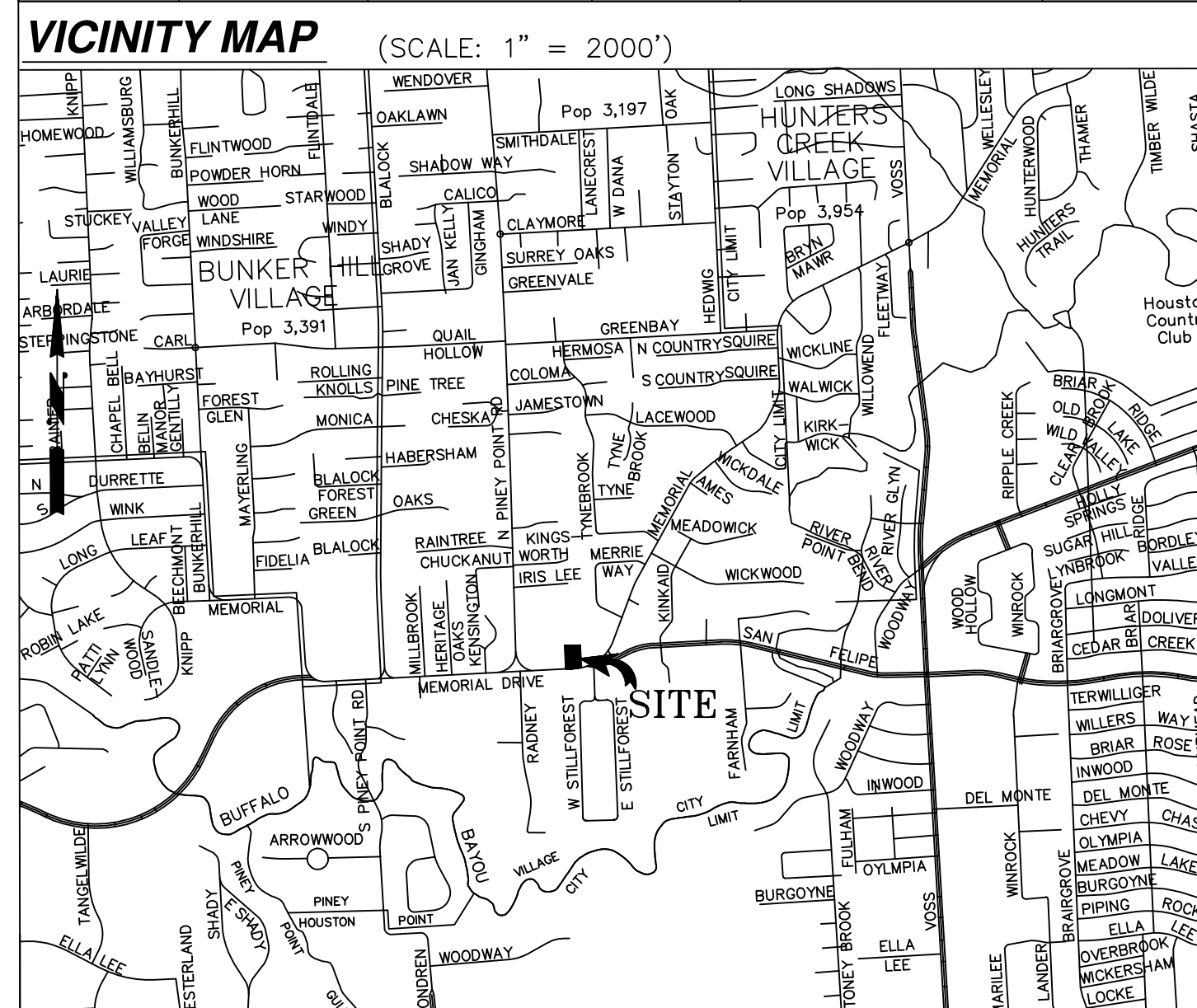




CURVE CHART

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	427.50'	15°07'19"	112.83'	S 79°54'52" W	112.50'



