

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

April 13, 2022

Planning & Zoning Commission
City of Piney Point Village
7676 Woodway, Suite 300
Houston, TX 77063

ATTENTION: PLANNING & ZONING COMMISSION

On behalf of our clients, **LORENA BETHANCOURT AND KYLE BETHANCOURT**, Probstfeld & Associates, Inc. respectfully requests a hearing **APRIL 28, 2022 at 7:00 PM** at the City of Piney Point Village, 7676 Woodway, Suite 300, Houston, Texas, 77063. We are seeking approval for the following:

**PRELIMINARY PLAT OF
MARCHMONT SUBDIVISION AMENDING PLAT NO 1**

**A SUBDIVISION BEING OUT AND PART OF CERTAIN TRACT OF LAND KNOWN AS
LOT 15, IN BLOCK 2 OF MARCHMONT SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 64, PAGE 45 OF THE MAP
RECORDS OF HARRIS COUNTY, TEXAS**

**BEING A PLAT OF 0.9201 ACRES (40,079 SQUARE FEET) LOCATED IN THE JOHN D. ISSAC BUNKER
SURVEY, ABSTRACT 121, CITY OF PINEY POINT VILLAGE,
HARRIS COUNTY, TEXAS.**

1 LOT 1 BLOCK NO RESERVE

**REASON FOR AMENDING PLAT:
TO REVISE BUILDING SETBACK LINES**

HCAD: 0925780000015
AT: 11303 Somerland Way, Piney Point Village
LGL: Lot 15, Block 2, Marchmont

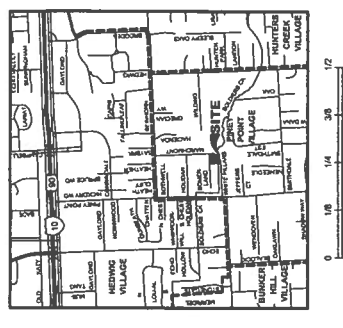
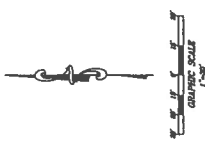
Please find attached a copy of the PRELIMINARY PLAT. If you have any questions or concerns, please feel free to contact me at 281.829.0034.

Sincerely,



MARIO F. COLINA, P.E.
Probstfeld & Associates, Inc.

Attachments: Copy of PRELIMINARY PLAT



VICINITY MAP
KEY MAP 4000

- GENERAL NOTES & LEGEND**
- H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
 - H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
 - U.T.L. EAST OR U.E. denotes UTILITY EASEMENT.
 - B.L.D. LINE OR B.L. denotes BUILDING LINE.
 - S.S.E. denotes SURVEY SEVERE EASEMENT.
 - D.P.R.O.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
 - A.E. denotes AERIAL EASEMENT.
 - Subject Tract DOES NOT contain a proposed 100 year floor plan as shown on ISM.
 - Subject Tract DOES NOT contain a proposed 100 year floor plan as shown on ISM.
 - Information shown on this plat was based on City Planning Letter issued by Abstract Information Bureau based on City of Pine-Point Village Instrument No. 5.
 - Exemptions shown based on City of Pine-Point Village Instrument No. 5.
 - The Owner further acknowledges and agrees that this plat does not address or remove any restrictive covenants as that in Volume 3066, Page 521, & H.C.C.F. # (S) V17959, W89148 H.C.D.R. The Marchmont Subdivision Commission granted approval to allow the relocation of the east building line from 50 feet to 40 feet on later dated February 7, 2022.

NOTES ON EXISTING PIPELINES

There are no existing pipelines or pipeline easements within this subdivision.

**PRELIMINARY PLAT OF
MARCHMONT SUBDIVISION
AMENDING PLAT NO. 1**

A SUBDIVISION BEING OUT AND PART OF CERTAIN TRACT OF LAND KNOWN AS MARCHMONT SUBDIVISION, AMENDING PLAT NO. 1, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 64, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS BEING A PLAT OF 6600 SQUARE FEET LOCATED IN THE ISBAC SUMNER SURVEY, AMENDING PLAT NO. 1, HARRIS COUNTY, TEXAS.

