

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **SAHAMI INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP**, acting by and through **RAMINE SAHAMI and SOROUSH SAHAMI, MEMBERS**, being officers of **SAHAMI INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP**, owner hereinafter referred to as Owners of the 1.2477 acre tract (54,350 square feet) described in the above and foregoing plat of **ROLLING PINES PARTIAL REPLAT 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 myself, my 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.

IN TESTIMONY WHEREOF, the **SAHAMI INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP**, has caused these presents to be signed by **RAMINE SAHAMI and SOROUSH SAHAMI**, its members, thereunto authorized, this _____ day of _____, 2023.

SAHAMI INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: **SAHAMI, LLC, A TEXAS LIMITED LIABILITY COMPANY**
ITS SOLE GENERAL PARTNER

RAMINE SAHAMI
Member

SOROUSH SAHAMI
Member

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared **RAMINE SAHAMI** and **SOROUSH SAHAMI**, its members, 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

We, **ICON BANK OF TEXAS, N.A.**, owners and holders of a lien against the property described in the plat known as **ROLLING PINES PARTIAL REPLAT NO 1**, said lien being evidenced by instrument of record in Harris County Clerk's File Nos. 20150085455, RP-2017-96819, RP-2018-137498 and RP-2020-118956 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Authorized Representative of **ICON BANK OF TEXAS, N.A.**

THE STATE OF TEXAS
COUNTY OF HARRIS

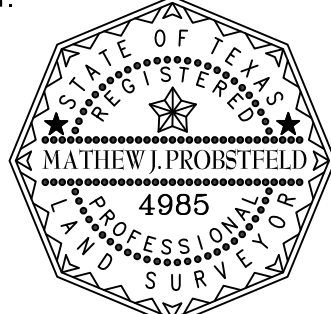
BEFORE ME, the undersigned authority, on this day personally appeared _____, its _____, known to me to be the persons whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.

