

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, MANISH RUNGTA AND MANJU RUNGTA, 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.

MANISH RUNGTA

MANJU RUNGTA

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: 8/17/2023

REVISED: 3/5/2024

6 Memorial Point Lane

A tract or parcel of land containing 0.9521 acres (41,476 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being known as Lot 6, of Memorial Point, an addition in the City of Piney Point Village, Harris County, Texas, according to the map or plat thereof as recorded in Volume 164, Page 91 of the Map Records of Harris County, Texas, said 0.9521 acre tract being that same certain tract of land conveyed to Manish Rungta and Manju Rungta as recorded under Harris County Clerk's File No. RP-2022-404997, said 0.9521 acre tract being more particularly described by metes and bounds as follows with bearings based on the East right of way line of Memorial Point Lane,

COMMENCING at a point for corner being the intersection of the South right of way line of Memorial Drive, (80 feet in width as recorded in Volume 827, Page 255, Volume 1987, Pages 712 & 714, all of the Deed Records of Harris County, Texas), and the West right of way line of South Piney Point Road, (110 feet in width as recorded in Volume 288, Page 203, Volume 1010, Page 192 and Volume 1011, Page 46, all of the Deed Records of Harris County, Texas, and being originally named Hillendahl-Piney Point Road), said point for corner being the Northeast corner of Lot 1, and also the Northeast corner of Memorial

THENCE South 00 degrees 07 minutes 00 seconds West, along the said West right of way line of South Piney Point Road, a distance of 157.00 feet to a point for corner being a point for angle in the said West right of way line of South Piney Point Road;

THENCE South 21 degrees 55 minutes 00 seconds West, continuing along the said West right of way line of South Piney Point Road, a distance of 107.70 feet to a point for angle in the said West right of way line of South Piney Point Road;

THENCE South 00 degrees 07 minutes 00 seconds West, continuing along the said West right of way line of South Piney Point Road, a distance of 368.26 feet to a found 5/8 inch iron rod with cap (Tritech) marking the Southeast corner of Lot 5, being a 0.8792 acre tract of land conveyed to Marcelo Borges De Oliveira and Giuliana Nakashima as recorded under Harris County Clerk's File No. RP-2019-468367, said found 5/8 inch iron rod with cap marking the Northeast corner of Lot 6 and also the POINT OF BEGINNING and the Northeast corner of the herein described tract;

THENCE South 00 degrees 07 minutes 00 seconds West, continuing along the said West right of way line of South Piney Point Road, a distance of 99.44 feet to a set ¾ inch iron rod with cap (P&A-4985) marking the beginning of a curve to the right, a found 1 inch iron pipe bears North 33 degrees 02 minutes 00 seconds East, a distance of 0.90 feet;

THENCE in a Southerly direction, continuing along the said West right of way line of South Piney Point Road with said curve to the right having a radius of 246.70 feet, a central angle of 32 degrees 02 minutes 03 seconds, an arc length of 137.93 feet, a chord that bears South 16 degrees 08 minutes 02 seconds West, a distance of 136.14 feet to a set ¾ inch iron rod with cap (P&A-4985) marking a point of tangency;

THENCE South 32 degrees 09 minutes 03 seconds West, continuing along the said West right of way line of South Piney Point Road, a distance of 68.40 feet to a set ¾ inch iron rod with cap (P&A-4985) marking the beginning of a curve to the left;

THENCE in a Southerly direction, continuing along the said West right of way line of South Piney Point Road with a curve to the left having a radius of 356.50 feet, a central angle of 06 degrees 22 minutes 42 seconds, an arc length of 39.69 feet, (call 40.00 feet), a chord that bears South 28 degrees 31 minutes 54 seconds West, a distance of 39.67 feet to a found 5/8 inch iron rod with cap (S Texas) marking the most Easterly Northeast corner of Lot 7, being a 2.6860 acre tract of land conveyed to Andrew K. Bates and Sheryn Bates as recorded under Harris County Clerk's File No. RP-2020-417231, said found 5/8 inch iron rod with cap marking the South corner of said Lot 6, and also marking the South corner of the herein described tract;

THENCE North 63 degrees 14 minutes 10 seconds West, (call North 62 degrees 35 minutes 27 seconds West), (non-radial), along the common lot line of said Lot 6 and Lot 7, a distance of 28.74 feet to a found ½ inch iron rod lying along a curve in the cul de sac of Memorial Point Lane, (50 feet in width as recorded in Volume 164, Page 91 of the Map Records of Harris County, Texas), said found ½ inch iron rod marking the North corner of said Lot 7, said found ½ inch iron rod also marking the most Southerly Southwest corner of the herein described tract;