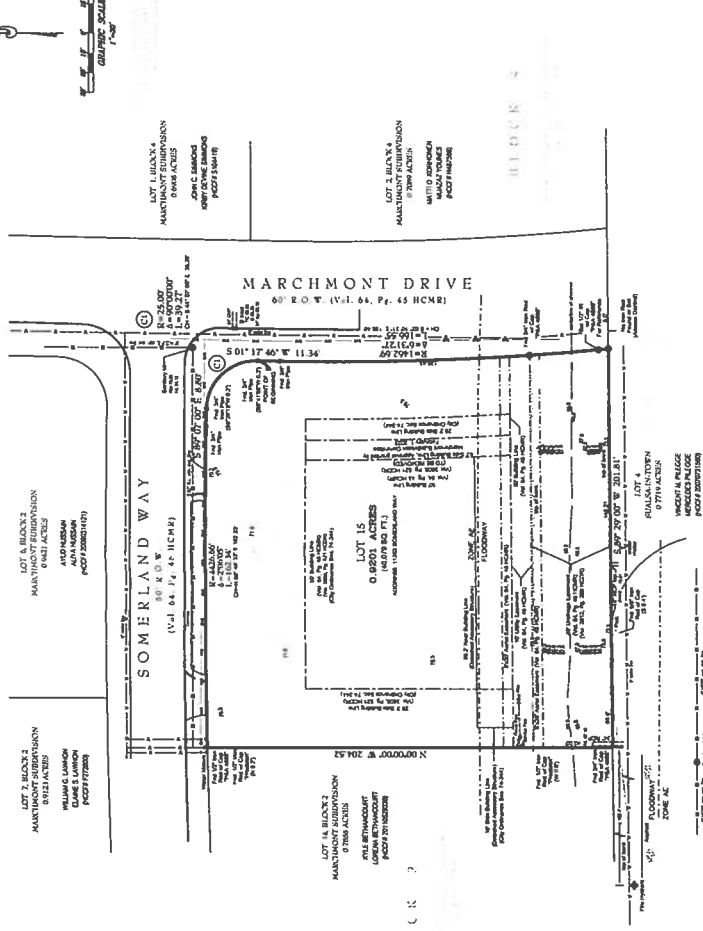
1 LOT 1 BLOCK NO RESERVE

TO REVERSE EXISTING BOUNDARY LINES
TO REVERSE EXISTING BOUNDARY LINES
OWNERS:
LORENA BETHAMCOURT
1003 SOMERLAND WAY
HOUSTON, TX, 77024

CITY OF PINEY POINT VILLAGE, TEXAS
APRIL 29, 2022

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

315 PARK UNIVERSITY, SUITE 102, A. MARY, TEXAS 77460 • A. BIERBERGER • A. PHM #1006610



WHITE PILLARS LANE
50 R.O.W.
(V.L. 323, Pp. 158-159 H.C.M.)

1. A portion of the 6600 square foot tract shown on the plat was previously divided into 15 lots by the Marchmont Subdivision Commission, as shown on the plat of the Marchmont Subdivision, Amending Plat No. 1, recorded in Volume 64, Page 48 of the Map Records of Harris County, Texas, and the same is being amended to show the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat.

2. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat.

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LOT 15, BLOCK 2
MARCHMONT SUBDIVISION
0.82031 ACRES
JULIE BETHAMCOURT
1003 SOMERLAND WAY
HOUSTON, TX 77024

LOT 16, BLOCK 2
MARCHMONT SUBDIVISION
0.82031 ACRES
JULIE BETHAMCOURT
1003 SOMERLAND WAY
HOUSTON, TX 77024

LOT 17, BLOCK 2
MARCHMONT SUBDIVISION
0.82031 ACRES
JULIE BETHAMCOURT
1003 SOMERLAND WAY
HOUSTON, TX 77024

LOT 18, BLOCK 2
MARCHMONT SUBDIVISION
0.82031 ACRES
JULIE BETHAMCOURT
1003 SOMERLAND WAY
HOUSTON, TX 77024

ENCUMBRANCES CERTIFICATE

I, MATTHEW J. PROBSTFELD, do hereby certify that all registered encumbrances which are shown on the plat of the property described in this plat are correct and accurate as shown thereon. I am a duly licensed Professional Land Surveyor in the State of Texas. My commission expires on 04/15/2022.

MATTHEW J. PROBSTFELD
Professional Land Surveyor
State of Texas No. 4385

LORENA BETHAMCOURT
OWNER

DATE: 02/07/2022 REVISED: 04/15/2022



1. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat. The plat shows the correct boundaries of the lots as shown on this plat.