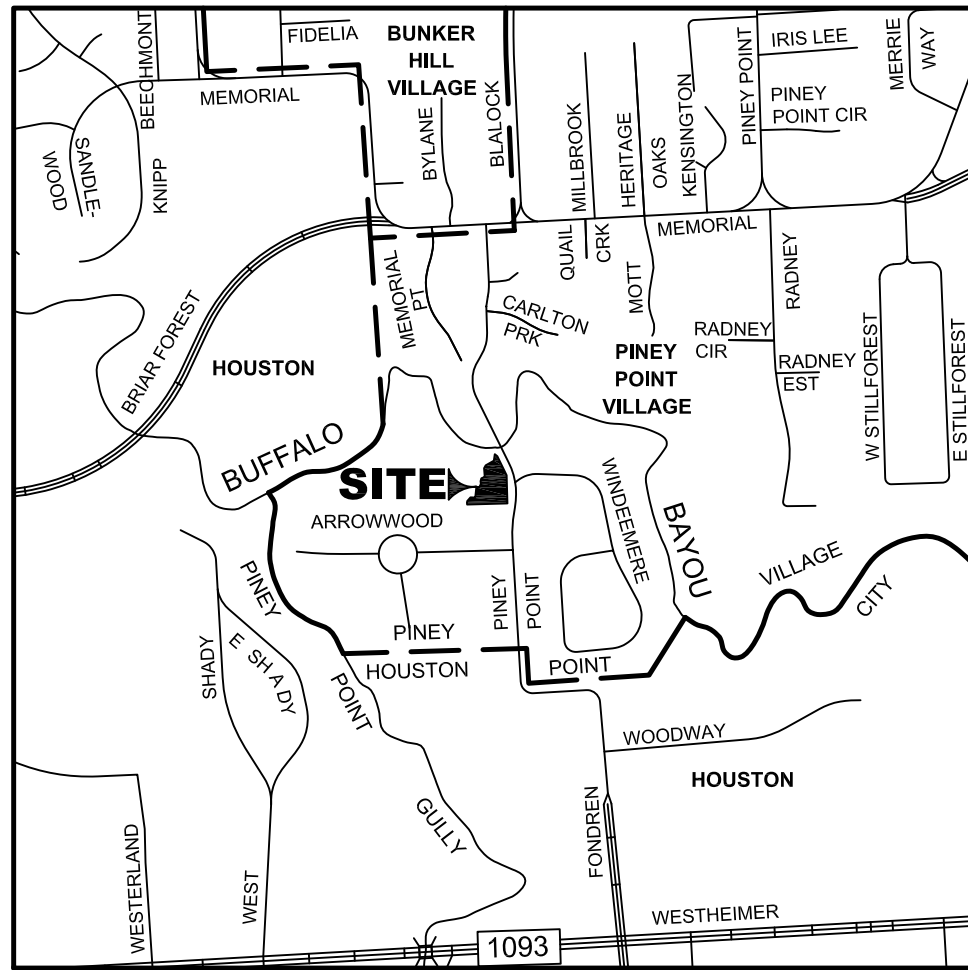
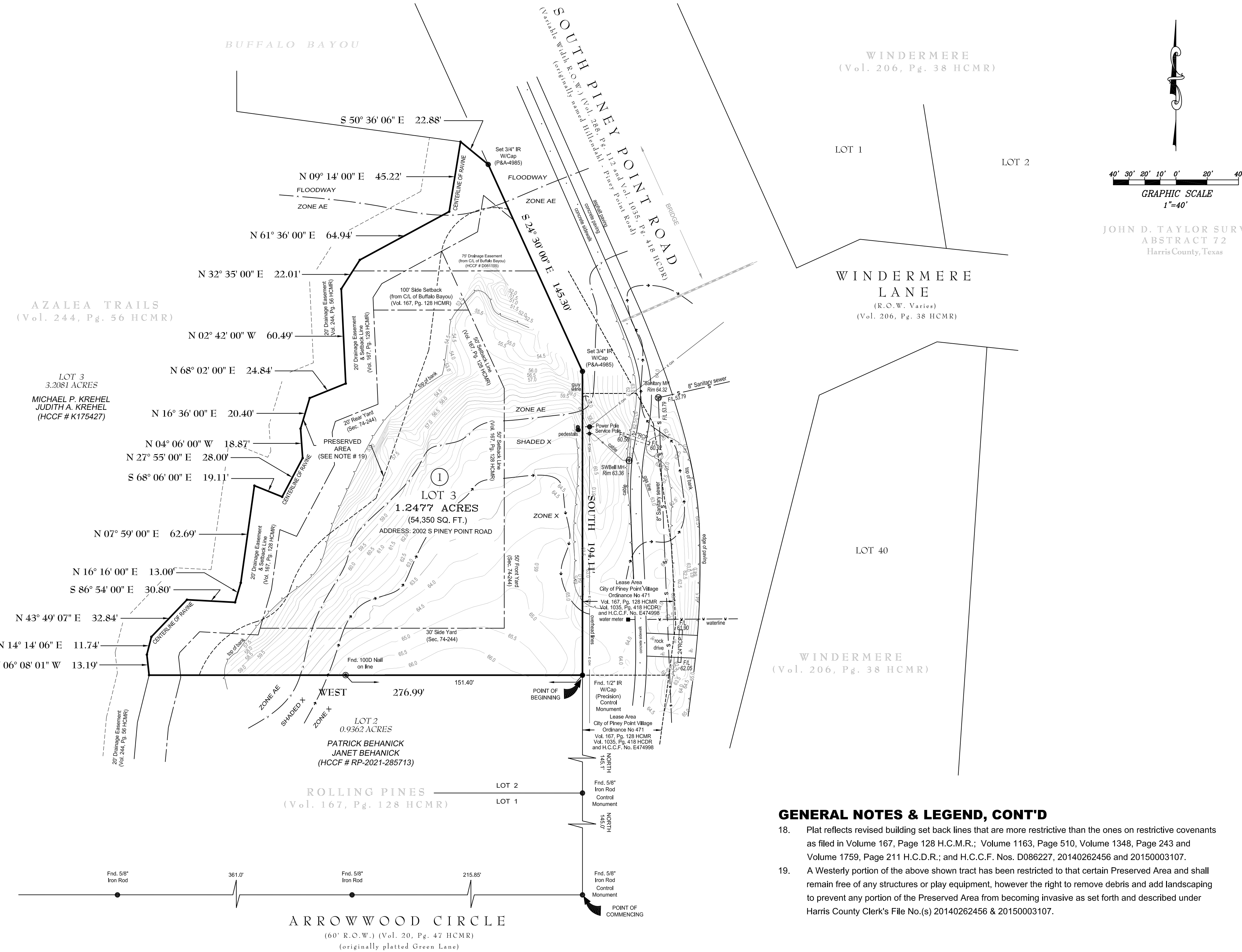


MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

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 **ROLLING PINES PARTIAL REPLAT 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 _____, 2023.

