State, ZIP+4® HOUSTON TX 77024	
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Sent To JACOBS MARC	
Street and Apt. No., or PO Box No. 11302 PINEY POINT CIR	
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Sent To **SHUFORD ROBERT**
Street and Apt. No., or PO Box No. **11326 PINEY POINT CIR**
City, State, ZIP+4® **HOUSTON TX 77024**

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To **CAMP RUSSELL**
Street and Apt. No., or PO Box No. **226 PINEY POINT RD**
City, State, ZIP+4® **HOUSTON TX 77024**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To **BALLAS GEORGE**
Street and Apt. No., or PO Box No. **11318 PINEY POINT CIR**
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:

SAAB BASIL & ABIR
11434 MEMORIAL DR
HOUSTON TX 77024-7527



9590 9402 7332 2028 5041 12

2. Article Number (Transfer from service label)

7017 1000 0000 1317 9935

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent☐ Address

B. Received by (Printed Name)

C. Date of Delivery

7/15/22

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restrict Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |

all Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GVJ INVESTMENTS LTD
11015 WICKWOOD DR
HOUSTON TX 77024-7521



9590 9402 7332 2028 5041 36

2. Article Number (Transfer from service label)

7017 1000 0000 1317 9911

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent☐ Address

B. Received by (Printed Name)

C. Date of Delivery

7/15/22

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restrict Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |

all Restricted Delivery

Domestic Return Receipt