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April 13, 2022

Mr. Matthew J. Probstfeld, R.P.L.S.
Probstfeld & Associates
515 Park Grove Drive, Suite 102
Katy, TX 77450

Re: On-Going Services
Preliminary Plat Review of 11303 Somerland Way – **Third Submittal**
Piney Point Village, Texas
HDR Job No. 10336218

Dear Mr. Probstfeld:

We have reviewed the preliminary plat for the above referenced address. The plat appears to meet all requirements set forth in the City ordinances. Therefore, we have no objections to the preliminary plat.

If you have any questions, please feel free to contact the City.

Sincerely,

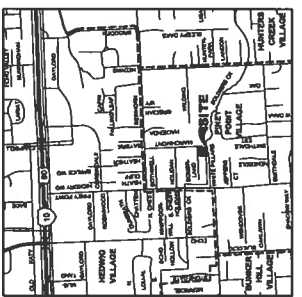
HDR Engineering, Inc.

A handwritten signature in blue ink that reads "Aaron Croley". The signature is fluid and cursive.

Aaron Croley, P.E., CFM
Project Engineer

cc: Annette Arriaga – City of Piney Point Village





- GENERAL NOTES & LEGEND**
- 1. H.C.A.R. shows HARRIS COUNTY MAP RECORDS.
 - 2. H.C.D.R. shows HARRIS COUNTY DEED RECORDS.
 - 3. U.T.L. shows UTILITY LOCATIONS, UTILITY NUMBER.
 - 4. U.T.L. EAST OR U.L. shows UTILITY EASEMENT.
 - 5. S.D.O. LINE OR R.L. shows BUILDING LINE.
 - 6. W.L.E. shows WATER LINE EASEMENT.
 - 7. S.E.E. shows SEWER EASEMENT.
 - 8. G.A.E. shows GAS EASEMENT.
 - 9. A.E. shows AERIAL EASEMENT.
 - 10. Subject Tract DOES NOT include 100 year flood plain as shown on FEMA Flood Insurance Rate Map 42261C 0946 1, dated 6/18/97. (ZONE AE & FLOODWAY)
 - 11. Flood Insurance Rate Map 42261C 0946 1, dated 6/18/97. (ZONE AE & FLOODWAY)
 - 12. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 13. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 14. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 15. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 16. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 17. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 18. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 19. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 20. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 21. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 22. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 23. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 24. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
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 - 27. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 28. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 29. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 30. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 31. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 32. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 33. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 34. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
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 - 36. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 37. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 38. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 39. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 40. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 41. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
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 - 46. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 47. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 48. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 49. Ordinance shown based on City of Pine Point Village Bookmarks No. 5
 - 50. Ordinance shown based on City of Pine Point Village Bookmarks No. 5

NOTES ON EXISTING PIPELINES

There are no existing pipelines or positive encumbrances within this subdivision.

