

FILED  
5/17/2013 3:35 PM  
Stan Stanart  
COUNTY CLERK

20130240643

5/17/2013 ltrp2 \$60.00

STATE OF TEXAS  
COUNTY OF HARRIS

We, Bintliff Holdings, Inc. acting by and through Mehdi Sharifian, its president and Hamid Kooras, its vice president and secretary, being officers of Bintliff Holdings, Inc., owners hereinafter referred to as Owners of 1.0412 acre tract described in the above and foregoing map of BINTLIFF CENTER, 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, 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 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 unobstructed aerial easements. The aerial easements shall extend horizontally an 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 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 each 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 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 the 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 each 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 shall be 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, gullies, 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 at any 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 any drainage easement, ditch, gully, creek or natural drainage way is hereby 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 abutting property 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; I further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Bintliff Holdings, Inc. has caused these presents to be signed by Mehdi Sharifian, its president, thereunto authorized, attested by its vice president and secretary, Hamid Kooras, this 24th day of April, 2013.

Bintliff Holdings, Inc.

By: Mehdi Sharifian  
Mehdi Sharifian, President

Attest: Hamid Kooras  
Hamid Kooras, Vice President & Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, Mehdi Sharifian and Hamid Kooras, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment 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 cooperation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of April, 2013.



Elizabeth Faye Stevens  
Notary Public in and for State of Texas

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Bintliff Center in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 17th day of MAY, 2013.

By: Mark A. Kilkenny  
Chair

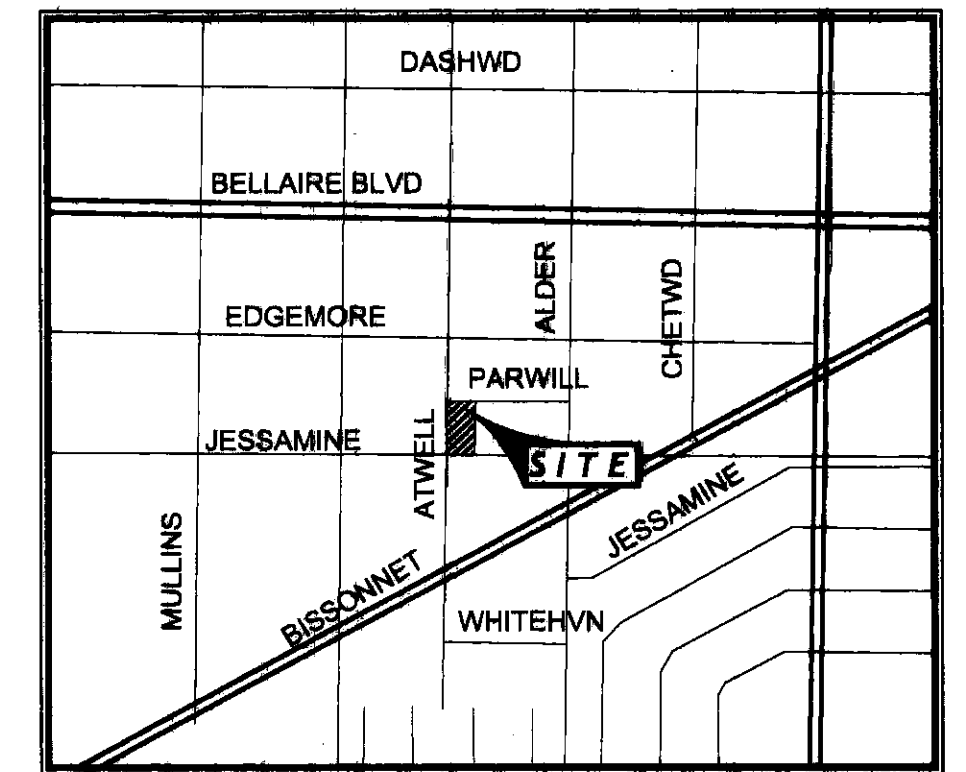
By: Marlene L. Gaflick  
Secretary

I, Stan Stanart, County Clerk of Harris County, do hereby certify that within instrument with its certificate of authentication was filed for registration in my office on MAY 17, 2013, at 3:35 o'clock P.M., and duly recorded on MAY 20, 2013, at 1:10 o'clock P.M., and at Film Code Number 654082 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.

