

STATE OF TEXAS §  
COUNTY OF HARRIS §

I, DIMITRIOS F. FETOKAKIS, owner, hereinafter referred to as Owners of the 0.1918 acres tract described in the above and foregoing map of NIKO NIKOS RESTAURANT PARTIAL REPLAT NO 1, do hereby make and establish said subdivision and development plan 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 on 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. & 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 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 ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & 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, 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; We 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.

WITNESS MY HAND, in the City of Houston, Texas, this \_\_\_\_\_ day of JUNE 2019.

By: \_\_\_\_\_  
DIMITRIOS F. FETOKAKIS, OWNER

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared DIMITRIOS F. FETOKAKIS, known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

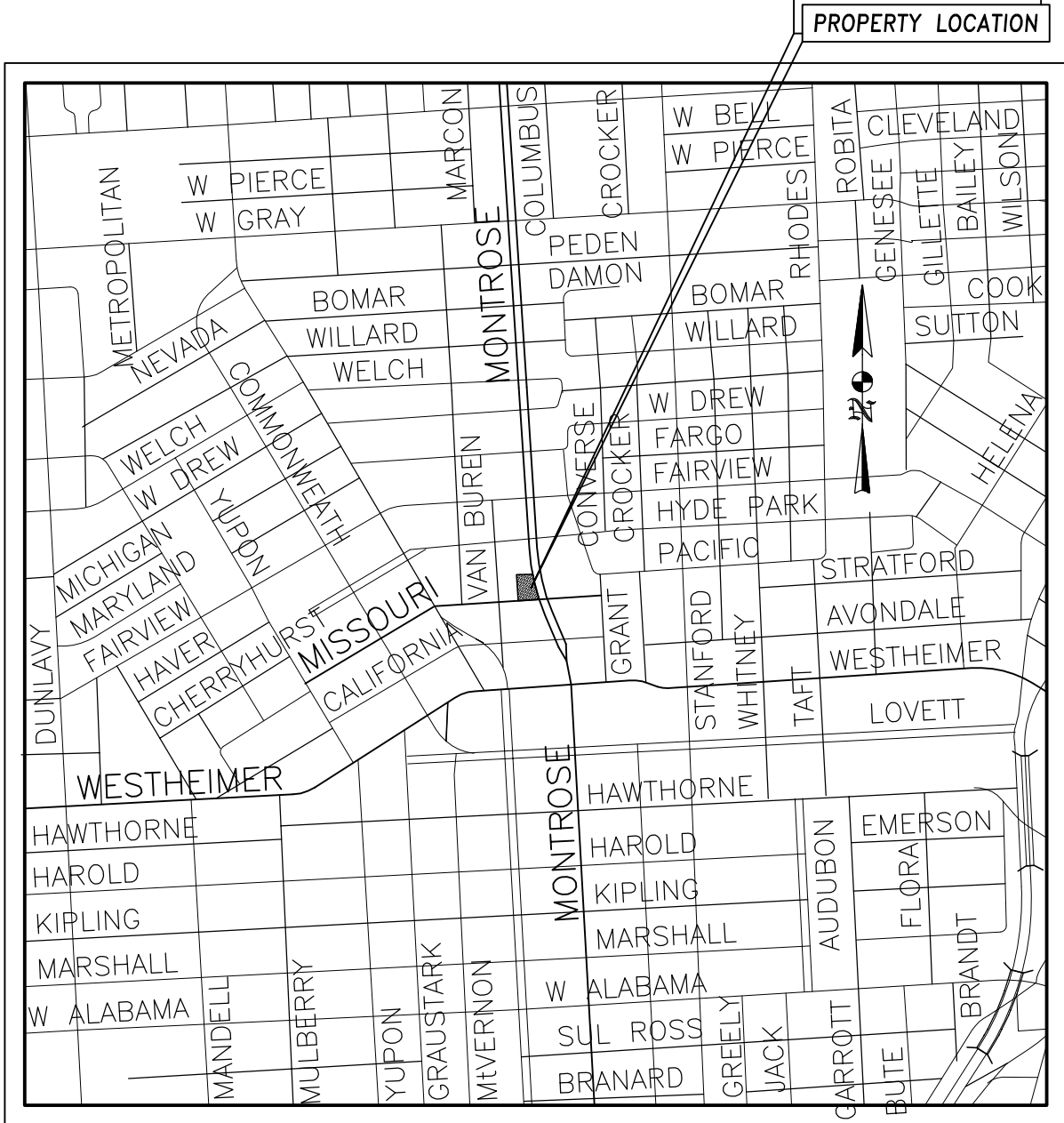
GIVEN UNDER MY HAND AND SEAL, this \_\_\_\_\_ day of JUNE 2019.