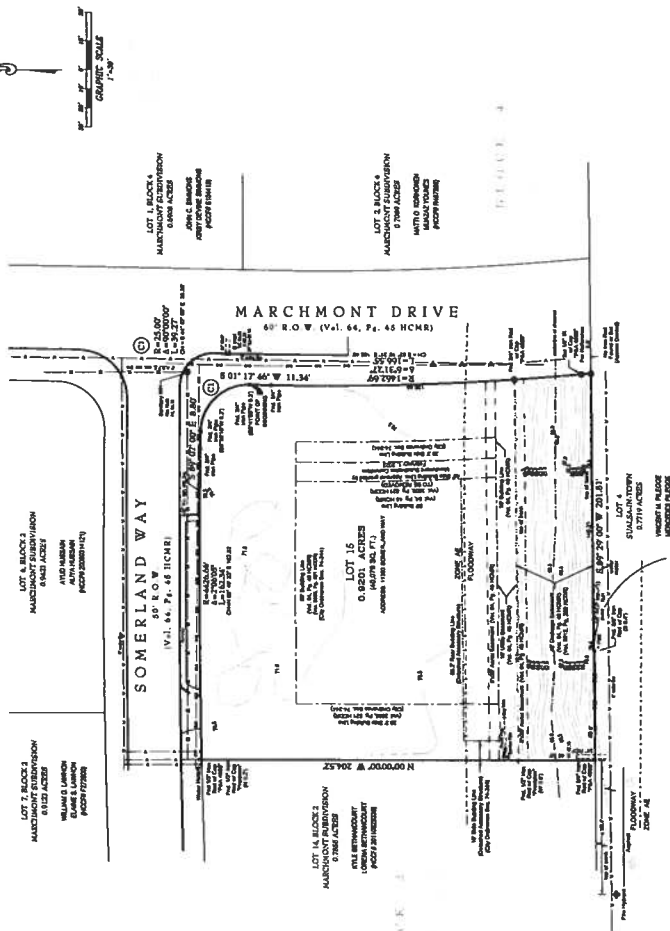
**PRELIMINARY PLAT OF
MARCHMONT SUBDIVISION
AMENDING PLAT NO 1**

A SUBDIVISION BEING OUT AND PART OF CERTAIN TRACT OF LAND COMING AS LOT 15, IN BLOCK 2 OF MARCHMONT SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 64, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK NO RESERVE

REASON FOR AMENDING PLAT:
TO REVISE BUILDING SETBACK LINES
OWNER:
LORENA BETHAMOUNT AND PYLE BETHAMOUNT
1100 SOMERLAND WAY
HOUSTON, TX 77058
APRIL 28, 2022

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
816 PARK GROVE DRIVE, SUITE 102 • SATY, TEXAS 76066 • A BRUNNEN A. FIRM #10004109



WHITE PILLARS LANE
50' R.O.W. (V.L. 32', P.L. 18' HICHER)

11882 Encumbered Tract

There is a flood plain (FPA) that runs along the east side of Lot 15, and the flood plain (FPA) runs along the east side of Lot 4. The flood plain (FPA) runs along the east side of Lot 15, and the flood plain (FPA) runs along the east side of Lot 4. The flood plain (FPA) runs along the east side of Lot 15, and the flood plain (FPA) runs along the east side of Lot 4. The flood plain (FPA) runs along the east side of Lot 15, and the flood plain (FPA) runs along the east side of Lot 4.

THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract... THESE 11882 Encumbered Tract...

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I, MATTHEW J. PROBSTFELD, am authorized under the laws of the State of Texas to provide this preliminary plat to the public. I, MATTHEW J. PROBSTFELD, am authorized under the laws of the State of Texas to provide this preliminary plat to the public. I, MATTHEW J. PROBSTFELD, am authorized under the laws of the State of Texas to provide this preliminary plat to the public.



MATTHEW J. PROBSTFELD
Surveyor
State of Texas No. 12583
DATE: 02/07/2022 REVISED: 04/19/2022

ENCUMBRANCES CERTIFICATE
I, MATTHEW J. PROBSTFELD, do hereby certify that I have examined the plat and the records of the State of Texas and have found no encumbrances on the land described in the plat.

MATTHEW J. PROBSTFELD
Surveyor
State of Texas No. 12583

I, LORENA BETHAMOUNT AND PYLE BETHAMOUNT, Owners, do hereby certify that we have examined the plat and the records of the State of Texas and have found no encumbrances on the land described in the plat.

**LORENA BETHAMOUNT
AND PYLE BETHAMOUNT**
Owners



March 9, 2022

City of Piney Point Village
7676 Woodway, Suite 300
Houston, TX 77063

Re: Preliminary Plat of Marchmont Subdivision Amending Plat No 1

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations (hereinafter referred to as "CenterPoint Energy"), has been asked to provide a Letter of No Objection for the above referenced plat dated February 21, 2022.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any abandonment of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and/or closure process.

If there are any questions, please contact Assal Kayhan at (479) 970-1437.

Sincerely,

A handwritten signature in black ink that reads "Assal Kayhan".

Ms. Assal Kayhan
Senior Right of Way Agent
Paragon Partners Consultants, Inc.
Contractor Representing CenterPoint Energy Houston

C: MARIO COLINA, P.E. mario@probstfeld.com

Plat No.: PLR22.074

AT&T Texas
14575 Presidio Square Blvd,
Room 135
Houston, Texas, 77083



From the desk of:
Brandon Reed
281-983-1228
Brandon.Reed.1@att.com

March 29, 2022

Mario Colina
Probstfeld & Associates
515 Park Grove Dr
Katy, Texas 77450
Phone: 281-829-0034
Fax: 281-829-0233

Dear *Mr. Colina*,

AT&T has no objection to the re-plat of the property located at *11303 Somerland Way, Houston Texas 77024*, as shown on the *Preliminary* plat dated *February 21, 2022* from *Probstfeld & Associates*.

