

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

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

March 27, 2019

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

ATTENTION: BOARD OF ADJUSTMENT

On behalf of our client, **11315 COLOMA LANE, LLC, MR. ALAN SADEGHPOUR & DAVID SADEGHPOUR**, Probstfeld & Associates, Inc. respectfully requests a hearing **APRIL 11, 2019 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:

VARIANCE REQUEST

PLAT NAME: PRELIMINARY PLAT OF TYNEWOOD AMENDING PLAT NO. 1

HCAD: 0852710000023

AT: 11315 Coloma Lane ~ City of Piney Point Village

LGL: Lot 23, Block 1, Tynewood (22,594 S.F.)

APPLICANT: Probstfeld & Associates, Inc.

DATE SUBMITTED: 3/27/19

SPECIFIC VARIANCE IS BEING SOUGHT AND EXTENT OF VARIANCE:

To allow a 40.0 feet front building line along Coloma Lane as allowed by deed restrictions and previously approved by Board of Adjustments (11/1/1955). Proposed residence will be located at 40 feet from the front property line.

CODE OF ORDINANCE CHAPTER 74 ~ ZONING:

Sec. 74-244 – Regulations

(c) Area regulations; size of yards

- (1) Front yard: There shall be a front yard having a depth a not less than 50 feet, Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot fronting upon the turnaround portion of such cul-de-sac shall have a front yard depth of not less that 25 feet.

STATEMENTS OF FACTS:

(1a) The imposition of the terms, rules, conditions, policies and standards of this code of ordinance would create an undue hardship by depriving the applicant of the reasonable use of the land;

Lot 23, block 1 of Tynewood is a 22,594 sq. ft. non-conforming lot with only 143 feet in depth. All 8 lots along Coloma Lane are non-conforming lots in sizes and depths. Tynewood Subdivision is a platted

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subdivision created on July 6, 1955, with a 50 feet front building line on the plat. Shortly after the plat was recorded on November 1, 1955 members of the Tynewood Committee obtained a variance from the Board of adjustment of City of Piney Point Village granting 35 feet front building set back lines for the 3 lots north of Coloma Lane and 40 feet front building set back lines for the 5 lots south of Coloma Lane. Based on approved variance all the houses were built at the allowed distance from the front building line. (See Exhibits 2 & 8)

Current owners purchased the lot with the intention of demolishing the existing residence and building a new residence located exactly at 40 feet from the front building. Based on 40 feet front building line architect designed a new residence that would maximize the buildable area of the lot. The proposed residence first floor will occupy the majority of buildable area of the lot (\pm 75%) and the remaining southeast area will be used for the location of the pool and other recreational areas. First floor plan of the residence will occupy 30% of the lot which is the maximum allow by city ordinance. The proposed residence will comply with the current city ordinance sides building lines of 23.7 feet and rear building line of 20 feet. (See Exhibits 3 & 4)

Because of the existing physical constraints of the lot with dimensions of 158 feet wide by 143 feet deep the imposition of a 50 feet building line will not leave them enough space for a pool area and a reasonable space for recreational area in back yard. (See Exhibit 1)

During the notification period for the approval of the preliminary plat two adjacent residents along Coloma Lane contacted our office to express their support and offer no objection as long as the propose residence is built at existing 40 feet building line as to continue with the aesthetic harmony of the residences location along Coloma Lane. As shown on Exhibit 2 one of the most recent built residence on Lot 21 was also built at 40 feet in 2004.

We're hereby respectfully requesting that this variance is granted considering that the proposed residence will conform to the aesthetical and physical characteristics of the existing residences along Coloma Lane and that it will preserve and maintain the existing character of the neighborhood, which is the purpose of the Code of Ordinances of the City of Piney Point Village. A preliminary Plat was approved by the Planning and Zoning commission on February 28, 2019.

The following documents are included to support our variance request:

EXHIBITS:

- Exhibit 1 Existing conditions Survey
- Exhibit 2 Location of Existing residences along Coloma Lane
- Exhibit 3 Site plan of proposed residence
- Exhibit 4 First floor plan of proposed residence
- Exhibit 5 Second Floor plan of proposed residence

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- Exhibit 6 Front elevation of proposed residence
- Exhibit 7 Tynewood original Plat
- Exhibit 8 Deed restrictions and approval of Board of Adjustment of Piney Point Village (11/1/1955), which allows 40 feet front yard for lots located south of Coloma Ln.
- Exhibit 9 Preliminary Plat of Tynewood Amending Plat No 1
- Exhibit 10 Harris County Appraisal District Detail Sheet
- Exhibit 11 Harris County Appraisal District Map
- Exhibit 12 Panoramic picture of existing residence

ATTACHMENTS:

- Attachment 1 List of property owners within notification distance
- Attachment 2 Sample Copy of letters to property owners

Thank you for your attention in this matter.

