

STATE OF TEXAS  
COUNTY OF HARRIS

We, NFF REALTY, L.C.C., a Texas limited liability company, acting by and through, Owners (whether one or more) of the 3.733 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 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 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. 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, NFF REALTY, L.C.C., a Texas limited liability company, has caused these presents to be signed by \_\_\_\_\_ thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

NFF REALTY, L.C.C., a Texas limited liability company

By: \_\_\_\_\_  
name, title

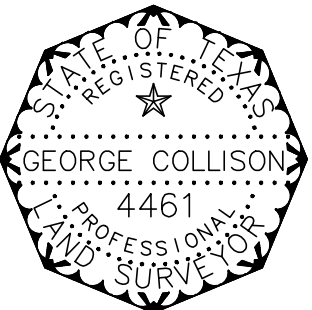
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of NFF REALTY, L.C.C., 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.

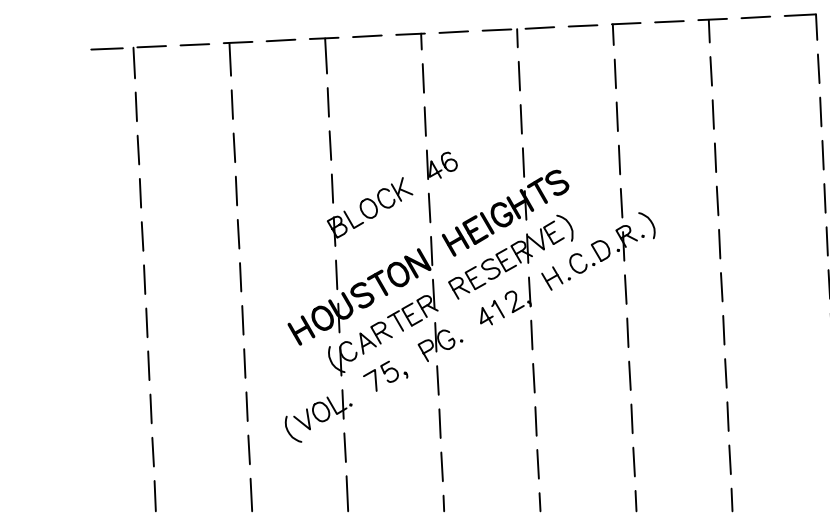
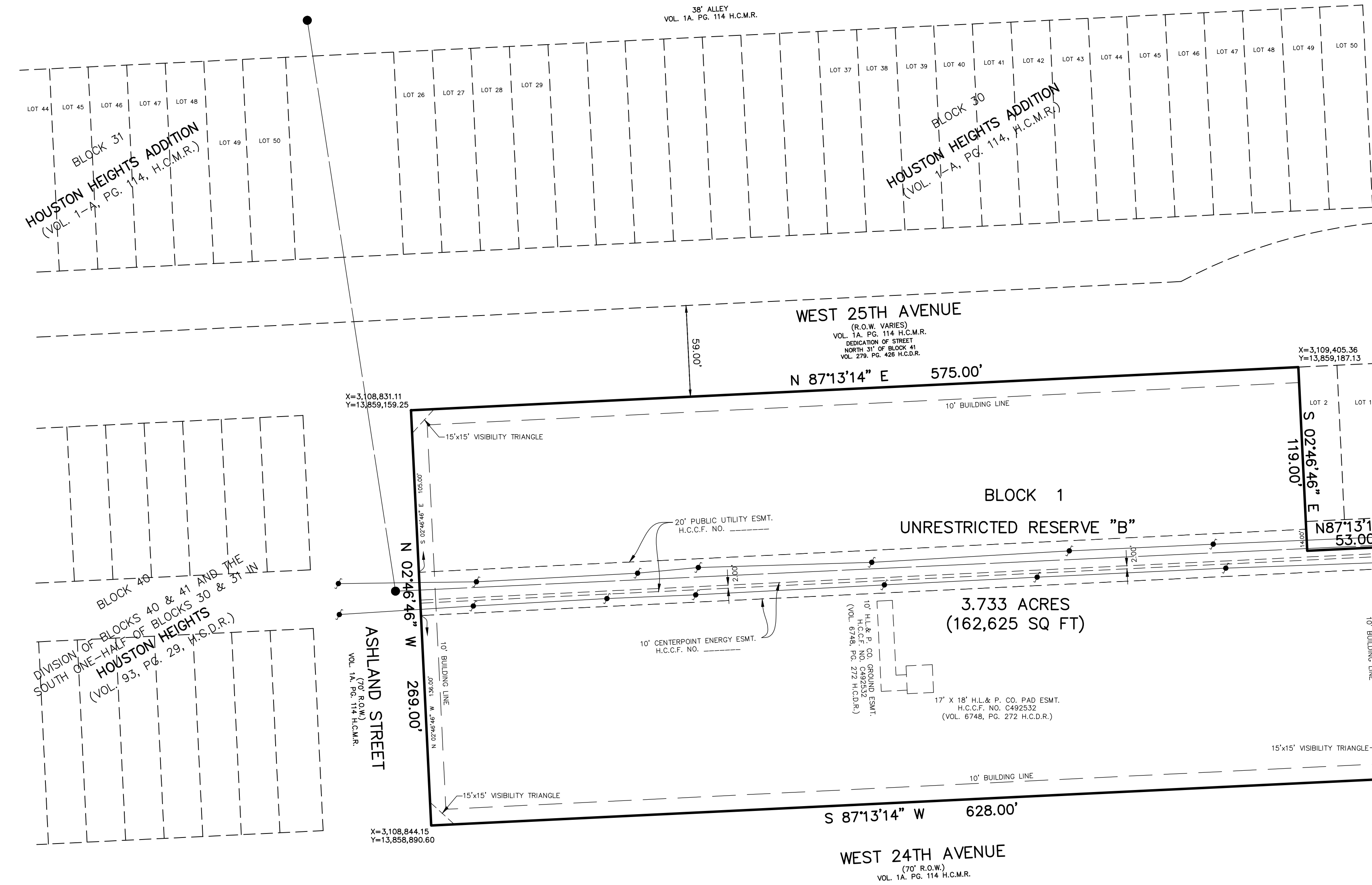
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
Mark A. Kilkenny (or) M. Sonny Garza  
Title Chair or Vice Chairman

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 \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_M., and duly recorded on \_\_\_\_\_, 2014, 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.