Sincerely,

Brandon Reed
Manager Engineering Design



February 23, 2022

MARIO COLINA, P.E.
Probstfeld & Associates
515 Park Grove Drive
Katy, Tx 77450

Re: Preliminary Plat of Marchmont Subdivision Amending Plat No. 1

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced survey dated February 21, 2022.

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street rights-of-way. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 435-224-2356 with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Houston".

Jeff Houston
Authorized Representative



MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903

PH: 713-465-8318

FAX: 713-465-8387

March 15, 2022

City of Piney Point Village
Planning & Zoning Commission
7676 Woodway Dr., Suite 300
Houston, Texas 77063

Lorena & Kyle Bethancourt
C/O Probstfeld & Associates
515 Park Grove Drive
Katy, Texas 77450

VIA FAX No. 713-782-3178

VIA Email: mario@probstfeld.com

Re: Letter of No Objection for **Preliminary** Plat of Marchmont Subdivision, Lot 15, Blk 2,
aka, 11303 Somerland Way, Piney Point Village, Texas

Dear Commissioners:

Memorial Villages Water Authority (the "Water Authority") has reviewed the proposed **Preliminary** Plat of the above referenced single family residential lot in the City of Piney Point Village. In our review, we have determined that the proposed Plat, creating one single family residential lot, will not adversely affect either the existing sanitary sewer system or existing water system that serve property along Somerland Way nor the existing services to the lot as this property is currently served with water and sewer services. Should a new residence be proposed on this lot, the owners are required to obtain a "Letter of Water and Sewer Availability" from the Water Authority prior to obtaining a building permit. In addition, the single residential lot will be restricted to one water service and one sanitary sewer service per MVWA Board Order.

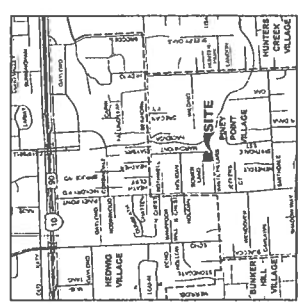
If you have any questions, you may reach me at 713-465-8318.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trey Cantu", is written over a white background.

Trey Cantu
General Manager

Cc: Customer file



VICINITY MAP
KEY MAP 4800

- GENERAL NOTES & LEGEND**
- H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
 - H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
 - H.C.C.F. denotes HARRIS COUNTY CLERK'S FEEL NUMBER.
 - ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - W.L.C. denotes WATER LINE CASEMENT.
 - S.E.C. denotes SANITARY SEWER CASEMENT.
 - A.P. denotes ACREAGE.
 - R.E.C. denotes RECORDS OF REAL PROPERTY.
 - Subject tract does not have an assigned 100 year flood plain as shown on FEMA Flood Insurance Rate Map 48030C H481 L, dated 8/19/2007, (ZONE AE & FLOODWAY) (shown for graphic plotting only).
 - Subject tract does not have an assigned 100 year flood plain as shown on FEMA Flood Insurance Rate Map 48030C H481 L, dated 8/19/2007, (ZONE AE & FLOODWAY) (shown for graphic plotting only).
 - Survey is based on City of Pinedale Village Subdivision No. 5, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 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HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
092578000015

Tax Year: 2022



Owner and Property Information								
Owner Name & Mailing Address: BETHANCOURT LORENA & KYLE 11315 SOMERLAND WAY HOUSTON TX 77024-6605				Legal Description: LT 15 BLK 2 MARCHMONT				
				Property Address: 11303 SOMERLAND WAY HOUSTON TX 77024				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{1/2}
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	39,000 SF	0 SF	7826	25501	392 -- ISD 25 - Memorial Villages South of I-10	5058C	490G

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
None	025	SPRING BRANCH ISD	Pending	Pending	1.304300	
	040	HARRIS COUNTY	Pending	Pending	0.376930	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.033490	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.008720	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.162210	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004990	
	075	PINEY POINT VILLAGE	Pending	Pending	0.255140	
	707	MEMORIAL VILLAGES WA	Pending	Pending	0.026369	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations					
Value as of January 1, 2021			Value as of January 1, 2022		
	Market	Appraised		Market	Appraised
Land	1,457,400		Land		
Improvement	0		Improvement		
Total	1,457,400	1,457,400	Total	Pending	Pending