Notary Public in and for the State of Texas

Print Name: (Affix Notary Seal)  
My Commission expires on: \_\_\_\_\_, 20\_\_\_\_

I, GEZA VADASZ, am authorized 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.

GEZA VADASZ, R.P.L.S.  
Texas Registration No. 1987



VICINITY MAP  
N.T.S.

We, BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, hereinafter referred to as holder of a Lien against the property in the plat known as NIKO NIKOS RESTAURANT PARTIAL REPLAT NO 1, a said Lien being evidenced by instrument of record in the Clerk's File No. 20150440875 and recorded at Film Code Number ER 074-51-0654 and filed under Clerk's File Number P530899 and recorded at Film Code Number 173-58-0017 of the O.P.R.O.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 owners of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_

Print Name:

STATE OF NORTH CAROLINA §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Notary Public in and for the State of North Caroline

Print Name: (Affix Notary Seal)  
My Commission expires on: \_\_\_\_\_, 20\_\_\_\_

Seal

This is to certify that the Planning Commission of City of Houston, Texas, has approved this plat and subdivision of NIKO NIKOS RESTAURANT PARTIAL REPLAT NO 1, 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 \_\_\_\_\_ day of \_\_\_\_\_ 2019.

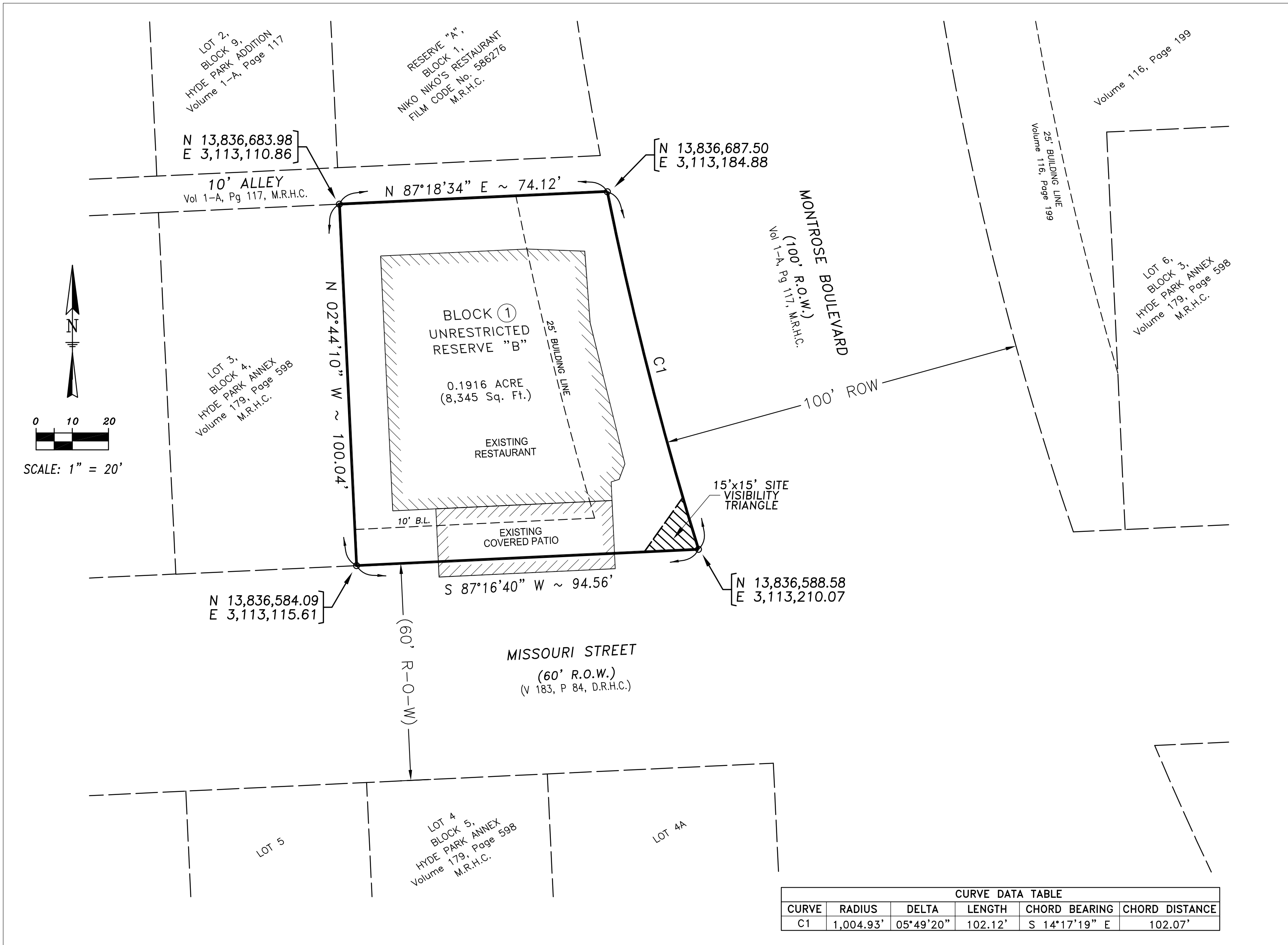
By: \_\_\_\_\_ By: \_\_\_\_\_  
Martha L. Stein Chair Margaret Wallace Brown, Secretary  
OR  
M. Sonny Garza, Vice Chair

