

STATE OF TEXAS
COUNTY OF HARRIS

We, NFF REALTY PARTNERS, LTD., a Texas limited partnership, acting by and through, William E. Pielop, III, Manager, being an officer of NFF Realty GP, LLC, its general partner, owners, hereinafter referred to as Owners (whether one or more) of the 3.7334 acre tract described in the above and foregoing map of HOUSTON HEIGHTS partial replat no 11, 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 (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 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, 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 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 any 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 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.

IN TESTIMONY WHEREOF, the NFF REALTY PARTNERS, LTD., a Texas limited partnership, has caused these presents to be signed by NFF Realty GP, LLC, its general partner, William E. Pielop, III, Manager, thereunto authorized, this 22nd day of September, 2016.

NFF REALTY PARTNERS, LTD., a Texas limited partnership

By: NFF Realty GP, LLC, its general partner

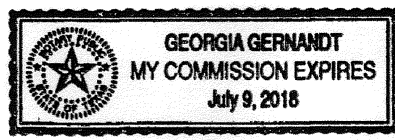
By: William E. Pielop, III
William E. Pielop, III, Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared William E. Pielop, III, Manager of NFF Realty GP, LLC, 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.

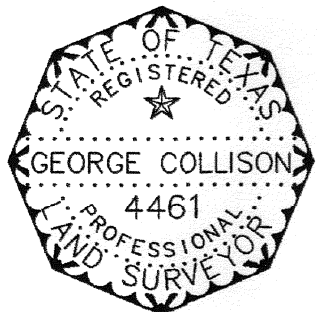
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of SEPTEMBER, 2016.

Barbara Bernhardt
Notary Public in and for the State of Texas
My Commission expires: 07/09/2018



I, George Collison, am authorized (or 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.

George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of HOUSTON HEIGHTS partial replat no 11 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 (or instrument when appropriate) this 11th day of October, 2016.

By: Martha L. Stein (or) M. Sonny Garza
Chair or Vice Chairman

By: JOED G.
Patrick Walsh, P.E.
Secretary

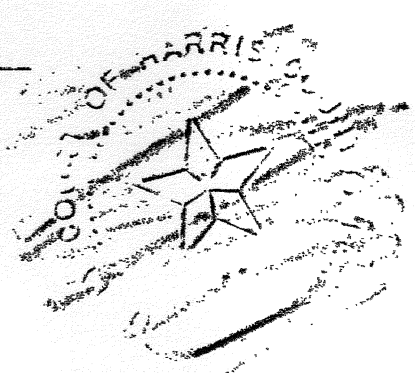


I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Oct 13, 2016, at 9:24 o'clock A.M., and duly recorded on Oct 13, 2016, at 10:55 o'clock A.M., and at Film Code Number 1679725 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
Stan Stanart
County Clerk
Of Harris County, Texas

By: Edwina V. Mack
Deputy



NOTES:

1. State Plane Coordinates are in NAD 83; and NAVD 1988 with 2001 adjustment.
2. 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 of 0.999870017.
3. This tract is subject to Chapter 47, Article XII, Division 2, of the City of Houston's Code of Ordinances. As a Storm Water Quality Permit must be obtained before the issuance of any construction permit, as that term is defined in Division 2, all or part of this tract.
4. This property(s) is located in Park Sector number 12.
5. 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.
6. 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, park land reserves or land dedication must be shown on the face of plat at this time.
7. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection.
8. 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 lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be on obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

HOUSTON HEIGHTS partial replat no 11

A SUBDIVISION OF 3.7334 ACRES OF LAND
BEING ALL OF LOTS 3-50 AND A PORTION OF THE 38-FOOT ALLEY WAY, BLOCK 41
OF DIVISION OF BLOCKS 40 & 41 AND THE SOUTH ONE-HALF OF BLOCKS 30 & 31 IN HOUSTON HEIGHTS
AS RECORDED UNDER VOLUME 93, PAGE 29, H.C.D.R.
LOCATED IN THE
JOHN AUSTIN SURVEY, ABSTRACT NUMBER 1
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE ONE (1) UNRESTRICTED RESERVE
AND ABANDON A PORTION OF THE 38-FOOT ALLEY

1 RESERVE 1 BLOCK

OWNER:
NFF REALTY PARTNERS, LTD.
330 WEST 25TH STREET
HOUSTON, TEXAS 77008

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
12012 WICKCREST LANE, SUITE 500
HOUSTON, TEXAS 77079
(281) 920-6318

SURVEYOR:
TERRA SURVEYING COMPANY, INC.
3000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327

PROJ. No.: 1617-1447-S

SCALE: 1" = 50'

DATE: SEPTEMBER 21, 2016