Respectfully,

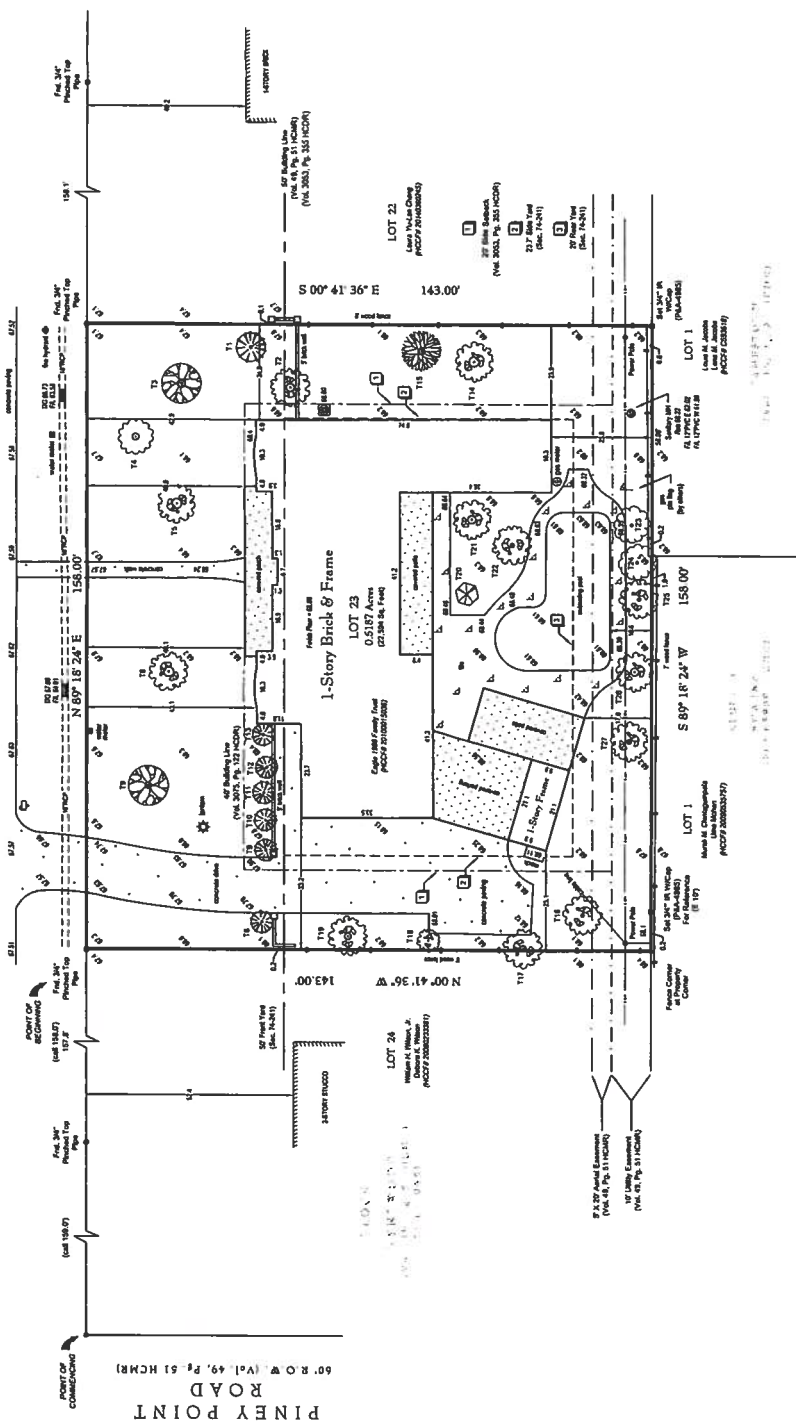


MARIO COLINA, P.E.
Probstfeld & Associates, Inc.

EXHIBITS

- Exhibit 1** Existing conditions Survey
- Exhibit 2** Location of Existing residences along Coloma Lane
- Exhibit 3** Site plan of proposed residence
- Exhibit 4** First floor plan of proposed residence
- Exhibit 5** Second Floor plan of proposed residence
- Exhibit 6** Front elevation of proposed residence
- Exhibit 7** Tynewood original Plat
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- Exhibit 11** Harris County Appraisal District Map
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COLOMA LANE
60' R.O.W. (Vol. 49, Pg. 51 HCNR)



PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

318 PARKCROVE DRIVE, SUITE 101 • N.W. 7535 7540 • (281) 340-0404 • FAX (281) 340-0222

JOB # 2012-027 DRAWN BY: R./MFC

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE

Tree #	Tree Species	Common Name	Caliper	Height
11	Q	Quercus	12"	25'
12	Q	Quercus	12"	25'
13	Q	Quercus	12"	25'
14	Q	Quercus	12"	25'
15	Q	Quercus	12"	25'
16	Q	Quercus	12"	25'
17	Q	Quercus	12"	25'
18	Q	Quercus	12"	25'
19	Q	Quercus	12"	25'
20	Q	Quercus	12"	25'
21	Q	Quercus	12"	25'
22	Q	Quercus	12"	25'
23	Q	Quercus	12"	25'
24	Q	Quercus	12"	25'
25	Q	Quercus	12"	25'
26	Q	Quercus	12"	25'
27	Q	Quercus	12"	25'
28	Q	Quercus	12"	25'
29	Q	Quercus	12"	25'
30	Q	Quercus	12"	25'
31	Q	Quercus	12"	25'
32	Q	Quercus	12"	25'
33	Q	Quercus	12"	25'
34	Q	Quercus	12"	25'
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36	Q	Quercus	12"	25'
37	Q	Quercus	12"	25'
38	Q	Quercus	12"	25'
39	Q	Quercus	12"	25'
40	Q	Quercus	12"	25'
41	Q	Quercus	12"	25'
42	Q	Quercus	12"	25'
43	Q	Quercus	12"	25'
44	Q	Quercus	12"	25'
45	Q	Quercus	12"	25'
46	Q	Quercus	12"	25'
47	Q	Quercus	12"	25'
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67	Q	Quercus	12"	25'
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73	Q	Quercus	12"	25'
74	Q	Quercus	12"	25'
75	Q	Quercus	12"	25'
76	Q	Quercus	12"	25'
77	Q	Quercus	12"	25'
78	Q	Quercus	12"	25'
79	Q	Quercus	12"	25'
80	Q	Quercus	12"	25'
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82	Q	Quercus	12"	25'
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86	Q	Quercus	12"	25'
87	Q	Quercus	12"	25'
88	Q	Quercus	12"	25'
89	Q	Quercus	12"	25'
90	Q	Quercus	12"	25'
91	Q	Quercus	12"	25'
92	Q	Quercus	12"	25'
93	Q	Quercus	12"	25'
94	Q	Quercus	12"	25'
95	Q	Quercus	12"	25'
96	Q	Quercus	12"	25'
97	Q	Quercus	12"	25'
98	Q	Quercus	12"	25'
99	Q	Quercus	12"	25'
100	Q	Quercus	12"	25'

NOTES:

1. Easements shown based on City of Perry Point Village Ordinance No. 5. Elevation = 81.48 NAVD83 (2011 adjustment).
2. Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Perry Point, Village, Texas. Front, side and rear setbacks shown above for main residence only as set forth under Article IV of the Code of Ordinances. No building or structure, or any part thereof, shall exceed 35 feet in height above the natural grade of the existing lot. The building area, including driveways and uncovered walkways, shall not exceed 20 percent of the lot area. Other play courts, uncovered walkways, all other structures and temporary structures, shall not exceed 50 percent of the lot area. Additional prohibitions for accessory structures, sports courts, swimming pools, generators, etc., are set forth and shall be verified prior to any planning or construction.
3. Traversed by a deed restricted community. Front and side setbacks shown as set forth under Volume 2003, Page 335 of the deed restriction of Harris County, Texas. Lot may be subject to certain requirements pertaining to trees, side and rear setbacks, and other restrictions. The surveyor has verified the accuracy of the deed restriction. Within approved by the Architectural Control Committee may be required.
4. Surveyor has not abstracted the accuracy of the survey of the title company's work has been performed by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning setback lines (if any) are not shown. Surveyor has not reviewed the restrictions.
5. All bearings are based on the South High of Piney Point, (N 89° 18' 24" E).
6. All bearings are based on the South High of Piney Point, (N 89° 18' 24" E).

PLAY OF PROPERTY
FOR: DAVID MADENPOUR & ALAN MADENPOUR
AT: 13318 COLOMA LANE - PINEY POINT VILLAGE, TX
LOT 23, BLOCK 1
TYNERWOOD
HARRIS COUNTY, TEXAS

VOLUME 49, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: 1" = 20'

DATE: 02/29/18 REVISED DATE: 11/26/2018

This Property DEED NOT be which has been abstracted 100 year Periods.

NO. X (Unsubstantiated) EFT. DATE: 6/18/07

ZONE: X (Unsubstantiated) EFT. DATE: 6/18/07

BASE FLOOD ELEVATION: N/A

LOCATED BY: ADVANCE SURVEYING ONLY AND NOT RESPONSIBLE FOR ACTUAL SETBACKS.

