

State of Texas §
County of Harris §

We, Fred and Sody Sharifi Family Partnership, LTD., acting by and through Fred Sharifi, President and Sody Sharifi, Secretary, owner hereinafter referred to as Owners (whether one or more) of the 0.5659 tract described in the above and foregoing map of FAIRVIEW COLLECTIVE, 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 the 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 (15' 0") feet 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 Fred and Sody Sharifi Family Partnership, LTD. has caused these presents to be signed by Fred Sharifi, President and Sody Sharifi, Secretary, thereunto authorized, this day of _____, 2021.

By: Fred and Sody Sharifi Family Partnership, LTD.

Fred Sharifi, President
Sody Sharifi, Secretary

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day, personally appeared Fred Sharifi, President, and Sody Sharifi, Secretary, 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 in considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the _____ day of _____, 2020.

Notary Public in and for the State of TEXAS

My Commission expires: _____

I, MICHAEL A. ZUMSTEG, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHT (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 COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.



MICHAEL A. ZUMSTEG, R.P.L.S.
TEXAS REGISTRATION No. 5127

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of FAIRVIEW COLLECTIVE, 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, the _____ day of _____, 2021.

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

By: Margaret Wallace Brown, AICP, CNU-A
Secretary

We, Allegiance Bank, owner and holder of liens against the property described in the plat known as FAIRVIEW COLLECTIVE, said lien being evidenced by instrument of record as filed in County Clerk's File No. RP-2019-257830 and RP-2019-441020 of the Official Public Records of Real Property 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, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____ name: _____ title: _____

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day, personally appeared _____ 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 in considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said Independent Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the _____ day of _____, 2021.

Notary Public in and for the State of TEXAS

My Commission expires: _____

I, Diane Trautman, Clerk of the County Court of Harris County, Texas, do hereby certify that the

within instrument with its certification of authentication was filed for registration in my office on _____, 2021, at _____ o'clock _____ M. and duly recorded on _____, 2021, at _____ o'clock _____ M., and at Film Code No. _____

_____ of the Map Records of Harris County, for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, Texas, the day and date last above written.

