STATE OF TEXAS
COUNTY OF HARRIS

WE, RSG DEVELOPMENT, LLC ACTING BY AND THROUGH GHANDI SAAD AND SALIM OBEID BEING OFFICERS OF RSG DEVELOPMENT, LLC, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 1.526 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LEVANT HOMES, 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.

IN TESTIMONY WHEREOF, THE RSG DEVELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GHANDI SAAD, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, SALIM OBEID, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2024.

RSG DEVELOPMENT, LLC

BY: _____
GHANDI SAAD, PRESIDENT

ATTEST
BY: _____
SALIM OBEID, SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GHANDI SAAD AND SALIM OBEID, 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 _____, 2024.

X: _____
NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.
MY COMMISSION EXPIRES: _____

I, DANIEL W. GOODALE, 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.

STATE OF TEXAS · REGISTERED · DANIEL W. GOODALE · 4919 · PROFESSIONAL LAND SURVEYOR

X_____
DANIEL W. GOODALE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5127

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF PINEY POINT VILLAGE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LEVANT HOMES 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 _____, 2024.

_____
DON JONES
CHAIRMAN

_____
ANNETTE R. ARRIAGA
SECRETARY

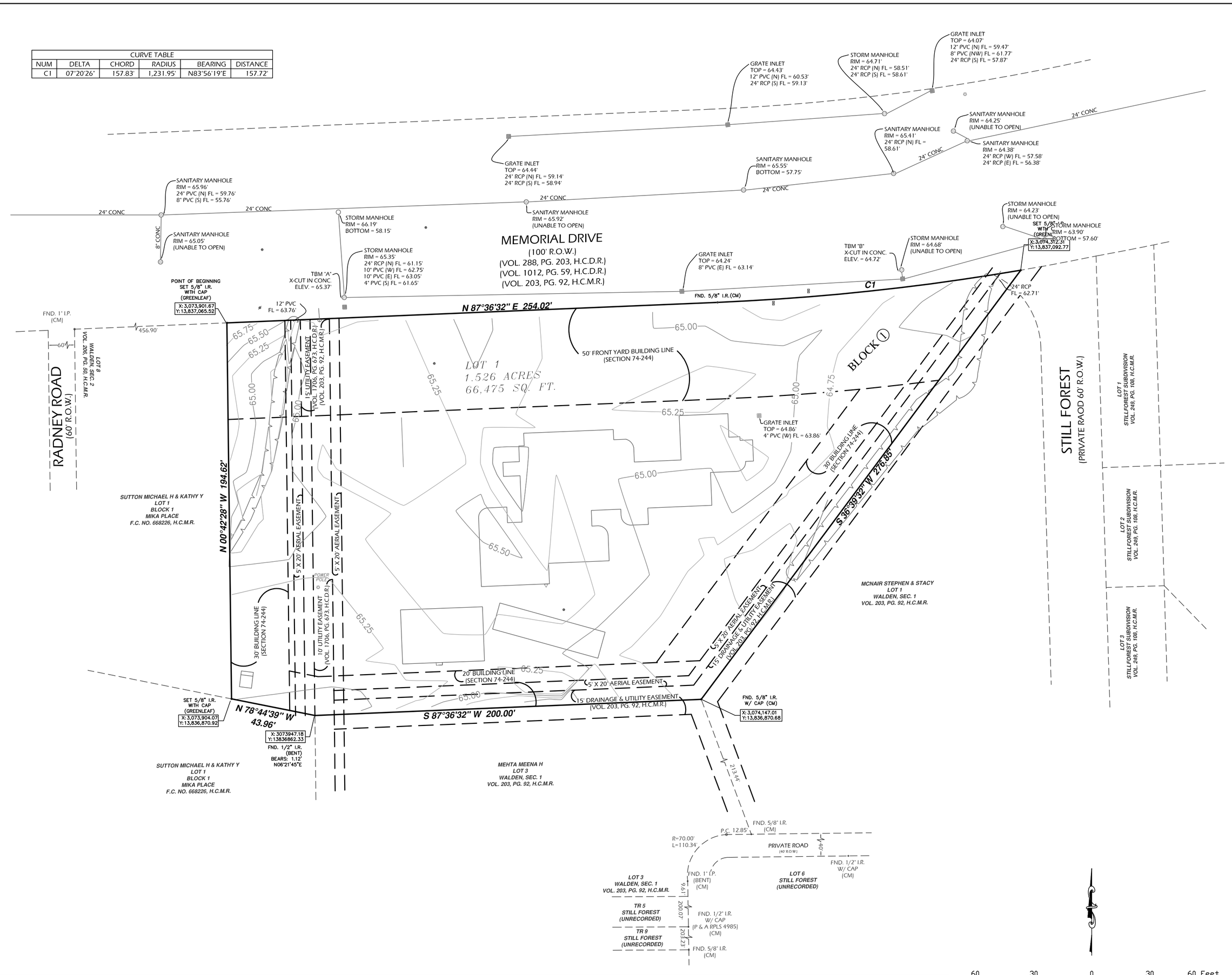
I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON_____, 2024, AT _____ O'CLOCK __M., AND AT FILM CODE NUMBER NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