By: **MARGARET ROHDE**
CHAIRMAN

By: **ANNETTE R. ARRIAGA**
SECRETARY



0 1/8 1/4 3/8 1/2
MILE

VICINITY MAP
KEY MAP 490P

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.
- R.O.W. denotes RIGHT OF WAY.
- VOL. denotes VOLUME.
- PG. denotes PAGE.
- Subject Tract **DOES LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map **48201C 0835 L, Dated 6/18/2007. (ZONE X, SHADED X, AE & FLOODWAY)** (Shown by graphic plotting only)
- Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910 -23 -0971 with an effective date of March 13, 2023.
- 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 167, Page 128 H.C.M.R.; Volume 1163, Page 510, Volume 1348, Page 243 and Volume 1759, Page 211 H.C.D.R.; and H.C.C.F. Nos. D086227, 20140262456 and 20150003107.

NOTES ON EXISTING PIPELINES

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

FINAL PLAT OF
ROLLING PINES
PARTIAL REPLAT NO 1

A SUBDIVISION BEING A REPLAT OF LOT 3 OF ROLLING PINES,
A RE-SUBDIVISION OF PARTS OF LOTS ONE AND TWO OF PINEY POINT
WOODS SUBDIVISION AS RECORDED IN VOLUME 167, PAGE 128
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 1.2477 ACRES (54,350 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 REDUCE THE SOUTH SIDE BUILDING LINE
FROM 50 FEET TO 30 FEET

OWNERS:
SAHAMI INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP
SAHAMI, LLC, A TEXAS LIMITED LIABILITY COMPANY THE SOLE GENERAL PARTNER
RAMINE SAHAMI and SOROUSH SAHAMI, MEMBERS
2002 S. PINEY POINT ROAD
HOUSTON, TX 77063

CITY OF PINEY POINT VILLAGE, TEXAS
JULY 27, 2023

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

GENERAL NOTES & LEGEND, CONT'D

- Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 167, Page 128 H.C.M.R.; Volume 1163, Page 510, Volume 1348, Page 243 and Volume 1759, Page 211 H.C.D.R.; and H.C.C.F. Nos. D086227, 20140262456 and 20150003107.
- A Westerly portion of the above shown tract has been restricted to that certain Preserved Area and shall remain free of any structures or play equipment, however the right to remove debris and add landscaping to prevent any portion of the Preserved Area from becoming invasive as set forth and described under Harris County Clerk's File No.(s) 20140262456 & 20150003107.

North 14 degrees 14 minutes 06 seconds East, 11.74 feet to a point for corner;

North 43 degrees 49 minutes 07 seconds East, 32.84 feet to a point for corner;

South 86 degrees 54 minutes 00 seconds East, 30.80 feet to a point for corner;

North 16 degrees 16 minutes 00 seconds East, 13.00 feet to a point for corner;

North 07 degrees 59 minutes 00 seconds East, 62.69 feet to a point for corner;

South 68 degrees 06 minutes 00 seconds East, 19.11 feet to a point for corner;

North 27 degrees 55 minutes 00 seconds East, 28.00 feet to a point for corner;

North 04 degrees 06 minutes 00 seconds West, 18.87 feet to a point for corner;

North 16 degrees 36 minutes 00 seconds East, 20.40 feet to a point for corner;

North 68 degrees 02 minutes 00 seconds East, 24.84 feet to a point for corner;

North 02 degrees 42 minutes 00 seconds West, 60.49 feet to a point for corner;

North 32 degrees 35 minutes 00 seconds East, 22.01 feet to a point for corner;

North 61 degrees 36 minutes 00 seconds East, 64.94 feet to a point for corner;

