

THE STATE OF TEXAS
COUNTY OF HARRIS

We, **MANISH RUNGTA AND MANJU RUNGTA**, owners hereinafter referred to as Owners of the **0.9521 acre tract (41,476 square feet)** described in the above and foregoing plat of **MEMORIAL POINT PARTIAL REPLAT NO 1**, 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 ourselves, 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 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.

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.

WITNESS ours hand in the City of Piney Point Village, Texas, this _____ day of _____, 2024.

MANISH RUNGTA
OWNER

MANJU RUNGTA
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **MANISH RUNGTA AND MANJU RUNGTA**, Owners, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

We, **AGILITY BANK, N.A.**, owners and holders of a lien against the property described in the plat known as **MEMORIAL POINT PARTIAL REPLAT NO 1**, said lien being evidenced by instrument of record in Harris County Clerk's File Nos. RP-2022- 404998 of the Real Property Records of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Authorized Representative of **AGILITY BANK, N.A.**

THE STATE OF TEXAS
COUNTY OF HARRIS

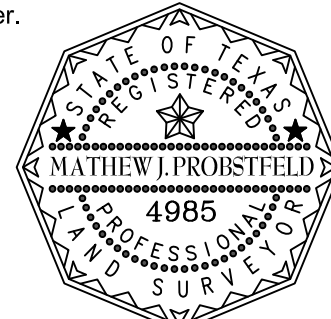
BEFORE ME, the undersigned authority, on this day personally appeared _____, its whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, **MATHEW J. PROBSTFELD**, am 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 (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.



MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

This is to certify that the Planning and Zoning Commission of the City of Piney Point Village, Texas, has approved this plat and subdivision of **MEMORIAL POINT PARTIAL REPLAT NO 1** 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 _____, 2024.

By: _____
MARGARET ROHDE
CHAIRMAN

By: _____
ANNETTE R. ARRIAGA
SECRETARY

PARTIAL REPLAT OF
MEMORIAL POINT
(Vol. 233, Pg. 40 HCMR)

LOT 11
PARTIAL REPLAT OF
MEMORIAL POINT
2.2345 ACRES
HINES M. MARSHALL, JR.
(HCCF # 480725)

LOT 9
MEMORIAL POINT
1.1641 ACRES
MEREDITH KATHRYN ROOHNILL
(HCCF # RP-2021-8698)

