

LEGAL DESCRIPTION:

BEING 0.8300 ACRE (36,154 SQUARE FEET) TRACT OF LAND OUT OF THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, IN HARRIS COUNTY, TEXAS, AND BEING A PART OF A CERTAIN 10.09 ACRE TRACT DESCRIBED IN A DEED DATED APRIL 3, 1952, FROM GRACE W. FLEMING TO W. E. WHITE RECORDED IN VOLUME 2417, PAGE 305 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.8300 ACRE BEING THE SAME AS THAT CERTAIN TRACT OF LAND CONVEYED TO TIMELINE CONSTRUCTION, LLC BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. RP-2024-79573, OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS "O.P.R.H.C.T.", SAID 0.8300-ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT the intersection of the North limit of Memorial Drive (a 80 foot right-of-way, as recorded in Volume 288, Page 203, Volume 1012, Page 59, and Volume 1987, Page 710 all in the Deed Records of Harris County, Texas) and the East limit of Blalock Road (a 60 foot wide right-of-way, as recorded in Film Code No. 628216 of the Map Records of Harris County, Texas) marking the Southeast cutback corner and Southwest corner of that certain called 1.7 acre tract of land described as Lot 1 of Arian Homes 2, as recorded in Film Code No. 655200 of the Map Records of Harris County, Texas, and conveyed to Khalil Karimi and Azita Karimi by deed recorded in Harris County Clerk's File No. 5546690, O.P.R.H.C.T.;

THENCE North 88°04'49" East, along the said North limit of Memorial Drive 80 foot right-of-way and South limit of Lot 1 of Arian Homes 2, a distance of 215.46 feet to a 5/8-inch iron rod with cap (P&A) found for the Southeast corner of said Lot 1 of Arian Homes 2, said point being the Southwest corner of that certain called 0.8300 acre tract of land known as Lot 1 of Millbrook (an unrecorded subdivision) conveyed to Timeline Construction, LLC by deed recorded in Harris County Clerk's File No. RP-2024-79573, O.P.R.H.C.T. and the POINT OF BEGINNING of the herein described tract;

THENCE North 02°09'11" West, along the common lot line of said Lot 1 of Arian Homes 2 and said Lot 1 of Millbrook (an unrecorded subdivision), a distance of 215.46 feet to a 5/8-inch iron rod found for the Southwest corner of that certain called 0.8300 acre tract of land known as Lot 2 of Millbrook (an unrecorded subdivision) conveyed to Patricia C. Moon by deed recorded in Harris County Clerk's File No. S188901, O.P.R.H.C.T., said point being the Northwest corner of the herein described tract;

THENCE North 87°53'49" East, along the common lot line of said Lot 1 and said Lot 2 of Millbrook (an unrecorded subdivision), a distance of 167.69 feet to a mag nail found in the centerline of Millbrook Street (a 40 foot wide private street and road easement recorded in Volume 2578, Page 400 of the Harris County Deed Records), said point being the Southeast corner of said Patricia C. Moon tract of land described as Lot 2, and the Northeast corner of the herein described tract;

THENCE South 02°06'11" East, along the common lot line of said Lot 1 and that certain called 0.6537 acre tract of land known as Lot 13 of Millbrook (an unrecorded subdivision) conveyed to Rafi Bidros and Odessa Pye by deed recorded in Harris County Clerk's File No. 20150229392, O.P.R.H.C.T., passing, at a distance of 6.00 feet, the Southwest corner of said Lot 13, and along the common lot line of Lot 1 and that certain called 0.81 acre tract of land known as Lot 14 of Millbrook (an unrecorded subdivision) conveyed to Mark D. Estes and Raime K. Estes by deed recorded in Harris County Clerk's File No. 20130243744, O.P.R.H.C.T., continuing for a total distance of 216.00 feet to a mag nail found in the centerline of Millbrook Street (a 40 foot wide private street and road easement recorded in Volume 2578, Page 400 of the Harris County Deed Records) and the said North limit of Memorial Drive 80 foot right-of-way, marking the Southwest corner of said Lot 14 of Millbrook (an unrecorded subdivision) and the Southeast corner of the herein described tract;

THENCE South 88°04'49" West, along the said North limit of Memorial Drive 80 foot right-of-way, a distance of 167.50 feet to the POINT OF BEGINNING and containing within these calls, 0.8300 Acres or 36,154 square feet of land.

ENCUMBRANCES CERTIFICATE

I, BENJAMIN JAUMA, 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.

BENJAMIN JAUMA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6417

I, ROMY SOLANJI, OWNER, OF TIMELINE CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY CORPORATION, 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 INTERESTS IN.