THIS SURVEY WAS PERFORMED BY ACCREDITED SURVEYORS WITH TITLE COMMITMENT PROVIDED BY: ABSTRACT SERVICES OF HOUSTON

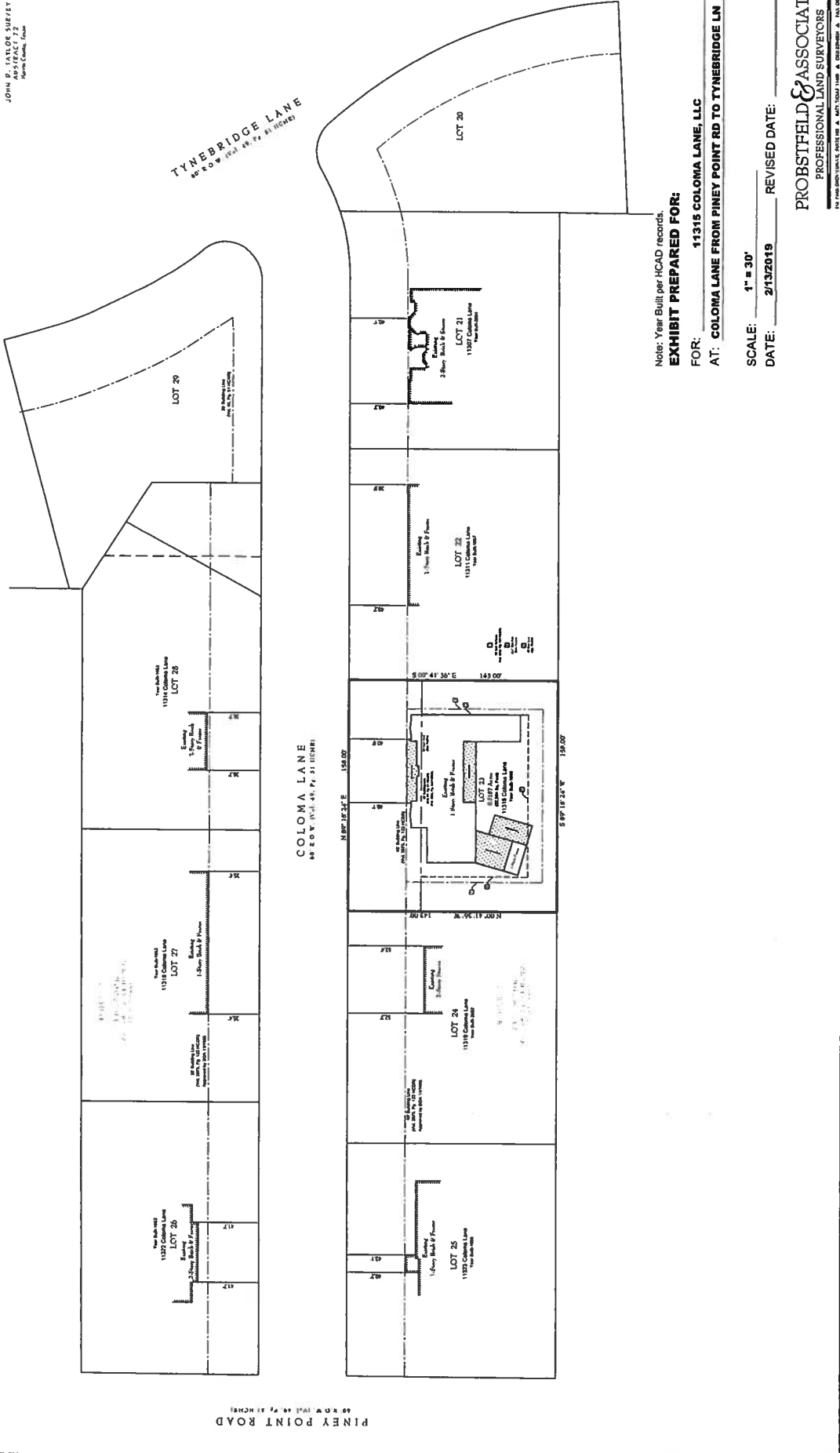
CFR: CPL 2163-12-5448 (11/01/2018)

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

EXHIBIT 2



JOHN P. TAYLOR SURVEY
 APPR. 22
 11/20/19



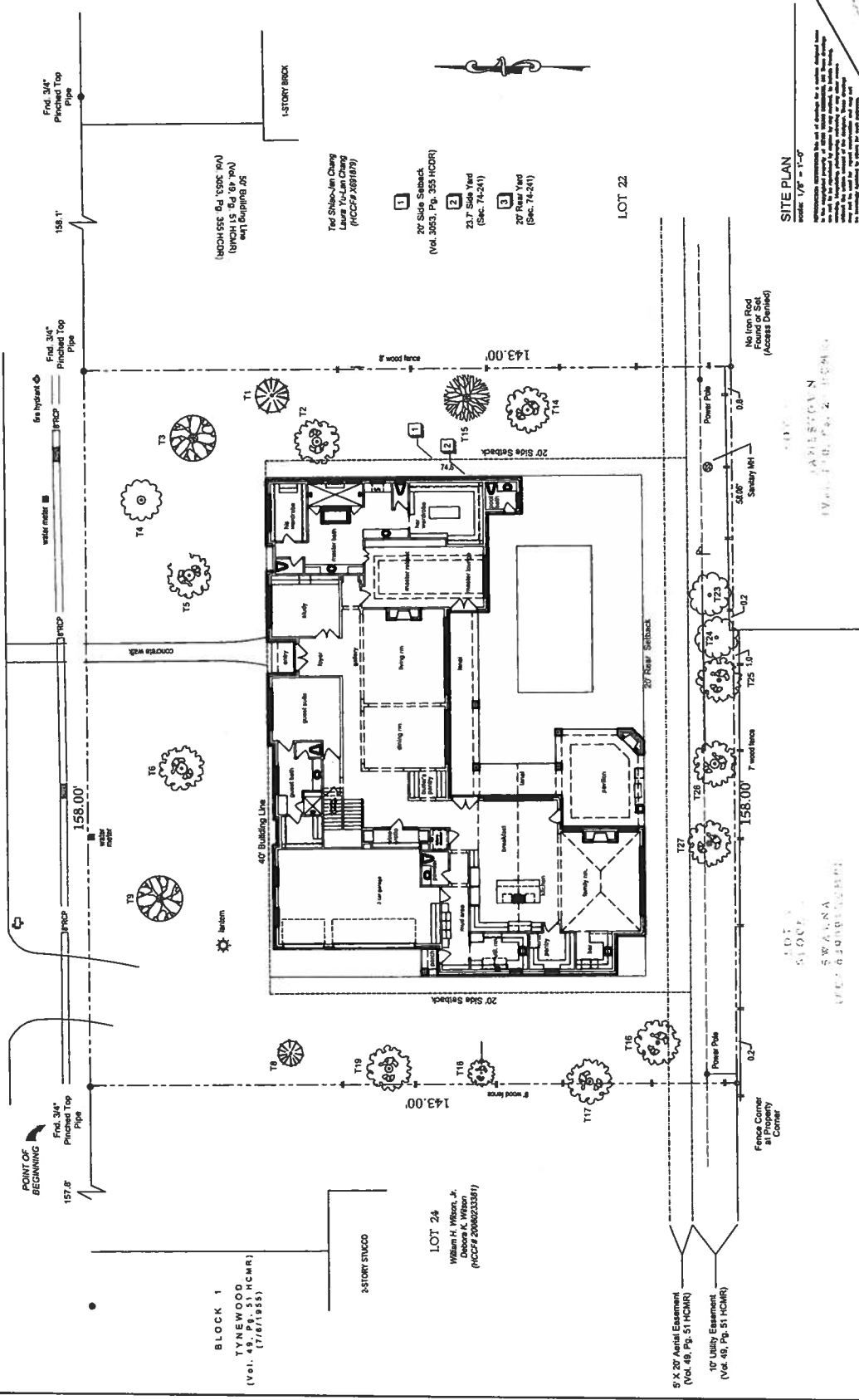
Note: Year Built per HCAD records.
EXHIBIT PREPARED FOR:
 11315 COLOMA LANE, LLC
FOR:
 AT: COLOMA LANE FROM PINEY POINT RD TO TYNEBRIDGE LN
 SCALE: 1" = 30'
 DATE: 2/13/2019 REVISED DATE:

PROBSTFELD & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 14 PARSONS DRIVE, SUITE 100, AUBURN, MA 01501

EXHIBIT 3

30th ANNIVERSARY CELEBRATING OVER 30 YEARS OF DESIGN INNOVATION

COLONA LANE
44 E.O. 9 (Vol. 48, Pg. 51 HCMM)



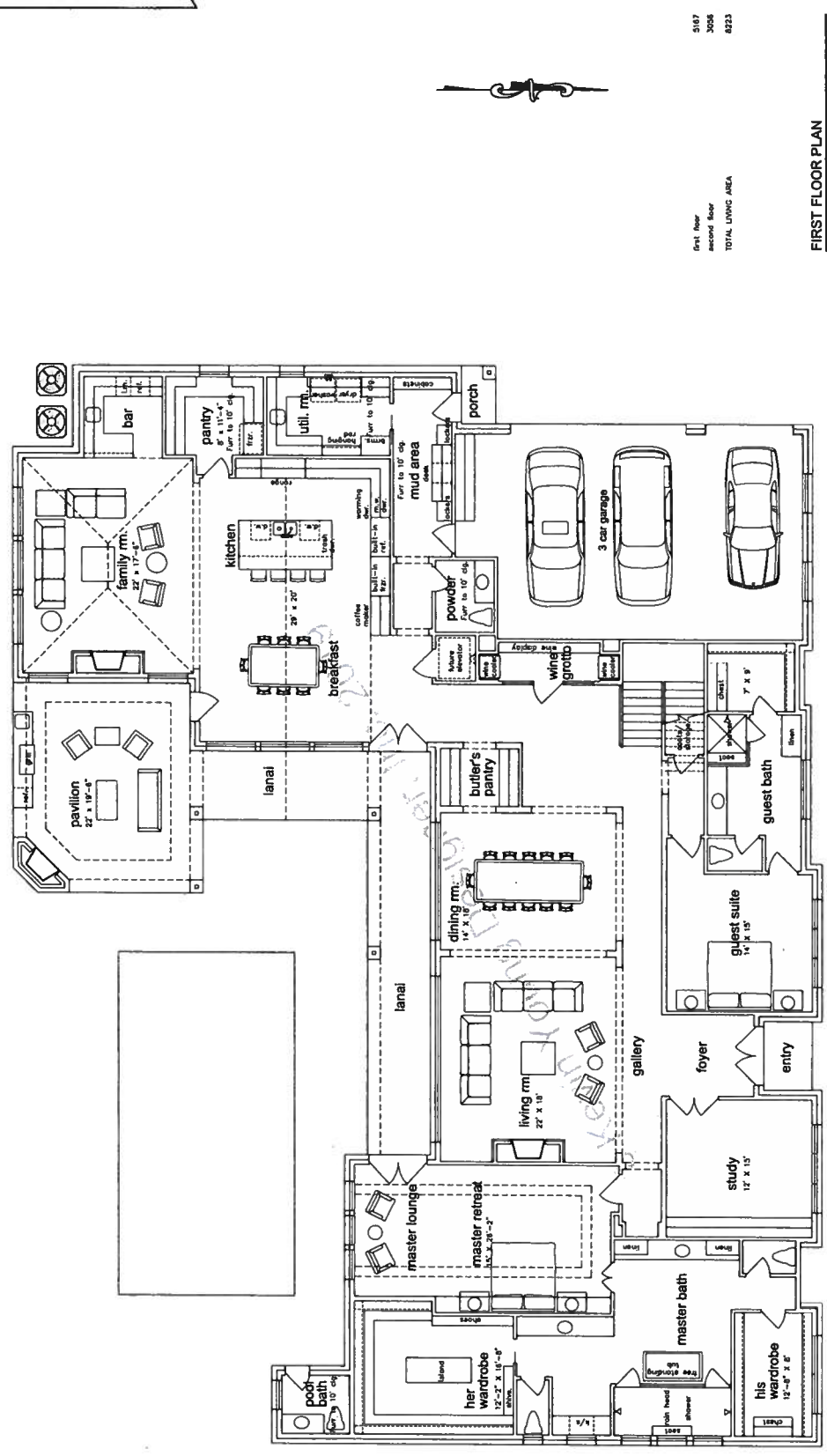
SITE PLAN
SCALE: 1/8" = 1'-0"

Information concerning the use of this plan is available from the Planning Department, City of Colton, 1000 Main Street, Colton, CA 92316. This plan is subject to the provisions of the California Public Resources Code, Sections 26100-26108, and the California Environmental Quality Act, Public Resources Code, Sections 21000-21080. The Planning Department is not responsible for the accuracy of the information provided on this plan. The user of this plan is advised to verify the accuracy of the information provided on this plan before using it for any purpose. The Planning Department is not responsible for the accuracy of the information provided on this plan. The user of this plan is advised to verify the accuracy of the information provided on this plan before using it for any purpose.

