

STATE OF TEXAS
COUNTY OF HARRIS

We, Ajay Khurana and Sippi Kaur Khurana owners hereinafter referred to as Owners (whether one or more) of the 1.0482 acre tract described in the above and foregoing map of MEMORIAL DRIVE MANOR PARTIAL REPLAT NO 3, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, 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 on the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all utility easements as shown.

WITNESS our hand in the City of Houston, Texas, this 12th day of April, 2019

[Signature]
Ajay Khurana, Owner

[Signature]
Sippi Kaur Khurana, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ajay Khurana known to me to be the person whose name is 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 12th day of April, 2019

Signature: *[Signature]*
Notary Public in and for the State of Texas

PATRICK COOK
Notary Public, State of Texas
Comm. Expires 03-19-2022
Notary ID 131493935

Printed Name: Patrick Cook

My Commission expires: 3/19/22

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sippi Kaur Khurana, known to me to be the person whose name is 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 12th day of April, 2019

Signature: *[Signature]*
Notary Public in and for the State of Texas

PATRICK COOK
Notary Public, State of Texas
Comm. Expires 03-19-2022
Notary ID 131493935

Printed Name: Patrick Cook

My Commission expires: 3/19/22

I, Fred W. Lawton, 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 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 five eighths (5/8) 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.



[Signature]
Fred W. Lawton
Texas Registration No. 2321

This is to certify that the planning and zoning Commission of the City of Hunters Creek Village, Texas, has approved this plat and subdivision of MEMORIAL DRIVE MANOR PARTIAL REPLAT NO 3, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the chairman and secretary of the planning and zoning commission of the City of Hunters Creek Village, Texas, this 18th day of April, 2019

[Signature]
Bill Dalton, Chairman

[Signature]
Crystal Daizer, Secretary

I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on APRIL 23, 2019, at 10:29 A.M., and duly recorded on APRIL 23, 2019, at 12:54 P.M., and at Film Code Number 688226 of the Map Records of Harris County for said county.

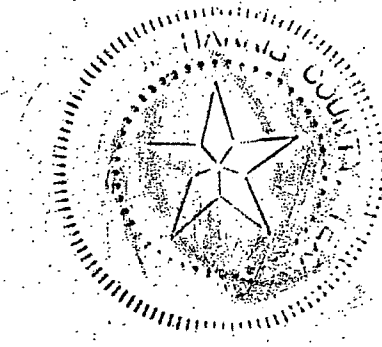
Witness my hand and seal of office, at Houston, the day and date last above written.

DIANE TRAUTMAN
Diane Trautman
County Clerk
Of Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BY COLOR OR TRACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which this signature is affixed and only then to the extent that such instrument is not altered or changed after recording

[Signature]
DEPUTY
EDWINA V. MACK



RP-2019-163407

4/23/2019 HCCPRP2 60.00

FILED
4/23/2019 10:28 AM

[Signature]
COUNTY CLERK

LEGAL DESCRIPTION LOT 11

BEING A TRACT OF LAND CONTAINING 0.5314 ACRES (23,148 SQUARE FEET) OUT OF LOT 10, BLOCK ONE OF MEMORIAL DRIVE MANOR, PARTIAL REPLAT NUMBER 1, A SUBDIVISION IN THE CITY OF HUNTERS CREEK VILLAGE, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE 652006 OF THE HARRIS COUNTY MAP RECORDS SITUATED IN THE ROBERT "VINCE" SURVEY, ABSTRACT NUMBER 77, IN HARRIS COUNTY, TEXAS, SAID 0.5314 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS: BEARING BASIS IS THE EAST LINE OF SAID LOT 10 BLOCK 1 BEING SOUTH 01 DEGREES 28 MINUTES 46 SECONDS EAST.

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTH RIGHT-OF-WAY LINE OF SHASTA DRIVE (60 FEET RIGHT-OF-WAY) FOR CORNER AT A POINT OF TANGENCY AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 10, BLOCK 1; THENCE SOUTH 88 DEGREES 31 MINUTES 14 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SHASTA DRIVE AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND SAID LOT 10, BLOCK 1, A DISTANCE OF 116.49 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID LOT 10, BLOCK 1 AND THE SOUTHEAST CORNER OF LOT 12, BLOCK 1 OF MEMORIAL DRIVE MANOR AS RECORDED IN VOL. 32, PG. 18 IF HARRIS COUNTY MAP RECORDS;

THENCE NORTH 00 DEGREES 55 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND SAID LOT 10, BLOCK 1, A DISTANCE OF 134.64 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ACROSS SAID LOT 10 THE FOLLOWING FIVE CALLS:

NORTH 89 DEGREES 06 MINUTES 42 SECONDS EAST, DISTANCE OF 66.52 FEET TO A POINT FOR A CORNER;
NORTH 01 DEGREES 28 MINUTES 25 SECONDS WEST, DISTANCE OF 8.18 FEET TO A POINT FOR A CORNER;
NORTH 88 DEGREES 31 MINUTES 35 SECONDS EAST, DISTANCE OF 73.00 FEET TO A POINT FOR A CORNER;
SOUTH 01 DEGREES 28 MINUTES 25 SECONDS EAST, DISTANCE OF 15.07 FEET TO A POINT FOR A CORNER;

NORTH 89 DEGREES 06 MINUTES 42 SECONDS EAST, DISTANCE OF 35.68 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF THE WEST RIGHT-OF-WAY LINE OF LINDENWOOD DRIVE.