LEGEND

1. "B.L."	INDICATES BUILDING LINE
2. "U.E."	INDICATES UTILITY EASEMENT
3. "M.R.H.C.T."	INDICATES MAP RECORDS OF HARRIS COUNTY, TEXAS
4. "H.C.C.F."	INDICATES HARRIS COUNTY CLERK'S OFFICE
5. "H.C.D.R."	INDICATES HARRIS COUNTY DEED RECORDS
6. "R.O.W."	INDICATES RIGHT-OF-WAY
7. "ESMT."	INDICATES EASEMENT
8. "(VOL. / PG.)"	INDICATES RECORDED VOLUME/PAGE
9. "H.L. & P."	INDICATES HOUSTON LIGHTING AND POWER COMPANY
10. "O"	INDICATES IRON ROD SET
11. "••"	INDICATES CITY CODE OF ORDINANCE SECTION
12. "C.O."	INDICATES CONTROL MONUMENT
13. "C.M."	INDICATES DIRECTIONAL CONTROL LINE
14. "D.C.L."	INDICATES CHORD BEARING
15. "C.B."	INDICATES CHORD DISTANCE
16. "C.D."	INDICATES TEMPORARY BENCHMARK
17. "T.B.M."	INDICATES TEMPORARY BENCHMARK
18. "S.F."	INDICATES SQUARE FEET

NOTE ON EXISTING PIPELINES

THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.

BENCHMARK NOTE

TEMPORARY BENCHMARK (T.B.M.) IS BASED ON THE CITY OF PINEY POINT VILLAGE BENCHMARK NO. 4.
ELEVATION: 64.03' NAVD88 2001 ADJ.

PLAT NOTES

- THIS PROPERTY LIES IN ZONE X AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48201C 0645 L, EFFECTIVE DATE JUNE 18, 2007.
- THE 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 1.00000000000.

CERTIFICATE

I, RICHARD S. WILLETT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE TO 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 PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (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.

RICHARD S. WILLETT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4615

STATE OF TEXAS
COUNTY OF HARRIS

WE, THE KAO MANAGEMENT TRUST, ACTING BY AND THROUGH WILLIAM KAO AND MANDY KAO, OWNER, HERINAFTER REFERRED TO AS OWNER OF THE 1.3570 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF KAO MANAGEMENT TRUST, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, 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 ON 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 KAO MANAGEMENT TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM KAO AND MANDY KAO, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____ 2022.

WILLIAM KAO AND MANDY KAO, TRUSTEES OF THE KAO MANAGEMENT TRUST

BY: _____
WILLIAM KAO, TRUSTEE

BY: _____
MANDY KAO, TRUSTEE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM KAO AND MANDY KAO, TRUSTEES OF THE KAO MANAGEMENT TRUST 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF PINEY POINT VILLAGE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KAO MANAGEMENT TRUST 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 _____ 2022.

BY: MARGARET ROHDE, CHAIRMAN
ANNETTE R. ARRIAGA, SECRETARY

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 20____ AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____ 20____ AT _____ O'CLOCK _____ M. AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

METES & BOUNDS

LOT 14 PINEY POINT SUBDIVISION

A TRACT OR PARCEL OF LAND CONTAINING 1.3570 ACRES, (59,113 SQUARE FEET), BEING LOT 14, PINEY POINT SUBDIVISION, AN UNRECORDED SUBDIVISION IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY, TEXAS, SAID 1.3570 ACRE TRACT OF LAND ALSO BEING THAT CERTAIN CALLED 1.3570 ACRE TRACT OF LAND AS CONVEYED TO JA US GLOBAL, LLC BY INSTRUMENT RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2020-247587 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: FILM CODE NO. 652035 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

COMMENCING at a 1/2 inch iron rod found at the beginning of a curve to the left with an interior corner of Lot 10 (0.918 acre/40,000 square feet) of a Replat of Lot 10 of a Replat of Lots 10, 11 and 12 of Piney Point Circle Sub-Division, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 539092 of the Map Records of Harris County, Texas (M.R.H.C.T.) and also being at a point on the east right-of-way (R.O.W.) line of Piney Point Road (Right-of-Way varies) being described in Volume 1010, Page 269 of the Harris County Deed Records (H.C.D.R.);

Thence, in a Southeasterly direction, along the arc of said curve to the left, having a radius of 246.57 feet, at an arc length of 82.23 feet passing the southerly corner of said Lot 10 and the westerly northwest corner of Lot 11 (1.180 acre/50,515 square feet) of said Replat under Film Code No. 539092 M.R.H.C.T., and continuing along said curve to the left for a total arc length of 324.03 feet, an included angle of 75°17'41", a chord bearing of S 38°42' E and a chord distance of 301.21 feet to a point (called set 1/2 inch iron rod with cap under Film Code No. 539092 M.R.H.C.T.) on the north R.O.W. line of Memorial Drive (100 feet R.O.W.) recorded under Volume 922, Page 555 H.C.D.R.;