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 \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2019 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number \_\_\_\_\_ 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  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy



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 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.
- THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCRUCH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION. THE MAXIMUM HEIGHT OF THE VISIBILITY TRIANGLE SHALL BE TWENTY FEET (20') AS MEASURED VERTICALLY FROM THE GROUND.
- ANY ADDITIONAL STRUCTURES OR ADDITIONS MUST ADHERE TO THE BUILDING LINES AS SHOWN ON THIS PLAT. IN ADDITION, IF THE EXISTING STRUCTURE(S) IS EVER DEMOLISHED, THEN ANY REPLACEMENT STRUCTURE(S) SHALL ADHERE TO BUILDING LINES AS SHOWN ON THIS PLAT.
- IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251 A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED ARK AND RESERVES OR LAND DEDICATION MUST SHOWN ON THE FACE OF THE PLAT AT THIS TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999879464.
- THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 14.
- 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

NIKO NIKOS RESTAURANT  
PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.1918 ACRE  
LOCATED IN OBEDIENCE SMITH SURVEY,  
ABSTRACT NUMBER 696, ALSO BEING ALL  
OF UNRESTRICTED RESERVE "B", IN BLOCK 1,  
NIKO NIKO'S RESTAURANT  
AS RECORDED IN FILM CODE No. 586276,  
MAP RECORDS OF HARRIS COUNTY, TEXAS

CITY OF HOUSTON  
IN HARRIS COUNTY, TEXAS  
1 BLOCK 1 RESERVE

REASON FOR REPLAT:  
TO ALLOW DUAL BUILDING LINE  
AND R-O-W ENCROACHMENT  
ON MISSOURI STREET

OWNER:  
DIMITRIOS F. FETOKAKIS  
2520 MONTROSE BOULEVARD  
Houston, Texas 77006

DATE: February 28, 2019

Scale: 1" = 20'

**HRS** and Associates, LLC  
Civil, Traffic Engineering, and Consulting  
8318 Ivan Reid Drive  
Houston, Texas  
Tel: (713) 466-9776  
Fax: (832) 328-7121  
E-mail: hrsassociates@aol.com