THENCE SOUTH 01 DEGREES 28 MINUTES 46 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LINDENWOOD DRIVE AND THE EAST LINE OF SAID LOT 10, BLOCK 1, A DISTANCE OF 66.68 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEAST LINE OF SAID LOT 10 OF BLOCK 1 AND THE HEREIN DESCRIBED TRACT, ALONG THE ARC OF THE SAID CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 94.25 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 31 MINUTES 14 SECONDS WEST, 84.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5314 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION LOT 10

A TRACT OF LAND CONTAINING 0.5168 ACRES (22,690 SQUARE FEET) OUT OF LOT 10, BLOCK ONE OF MEMORIAL DRIVE MANOR, PARTIAL REPLAT NUMBER 1, A SUBDIVISION IN THE CITY OF HUNTERS CREEK VILLAGE, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE 652006 OF THE HARRIS COUNTY MAP RECORDS SITUATED IN THE ROBERT "VINCE" SURVEY, ABSTRACT NUMBER 77, IN HARRIS COUNTY, TEXAS, SAID 0.5168 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS: BEARING BASIS IS THE EAST LINE OF SAID LOT 10 BLOCK 1 BEING SOUTH 01 DEGREES 28 MINUTES 46 SECONDS EAST.

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTH RIGHT-OF-WAY LINE OF SHASTA DRIVE (60 FEET RIGHT-OF-WAY) FOR CORNER AT A POINT OF TANGENCY AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 10, BLOCK 1; THENCE NORTH 88 DEGREES 31 MINUTES 14 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SHASTA DRIVE AND THE SOUTH LINE OF SAID LOT 10, BLOCK 1, A DISTANCE OF 116.49 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 1, AS RECORDED IN VOL. 32, PG. 18 HARRIS COUNTY MAP RECORDS;

THENCE NORTH 00 DEGREES 55 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 10, BLOCK 1, A DISTANCE OF 134.64 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE POINT OF BEGINNING;