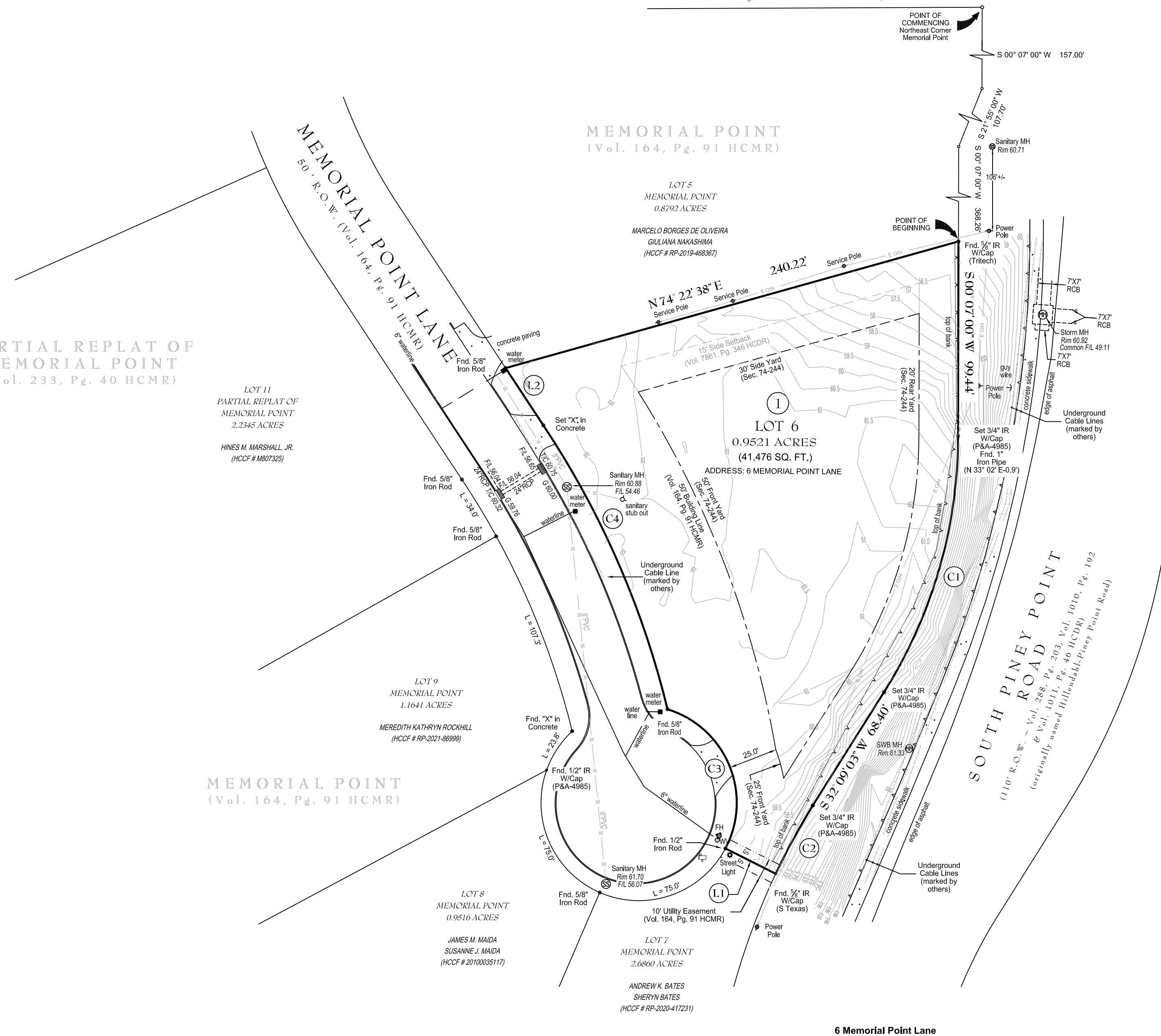
MEMORIAL POINT
(Vol. 164, Pg. 91 HCMR)

LOT 8
MEMORIAL POINT
0.9816 ACRES
JAMES M. MAIDA
SUSANNE J. MAIDA
(HCCF # 201003517)

LOT 7
MEMORIAL POINT
2.6860 ACRES
ANDREW K. BATES
SHERYN BATES
(HCCF # RP-2020-417231)

MEMORIAL DRIVE

(80' R.O.W. - Vol. 827, Pg. 255, Vol. 1987,
Pgs. 712 & 714 HCDR)



L1	N 63 14' 10" W - 28.74'
L2	N 33 23' 00" W - 35.00'
C1	R= 246.70' Δ= 32 02' 03" L= 137.93 Ch= 516 188'02" W - 136.14'
C2	R= 356.50' Δ= 06 22' 42" L= 39.69' Ch= 5 28 31' 54" W - 39.67'
C3	R= 50.00' Δ= 100 47' 36" L= 87.96' Ch= N 22 37' 00" W - 77.05'
C4	R= 455.00' Δ= 20 01' 49" L= 159.07' Ch= N 23 37' 21" W - 158.26'

A tract or parcel of land containing 0.9521 acres (41,476 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, and being known as Lot 6, of Memorial Point, an addition in the City of Piney Point Village, Harris County, Texas, according to the map or plat thereof as recorded in Volume 164, Page 91 of the Map Records of Harris County, Texas, said 0.9521 acre tract being that same certain tract of land conveyed to Manish Rungta and Manju Rungta as recorded under Harris County Clerk's File No. RP-2022-404997, said 0.9521 acre tract being more particularly described by metes and bounds as follows with bearings based on the East right of way line of Memorial Point Lane:

COMMENCING at a point for corner being the intersection of the South right of way line of Memorial Drive, (80 feet in width as recorded in Volume 827, Page 255, Volume 1987, Pages 712 & 714, all of the Deed Records of Harris County, Texas), and the West right of way line of South Piney Point Road, (110 feet in width as recorded in Volume 288, Page 203, Volume 1010, Page 192 and Volume 1011, Page 46, all of the Deed Records of Harris County, Texas, and being originally named Hillendahl-Piney Point Road), said point for corner being the Northeast corner of Lot 1, and also the Northeast corner of Memorial Point;

THENCE South 00 degrees 07 minutes 00 seconds West, along the said West right of way line of South Piney Point Road, a distance of 157.00 feet to a point for corner being a point for angle in the said West right of way line of South Piney Point Road;

THENCE South 21 degrees 55 minutes 00 seconds West, continuing along the said West right of way line of South Piney Point Road, a distance of 107.70 feet to a point for angle in the said West right of way line of South Piney Point Road;

THENCE South 00 degrees 07 minutes 00 seconds West, continuing along the said West right of way line of South Piney Point Road, a distance of 368.26 feet to a found 5/8 inch iron rod with cap (Tritech) marking the Southeast corner of Lot 5, being a 0.8792 acre tract of land conveyed to Marcelo Borges De Oliveira and Gluilana Nakashima as recorded under Harris County Clerk's File No. RP-2019-468367, said found 5/8 inch iron rod with cap marking the Northeast corner of Lot 6 and also the **POINT OF BEGINNING** and the Northeast corner of the herein described tract;

THENCE South 00 degrees 07 minutes 00 seconds West, continuing along the said West right of way line of South Piney Point Road, a distance of 99.44 feet to a set 3/4 inch iron rod with cap (P&A-4985) marking the beginning of a curve to the right, a found 1 inch iron pipe bears North 33 degrees 02 minutes 00 seconds East, a distance of 0.90 feet;

THENCE in a Southerly direction, continuing along the said West right of way line of South Piney Point Road with said curve to the right having a radius of 246.70 feet, a central angle of 32 degrees 02 minutes 03 seconds, an arc length of 137.93 feet, a chord that bears South 16 degrees 08 minutes 02 seconds West, a distance of 136.14 feet to a set 3/4 inch iron rod with cap (P&A-4985) marking a point of tangency;

THENCE South 32 degrees 09 minutes 03 seconds West, continuing along the said West right of way line of South Piney Point Road, a distance of 68.40 feet to a set 3/4 inch iron rod with cap (P&A-4985) marking the beginning of a curve to the left;

THENCE in a Southerly direction, continuing along the said West right of way line of South Piney Point Road with a curve to the left having a radius of 356.50 feet, a central angle of 06 degrees 22 minutes 42 seconds, an arc length of 39.69 feet, (call 40.00 feet), a chord that bears South 28 degrees 31 minutes 54 seconds West, a distance of 39.67 feet to a found 5/8 inch iron rod with cap (S Texas) marking the most Easterly Northeast corner of Lot 7, being a 2.6860 acre tract of land conveyed to Andrew K. Bates and Sheryn Bates as recorded under Harris County Clerk's File No. RP-2020-417231, said found 5/8 inch iron rod with cap marking the South corner of said Lot 6, and also marking the South corner of the herein described tract;