Diane Trautman
Clerk of the County Court
Harris County, Texas

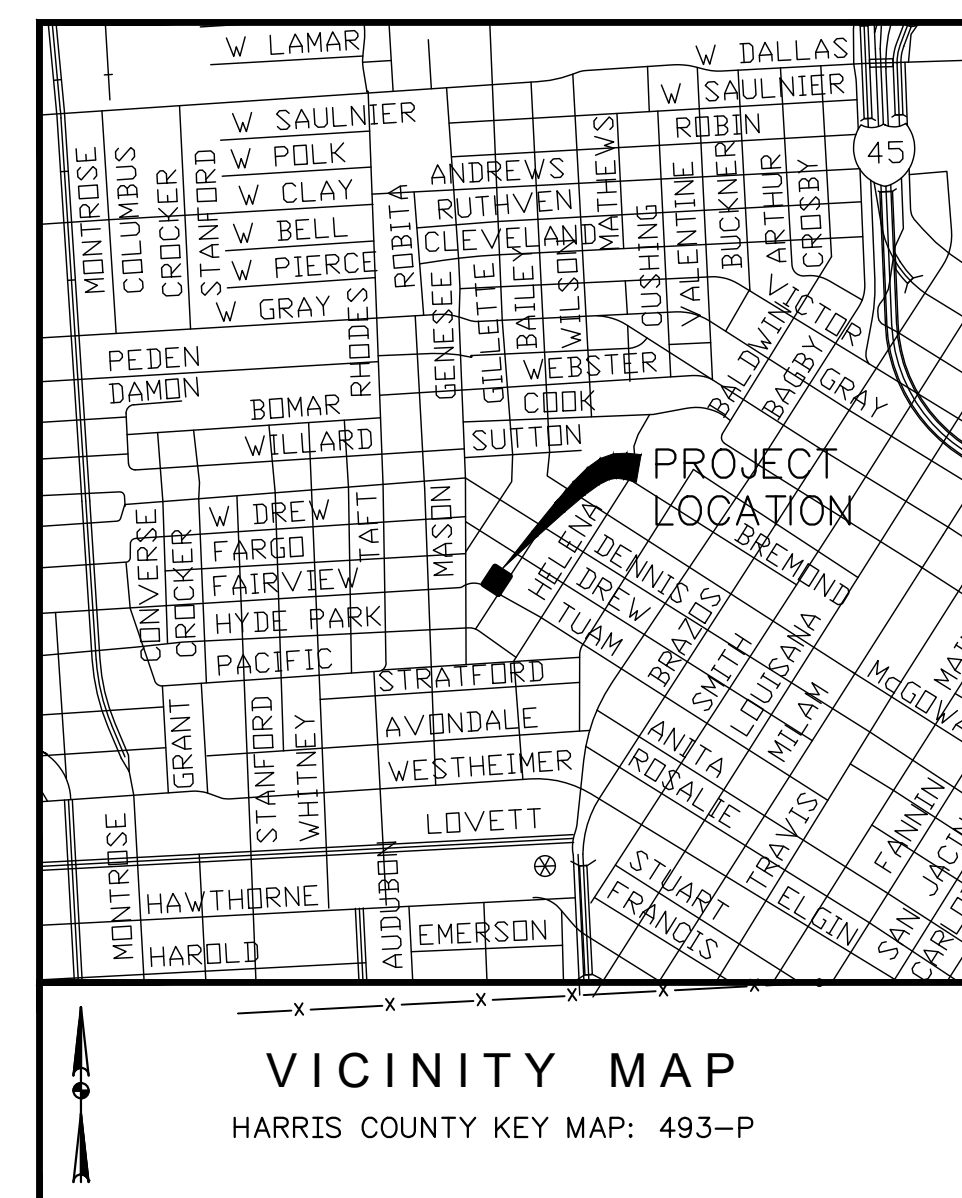
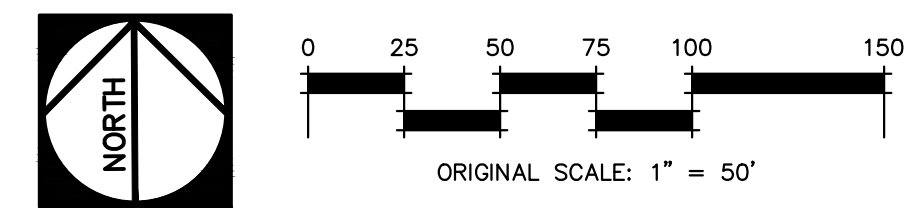
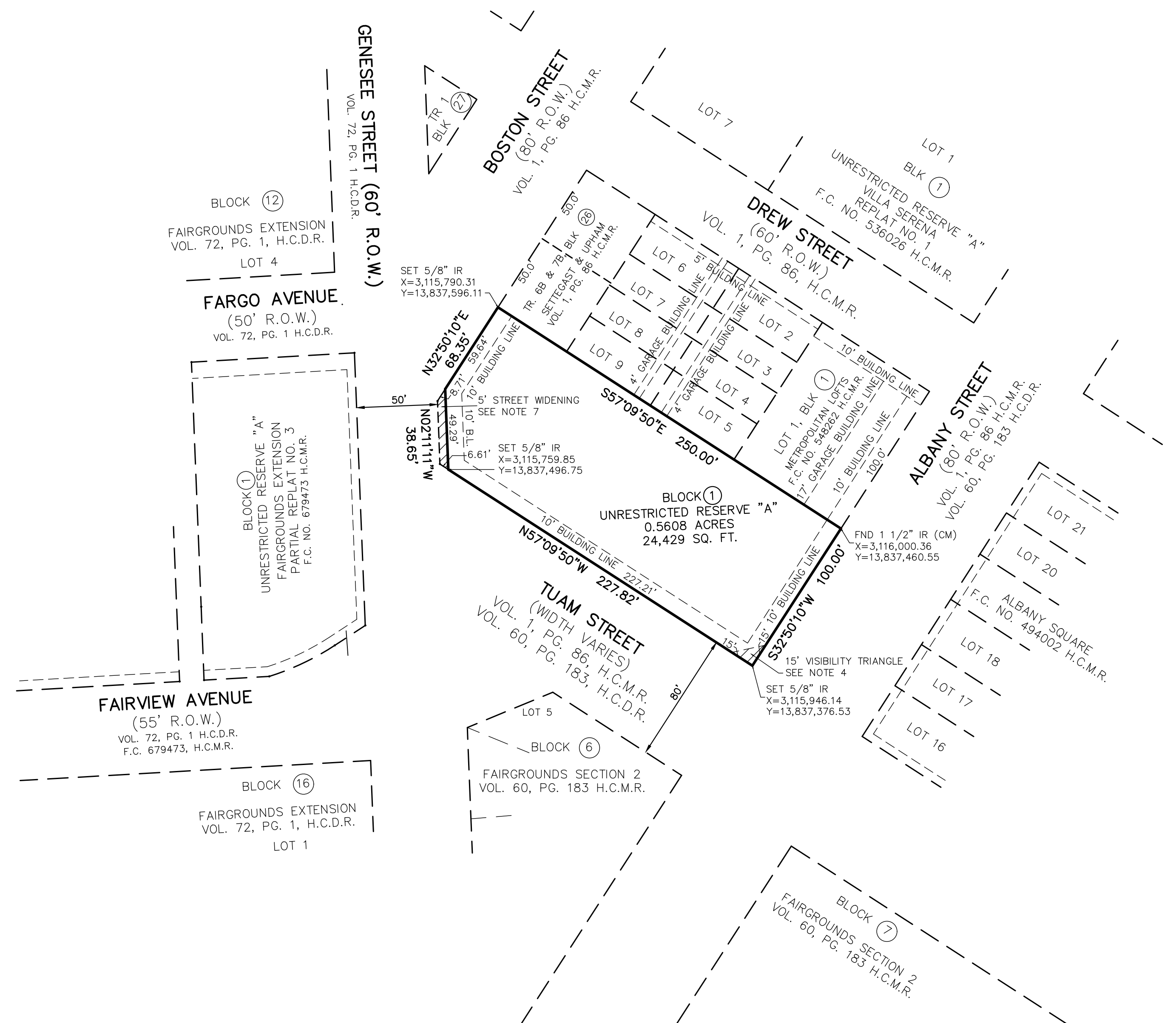
By: _____ Deputy