North 09 degrees 14 minutes 00 seconds East, a distance of 45.22 feet to a point for corner lying in the South line of Buffalo Bayou and being the Northeast corner of said Lot 3 of Azalea Trails and also the Northeast corner of said Krehel 3.2081 acre tract, said point for corner also marking the North corner of the herein described tract;

THENCE South 50 degrees 36 minutes 06 seconds East, along a Southerly line of said Buffalo Bayou, a distance of 22.88 feet to a set 1/2 inch iron rod with cap (P&A-4985) lying in the said West line of South Piney Point Road, said point for corner also being a point for angle of the herein described tract;

THENCE South 24 degrees 30 minutes 00 seconds East, along an East line of said Lot 3, and also along a part of the said West line of that portion of South Piney Point Road leased by the City of Piney Point Village, a distance of 145.30 feet to a set 1/4 inch iron rod with cap (P&A-4985) marking a point for angle of the herein described tract;

THENCE South, continuing along the said West line of that portion of South Piney Point Road leased by the City of Piney Point Village, and with the East line of said Lot 3, a distance of 194.11 feet to the **POINT OF BEGINNING** and containing 1.2477 acres, (54,350 square feet) of land.

A tract or parcel of land containing 1.2477 acres (54,350 square feet) located in the John D. Taylor Survey, Abstract 72, City of Piney Point Village, Harris County, Texas, and being known as Lot 3, of Rolling Pines Subdivision, a re-subdivision of parts of Lots One and Two of Piney Point Woods Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 167, Page 128 of the Map Records of Harris County, Texas, together with any easements granted to all owners of said Lot Two (2) pursuant to City Ordinance No. 471 of Piney Point Village, Texas, and recorded under Film Code No. 123-04-0509 (County Clerk's No. E474998 of the Official Public Records of Real Property of Harris County, Texas, said 1.2477 acre tract being that same certain tract of land conveyed to Sahami Investments, Ltd., as recorded under Harris County Clerk's File No. 20150085454, said 1.2477 acre tract being more particularly described by metes and bounds as follows with bearings based on the East line of Rolling Pines;

COMMENCING at a found 5/8 inch iron rod marking the intersection of the North right of way line of Arrowwood Circle, (60' R.O.W.) (Vol. 20, Pg. 47 HCMR) (originally platted Green Lane) to the Southeast corner of Lot 1 of Rolling Pines, a resubdivision of parts of Lots 1 & 2 out of the Piney Point Woods Subdivision;

THENCE North, along the said West right of way line of South Piney Point Road, passing at 151.40 feet a found 5/8 inch iron rod marking the Northeast corner of said Lot 1, same being the Southeast corner of Lot 2, continuing for a total distance of 290.10 feet to a found 1/4 inch iron rod with cap (Precision) marking the Southeast corner of Lot 3, same being the Northeast corner of said Lot 2, and also the Northeast corner of that certain 0.9362 acre tract of land conveyed to Patrick Behanick and Janet Behanick as recorded under Harris County Clerk's File No. RP-2021-285713, said found 1/4 inch iron rod with cap also marking the **POINT OF BEGINNING** and the Southeast corner of the herein described tract;

THENCE West, along the common lot line of said Lot 3 and Lot 2, passing at 151.40 feet a found 100d nail, continuing for a total distance of 276.99 feet, (call 279.48 feet), to a point for corner lying in the East line of Lot 3 of Azalea Trails, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 244, Page 56 of the Map Records of Harris County, Texas, said point for corner lying in the East line of that certain 3.2081 acre tract of land conveyed to Michael P. Krehel and Judith A. Krehel as recorded under Harris County Clerk's File No. K175427, said point for corner being the Northwest corner of said Lot 2 of Rolling Pines, said point for corner also lying in the centerline meander of a ravine and being the most Southerly Southeast corner of the herein described tract;

THENCE in a Northeasterly direction, along the said centerline meanders of a ravine and with a portion of the East line of said Lot 3 of Azalea Trails, and also along a portion of the East line of said Krehel 3.2081 acre tract the following calls;

North 06 degrees 08 minutes 01 seconds West, 13.19 feet to a point for corner;