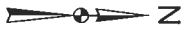
Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF5	SF	39,000	1.01	1.00	1.00	--	1.01	Pending	Pending	Pending

Building
 Vacant (No Building Data)

Harris County Appraisal District



PUBLICATION DATE: 3/10/2020



MAP LOCATION



FACET 5058C12

6	7	8	5	6
10	11	9	10	
2	3	4	1	2

5058D9

11224
070-087-002-0001
1.0100 AC

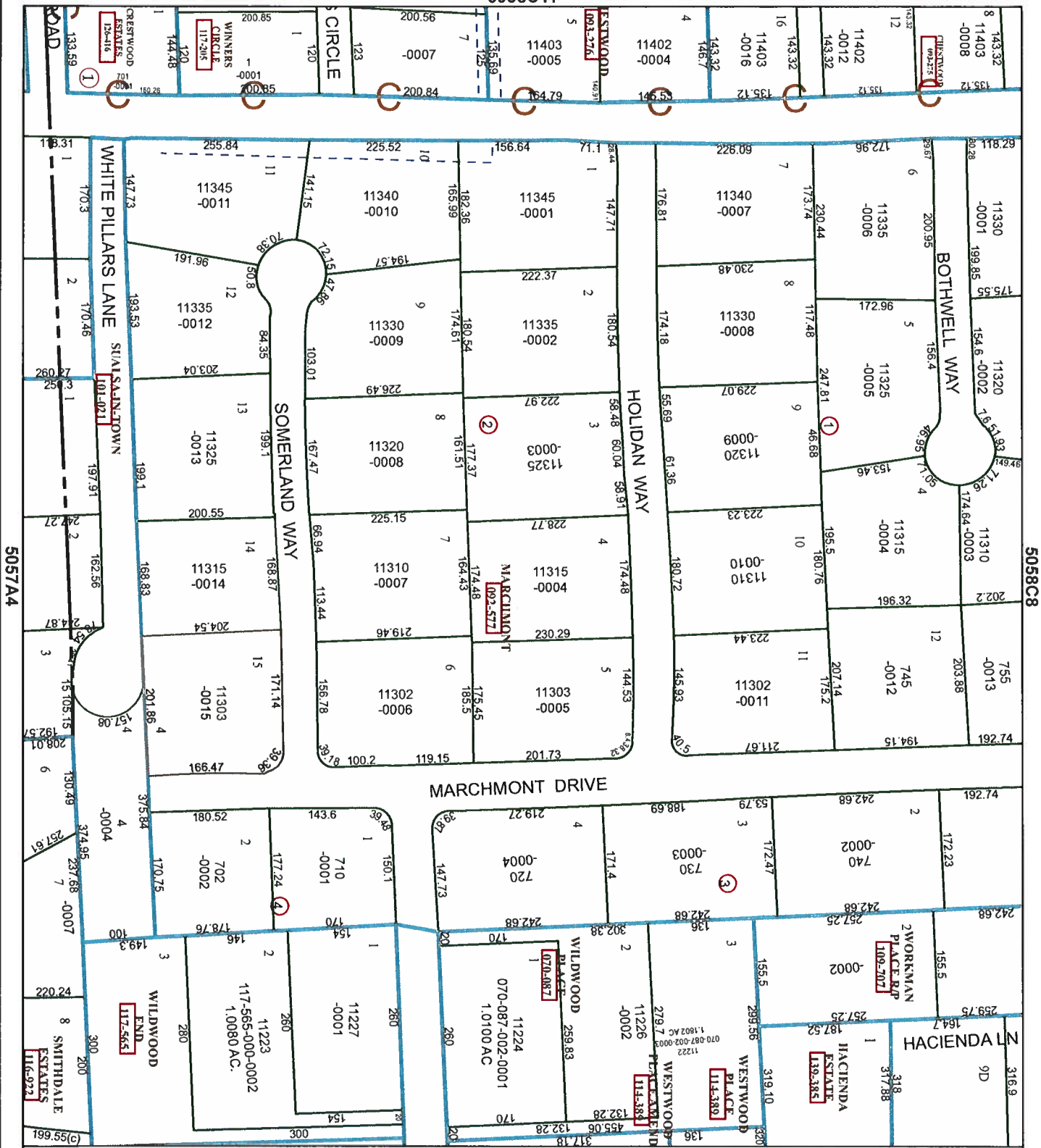
MARCHMONT DRIVE

HOLIDAY WAY

BOTHELL WAY

5058C11

5057A4



Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

11305 SOMERLAND

Marchmont Subdivision Amending Plat No 1

11303 SOMERLAND WAY ~ PINEY POINT VILLAGE

HCAD ID	Owner Name	Owner Mailing City	Owner Mailing State	Owner ZIP	Legal Desc. 1	Legal Desc. 2	Property Address Number	Property Address Street	Property Address Suffix	Property Address, Full	PS: PLAT LETTER CERT #	MSA: PLAT LETTER CERT #
1	LAWHON WILLIAM G	HOUSTON	TX	77024-6605	LT 7 BLK 2	MARCHMONT	11310 SOMERLAND	WAY		77024 7017 1000 0000 1330 1244		
2	BETHANCOURT KYLE & LORENA	HOUSTON	TX	77024-6605	LT 14 BLK 2	MARCHMONT	11315 SOMERLAND	WAY		77024 7017 1000 0000 1330 1121		
3	MOLTON JAMES & MICHELLE	HOUSTON	TX	77024-7605	LT 8 BLK 2	MARCHMONT	11320 SOMERLAND	WAY		77024 7017 1000 0000 1330 1138		
4	BALLIS JOHN A JR	HOUSTON	TX	77024-6605	LT 13 BLK 2	MARCHMONT	11325 SOMERLAND	WAY		77024 7017 1000 0000 1330 1145		
5	KORHONEN MATTI O MUJALAZ A YOUNES	HOUSTON	TX	77024-5301	LT 2 BLK 4	MARCHMONT	702 MARCHMONT	DRIVE		77024 7017 1000 0000 1330 1152		