DATE: 11/21/19
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

© Kevin Young Designer, Inc. 2019
30th ANNIVERSARY CELEBRATING OVER 30 YEARS OF DESIGN INNOVATION

30th ANNIVERSARY CELEBRATING OVER 30 YEARS OF DESIGN INNOVATION



5187
3008
8223

First Floor
second floor
TOTAL LIVING AREA

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

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715-990-1136

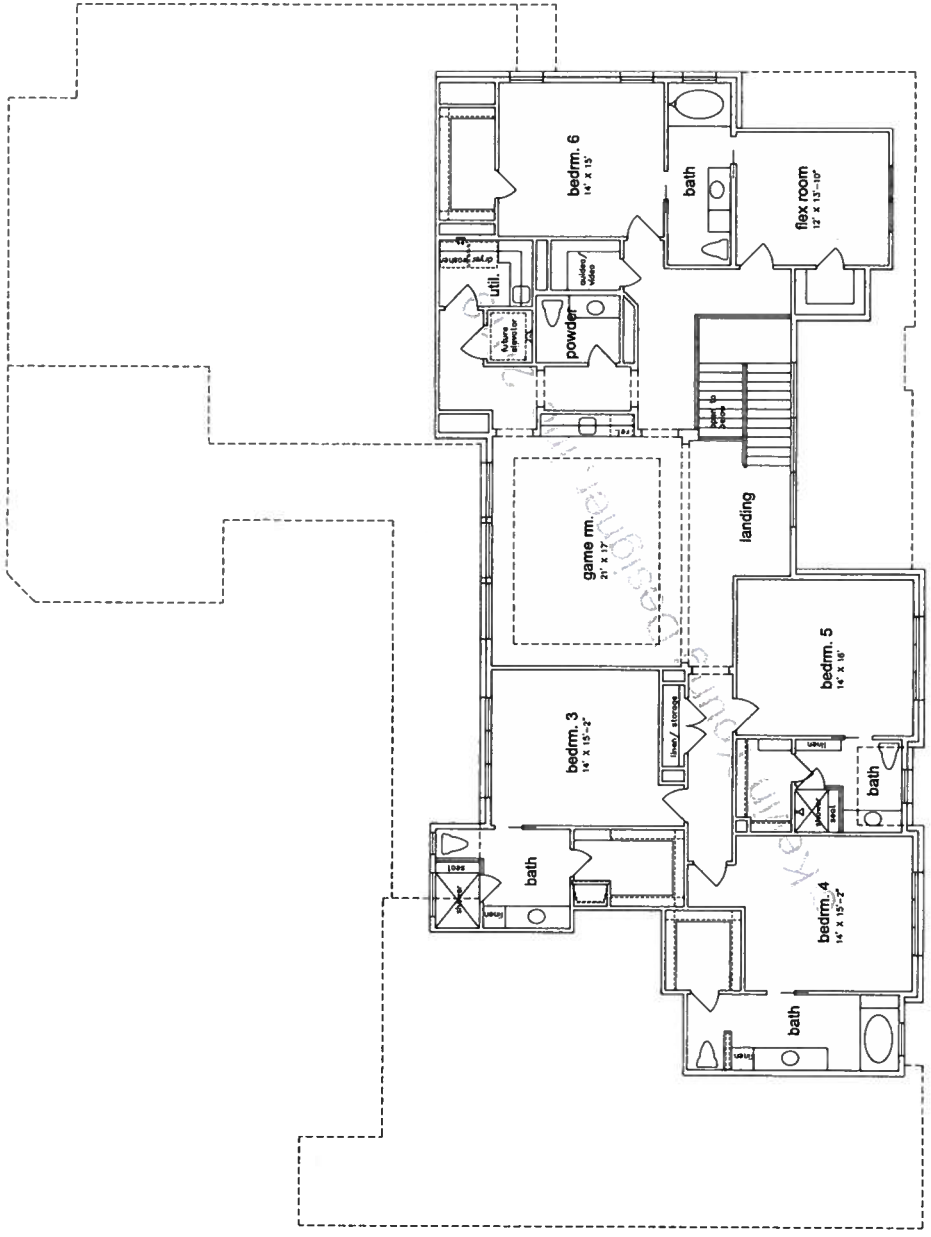
3 2 4

DATE: 05/01/08

PROJECT: 0823

DESIGNER: K&M

DATE: 05/01/08



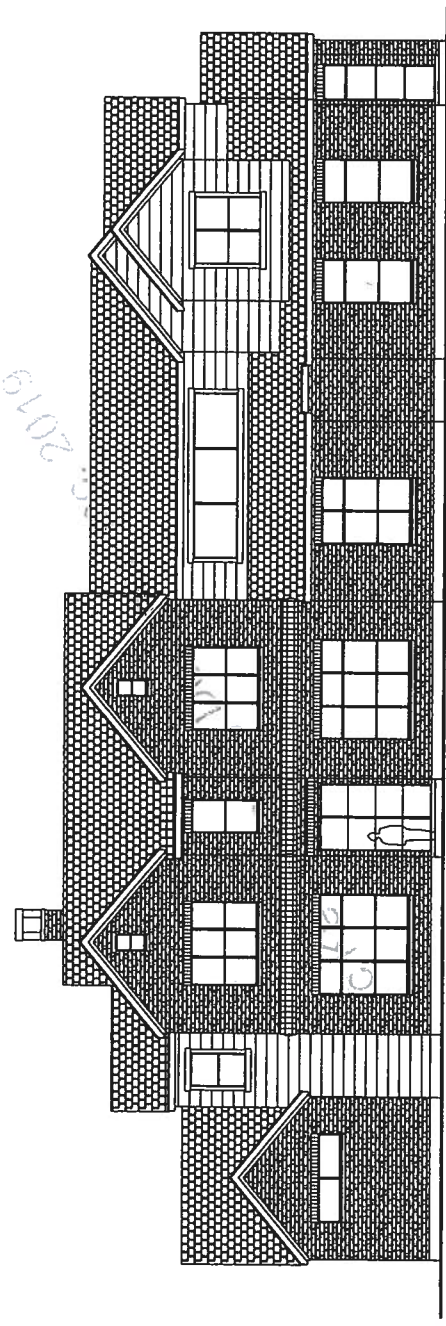
SECOND FLOOR PLAN

REPRESENTATION APPROXIMATES THE USE OF DIMENSIONS FOR A GENERAL REFERENCE ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS OR THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, ACCURATE, OR UP-TO-DATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, ACCURATE, OR UP-TO-DATE.



EXHIBIT 6

JWERR CELEBRATING OVER 30 YEARS OF DESIGN INNOVATION



6102 30 2019

FRONT ELEVATION
Scale: 1/4" = 1'-0"

INDUSTRIAL ARCHITECTURE, INC. is pleased to provide this architectural drawing as a complimentary service to our valued clients. This drawing is not to be used for construction purposes without the written consent of Industrial Architecture, Inc. All drawings are the property of Industrial Architecture, Inc. and are not to be reproduced or used in any way without the written consent of Industrial Architecture, Inc. All drawings are subject to change without notice. All drawings are provided to the client as a service and are not to be used for any other purpose. All drawings are the property of Industrial Architecture, Inc. and are not to be reproduced or used in any way without the written consent of Industrial Architecture, Inc.