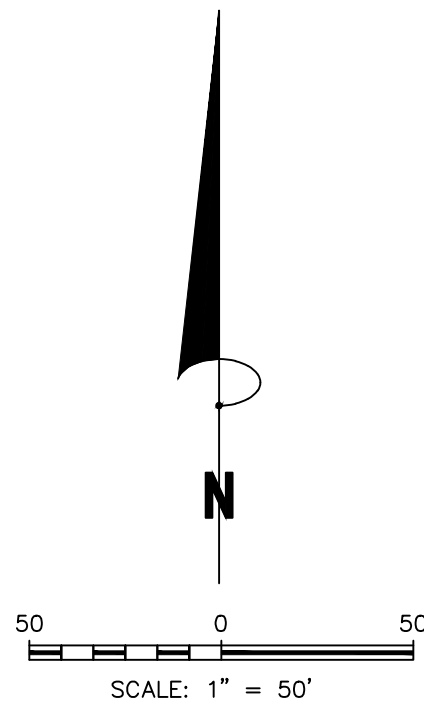
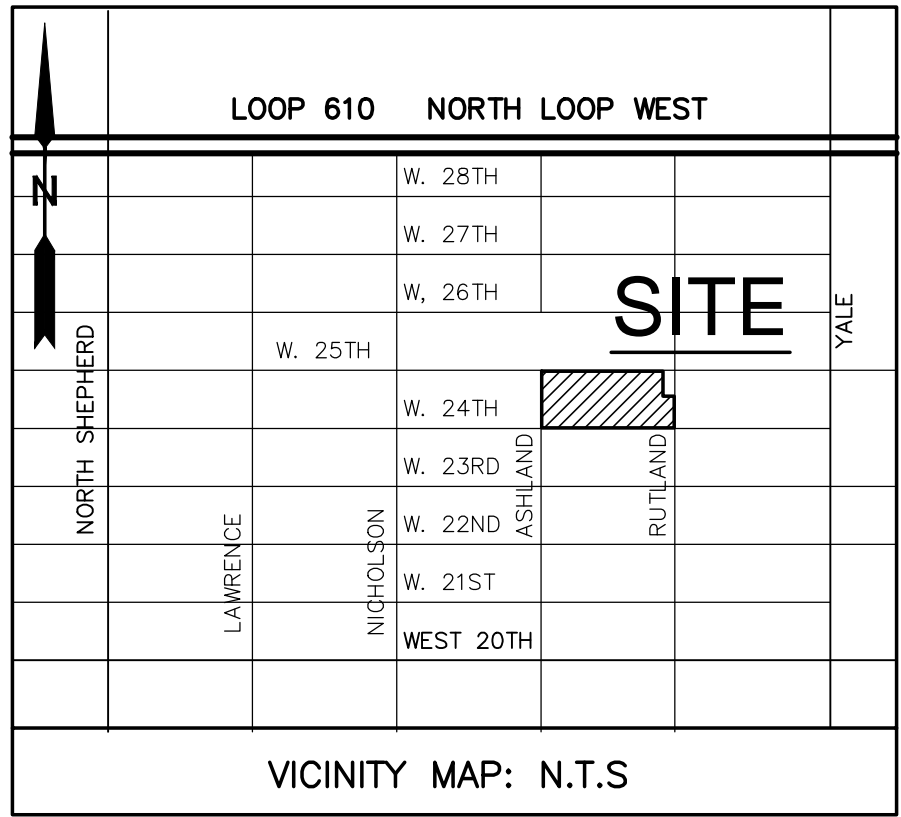
Stan Stanart  
County Clerk  
Of Harris County, Texas

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

By: \_\_\_\_\_  
Patrick Walsh, P.E.  
Secretary

#### NOTES:

- State Plane Coordinates are in NAD 83; and NAVD 1988 with 2001 adjustment.
- 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.
- 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.
- This property(s) is located in Park Sector number 12.
- 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.
- 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.
- 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.



## HOUSTON HEIGHTS partial replat no 11

A SUBDIVISION OF 3.733 ACRES OF LAND  
BEING A REPLAT OF THE SOUTH 100-FEET OF LOTS 3-25, ALL OF LOTS 26-50 AND A  
PORTION OF THE 38-FOOT WIDE ALLEY, BLOCK 41 OF THE  
DIVISION OF BLOCKS 40 & 41 AND THE SOUTH ONE-HALF OF BLOCKS 30 & 31 IN  
HOUSTON HEIGHTS,  
A SUBDIVISION OF RECORD IN 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 AN UNRESTRICTED RESERVE

1 RESERVE 1 BLOCK

OWNER:  
NFF REALTY, L.L.C.  
330 WEST 25TH STREET  
HOUSTON, TEXAS 77008

ENGINEER:  
KIMLEY-HORN & ASSOCIATES, INC.  
12012 WICKHAM 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