THENCE in a Northerly direction along the said East right of way line of Memorial Point Lane with a curve to the left having a radius of 50.00 feet, a central angle of 100 degrees 47 minutes 36 seconds, an arc length of 87.96 feet, a chord that bears North 22 degrees 37 minutes 00 seconds West, a distance of 77.05 feet to a found 5/8 inch iron rod marking a cusp in the said East right of way line of Memorial Point

THENCE in a Northerly direction, continuing along the said East right of way line of Memorial Point Lane with a curve to the left having a radius of 455.00 feet, a central angle of 20 degrees 01 minutes 49 seconds, an arc length of 159.07 feet, (call length 158.82 feet), a chord that bears North 23 degrees 37 minutes 21 seconds West, a distance of 158.26 feet to a set "X" in concrete marking a point of tangency;

THENCE North 33 degrees 23 minutes 00 seconds West, continuing along the said East right of way line of Memorial Point Lane, a distance of 35.00 feet to a found 5/8 inch iron rod marking the Southwest corner of said Lot 5, same being the Northwest corner of said Lot 6, said found 5/8 inch iron rod also marking the Northwest corner of the herein described tract;

THENCE North 74 degrees 22 minutes 38 seconds East, along the common lot line of said Lot 6 and Lot 5, a distance of 240.22 feet to the POINT OF BEGINNING and containing 0.9521 acres, (41,476 square feet), of land.



(L1) N63° 14' 10" W - 28.74'

(L2) N 33° 23' 00" W - 35.00'

R = 246.70'

L=137.93

R=356.50'

 $|(C2)| \stackrel{\Delta}{=} 06^{\circ} 22' 42"$

L=39.69

R = 50.00'

 $\Delta = 100^{\circ} 47' 36''$ L=87.96

R=455.00' $\Delta = 20^{\circ} \, 01' \, 49''$ L = 159.07'

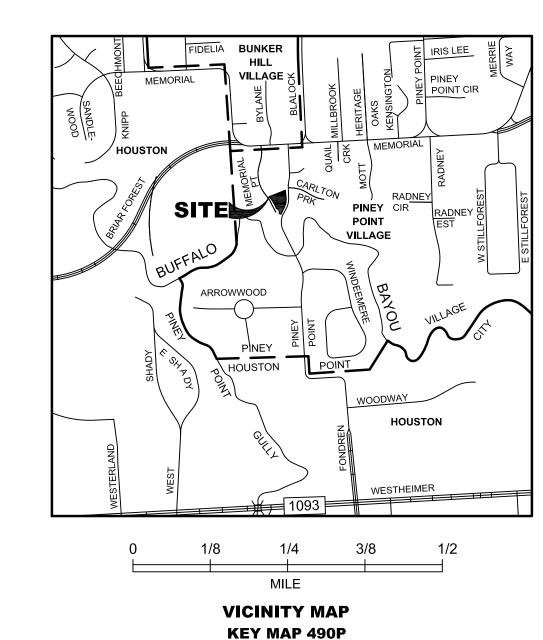
Ch=S16°08'02" W - 136.14'

Ch=S 28° 31' 54" W - 39.67'

Ch= N 22° 37′ 00" W - 77.05′

Ch= N 23° 37′ 21″ W - 158.26′

C1 $\Delta = 32^{\circ} 02' 03''$ L = 137.93'



- 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

GENERAL NOTES & LEGEND

- 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.
- 13. 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. (SHADED X) (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 - 3307 with an effective date of January 10, 2024.
- 16. Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 NAVD88
- 17. The Owners further acknowledge and agree that this plat does not attempt to alter or remove any
- restrictive covenants as filed in H.C.C.F. Nos. D037391 and D857288.
- 18. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in H.C.C.F. Nos. D037391 and D857288.

NOTES ON EXISTING PIPELINES

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

PRELIMINARY PLAT OF MEMORIAL POINT PARTIAL REPLAT NO 1

A SUBDIVISION BEING A REPLAT OF LOT 6 OF MEMORIAL POINT AN ADDITION IN THE CITY OF PINEY POINT VILLAGE AS RECORDED IN VOLUME 164, PAGE 91 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 0.9521 ACRES (41,476 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 REAR BUILDING LINE FROM 50 FEET TO 20 FEET

MANISH RUNGTA AND MANJU RUNGTA 6 MEMORIAL POINT LANE HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS **MARCH 28, 2024**



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