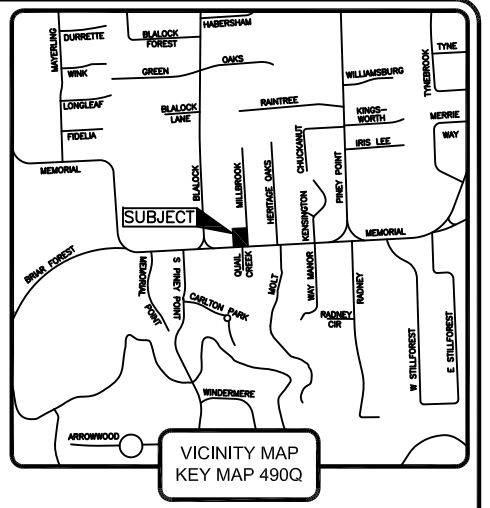
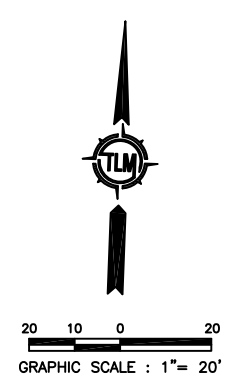
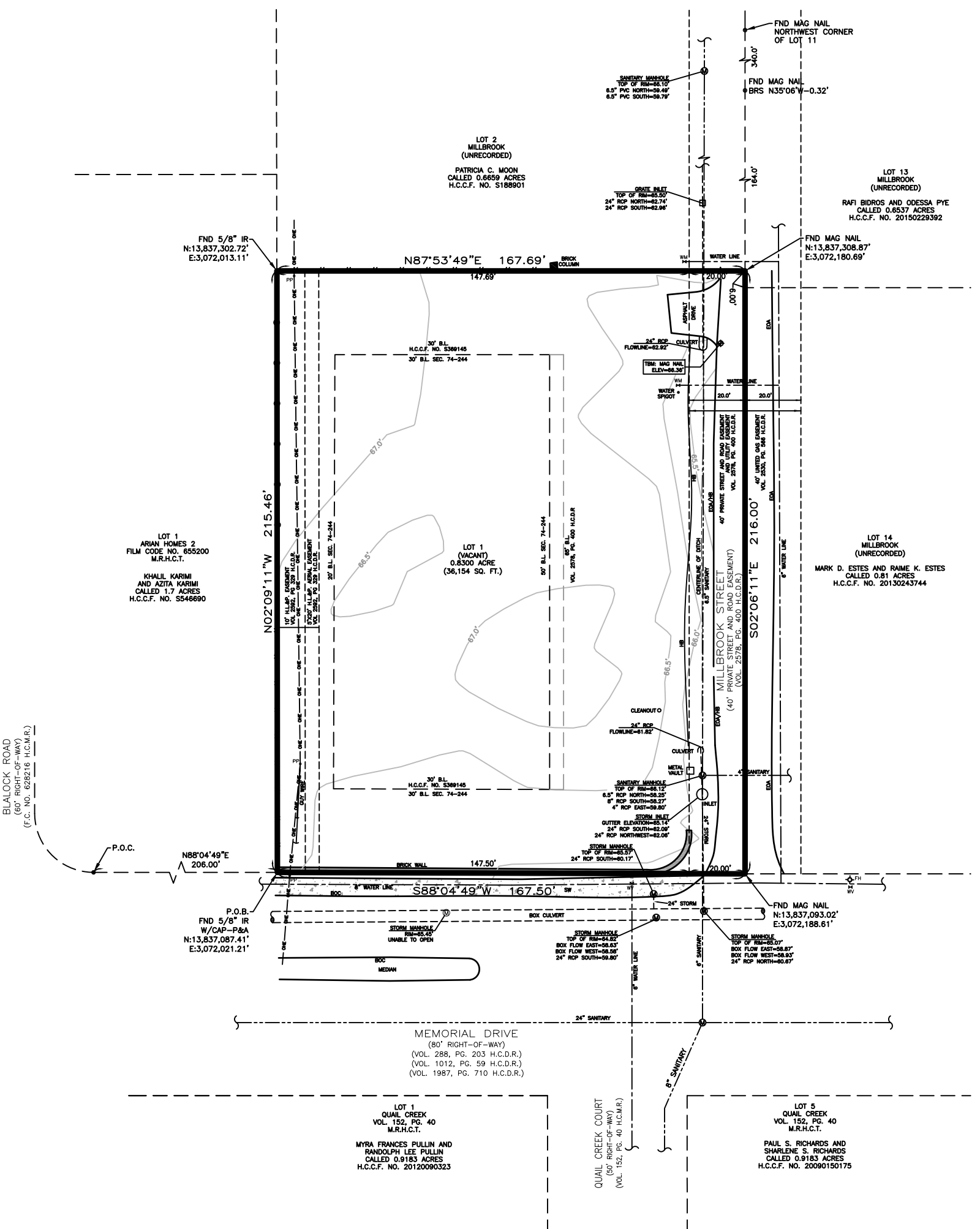
TIMELINE CONSTRUCTION, LLC