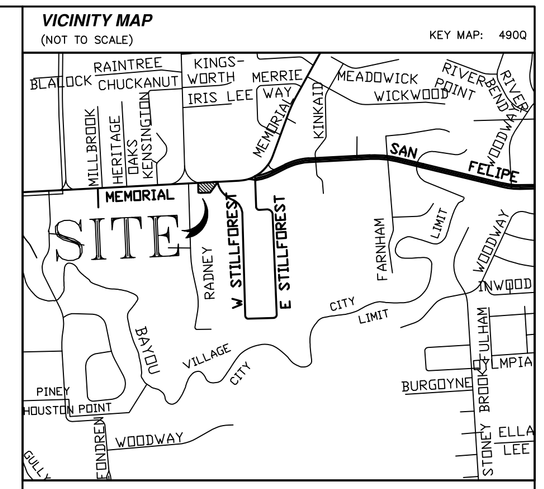
WITNESS MY HAND AND SEAL OF OFFICE, AT HARRIS COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

CURVE TABLE					
NUM	DELTA	CHORD	RADIUS	BEARING	DISTANCE
C1	07°20'26"	157.83'	1,231.95'	N83°56'19"E	157.72'





GENERAL NOTES:

1.) "B.L." INDICATES BUILDING LINE
2.) "U.E." INDICATES UTILITY EASEMENT
3.) "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
4.) "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
5.) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
6.) "R.O.W." INDICATES RIGHT OF WAY
7.) "ESMT." INDICATES EASEMENT
8.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
9.) "H.L.& P." INDICATES HOUSTON LIGHTING & POWER COMPANY
10.) "○" INDICATES IRON ROD SET
11.) "●" INDICATES IRON ROD FOUND

1.526 ACRES (66,476 SQUARE FEET) OF LAND
A TRACT OR PARCEL CONTAINING 1.526 ACRES OR 66,476 SQUARE FEET OF LAND, SITUATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 2 OF WALDEN, SECTION 1, MAP OR PLAT THEREOF, RECORDED IN VOL. 203, PG. 92 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), WITH SAID 1.526 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD83):
BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF MEMORIAL DRIVE (100' R.O.W.) AS RECORDED IN VOL. 288, PG. 203, H.C.D.R., VOL. 1012, PG. 59, H.C.D.R. AND VOL. 203, PG. 92, H.C.M.R.) MARKING THE NORTHEAST CORNER OF LOT 1, IN BLOCK 1 OF MIKA PLACE, MAP OR PLAT THEREOF, CONVEYED TO SUTTON MICHAEL H & KATHY Y, RECORDED IN FILM CODE NO. 668226, H.C.M.R. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 87° 36' 32" EAST, ALONG THE SOUTH R.O.W. LINE OF SAID MEMORIAL DRIVE, A DISTANCE OF 254.02 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
THENCE, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,231.95 FEET, A CENTRAL ANGLE OF 07° 20' 26", AN ARC LENGTH OF 157.83 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83° 56' 19" EAST – 157.72 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET MARKING THE COMMON NORTH CORNER OF LOTS 1 AND 2 OF SAID WALDEN, SECTION 1, CONVEYED TO MCNAIR STEPHEN & STACY, RECORDED IN VOL. 203, PG. 92, H.C.M.R.,ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 36° 39' 32" WEST, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 OF SAID WALDEN, SECTION 1, RECORDED IN VOL. 203, PG. 92, H.C.M.R., A DISTANCE OF 276.85 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE WESTERLY CORNER OF SAID LOT 1, THE NORTHEAST CORNER OF LOT 3 OF SAID WALDEN, SECTION 1, CONVEYED TO MEHTA MEENA H, RECORDED IN VOL. 203, PG. 92, H.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 87° 36' 32" WEST, ALONG THE COMMON LINE OF SAID LOTS 2 AND 3 OF SAID WALDEN, SECTION 1, RECORDED IN VOL. 203, PG. 92, H.C.M.R., A DISTANCE OF 200.00 FEET TO A BENT 1/2 INCH IRON ROD FOUND, WHICH BEARS N06°21'45" E–1.12 FEET, THE NORTHWEST CORNER OF SAID LOT 3, THE MOST EASTERLY NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID MIKA PLACE AND ALSO BEING AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 78° 44' 39" WEST, ALONG THE COMMON LINE OF SAID LOT 2, WALDEN SECTION 1 AND LOT 1, BLOCK 1 OF SAID MIKA PLACE, A DISTANCE OF 43.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED 'GREENLEAF' SET MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID MIKA PLACE AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 00° 42' 28" WEST, ALONG THE EAST LINE OF SAID LOT 1,BLOCK 1, MIKA PLACE, A DISTANCE OF 194.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.526 ACRES OR 66,476 SQUARE FEET OF LAND.