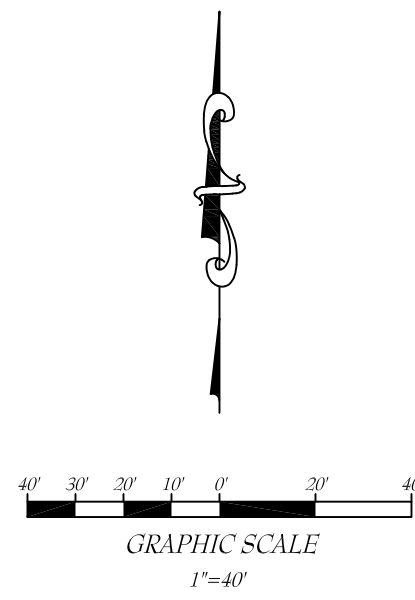
THENCE North 63 degrees 14 minutes 10 seconds West, (call North 62 degrees 35 minutes 27 seconds West), (non-radial), along the common lot line of said Lot 6 and Lot 7, a distance of 28.74 feet to a found 1/2 inch iron rod lying along a curve in the cul de sac of Memorial Point Lane, (50 feet in width as recorded in Volume 164, Page 91 of the Map Records of Harris County, Texas), said found 1/2 inch iron rod marking the North corner of said Lot 7, said found 1/2 inch iron rod also marking the most Southerly Southwest corner of the herein described tract;

THENCE in a Northerly direction along the said East right of way line of Memorial Point Lane with a curve to the left having a radius of 50.00 feet, a central angle of 100 degrees 47 minutes 36 seconds, an arc length of 87.96 feet, a chord that bears North 22 degrees 37 minutes 00 seconds West, a distance of 77.05 feet to a found 5/8 inch iron rod marking a cusp in the said East right of way line of Memorial Point Lane;

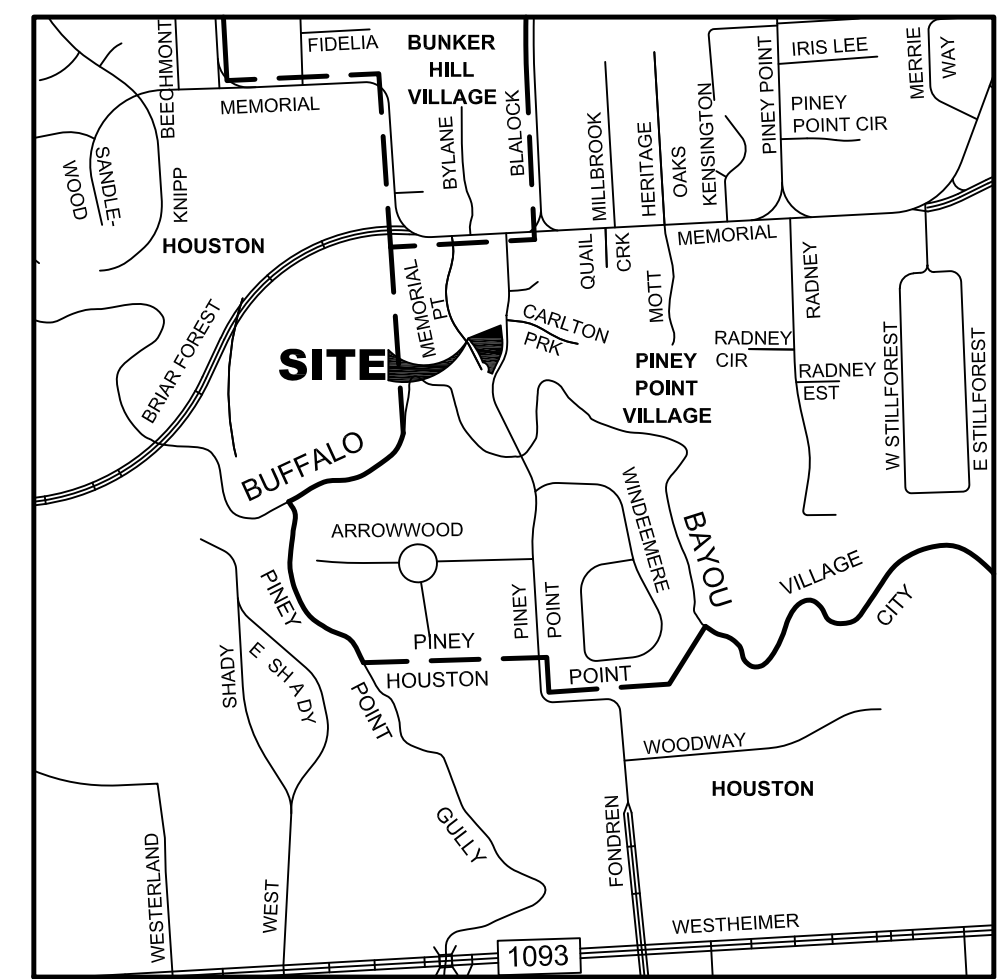
THENCE in a Northerly direction, continuing along the said East right of way line of Memorial Point Lane with a curve to the left having a radius of 455.00 feet, a central angle of 20 degrees 01 minutes 49 seconds, an arc length of 159.07 feet, (call length 158.82 feet), a chord that bears North 23 degrees 37 minutes 21 seconds West, a distance of 158.26 feet to a set "X" in concrete marking a point of tangency;

