

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 Arlan Homes 2, as recorded in Film Code No. 655200 of the Map Records of Harris County, Texas, and conveyed to Khamil Karimi and Azila Karimi by deed recorded in Harris County Clerk's File No. S546690, 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 Arlan Homes 2, a distance of 206.00 feet to a 5/8 inch iron rod with cap (P&A) found for the Southeast corner of said Lot 1 of Arlan 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 Arlan 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 0.6659 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. S168901, 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.

STATE OF TEXAS
COUNTY OF HARRIS

We, Timeline Construction, LLC, a Texas Limited Liability Company, acting by and through Romy Solanji, its Managing Member, being officers of Timeline Construction, LLC, a Texas Limited Liability Company, owner hereinafter referred to as owners of the 0.8300 acre tract described in the above and foregoing plat of Atlas Estates, 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 myself, 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 purpose forever unobstructed aerial easement five feet (5') 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.

FURTHER, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainageway shall hereby be restricted to keep such drainageways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the Timeline Construction, LLC, a Texas Limited Liability Company, has caused these presents to be signed by Romy Solanji, its Managing Member, thereunto authorized, this _____ day of _____, 2025.

Timeline Construction, LLC

By: _____
Romy Solanji, Managing Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Romy Solanji, Managing Member, 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 _____, 2025.

Notary Public in and for the State of Texas

My Commission expires: _____

BLALOCK ROAD
(60' RIGHT-OF-WAY)
(F.C. NO. 628216 H.C.M.R.)

P.O.C.

P.O.B.
FND 5/8" IR
W/CAP-P&A
N:13,837,087.41'
E:3,072,021.21'

MEMORIAL DRIVE
(80' RIGHT-OF-WAY)
(VOL. 288, PG. 203 H.C.D.R.)
(VOL. 1012, PG. 59 H.C.D.R.)
(VOL. 1987, PG. 710 H.C.D.R.)

LOT 1
QUAIL CREEK
VOL. 152, PG. 40
M.R.H.C.T.
MYRA FRANCES PULLIN AND
RANDOLPH LEE PULLIN
CALLED 0.9183 ACRES
H.C.C.F. NO. 20120090323

QUAIL CREEK COURT
(50' RIGHT-OF-WAY)
(VOL. 152, PG. 40 H.C.M.R.)

LOT 5
QUAIL CREEK
VOL. 152, PG. 40
M.R.H.C.T.
PAUL S. RICHARDS AND
SHARLENE S. RICHARDS
CALLED 0.9183 ACRES
H.C.C.F. NO. 20090150175

I, BENJAMIN JAUMA, am authorized (or registered) 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 (¾") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

I, Tenneshia 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 _____, 2025, at _____ o'clock (a.m. or p.m.), and duly recorded on _____, 2025, in Film Code number _____ 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.

This is to certify that the Planning Commission of the City of Piney Point Village, Texas, has approved this plat and subdivision of ATLAS ESTATES 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 _____, 2025.

By: _____
Don Jones
Chair

By: _____
Annette R. Arriaga
Secretary



20 10 0 20
GRAPHIC SCALE : 1"= 20'

GENERAL NOTES & LEGEND

- BL = BUILDING LINE
- BOC = BACK OF CURB
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE NUMBER
- CONC = CONCRETE
- D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY, TEXAS
- EOA = EDGE OF ASPHALT
- FND = FOUND
- HB = HIGH BANK
- IP = IRON PIPE
- IR = IRON ROD
- ⊕ = MANHOLE
- M.R.H.C.T. = MAP RECORDS HARRIS COUNTY, TEXAS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- PTP = PINCHED TOP PIPE
- PP = POWER POLE
- SW = SIDEWALK
- WM = WATER METER
- 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 HCFCD BRASS DISC STAMPED RM 210138 IN KEYMAP 490P IN 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, CLERKS 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, CLERKS FILE NOS. L865151, S363820, AND S369145 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

— — — = 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.

FINAL 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
MAY 22, 2025



PRELIMINARY
BENJAMIN JAUMA
Texas Registration No. 6417

Tenneshia Hudspeth
Ex Officio Clerk of Harris County, Texas

By: _____
Deputy

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
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