PLAT NOTES:

1) COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999890660.
2) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED. THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
4) SITE DRAINAGE PLANS FOR THE DRAINAGE IMPROVEMENTS OF THIS RESERVE MUST BE SUBMITTED TO AND REVIEWED BY THE CITY OF PINEY POINT VILLAGE
5) IF THIS PLAT IS PROPOSED TO BE MULTIFAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OF LAND DEDICATION MUST BE SHOWN ON THE FACE OF THE PLAT AT THIS TIME.
6) SUBJECT TRACT DOES NOT LIE WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 48201C0645L DATED 6-18-2007. (ZONE X) (SHOWN BY GRAPHIC PLOTTING ONLY)
7) INFORMATION SHOWN ON THIS PLAT WAS BASED ON CITY PLANNING LETTER ISSUED BY AMERICAN TITLE COMPANY, GF#23000438 WITH AN EFFECTIVE DATE OF MARCH 15, 2023.
8) ELEVATIONS SHOWN BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 210138, BEING A BRASS DISC STAMPED "210138" LOCATED FROM THE INTERSECTION OF US-59 (SOUTHWEST FREEWAY) WITHIN FONDREN ROAD, TRAVEL NORTH ON FONDREN ROAD FOR 3 MILES, ROAD NAME CHANGES TO SOUTH PINEY POINT ROAD AND CONTINUE FOR 0.4 MILES TO A BENCHMARK IN DOWNSTREAM SHOULDER OF NORTH BOUND LANE ON NORTH END BRIDGE ABUTMENT. ELEVATION = 64.10' (NAVD88, 2001 ADJ.).
9) SCHEDULE "B" ITEMS:
SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN VOLUME 203, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; IN VOLUME 1348, PAGE 720, VOLUME 1706, PAGE 673, VOLUME 1731, PAGE 615 AND VOLUME 3511, PAGE 7, ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND UNDER HARRIS COUNTY CLERK'S FILE NOS. D644145, H670425, J287409, M512566, 20120045675, 20130531765, 20130590953, 20140093701, 20140093702, 20140566280, RP-2016-559858, RP-2017-257581, RP-2017-257582, RP-2018-74578, RP -2018-332225, RP-2018-531038, RP-2019-33494 AND RP-2023-710479.
10(C). THE FOLLOWING MATTERS REFLECTED ON THE RECORDED PLAT FILED IN VOLUME 203, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS:
DRAINAGE AND UTILITY EASEMENT SEVEN AND ONE-HALF (7-1/2) FEET WIDE ALONG THE SOUTHERLY AND SOUTHEASTERLY PROPERTY LINES, AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES. (AS SHOWN).

EASEMENT TEN (10) FEET WIDE, THE WEST LINE OF WHICH BEING 43.02 FEET EAST FROM THE NORTHWEST CORNER OF SUBJECT PROPERTY AND EXTENDING IN A SOUTHERLY DIRECTION TO A POINT IN THE SOUTH PROPERTY LINE 48.96 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY PROPERTY LINE, AND AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, AS REFLECTED BY INSTRUMENT RECORDED IN VOLUME 1706, PAGE 673 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (AS SHOWN).

EASEMENT FIVE (5) FEET WIDE LOCATED WEST OF, ADJACENT TO AND ADJOINING THE AFOREMENTIONED TEN (10) FOOT EASEMENT AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES. (AS SHOWN).

BUILDING SET BACK LINE VARYING FROM THIRTY (30) FEET IN WIDTH ALONG THE WESTERLY AND EASTERLY PROPERTY LINE. BUILDING SET BACK LINE FIFTY (50) FEET IN WIDTH ALONG THE NORTHERLY PROPERTY LINE. BUILDING SET BACK LINE TWENTY (20) FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE. (AS SHOWN). RE: CITY CODE OF ORDINANCES, SECTION 74-244.

10(D). AGREEMENT REGARDING AMENDMENT OF BUILDING LINE, AS SET FORTH UNDER HARRIS COUNTY CLERK'S FILE NO. H670425. (AGREEMENT REGARDING AMENDMENT OF BUILDING LINE AND ACKNOWLEDGING IMPROVEMENTS WERE BUILT OVER THE 100' BUILDING LINE).
10(E). SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF PINEY POINT VILLAGE, TEXAS

FINAL PLAT
LEVANT HOMES

A SUBDIVISION OF 1.526 ACRES (66,475 SQUARE FEET) OF LAND BEING LOT TWO (2) OF WALDEN SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 203, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: ADJUSTING BUILDING LINE
ADDRESS: 11439 MEMORIAL DRIVE, HOUSTON, TEXAS 77024
1 LOT, 1 BLOCK, ZERO RESERVES
AUGUST 22, 2024

OWNERS
RSG DEVELOPMENT, LLC
GHANDI SAAD
13501 KATY FREEWAY SUITE 3180
HOUSTON, TEXAS 77079

SURVEYOR
GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE # 160
HOUSTON, TEXAS 77092
PHONE: 832-668-5003
FIRM #: 10193977

RSG ENGINEERING
13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777

PROJECT # 2324.24