JWERR
 ARCHITECTURE
 1100 14th St. NW
 Atlanta, GA 30309
 Phone: 404.525.1100
 Fax: 404.525.1101
 www.jwerr.com

JWERR CELEBRATING OVER 30 YEARS OF DESIGN INNOVATION

EXHIBIT 7

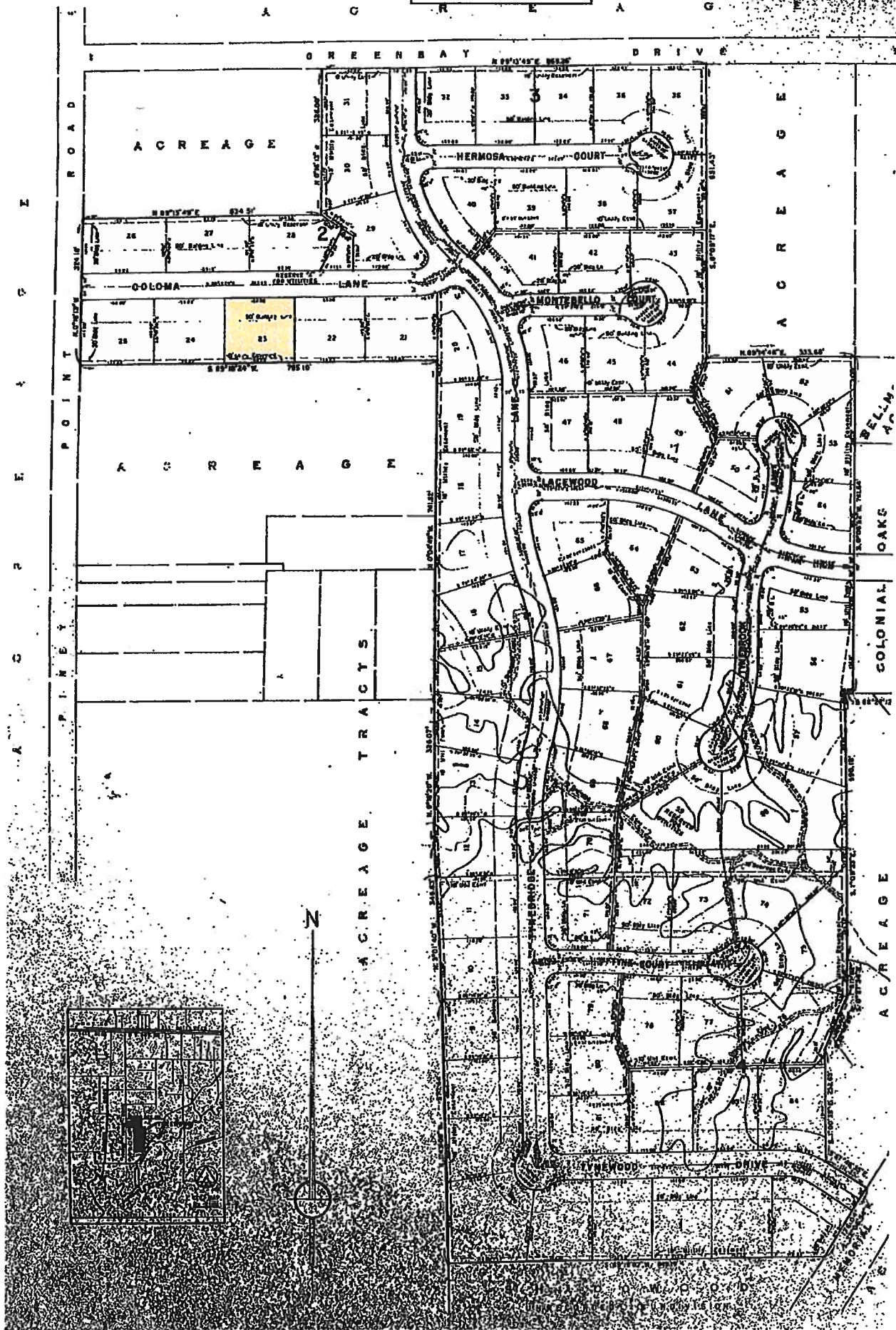
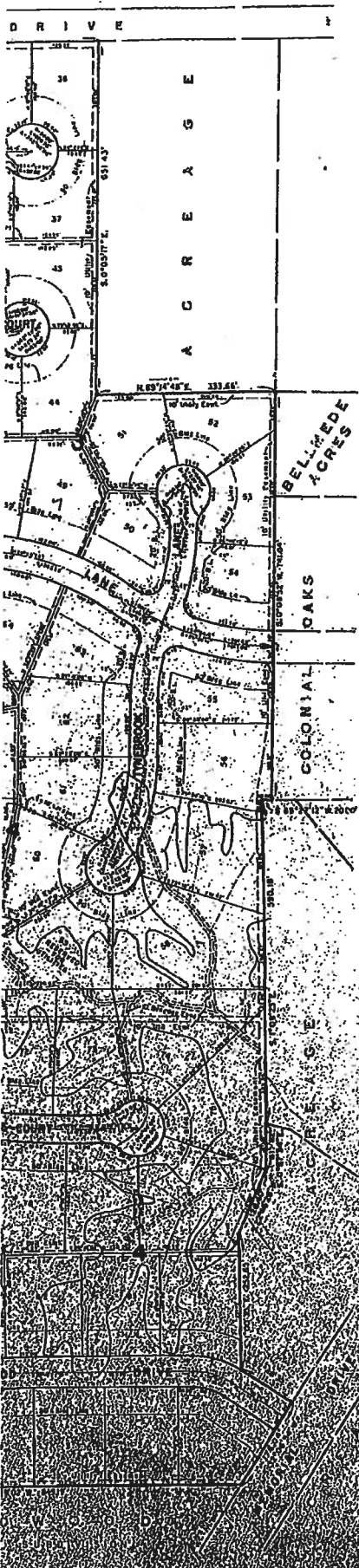


EXHIBIT 7 - CONT'D



STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____

WITNESSE MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____

Notary Public in and for the State of Texas

TAYLOR WOOD

PRIMEY POINT VILLAGE, TEXAS
A SUBDIVISION OF 87.77 ACRES OUT OF
THE JOHN D. TAYLOR LEASUE A-72
HARRIS COUNTY, TEXAS
R. GIMMER, D. ROYE, HARRIS
LAW FIRM
WILLIAM WILSON & CROCKETT
ATTORNEYS AT LAW
12512504

3075 / 122

EXHIBIT 8

1531683

THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned, members of THE TYNEWOOD COMMITTEE, created within the terms of the Protective Control Document recorded in Volume 3053, Page 355 of the Dead Records of Harris County, Texas, after first having obtained written permission from the Board of Adjustment of Piney Point Village, Texas, do now desire to exercise the power to adjust building set back lines as hereinafter set forth;

NOW THEREFORE, We, Roy E. Harris and R. W. Simmer members of said committee and the Owners of all the lots in TYNEWOOD, a subdivision out of the John D. Taylor Survey, in Harris County, Texas according to the map or plat thereof filed for record in the office of the County Clerk of Harris County, Texas, under Clerk's file No. 1451384, do hereby alter and amend the building lines in the following manner:

Lots Twenty-One (21) through Twenty-Five (25) inclusive, Block One (1) of Tynewood, facing North on Coloma Lane shall have a front building set back line of Forty (40) feet in place of the fifty (50) feet shown on said recorded plat.