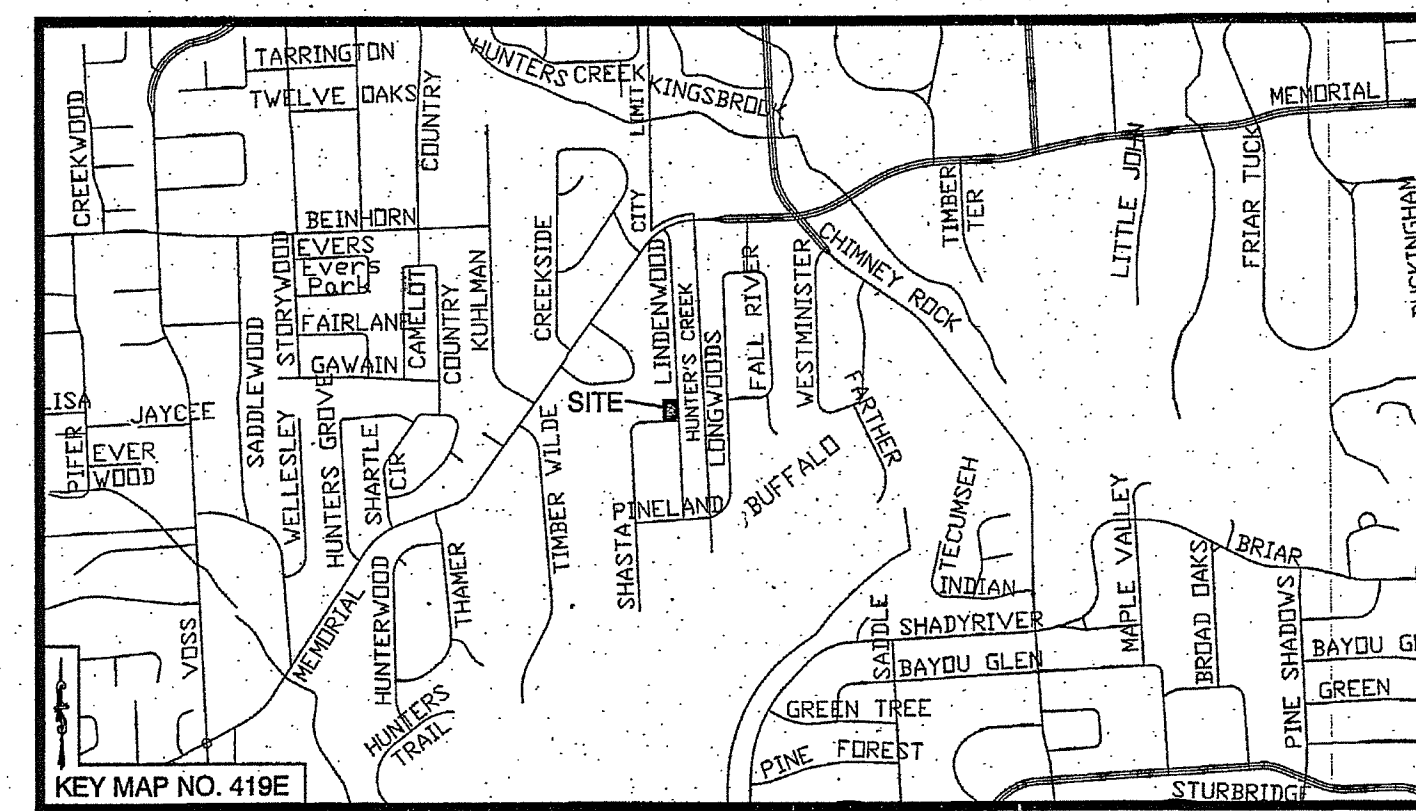
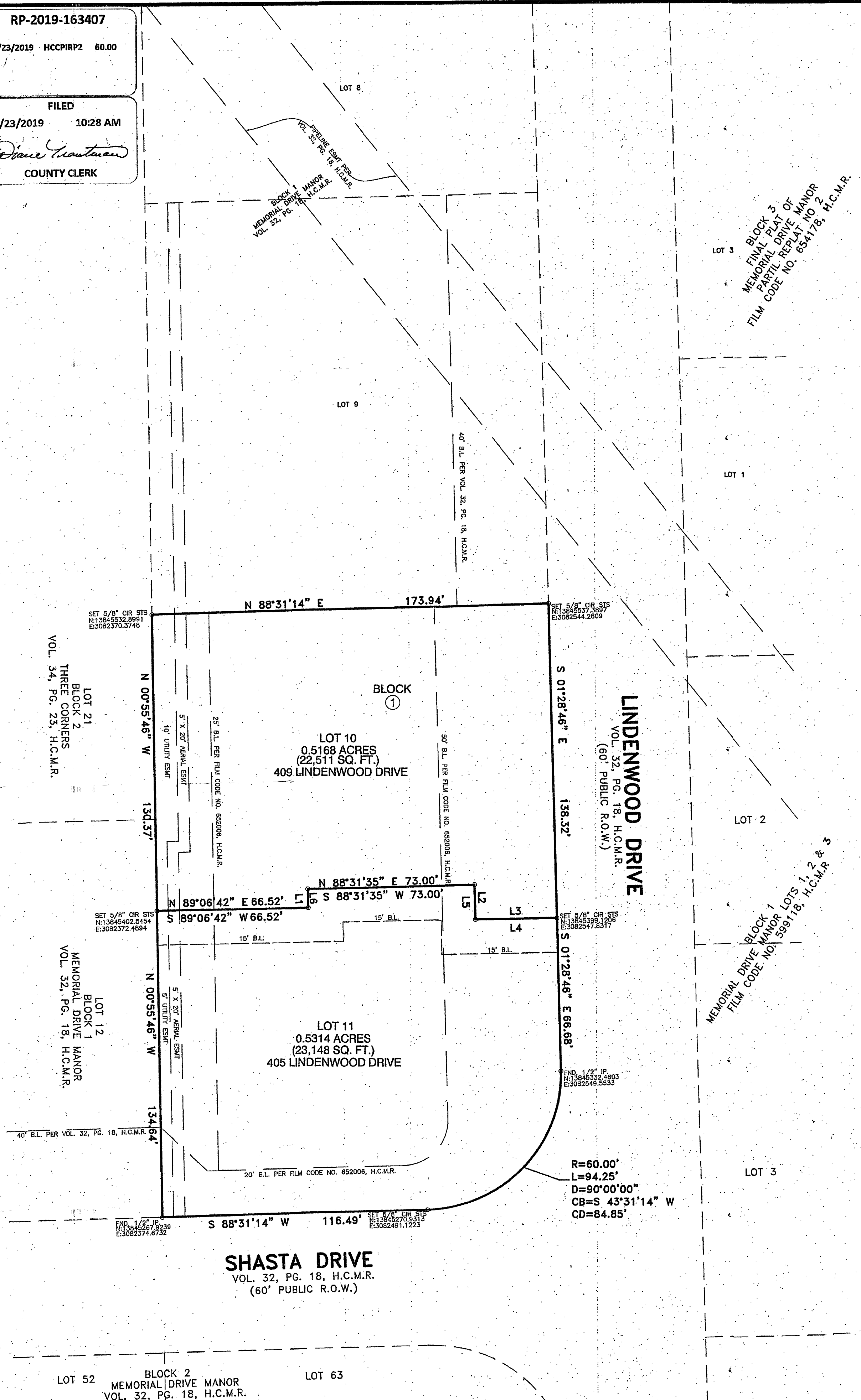
THENCE NORTH 00 DEGREES 55 MINUTES 46 SECONDS WEST CONTINUING ALONG THE WEST LINE OF SAID LOT 10, AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 130.37 FEET TO A 5/8 INCH "SOUTH TEXAS SURVEYING" CAPPED ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID LOT 10;