Thence, N 87°28'31" E, along the northerly R.O.W. line of said Memorial Drive, at 274.50 feet passing a 1/2 inch capped (Precision Surveyors) iron rod found for the southeasterly corner of Lot 12 (1.460 acre/64,900 square feet) of a Replat of Lots 10, 11 and 12 of the Piney Point Circle Sub-Division, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 350339 of the M.R.H.C.T. and the southwesterly corner of the Final Plat of Soab Estates Subdivision, a 1.3710 acre subdivision, in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 652035 of the M.R.H.C.T.; and continuing for a total distance of 474.50 feet to a 1/2 inch capped (Precision Surveyors) iron rod found for the southeast corner of said Soab Estates Subdivision and the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence, N 02°03'29" W, along the east line of said Soab Estates Subdivision, a distance of 298.45 feet to a 1/2 inch capped (Precision Surveyors) iron rod set for the southeast corner of that certain 0.6760 acre tract of land being Lot 7 of aforementioned Piney Point Subdivision recorded in the name of Frank M. Wozencroft, Jr., Elizabeth H. Wozencroft under Harris County Clerks File (H.C.C.F.) No. 5621609, the southwest corner of that certain 1.1518 acre tract of land being Lot 6 of said Piney Point Subdivision recorded in the name of Austin J. Blanchard under H.C.C.F. No. 20090315509, the northeast corner of said Soab Estates Subdivision and the northeast corner of the herein described tract;

Thence, N 87°33'39" E, along the south line of said Lot 6, a distance of 200.00 feet to a 1/2 inch capped (Precision Surveyors) iron rod set on the westerly line of that certain 1.3586 acre tract of land recorded in the name of Bernardino Araoz under H.C.C.F. No. M593445 for the southeast corner of said Lot 6, some being the northeast corner of the herein described tract;

Thence, S 02°03'29" E, along the westerly line of said 1.3586 Acre Tract and the easterly line of the herein described, a distance of 283.35 feet to a point on the northerly R.O.W. line of aforementioned Memorial Drive, on the arc of a curve to the right for the southwest corner of said 1.3586 Acre Tract, some being the southeast corner of the herein described tract from which a 1/2 inch iron rod found for reference bears, S 03°27' E, a distance of 2.00 feet;

Thence, in a Southwesterly direction, along the northerly R.O.W. line of said Memorial Drive and the southerly line of the herein described tract, along the arc of said curve to the right, having a radius of 427.50 feet, an arc length of 112.83 feet, an included angle of 15°07'19", a chord bearing of S 79°54'52" W and a chord distance of 112.50 feet to a 1/2 inch capped (Precision Surveyors) iron rod set at a point of tangency for corner;

Thence, S 87°28'31" W, along the northerly R.O.W. line of said Memorial Drive, a distance of 88.60 feet to the POINT OF BEGINNING and containing 1.3570 acres (59,113 square feet) of land.

STATE OF TEXAS
COUNTY OF HARRIS

WE, THE KAO MANAGEMENT TRUST, ACTING BY AND THROUGH WILLIAM KAO AND MANDY KAO, OWNER, HERINAFTER REFERRED TO AS OWNER OF THE 1.3570 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF KAO MANAGEMENT TRUST, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, 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 ON 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 KAO MANAGEMENT TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM KAO AND MANDY KAO, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____ 2022.

WILLIAM KAO AND MANDY KAO, TRUSTEES OF THE KAO MANAGEMENT TRUST

BY: _____
WILLIAM KAO, TRUSTEE

BY: _____
MANDY KAO, TRUSTEE

KAO MANAGEMENT TRUST

A SUBDIVISION OF A 1.3570 ACRES, (59,113 SQUARE FEET), BEING LOT 14, PINEY POINT SUBDIVISION, AN UNRECORDED SUBDIVISION SITUATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY, TEXAS, SAID 1.3570 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALBERT LEE SMITH AND WIFE, JEAN ELIZABETH SMITH BY INSTRUMENT RECORDED IN VOLUME 3355, PAGE 380, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

LOTS: 1 BLOCK: 1
REASON FOR RE-PLAT: TO CREATE ONE (1) SINGLE-FAMILY RESIDENTIAL LOT

APRIL, 2022
PLANNING AND ZONING COMMISSION DATE: APRIL 28, 2022

OWNER:
WILLIAM KAO AND MANDY KAO, TRUSTEES
OF THE KAO MANAGEMENT TRUST
2016 MAIN STREET, SUITE 2104
HOUSTON, TEXAS 77002

SURVEYOR:
PRECISION SURVEYORS
950 THREADNEEDLE STREET,
SUITE 150
HOUSTON, TEXAS 77079
281-496-1586
FIRM NO. 10063700

The
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engineering | architecture
401 STUBBINS, SUITE 300 TEL: (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET
(INTERFIELD PROJ. #: 20140.00)