RP-2016-25105

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Stan Stanart
COUNTY CLERK

M-123

FILED
Jul 2 3 PM 1981
Chris Richerson
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
Oct 2 2 PM 1980
Chris Richerson
COUNTY CLERK
HARRIS COUNTY, TEXAS

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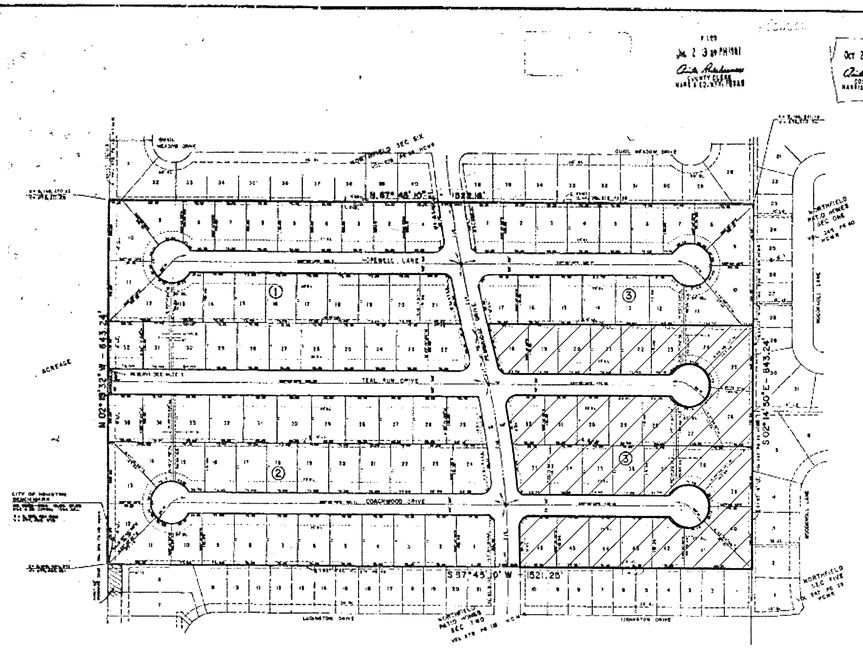
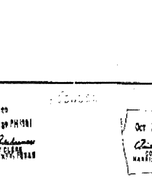


NOTES:

1. B. L. Indicates Building Line
2. U. E. Indicates Utility Easement
3. W. L. E. Indicates Water Line Easement
4. S. S. E. Indicates Sanitary Sewer Easement
5. One-foot Reserve Dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets shall adjacent acreage tracts, the subdivision of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and remain in the dedicator, his heirs, assigns, or successors.
6. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
7. H. M. Indicates Not radial.
8. All bearings are referenced to the Texas Coordinate System, South Central Zone. (Mapping Angle Factor 0.99988). All distances shown are surface.



ANITA ADDEHEAVER, COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 303 PAGE 83

FONDREN SOUTHWEST
NORTHFIELD SECTION SEVEN
CORRECTED PLAT
THIS SPACE 1 OF 3 PAGES

CORRECTED PLAT OF

FONDREN SOUTHWEST NORTHFIELD SECTION SEVEN

(To correct City of Houston survey coordinates and tie-in)

BEING A SUBDIVISION OF 29.46 ACRES IN THE M. C. FRIEDENHAUS SURVEY A-1260 HARRIS COUNTY, TEXAS

3 BLOCKS 113 LOTS

SCALE 1"= 100' AUGUST, 1980

OWNER

CHARTER ASSOCIATES
A JOINT VENTURE OF
ATLAS REALTY COMPANY
WBD CORPORATION
FIRST CONTINENTAL INVESTMENT CO.
TMC ASSOCIATES, INC.

AMERICAN ENGINEERING COMPANY
7500 WESTVIEW
HOUSTON, TEXAS, 77055

VERNON G. HENRY, A.I.P. & ASSOCIATES, INC.
PLANNING CONSULTANTS & LANDSCAPE ARCHITECTS
HOUSTON, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

I, ANITA ADDEHEAVER, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR REGISTRY ON THE MY OFFICE ON JULY 2, 1981, AT 9:55 O'CLOCK A. M. AND DULY RECORDED ON JULY 2, 1981, AT 10:30 O'CLOCK A. M. AND IN VOLUME 303, PAGE 83 OF THE RECORD OF MAP OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

ANITA ADDEHEAVER, CLERK, COUNTY COURT HARRIS COUNTY, TEXAS

I certify that this plat like wholly within the City limits.