ROMY SOLANJI, OWNER

I, BENJAMIN JAUMA, am authorized (or registered) under the laws of the State of Texas to prepare the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than three quarters (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



PRELIMINARY  
BENJAMIN JAUMA  
Texas Registration No. 6417  
Date Prepared: 10-18-2024



GENERAL NOTES & LEGEND

- 1. BL = BUILDING LINE
2. BOC = BACK OF CURB
3. H.C.C.F. = HARRIS COUNTY CLERK'S FILE NUMBER
4. CONC = CONCRETE
5. D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY, TEXAS
6. EDA = EDGE OF ASPHALT
7. FND = FOUND
8. HB = HIGH BANK
9. IP = IRON PIPE
10. IR = IRON ROD
11. M = MANHOLE
12. M.R.H.C.T. = MAP RECORDS HARRIS COUNTY, TEXAS
13. POB = POINT OF BEGINNING
14. POC = POINT OF COMMENCING
15. PTP = PINCHED TOP PIPE
16. PP = POWER POLE
17. SW = SIDEWALK
18. WM = WATER METER
19. WV = WATER VALVE
20. SUBJECT TRACT DOES NOT LIE WITHIN THE DESIGNATED 100 YEAR FLOOD PLANE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 46201C0645L, DATED 6/18/2007. (ZONE X)
21. INFORMATION SHOWN ON THIS PLOT WAS BASED ON THE CITY PLANNING LETTER ISSUED BY PATTEN TITLE COMPANY UNDER FILE NO. CPL-9990-24-572, DATED JUNE 5, 2024.
22. ELEVATIONS BASED ON FLOODPLAIN REFERENCE MARK NUMBER 210138, A HCFC DISC BRASS DISC STAMPED RM 210138 IN KEYMAP 490P ON THE BUFFALO BAYOU WATERSHED NEAR STREAM W100-00-00. ELEV. 64.10 FEET, NAVD 1988, 2001 ADJUSTMENT.
23. PLAT REFLECTS REVISED BUILDING SET BACK LINES THAT ARE MORE RESTRICTIVE THAN THE ONES ON RESTRICTIVE COVENANTS AS FILED IN VOLUME 2578, PAGE 400, VOLUME 3373, PAGE 119 OF THE DEED RECORDS OF HARRIS COUNTY, CLERK'S FILE NOS. L865151, S363820, AND S369145 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
24. THE OWNERS FURTHER ACKNOWLEDGE AND AGREE THAT THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE ANY RESTRICTIVE COVENANTS AS FILED IN VOLUME 2578, PAGE 400, VOLUME 3373, PAGE 119 OF THE DEED RECORDS OF HARRIS COUNTY, CLERK'S FILE NOS. L865151, S363820, AND S369145 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
Legend:
- - - - - ADJOINING PROPERTY LINE
- - - - - BOUNDARY LINE
- - - - - SANITARY SEWER
- - - - - STORM SEWER
- - - - - CHAIN LINK FENCE
- - - - - WOOD FENCE

NOTES ON EXISTING PIPELINES

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

PRELIMINARY PLAT OF ATLAS ESTATES

A SUBDIVISION BEING A PLAT OF 0.8300 ACRES (36,154 SQUARE FEET), LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, CITY OF PINEY POINT VILLAGE, HARRIS COUNTY, TEXAS

1 LOT 1 BLOCK NO RESERVE

REASON FOR PLATTING: TO PLAT AN UNRECORDED TRACT TO CREATE A SINGLE FAMILY RESIDENTIAL LOT

CITY OF PINEY POINT VILLAGE, TEXAS  
FEBRUARY 27, 2025

OWNER: TIMELINE CONSTRUCTION, LLC  
ROMY SOLANJI, OWNER  
5633 SOUTHWEST FREEWAY  
HOUSTON, TEXAS 77057  
(832) 606-1705

SURVEYOR: DART LAND SERVICES  
14701 SAINT MARY'S LANE #150  
HOUSTON, TEXAS 77079  
(281) 584-6688  
WWW.DARTLANDSERVICES.COM

PREPARED BY: TEXAS LAND MAPS  
2205 San Felipe Street  
Houston, Texas 77019  
Office: 281-645-6600  
Cell: 713-298-0957  
www.TexasLandMaps.com