THENCE NORTH 88 DEGREES 31 MINUTES 14 SECONDS EAST ALONG THE COMMON LINE OF THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF LOT 9, BLOCK 1 OF MEMORIAL DRIVE MANOR A DISTANCE OF 173.94 FEET TO A 5/8 INCH "SOUTH TEXAS SURVEYING" CAPPED ROD SET IN THE WEST RIGHT-OF-WAY LINE OF LINDENWOOD DRIVE (60 FOOT RIGHT-OF-WAY) MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 28 MINUTES 46 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF SAID LINDENWOOD DRIVE, THE EAST LINE OF SAID LOT 10, AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE 138.32 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

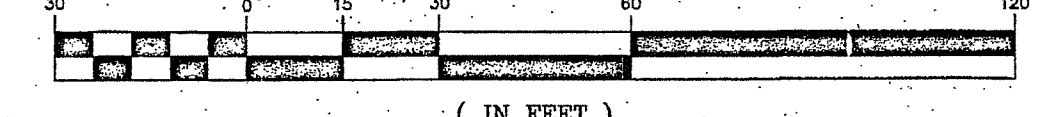
THENCE ACROSS SAID LOT 10 WITH THE FOLLOWING FIVE CALLS:

SOUTH 89 DEGREES 06 MINUTES 42 SECONDS WEST, DISTANCE OF 35.68 FEET;
NORTH 01 DEGREES 28 MINUTES 25 SECONDS WEST, DISTANCE OF 15.07 FEET;
SOUTH 88 DEGREES 31 MINUTES 35 SECONDS WEST, DISTANCE OF 73.00 FEET;
SOUTH 01 DEGREES 28 MINUTES 25 SECONDS EAST, DISTANCE OF 8.18 FEET;
SOUTH 89 DEGREES 06 MINUTES 42 SECONDS WEST, DISTANCE OF 66.52 FEET TO THE POINT OF BEGINNING CONTAINING 0.5168 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND:

- SQ. FT. - SQUARE FEET
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- H.C.C.F. - HARRIS COUNTY CLERKS FILE
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- VOL. - VOLUME
- PG. - PAGE
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- CR - CAPPED IRON ROD
- "ST" - STAMPED SOUTH TEXAS SURVEYING

LINE	BEARING	LENGTH
L1	N 01°28'25" W	8.18'
L2	S 01°28'25" E	15.07'
L3	N 89°06'42" E	35.68'
L4	S 89°06'42" W	35.68'
L5	N 01°28'25" W	15.07'
L6	S 01°28'25" E	8.18'

NOTES:

- Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 44, Code of Ordinances, City of Hunters Creek Village, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.99999194446177.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 44, Code of Ordinances, City of Hunters Creek Village, Texas in effect at the time this plat was approved, which may be amended from time to time.
- No known Deed Restriction violations exist at the property.

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 688226
MEMORIAL DRIVE MANOR PARTIAL REPLAT NO 3
THIS IS PAGE 1 OF 2 PAGES
SCANNER CONTACT 104400
KEY MAP

MEMORIAL DRIVE MANOR
PARTIAL REPLAT NO 3

1 BLOCK, 2 LOTS

A SUBDIVISION OF 1.0482 ACRES (45,659 SQ.FT.) OF LAND BEING A REPLAT OF LOT 10, OF MEMORIAL DRIVE MANOR PARTIAL REPLAT NO 1 AS RECORDED IN FILM CODE NO. 652006 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:

TO CREATE 2 SINGLE FAMILY LOTS
SCALE: 1" = 30' DATE: 4/2019

OWNERS: AJAY KHURANA AND
SIPPI KAUR KHURANA
ADDRESS: 405 LINDENWOOD DRIVE
HOUSTON, TEXAS 77024

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77040
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All electronic, additional and changes were present at the time the instrument was filed and recorded.