6	SIMMONS JOHN C & KIRBY D	HOUSTON	TX	77024-5301	LT 1 BLK 4	MARCHMONT	710 MARCHMONT	DRIVE		77024 7017 1000 0000 1330 1169		
7	HUSSAIN AYUB & ALITA	HOUSTON	TX	77024-5300	LT 6 BLK 2	MARCHMONT	711 MARCHMONT	DRIVE		77024 7017 1000 0000 1330 1176		
8	WANG YONGFU MENG SUSAN	HOUSTON	TX	77024-6607	LT 1	SUALSA-IN TOWN	1 WHITE PILLARS	LANE		77024 7017 1000 0000 1330 1183		
9	LIGHT DAVID W IV & SUSAN A	HOUSTON	TX	77024-6607	LT 2	SUALSA-IN TOWN	2 WHITE PILLARS	LANE		77024 7017 1000 0000 1330 1190		
10	COLLINS JEFFREY	HOUSTON	TX	77024-6607	LT 3	SUALSA-IN TOWN	3 WHITE PILLARS	LANE		77024 7017 1000 0000 1330 1206		
11	PILEGGE VINCENT M & MERCEDES	HOUSTON	TX	77024-6607	LT 4	SUALSA-IN TOWN	4 WHITE PILLARS	LANE		77024 7017 1000 0000 1330 1213		
12	COLE REVOCABLE TRUST	HOUSTON	TX	77024-6609	LT 6	SMITHDALE ESTATES	6 SMITHDALE ESTATES	DRIVE		77024 7017 1000 0000 1330 1220		
13	ELLISON GLIEN E & LYNN	HOUSTON	TX	77024-6609	LT 7	SMITHDALE ESTATES	7 SMITHDALE ESTATES	DRIVE		77024 7017 1000 0000 1330 1237		

6	7	8	5	6
2	3	3	1	2
10	11	12	9	10

FACET
5057A4



MAP LOCATION
approximate location of
property boundaries.
on-ground survey or
approved plat is
required for use in
surveying purposes. It
does not represent a
guarantee of accuracy.
and may have been
prepared for a different
purpose than the one
intended for this map.
Conducted by the Harris
County Appraisal District
in accordance with
Chapter 203, Subchapter
D, Texas Property Tax
Code.