ABBREVIATIONS & LEGEND:

FND Found
HCMR Harris County Map Records
IR Iron Rod
Vol Volume and Page
w/ With

GENERAL NOTES:

1. Unless otherwise indicated, the Building Line (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.
2. The grid coordinates shown hereon are based on Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale factor: 0.999870 as needed.
3. All of the property subdivided in the foregoing plat lies within Harris County and the incorporated limits of the City of Houston, Texas.
4. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall insure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
5. 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 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 alongside rear lot 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 wood fences back up, but generally will not replace with new fencing.
6. Pursuant to Chapter 711 Texas Health and Safety Code, reasonable access to the cemetery may be required.
7. 220 square feet are hereby dedicated to the public for right-of-way purposes.
8. 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 the plat at this time.
9. This property is located in Park Sector number 14



FAIRVIEW COLLECTIVE

A subdivision of 0.5659 acres; located in the Obedience Smith Survey, Abstract No. 696, Houston, Harris County, Texas

being a partial replat of all of Lots 1, 2 and 10, Block 5, Fairground Addition 2nd Addition as recorded in Vol. 60, Page 183, Harris County Deed Records Harris County Deed Records, and a partial replat of all of Lots 1, 2, 4 and 5, Block 26, Settegast and Upham Addition as recorded in Vol. 1, Page 86, Harris County Map Records all located in the City of Houston, Harris County, Texas

APRIL, 2021

1 RESERVE 1 BLOCK

Reason for replat: To create one unrestricted reserve

OWNER:
**FRED AND SOODY SHARIFI
FAMILY PARTNERSHIP, LTD.**

2507 GALUMET
HOUSTON, TEXAS 77004
PHONE: (281) 831-2264
CONTACT: AMIR SABZEVARI

ENGINEER:

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
TEXAS SURVEY REGISTRATION No. 100965-0