THENCE North 33 degrees 23 minutes 00 seconds West, continuing along the said East right of way line of Memorial Point Lane, a distance of 35.00 feet to a found 5/8 inch iron rod marking the Southwest corner of said Lot 5, same being the Northwest corner of said Lot 6, said found 5/8 inch iron rod also marking the Northwest corner of the herein described tract;

THENCE North 74 degrees 22 minutes 38 seconds East, along the common lot line of said Lot 6 and Lot 5, a distance of 240.22 feet to the **POINT OF BEGINNING** and containing 0.9521 acres, (41,476 square feet), of land.



JOHN D. TAYLOR SURVEY
ABSTRACT 72
Harris County, Texas



0 1/8 1/4 3/8 1/2
MILE

VICINITY MAP
KEY MAP 490P

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. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
- UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
- BLDG. LINE OR B.L. denotes BUILDING LINE.
- W.L.E. denotes WATER LINE EASEMENT.
- S.S.E. denotes SANITARY SEWER EASEMENT.
- O.P.R.O.R.P. denotes OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- A.E. denotes AERIAL EASEMENT.
- ① denotes BLOCK NUMBER.
- R.O.W. denotes RIGHT OF WAY.
- VOL. denotes VOLUME.
- PG. denotes PAGE.
- Subject Tract **DOES LIE** within the designated 100 year flood plain as shown on FEMA Flood Insurance Rate Map **48201C 0835 L, Dated 6/18/2007. (SHADED X) (Shown by graphic plotting only)**
- Information shown on this plat was based on City Planning Letter issued by Abstract Services of Houston, GF# 7910 -23 - 3307 with an effective date of January 10, 2024.
- Elevations shown based on City of Piney Point Village Benchmark No. 5 Elevation = 61.48 NAVD88 (2001 Adjustment)
- The Owners further acknowledge and agree that this plat does not attempt to alter or remove any restrictive covenants as filed in H.C.C.F. Nos. D037391 and D857288.
- Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in H.C.C.F. Nos. D037391 and D857288.

NOTES ON EXISTING PIPELINES

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

FINAL PLAT OF
MEMORIAL POINT
PARTIAL REPLAT NO 1

A SUBDIVISION BEING A REPLAT OF LOT 6 OF MEMORIAL POINT
AN ADDITION IN THE CITY OF PINEY POINT VILLAGE AS
RECORDED IN VOLUME 164, PAGE 91
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEING A PLAT OF 0.9521 ACRES (41,476 SQUARE FEET), LOCATED IN THE JOHN D.
TAYLOR SURVEY, ABSTRACT 72, CITY OF PINEY POINT VILLAGE
HARRIS COUNTY, TEXAS.

1 LOT 1 BLOCK NO RESERVE

REASON FOR PLATTING:
TO REDUCE THE REAR BUILDING LINE
FROM 50 FEET TO 20 FEET

OWNERS:
MANISH RUNGTA AND MANJU RUNGTA
6 MEMORIAL POINT LANE
HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS
MAY 23, 2024

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS