RP-2016-462585 10/13/2016 9:24 AM 10/13/2016HCCPIRP2 60.00 38' ALLEY VOL. 1A. PG. 114 H.C.M.R. Stan Stanent LOOP 610 NORTH LOOP WEST STATE OF TEXAS COUNTY OF HARRIS .. 27TH We, NFF REALTY PARTNERS, LTD., a Texas limited partnership, acting by and through, William E. Pielop, III, Manager, being an officer of NFF Realty CP, LLC, its general partner, , 26TH 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 LOT | LOT LOT 46 W. 25TH 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 . 24TH designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and V. 23RD 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. W. 22ND 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 W. 21ST 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 around 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, VICINITY MAP: N.T.S whereby the aerial easement totals twenty one feet, six inches (21' 6") in width. WEST 25TH AVENUE 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 (MDTH VARIES) VOL. 93. PG. 29, H.C.D.R. 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") DEDICATION OF STREET X=3,109,405.36 NORTH 31' OF BLOCK 41 back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level Y=13,859,187.13 VOL. 279. PG. 426 H.C.D.R. 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. X=3,108,831.11 Y=13,859,159.25 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 BLOCK VISIBILITY TRIANGLE LOT 2 FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") UNRESTRICTED RESERVE "A" 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 LOT 1 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 3.7268 ACRES CITY OF HOUSTON construction and maintenance of drainage facilities and structures. (162,337 SQ FT) - 25' UTILITY EASEMENT H.C.C.F. NO. FURTHER, Owners do hereby covenant and agree that all of the property within the RP-2016-380615 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 SCALE: 1" = 50' FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or REMAINING PORTION (19') ---AND (70' R. 1A. PG. remove any covenants or restrictions; we further certify that no portion of the preceding 4 plat was limited by deed restriction to residential use for not more than two (2) 10' CENTERPOINT ENERGY ESMT. 38' ALLEY W/ADJ. 10' AERIAL ESMT. VOL. 93. PG. 29, (BOTH SIDES) H.C.C.F. NO. RP-2016-385119 0.W 114 0.5'-0.0066 ACRE (288 SQ. FT.)
HEREBY DEDICATED TO THE PUBLIC TREE H.C.C.F. NO. RP-2016-389578 H.C.C.F. NO. RP-2016-290554 FOR RIGHT-OF-WAY PURPOSES IN TESTIMONY WHEREOF, the NFF REALTY PARTNERS, LTD., a Texas limited P. CC ESMT. C492 272 H.C.C.F. NO. RP-2016-290569 - 17' X 18' H.L.& P. CO. PAD ESMT. H.C.C.F. NO. C492532 partnership, has caused these presents to be signed by NFF Realty GP, LLC, its general (VOL. 6748, PG. 272 H.C.D.R.) partner, William E. Pielop, III, Manager, thereunto authorized, this 22 hl day of 15'x15' VISIBILITY TRIANGLE September, 2016. 10' BUILDING LINE NFF REALTY PARTNERS, LTD., a Texas limited partnership -VISIBILITY TRIANGLE By: NFF Realty GP, LLC, its general partner By: William E. Pielop, III, Manager WEST 24TH AVENUE Y=13,858,890.60 (70' R.O.W.) VOL. 1A. PG. 114 H.C:M.R. STATE OF TEXAS OFFICE OF STAN STANART COUNTY OF HARRIS COUNTY CLERK, HARRIS COUNTY, TEXAS BEFORE ME, the undersigned authority, on this day personally appeared William E. MAP RECORDS OF COUNTY CLERK 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. FILM CODE GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22ND day of SEPTEMBER. HOUSTON HEIGHTS PARTIAL REPLAT LOT 2 THIS IS PAGE 1 OF 2 PAGES GEORGIA GERNANDT SCANNER Context IQ4400 MY COMMISSION EXPIRES My Commission expires: 07/09/2018 July 9, 2018 This is to certify that the Planning Commission of the City of Houston, Texas, has

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

A JA BLAS BY BUNDED YFF



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

which the original signature is affixed and only then to

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

By: 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

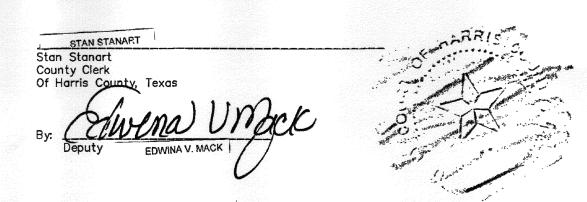
October 2016.

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 \_\_\_\_\_\_, day of

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



## 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. Accordingly 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 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.

## HOUSTON HEIGHTS partial replat no 11

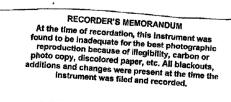
A SUBDIVISION OF 3.7334 ACRES OF LAND
BEING ALL OF LOTS 3-50 AND A PORTION OF THE 38-FOOT ALLEY WAY, BLOCK 41
OF DIVISION OF BLOCKS 40 & 41 AND THE SOUTH ONE-HALF OF BLOCKS 30 & 31 IN HOUSTON HEIGHTS
AS RECORDED UNDER VOLUME 93, PAGE 29, H.C.D.R.
LOCATED IN THE
JOHN AUSTIN SURVEY, ABSTRACT NUMBER 1

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 WICKCHESTER 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