PUBLICATION DATE:
0 45 90 180
1/1/2022



Harris County Appraisal District

2	3	4	1	2
10	11	9	10	6
6	7	8	5	6

FACET
5058C12

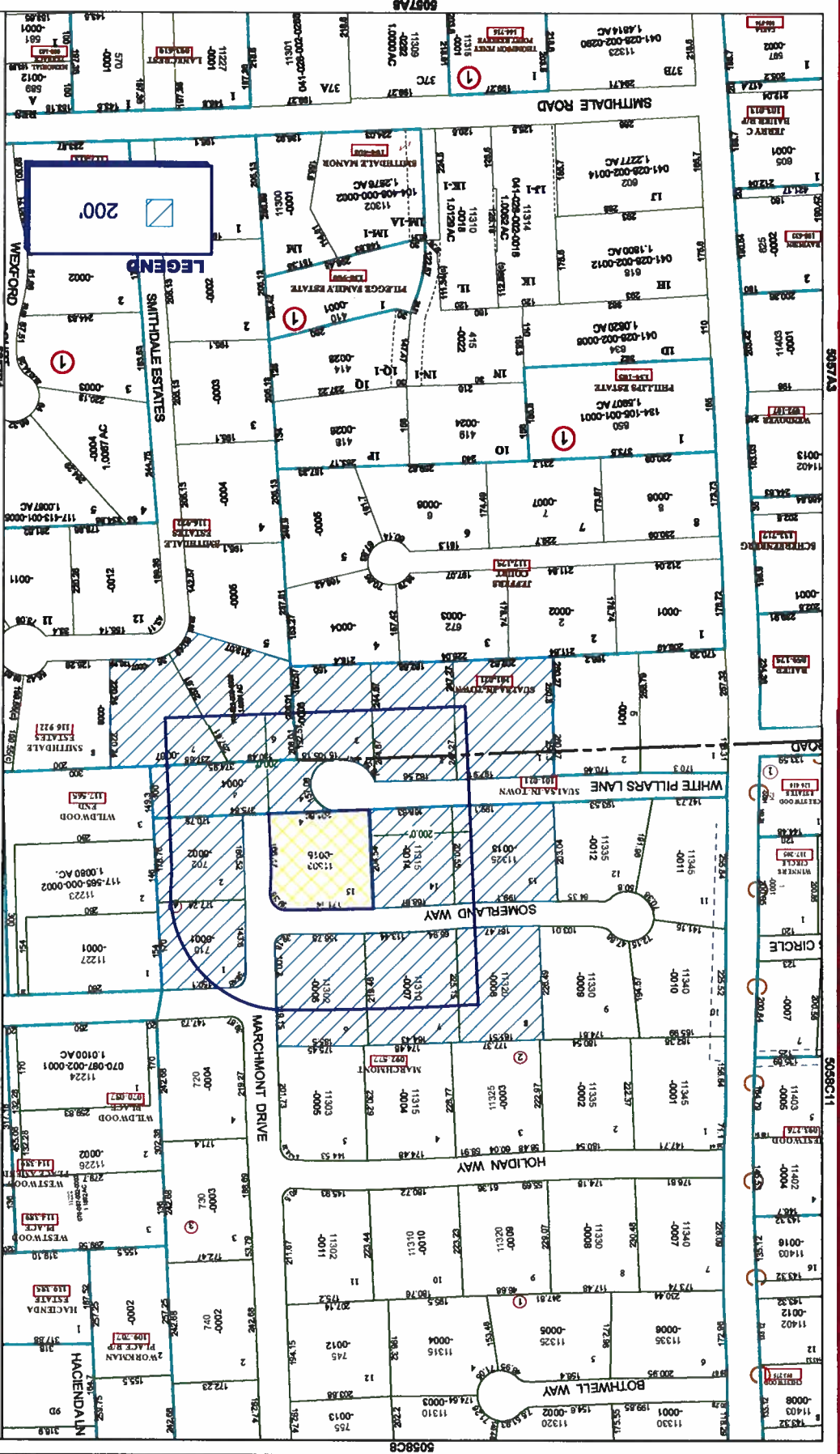


MAP LOCATION
approximate location of
property boundaries.
on-ground survey or
approved plat is
required for use in
surveying purposes. It
does not represent a
guarantee of accuracy.
and may have been
prepared for a different
purpose than the one
intended for this map.
Conducted by the Harris
County Appraisal District
in accordance with
Chapter 203, Subchapter
D, Texas Property Tax
Code.

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