



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. BDLG. 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. ① denotes BLOCK NUMBER.
11. Subject Tract **DOES NOT LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map **48201C 0645 L, Dated 6/18/2007. (ZONE X) (Shown by graphic plotting only)**
12. Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910 -20 - 2531 with an effective date of September 19, 2020.
13. Elevations shown based on City of Piney Point Village Benchmark No. 5
Elevation = 61.48 NAVD88 (2001 Adjustment)
14. The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in Volume 2597, Page 181 HCDR .
15. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 2597, Page 181 HCDR.

There are no existing pipelines or pipeline easements within this subdivision

A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.7486 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOT 1 OF SHADOWOOD, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN 12.6 ACRE TRACT OF LAND CONVEYED TO NORMAN WAY AS RECORDED IN VOLUME 2574, PAGE 707 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

1 LOT 1 BLOCK NO RESERVE

REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM
TRACT IN AN UNRECORDED SUBDIVISION

OWNER:
SETUL G. PATEL AND SEJAL P. PATEL
245 MERRIE WAY LANE

CITY OF PINEY POINT VILLAGE, TEXAS
JANUARY 28, 2021

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

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, **SETUL G PATEL AND SEJAL P. PATEL**, 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.

SETUL G PATEL

I, **MATHEW J. PROBSFELD**, 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 boundaries have been tied to the nearest survey corner.



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

DATE: 9/18/2020 REVISED: 10/8/2020

A tract or parcel of land containing 0.7486 acres (32,608 square feet) located in the John D. Taylor Survey, Abstract 72, and being out of and a part of that certain 12.6 acre tract of land conveyed to Norman Way as recorded in Volume 2574, Page 707 of the Deed Records of Harris County, Texas, said 0.7486 acre tract being known as Lot 1 of Shadowood, an unrecorded addition in the City of Convey Point Village, Harris County, Texas, and being that same certain tract of land conveyed to Setul G. Patel and Sejal P. Patel as recorded under Harris County Clerk's File No. RP-2020-432532, said 0.7486 acre tract being more particularly described by metes and bounds as follows with bearings based on the North right of way line of Merrie Lane;

BEGINNING at a found mag nail in asphalt marking the intersection of the West right of way line of Memorial Drive, (100 feet in width as recorded in Volume 2686, Page 28 of the Map Records of Harris County, Texas), and the centerline of Mersey Way Lane, (a 40 foot private roadway easement as recorded in Volume 2597, Page 181 of the Deed Records of Harris County, Texas), said found mag nail marking the beginning of a curve to the left, said found mag nail marking the Northeast corner of Lot 19, conveyed to Aslam M. Loya and Salma T. Loya as recorded under Harris County Clerk's File No., [redacted] said found mag nail marking the Southeast corner of Lot 1 of Shadowdow UIR, said found mag nail also marking the **POINT BEGINNING** and the Southeast corner of the herein described tract;

THENCE in a Westerly direction along the said centerline of Merrie Way Lane and with the common line of said Lot 1 and Lot 19 with said curve to the left having a radius of 140.80 feet, a central angle of 27 degrees 45 minutes 00 seconds, an arc length of 68.19 feet, (call length 68.56 feet), a chord that bears North 76 degrees 29 minutes 30 seconds West, a distance of 67.53 feet to a found mag nail marking the end of curve;

THENCE South 89 degrees 38 minutes 00 seconds West, continuing along the said centerline of Merrie Way Lane with the common line of said Lot 1 and Lot 19, a distance of 70.33 feet to a found nail in asphalt marking the Southwest corner of said Lot 1, same being the Southeast corner of Lot 2, conveyed to David W. Theis as recorded under Harris County Clerk's File No. RP-2017-370552, said found may nail also marking the Southwest corner of the herein described tract;

THENCE North 00 degrees 22 minutes 00 second West, along the common line of said Lot 1 and Lot 2, passing at 200.0 feet, said 1/2 inch iron rod with cap (P84-495) lying in the North right of way line of Merrie Way Lane, passing at 159.4 feet, said 1/2 inch iron rod for reference, continuing for a total distance of 162.0 feet, (call 161.86 feet), to a point for corner lying in the North line of Shadowood UR, same being the South line of Tynewood, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Volume 49, Page 51 of the Map Records of Harris County, Texas, said point for corner lying in the South line of that certain Lot 2 of said Tynewood, conveyed to A. G. Russo Homes, Inc., as recorded under Harris County Clerk's File No. RP-217-570921, said point for corner also lying in the North line of said Norman Way 12.6 acre tract, said point for corner being the Northeast corner of said Theis Lot 2, same being the Northwest corner of said Lot 1, said point for corner also being the Northwest corner of the herein described tract;

THENCE North 89 degrees 36 minutes 00 seconds East, along the common line of said Shadowood U/R and Aynegwood, with the said North line of the Norman Way 12.6 acre tract, and along the South line of Lot 2 of Tynewood, passing at 132.30 feet a point for corner being the Southeast corner of G. Russo Homes, Inc., Lot 2 of Tynewood, same being the Southwest corner of Lot 1 of Tynewood, continuing to William O. Brittain, Trustee for the William O. Brittain Revocable Trust as recorded under Harris County Clerk's File No. 20120359460, continuing for a total distance of 250.60 feet to a found $\frac{1}{4}$ inch iron pin lying along the said West right of way of Memorial Drive and marking the Southeast corner of said Tynewood, and also the Southeast corner of said William O. Brittain Revocable Trust Lot 1 of Tynewood, said found $\frac{1}{4}$ inch iron pin marking the Northeast corner of said Shadowood U/R, said found $\frac{1}{4}$ inch iron pin marking the Northeast corner of said Lot 1 and also the Northeast corner of said Norman Way 12.6 acre tract, said found $\frac{1}{4}$ inch iron pin also marking the Northeast corner of the herein described tract;

THENCE South 32 degrees 23 minutes 00 seconds West, along the said West right of way line of Memorial Drive, a distance of 180.35 feet to a found ½ 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 Memorial Drive, with said curve to the left having a radius of 1,196.00 feet, a central angle of 01 degrees 31 minutes 27 seconds, an arc length of 31.82 feet, (call length 31.86 feet), a chord that bears South 32 degrees 14 minutes 45 seconds Thence, a distance of 31.81 feet to the **POINT OF BEGINNING** and containing 0.7486 acres, (32.608 sq. ft.), of land.