Stan Stanart  
County Clerk  
of Harris County, Texas

By: Edwina V. Mack  
Deputy



VICINITY MAP  
N.T.S.

I, Houtan Jalayer, 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 rods having an outside diameter of not less than three quarter 3/4 inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and the state plane coordinates (NAD83).

By: Houtan Jalayer, P.E., R.P.L.S.  
Texas Registration No. 2460  
4-24-2013



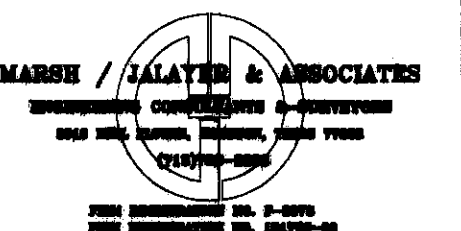
**BINTLIFF CENTER**  
A SUBDIVISION OF 1.0412 ACRE  
LOCATED IN THE  
DAY LAND CATTLE COMPANY SURVEY  
ABSTRACT NO. 1167  
BEING A REPLAT OF  
THE SOUTH 280 FEET OF LOT 66 AND  
SOUTH 280 FEET OF THE WEST 55 FEET  
OF LOT 67, OF BLOCK 22  
WESTMORELAND FARMS  
AMENDED FIRST SUBDIVISION  
VOL. 3, PAGE 60  
HARRIS COUNTY MAP RECORDS  
HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

REASON TO REPLAT: TO ELIMINATE THE LOT LINES  
FOR THE PURPOSE OF CREATING  
A COMMERCIAL RESERVE

Date: April 16, 2013

Owner & Developer: Bintliff Holdings, Inc.  
8403 Alameda Road, Suite E  
Houston, Texas 77054



LEGEND	
I.R.	IRON ROD
B.L.	BUILDING LINE
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
ESMT.	EASEMENT
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS

GENERAL NOTES:

1. Site drainage plans for future development of this reserve must be reviewed by Harris County Public Infrastructure Department's Flood Control District and Engineering Division.
2. 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 42, code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
3. 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 factor 0.99999996.
4. Visibility Triangles: the building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting street and connecting the ends of each measured distance to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
5. Detention is required



SCALE: 1"=30'



RECORDERS 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 blueprints, additions and changes were present at the time the instrument was filed and recorded.

TAX CERTIFICATE



MIKE SULLIVAN  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON AVE., SUITE 100  
HOUSTON, TEXAS 77002

**Issued To:**  
BINTLIFF HOLDINGS INC  
8403 ALMEDA RD STE E  
HOUSTON, TX 77054-7104

**Legal Description:**  
TRS 66 & 67A BLK 22  
WESTMORELAND FARMS

**Parcel Address:** 7127 ATWELL DR  
**Legal Acres:** 1.0413

>--  
**Account Number:** 037-058-022-0066  
**Certificate No:** 11978851  
**Certificate Fee:** \$10.00

**Print Date:** 04/11/2013  
**Paid Date:**  
**Issue Date:** 04/11/2013  
**Operator ID:** CVASQUEZ

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TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2012. ALL TAXES ARE PAID IN FULL

**Exemptions:**

**Certified Owner:**  
BINTLIFF HOLDINGS INC  
8403 ALMEDA RD STE E  
HOUSTON, TX 77054-7104

2012 Value:	\$61,334
2012 Levy:	\$14,197.37
2012 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

**Certified Tax Unit(s):**  
1 Houston I.S.D.  
40 Harris County  
41 Harris County Flood Control Dist  
42 Port of Houston Authority  
43 Harris County Hospital District  
44 Harris County Dept. of Education  
48 Houston Community College System  
61 City of Houston

Reference (GF) No: N/A

Issued By:  
MIKE SULLIVAN  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

delinquent\_tax\_certificate.pdf v1.72

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK

FILM CODE 654083

BINTLIFF CENTER

THIS IS PAGE 2 OF 2 PAGES

SCANNER KM-4850w