Richard P. Dean, County Engineer
By: _____

THIS INSTRUMENT IS WRITTEN ONLY AS TO THE INSTRUMENT TO WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

STATE OF TEXAS
COUNTY OF HARRIS

We, Charter Associates, a Joint Venture, composed of Atlas Realty Company, Fisher Brandt, Sr. Vice President, and L.F. Hill, Asst. Secretary; WBD Corporation, Henry J. Morton III, Vice President, and Foley Smith, Asst. Secretary; First Continental Investment Co., W. E. Durwin, President, and Pat Perkins, Asst. Secretary; and T.M.C. Associates, Inc., Carl J. Stephens, President, and Beverly A. Chiarelli, Asst. Secretary, owners of the 29.46 acre tract described in the above and foregoing map of Fondren Southwest Northfield Section Seven, 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon for the placement of mobile home subdivision) and shall be restricted for uses under the terms and conditions of such restrictions filed separately.

FURTHER, we 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, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of Fondren Southwest/Northfield Section Seven, whose building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown on said adjacent acreage.

IN TESTIMONY WHEREOF, Charter Associates, a Joint Venture, has caused these presents to be signed by Fisher Brandt, Sr. Vice President, and L.F. Hill, Asst. Secretary of Atlas Realty Company, Henry J. Morton III, Vice President, and Foley Smith, Asst. Secretary of WBD Corporation, W. E. Durwin, President, and Pat Perkins, Asst. Secretary of First Continental Investment Co., and Carl J. Stephens, President, and Beverly A. Chiarelli, Asst. Secretary of T.M.C. Associates, Inc., and their common seals hereunto affixed.

Charter Associates, Joint Venture

Atlas Realty Company

Dated: 8-28-80 Attest: L.F. Hill - Asst. Secretary By: Fisher Brandt - Sr. Vice President

WBD Corporation

Dated: 8-28-80 Attest: Foley Smith - Asst. Secretary By: Henry J. Morton III - Vice President

First Continental Investment Company

Dated: 8-28-80 Attest: Pat Perkins - Asst. Secretary By: W. E. Durwin - President

T.M.C. Associates, Inc.

Dated: 8-28-80 Attest: Beverly A. Chiarelli - Asst. Secretary By: Carl J. Stephens - President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared L.F. Hill - Asst. Secretary of Atlas Realty Company, Fisher Brandt - Sr. Vice President of Atlas Realty Company, 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 and in the capacity therein and herein set out, and as the act and deed of said corporations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of August, 1980.

Notary Public in and for Harris County, Texas
My commission expires 9-30-80
Nancy D. Goodrich

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Henry J. Morton III - Vice President and Foley Smith - Asst. Secretary of WBD Corporation, 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 and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of August, 1980.

Notary Public in and for Harris County, Texas
My commission expires 9-30-80
Nancy D. Goodrich

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared W.E. Durwin - President and Pat Perkins - Asst. Secretary of First Continental Investment Co., 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 and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of August, 1980.

Notary Public in and for Harris County, Texas
My commission expires 9-30-80
Nancy D. Goodrich

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Carl J. Stephens - President and Beverly A. Chiarelli - Asst. Secretary of T.M.C. Associates, Inc., 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 and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of August, 1980.

Notary Public in and for Harris County, Texas
My commission expires 9-30-80
Nancy D. Goodrich

I, B.L. Lipscher, hereby certify that the following corrections were necessary to eliminate errors which appear on the plat of Fondren Southwest, Northfield Section Seven, recorded on October 2, 1980, in Volume 297, Page 142 of the Map Records of Harris County, Texas.

Corrected City of Houston survey coordinates and tie-in to the best of my knowledge, these are the only corrections necessary.

B. L. Lipscher, Professional Engineer
Texas Registration No. 1781

APPROVED BY THE HOUSTON CITY PLANNING COMMISSION, ON 25th day of July, 1981

E. Bendewart, Chairman — Roscoe H. Jones, Secretary

I, D. L. Linder, an authorized under the laws of the State of Texas to practice the profession of engineering and surveying 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 and angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than three quarter 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 to the City of Houston survey marker system.

D. L. Linder
Registered Professional Engineer & Public Surveyor
Texas Registration No. 1281 & 2268

This is to certify that the City Planning Commission of the City of Houston, Texas has approved this plat and subdivision of Fondren Southwest, Northfield Section Seven in conformity 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 1st day of October, 1980.

By: Dorothy Nasberg, Vice Chairman — Attest: Roscoe Jones, Secretary

I, Anita Addehaver, Clerk of the County Court of Harris in County certify that the within instrument with its certificate of authentication was filed for registration in my office on October 3, 1980, at 2:30 o'clock P.M., and duly recorded on October 6, 1980, at 9:00 o'clock A.M., and in volume 297, Page 142 of the Map records of Harris for said county.

