

STATE OF TEXAS  
COUNTY OF HARRIS

We, 5921 INTERESTS, LTD., acting by and through David Greenberg, Manager, and Annette Wierschem, its Secretary, being officers of 5921 INTERESTS, LTD., owners hereinafter referred to as Owners (whether one or more) of the 6.913 acre tract described in the above and foregoing map of PARKER PLAZA AT FORTY FIVE do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement of any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed under restriction to residential use for more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the 5921 INTERESTS, LTD., has caused these presents to be signed by David Greenberg, its Manager, thereunto authorized, attested by its Secretary, Annette Wierschem, this 22nd day of September, 2016.

5921 INTERESTS, LTD.

By: David Greenberg, Manager

Attest: Annette Wierschem, Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared David Greenberg, 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 22nd day of September, 2016.

Charlotte Greenberg  
Notary Public in and for the State of Texas  
Print Name: Charlotte Greenberg  
My Commission expires: 06/28/2019

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Annette Wierschem 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 22nd day of September, 2016.

Charlotte Greenberg  
Notary Public in and for the State of Texas  
Print Name: Charlotte Greenberg  
My Commission expires: 06/28/2019

We, Greenberg Finance, LLC, owner and holder of a lien against the property described in the plat known as PARKER PLAZA AT FORTY FIVE sold lien being evidenced by instrument of record in the Clerk's File No. 20150239304 of the D.P.R.R.P. 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 subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same, nor any part thereof.

By: David Greenberg, Manager

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared David Greenberg 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.

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By: David Greenberg, Manager

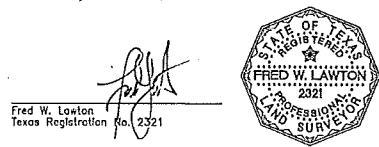
STATE OF TEXAS  
COUNTY OF HARRIS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of September, 2016.

Charlotte Greenberg  
Notary Public in and for the State of Texas  
Print Name: Charlotte Greenberg  
My Commission expires: 06/28/2019

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 on said 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.



Fred W. Lawton  
Texas Registration No. 2321

RP-2016-484438

10/26/2016 10:46 PM

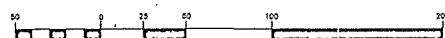
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COUNTY CLERK

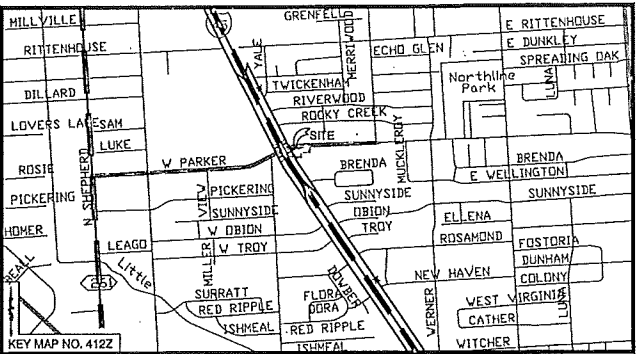
GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.

LEGEND:  
SQ. FT. - SQUARE FEET  
ESMT. - EASEMENT  
B.L. - BUILDING LINE  
G.B.L. - GARAGE BUILDING LINE  
U.E. - UTILITY EASEMENT  
A.E. - AERIAL EASEMENT  
R.O.W. - RIGHT OF WAY  
H.C.C.F. - HARRIS COUNTY CLERKS FILE  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
VOL. - VOLUME  
P.G. - PAGE  
FND - FOUND  
IP - IRON PIPE  
IR - IRON ROD  
CIR - CAPPED IRON ROD  
STS - STAMPED SOUTH TEXAS SURVEYING



VICINITY MAP  
NOT TO SCALE

CALLLED 2.0351 ACRES  
H.C.C.F. NO. 20090150217

CALLLED 1.94 ACRES  
H.C.C.F. NO. 20080142468

CALLLED 0.5092 ACRES  
H.C.C.F. NO. V638213

CALLLED 2.4702 ACRES  
H.C.C.F. NO. 20110505719

WEST PARKER ROAD  
H.C.C.F. NO. V638213  
(60' PUBLIC R.O.W.)

R=480.87'  
L=101.71'  
D=12°07'07"  
CB=N 82°09'09" E  
CD=101.52'

N 138°77'18.6174  
E 31°08'57.8051  
SET 7/4

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SET 7/4

BLOCK  
UNRESTRICTED RESERVE 'A'  
6.913 ACRES  
(301,147 SQ. FT.)

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 879849  
PARKER PLAZA AT FORTY FIVE  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Control 104400  
KEY MAP

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
BLOCK 1  
AIRWAY VILLAGE SUBDIVISION  
VOL. 52, PG. 20, H.C.M.R.  
(60' PUBLIC R.O.W.)

WEST BRENDA STREET  
VOL. 52, PG. 20, H.C.M.R.  
(60' PUBLIC R.O.W.)

PARKER PLAZA AT FORTY FIVE  
1 BLOCK, 1 RESERVE

A SUBDIVISION OF 6.913 ACRES (301,147 SQ. FT.) OF LAND SITUATED IN THE ASHBEL SMITH SURVEY. ABSTRACT NO. 726, HARRIS COUNTY, TEXAS AND BEING PART OF LOTS 8 AND 9 OF LITTLE YORK ANNEX. AS RECORDED IN VOLUME 95 PAGE 305 OF THE HARRIS COUNTY DEED RECORDS, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:  
TO CREATE 1 UNRESTRICTED RESERVE  
SCALE: 1"= 50' DATE: 7/2016

OWNER: 5921 INTERESTS, LTD.  
ADDRESS: 5959 RICHMOND AVE STE 440  
HOUSTON, TEXAS 77067

RECORDERS MEMORANDUM  
All copies of this recordation, whether in hard copy or electronic form, shall be maintained by the recorder for a period of ten (10) years from the date of recording. If a copy of this recordation is lost, the recorder shall, at the request of the owner, provide a duplicate copy of this recordation. The recorder shall not be liable for the loss of this recordation if the owner has not provided a duplicate copy of this recordation to the recorder.



SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77062  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400

JOB: 462-16

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