Lots Twenty-Six (26) through Twenty-Eight (28) inclusive, in Block Two (2) of Tynewood, facing south on Coloma Lane shall have a front building set back line of Thirty-Five (35) feet, in place of the fifty (50) feet shown on the recorded plat.

EXECUTED this the 1st day of November, 1955.

R. W. Simmer
R. W. SIMMER

Roy E. Harris
ROY E. HARRIS

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Roy E. Harris and R. W. Simmer, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and considerations therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of November, 1955.

W. D. Miller
Notary Public in and for
Harris County, TEXAS

Filed for Record Dec. 20, 1955 at 4:15 o'clock P.M.

Recorded Jan. 11, 1956 at 11:21 o'clock P.M.

W. D. MILLER, Clerk County Court Harris County, Texas
Pauline McHugh Deputy

EXHIBIT 10

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0852710000023

Tax Year: 2019



Owner and Property Information									
Owner Name & Mailing Address: 11315 COLOMA LANE LLC 701 SHEPHERD DR STE 200 HOUSTON TX 77007-5593					Legal Description: LT 23 BLK 1 TYNEWOOD				
Property Address: 11315 COLOMA LN HOUSTON TX 77024									
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®	
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	22,594 SF	4,432 SF	7834	25501	392 -- ISD 25 - Memorial Villages South of I-10	5057C	490L	

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/29/2019	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	025	SPRING BRANCH ISD		Not Certified	1.394500	
	040	HARRIS COUNTY		Not Certified	0.418580	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.028770	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.011550	
	043	HARRIS CO HOSP DIST		Not Certified	0.171080	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005190	
	075	PINEY POINT VILLAGE		Not Certified	0.255140	
	707	MEMORIAL VILLAGES WA		Not Certified	0.027463	

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, 2018		Value as of January 1, 2019	
	Market	Appraised	
Land	1,171,335		Land
Improvement	174,665		Improvement
Total	1,346,000	1,346,000	Total
			224,467
			1,395,802
			1,395,802

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	1001 -- Res Improved Table Value	SF1	SF	20,000	1.00	1.00	1.00	--	1.00	55.00	55.00	1,100,000.00
2	1001 -- Res Improved Table Value	SF3	SF	2,594	1.00	0.50	1.00	--	0.50	55.00	27.50	71,335.00

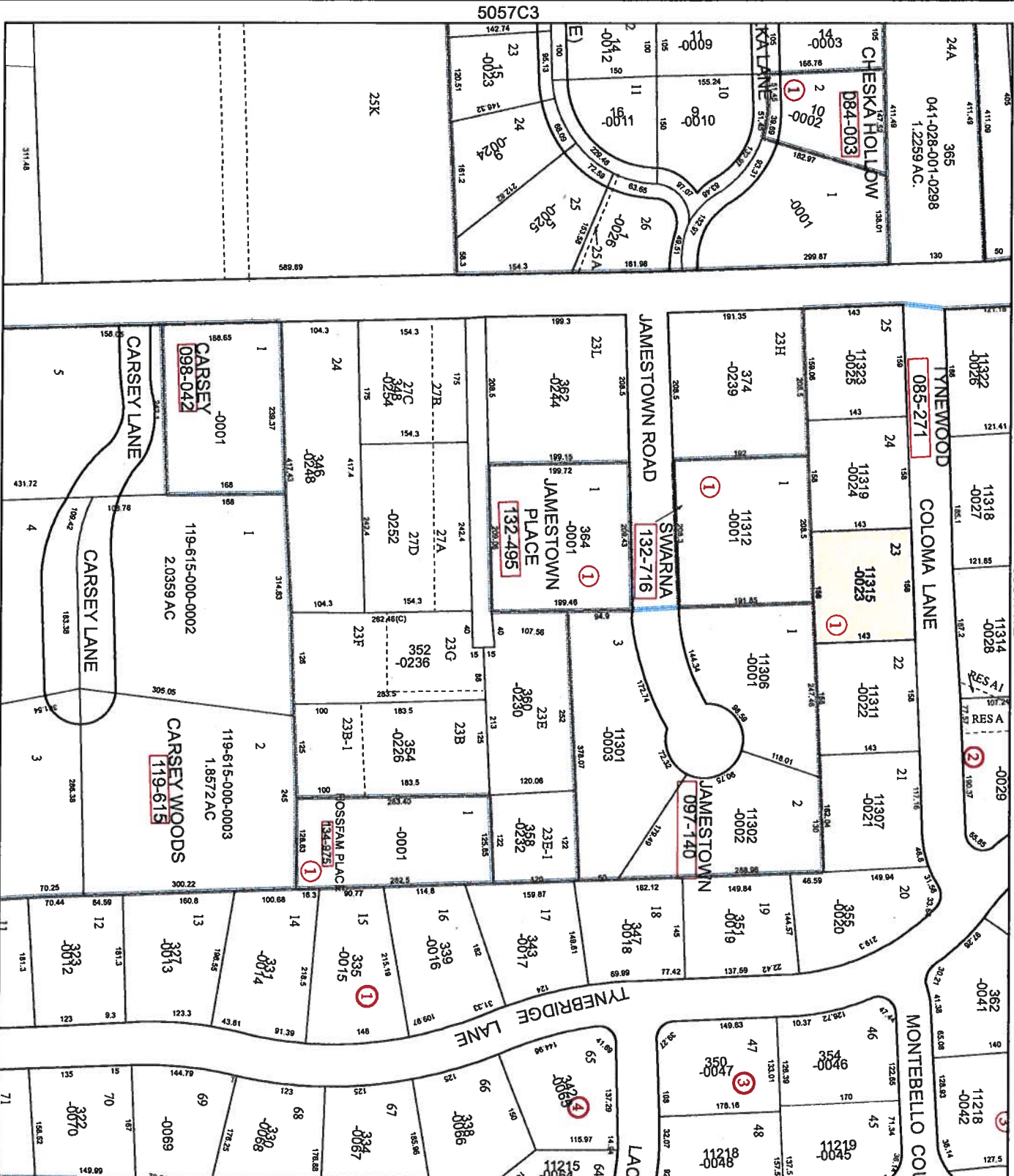
Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1968	Residential Single Family	Residential 1 Family	Good	4,432 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Foundation Type	Slab
Grade Adjustment	B+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Cond / Desir / Util	Average
Element	Units
Room: Total	8
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	3
Room: Bedroom	4
Fireplace: Masonry Firebrick	1

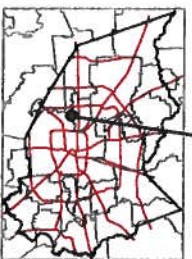
Building Areas	
Description	Area
BASE AREA PRI	4,432
CARPORT PRI	441
OPEN FRAME PORCH PRI	294

Extra Features					
Line	Description	Quality	Condition	Units	Year Built
1	Gunite Pool	Average	Average	1,200.00	1968
2	Frame Utility Shed	Average	Average	168.00	1968



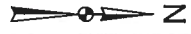
FACET 5057C

1	2	3	4
5	6	7	8
9	10	11	12



MAP LOCATION

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or 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.