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

Anita Addehaver, County Clerk, Harris County, Texas

I certify that this plat lies wholly within the City limits of the City of Houston.

Richard P. Dean
County Engineer
By: _____

THIS INSTRUMENT IS WRITTEN ONLY AS TO THE INSTRUMENT TO WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

NORTHFIELD SECTION SEVEN

NORTHFIELD SECTION SEVEN

I GARY D. NUTTER, HERE BY CERTIFY THAT THE FOLLOWING CHANGES WERE NECESSARY TO ELIMINATE ERRORS WHICH APPEAR ON THE PLAT OF THE FONDREN SOUTHWEST NORTHFIELD SECTION SEVEN, RECORDED ON JULY 2, 1981, IN VOLUME 327, PAGE 108, OF THE HARRIS COUNTY MAP RECORDS:

THE PURPOSE OF THIS AMENDING PLAT IS TO RE-ADJUST THE LOT LINES BETWEEN LOTS 18 THRU 46, BLOCK 3, OF FONDREN SOUTHWEST NORTHFIELD SECTION 7, ACCORDING TO THE MAP RECORDED IN VOL. 303, PG. 83, H.C.M.R.

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

STATE OF TEXAS REGISTERED GARY D. NUTTER 5659 PROFESSIONAL LAND SURVEYOR

APPROVED BY THE HOUSTON PLANNING COMMISSION THIS 19th DAY OF January, 2016.

MARK A. KICKENNY, CHAIRMAN
OR M. SONNY GARZA, VICE CHAIRMAN

BY: _____
PATRICK WALSH, P.E.
SECRETARY

HOUSTON PLANNING COMMISSION HOUSTON TEXAS

I, STAN STANART, 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 Jan. 20, 2016, AT 3:51 O'CLOCK P. M., AND DULY RECORDED ON Jan. 21, 2016, AT 8:25 O'CLOCK A. M., AND AT FILM CODE NO. 676948 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.

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

STAN STANART
STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: Edwina V. Mack
DEPUTY EDWINA V. MACK

COUNTY CLERK HARRIS COUNTY TEXAS

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

WE, NORTHFIELDDH, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DIRECTLY AFFECTED BY THIS AMENDING PLAT BEING LOTS 18-46 OF BLOCK 3, FONDREN SOUTHWEST, NORTHFIELD SECTION SEVEN, AS INDICATED HERE ON, TO HEREBY CONSENT TO THIS AMENDING PLAT FOR THE PURPOSES HEREIN EXPRESSED.

FURHTER, OWNERS HEREBY CERTIFY THAT THIS AMENDING PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

NORTHFIELDDH, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
YAKOV POLATSEK, OWNER

ATTEST: _____
DAVID POLATSEK, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YAKOV POLATSEK, OWNER OF NORTHFIELDDH, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF December, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KIERSTEN N THOMA
Notary Public, State of Texas
My Commission Expires
NOVEMBER 5, 2019
NOTARY ID – 13043764-5

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID POLATSEK, OWNER OF NORTHFIELDDH, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF December, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KIERSTEN N THOMA
Notary Public, State of Texas
My Commission Expires
NOVEMBER 5, 2019
NOTARY ID – 13043764-5

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 676948

FONDREN SOUTHWEST NORTHFIELD
SEC 7 AMENDING PLAT NO 1

THIS IS PAGE 1 OF 6 PAGES

SCANNER Context IQ4400
KEY MAP

FONDREN SOUTHWEST NORTHFIELD SEC 7 AMENDING PLAT NO. 1

A SUBDIVISION OF 6.177 ACRES OF LAND SITUATED IN THE M.C. FRIEDENHAUS SURVEY, ABSTRACT 1260, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING AN AMENDING PLAT OF LOTS 18-46 OF BLOCK 3, FONDREN SOUTHWEST, NORTHFIELD SECTION SEVEN, A SUBDIVISION RECORDED IN VOLUME 303, PAGE 83, MAP RECORDS OF HARRIS COUNTY, TEXAS.

21 LOTS 0 RESERVE 1 BLOCK

DECEMBER 7, 2015 JOB NO. 2318-1501-000

REASON FOR REPLAT: TO RE-ADJUST THE LOT LINES BETWEEN LOTS 18 THRU 46, BLOCK 3, OF FONDREN SOUTHWEST NORTHFIELD SECTION 7, ACCORDING TO THE MAP RECORDED IN VOL. 303, PG. 83, H.C.M.R.

OWNERS:

NORTHFIELDDH, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
YAKOV POLATSEK, OWNER
2400 AUGUSTA DRIVE, SUITE 340, HOUTON, TEXAS 77057
(713) 493-0177

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501