Harris County Appraisal District

PUBLICATION DATE: 1/31/2018



5057D1

5057A12

5057C3

5057C8



EXHIBIT 12



ATTACHMENTS

Attachment 1 List of property owners within notification distance

Attachment 2 Sample Copy of letters to property owners

ATTACHMENT 1

Tynewood Amending Plat No. 1
 11315 COLOMA LANE - PINEY POINT VILLAGE

HC-0 ID	Owner Home 1	Owner Mail 1	Owner Mail	Owner Mail	Owner Mail	Owner ZIP	Legal Desc 1	Legal Desc 2	Property Address	Property Address	Property Address	Property Address
			City	State					Number	Street	Sub	ZIP
1	852710000022	CHANG LAURA Y	HOUSTON	TX	77024-7400	UT 22 BLK 1	TYNEWOOD		11311	COLOMA	LANE	77024
2	852710000021	WALSH JOSEPH, III & AMY	HOUSTON	TX	77024-7400	UT 21 BLK 1	TYNEWOOD		11307	COLOMA	LANE	77024
3	971470000022	11302 JAMESTOWN LLC	HOUSTON	TX	77024-7268	UT 2	JAMESTOWN		11302	JAMESTOWN	ROAD	77024
4	971470000023	DOHERTY JOHN PATRICK & SUSAN	HOUSTON	TX	77024-7411	UT 3	JAMESTOWN		11301	JAMESTOWN	ROAD	77024
5	971470000021	JACOBS LOUIS M JR	HOUSTON	TX	77024-7411	UT 1	JAMESTOWN		11306	JAMESTOWN	ROAD	77024
6	1327160010001	CHINTAGUMPALA KUBALAM	HOUSTON	TX	77024-7411	UT 1 BLK 1	SWARNA		11312	JAMESTOWN	ROAD	77024
7	410280020239	DICECCO JOSEPH	HOUSTON	TX	77027-3244	TR 29H	ASST 72 JD TAYLOR		11318	JAMESTOWN	ROAD	77024
8	852710000025	SHAHREN CHRISTINE & ELIAS	HOUSTON	TX	77024-7400	UT 25 BLK 1	TYNEWOOD		11323	COLOMA	LANE	77024
9	852710000024	WILSON WILLIAM H JR & DEBORA	HOUSTON	TX	77024-7400	UT 24 BLK 1	TYNEWOOD		11319	COLOMA	LANE	77024
10	852720000026	VICKERY CONSTANCE GILLER MARK WAREEN GILLER STEPHEN EDWARD	HOUSTON	TX	77024-7408	UT 26 BLK 2	TYNEWOOD		11322	COLOMA	LANE	77024
11	852720000027	% MARK W & STEPHEN E GILLER 2008 TRUSTS	HOUSTON	TX	77024-6777	UT 27 BLK 2	TYNEWOOD		11318	COLOMA	LANE	77024
12	852720000028	HUNTER ROBERT C & AMANDA K	HOUSTON	TX	77024-7408	UT 28 & RES A1 BLK 2	TYNEWOOD		11314	COLOMA	LANE	77024
13	852720000029	BALDWIN KENNETH W MARTIN MELISSA M	HOUSTON	TX	77024-7427	UT 29 & TR 28A & RES A BLK 2	TYNEWOOD		367	TYNEBRIDGE	LANE	77024
14	852720000030	SSBY REAL ESTATE LLC	SPRING	TX	77381-5174	UT 30 BLK 2	TYNEWOOD		371	TYNEBRIDGE	LANE	77024
15	1142520010004	GREENWOOD TODD M & AMY D	HOUSTON	TX	77024-7322	UT 4 BLK 1	GREENBAY OAKS R/P		11319	GREENBAY	STREET	77024
16	1142520010003	DAWSON DOUGLAS A	HOUSTON	TX	77024-7322	UT 3 BLK 1	GREENBAY OAKS R/P		11325	GREENBAY	STREET	77024
17	1142520010001	QUYARE ANGELA LEFEN OLIVER	HOUSTON	TX	77024-7356	UT 1 BLK 1	GREENBAY OAKS R/P		380	PINEY POINT	ROAD	77024
18	971470000022	11302 JAMESTOWN LLC	HOUSTON	TX	77024-7411	UT 2	JAMESTOWN		11302	COLOMA	LANE	77024
19	410280020238	DICECCO JOSEPH GILLER MARK WAREEN GILLER STEPHEN EDWARD	HOUSTON	TX	77024-7411	TR 29H	ASST 72 JD TAYLOR		11318	JAMESTOWN	ROAD	77024
20	852720000022	% MARK W & STEPHEN E GILLER 2008 TRUSTS	HOUSTON	TX	77024-7400	UT 22 BLK 2	TYNEWOOD		11318	COLOMA	LANE	77024
21	852720000030	SSBY REAL ESTATE LLC	HOUSTON	TX	77024-7427	UT 30 BLK 2	TYNEWOOD		371	TYNEBRIDGE	LANE	77024

ATTACHMENT 2

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

March 27, 2019

CHANG LAURA Y
11311 COLOMA LN
HOUSTON, TX, 77024-7400

To Whom It may Concern:

On behalf of our client, **11315 COLOMA LANE, MR. ALAN SADEGHPOUR & MR. DAVID SADEGHPOUR, LLC**, we respectfully invite you to attend the Board of Adjustment's hearing at 7:00 P.M. on **APRIL 11, 2019** at the City of Piney Point Village, 7676 Woodway, Suite 300, Houston, Texas 77063.

We wish to inform you that we will be seeking a variance from the Board of Adjustments for the property at **11315 Coloma Lane**. We are requesting a variance to allow a 40.0 feet front building line along Coloma Lane as allowed by deed restrictions and previously approved by Board of Adjustments (11/1/1955). Proposed residence will be located at 40 feet from the front property line.

We are seeking a variance to the following portion of the city of Piney Point Village Code of Ordinances:

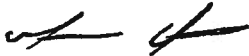
Sec. 74-244 – Regulations

(c) Area regulations; size of yards

- (1) Front yard: There shall be a front yard having a depth a not less than 50 feet, Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot fronting upon the turnaround portion of such cul-de-sac shall have a front yard depth of not less that 25 feet.

A full variance packet will be available at Piney Point City Hall during normal business hours, and also will be available online (www.cityofpineypoint.com) from Friday, March 29, 2019. If you have any questions or concerns, please feel free to contact myself at 281.829.0034.

Sincerely,



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

Attachments: Reduced copy of existing conditions survey & Site plan of proposed residence