

STATE OF TEXAS
COUNTY OF FORT BEND

WE, NNP-TELFAR, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER NNP-TV COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER NNP-TV MANAGEMENT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER BY E. TRAVIS STONE, JR., VICE PRESIDENT, OWNER HEREIN, HEREBY AS OWNERS OF THE 4.533 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CHATHAM AVENUE PHASE III STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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 TO 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 EIGHT FEET SIX INCHES (8' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH 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 PURPOSES 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 SUBORD AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY IN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE INSTALLATION OF SEPTIC TANKS AND 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 TWENTY FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SUGAR LAND, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY IN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT DITCH, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, NNP-TELFAR, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER NNP-TV COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER NNP-TV MANAGEMENT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY E. TRAVIS STONE, JR., VICE PRESIDENT THEREUNTO AUTHORIZED THIS 17th DAY OF March, 2009.

NP-TELFAR, LP
A TEXAS LIMITED PARTNERSHIP

BY: NNP-TV COMMUNITIES, LP
A TEXAS LIMITED PARTNERSHIP

BY: NNP-TV MANAGEMENT, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

BY: E. TRAVIS STONE, JR., VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. TRAVIS STONE, JR., OF NNP-TV MANAGEMENT, L.L.C., A DELAWARE 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 AND IN THE CAPACITY THEREIN AND AS HEATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF March, 2009.

Carolyn Davis
Notary Public, State of Texas
My Commission Expires February 22, 2013

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. TRAVIS STONE, JR., OF NNP-TV MANAGEMENT, L.L.C., A DELAWARE 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 AND IN THE CAPACITY THEREIN AND AS HEATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF March, 2009.

Michelle Wittiger
Notary Public, State of Texas
My Commission Expires February 22, 2013

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. TRAVIS STONE, JR., OF NNP-TV MANAGEMENT, L.L.C., A DELAWARE 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 AND IN THE CAPACITY THEREIN AND AS HEATED, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF March, 2009.

Sheldene Melen
Notary Public, State of Texas
My Commission Expires 01/31/2011

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. TRAVIS STONE, JR., OF NNP-TV MANAGEMENT, L.L.C., A DELAWARE 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 AND IN THE CAPACITY THEREIN AND AS HEATED, AND AS THE ACT AND DEED OF SAID COMPANY.

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My Commission Expires 01/31/2011

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Notary Public, State of Texas
My Commission Expires 01/31/2011

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF CHATHAM AVENUE PHASE III STREET DEDICATION, IN CONFORMANCE WITH THE LANDS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS 11 DAY OF November, 2009.

BY: Bridget Yelag
CITY SECRETARY

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON June 2, 2009, AT 11:45 O'CLOCK A. M. IN PLAT NO. 200900010 OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Dianne Wilson

DIANNE WILSON
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: D'Lila Almaraz
DEPUTY

D'LILA ALMARAZ

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, AND D'LILA ALMARAZ, DEPUTY COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, AND I HAVE READ AND UNDERSTOOD THE FOREGOING INSTRUMENT AND I HAVE BEEN ADVISED BY THEM THAT THEY ARE THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT AND THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND AS HEATED, AND AS THE ACT AND DEED OF SAID COMPANY.

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF November, 2009.

PLAT ATTACH 20090054378
11 PGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianna Wilson

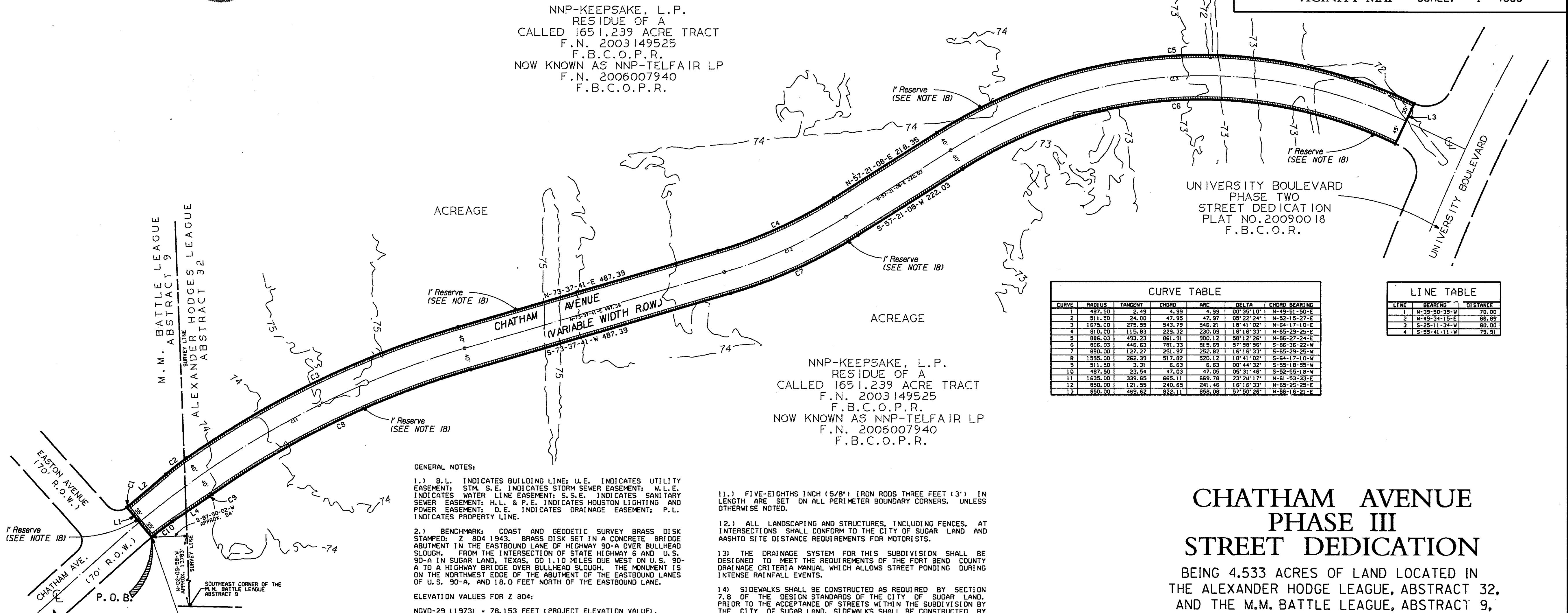
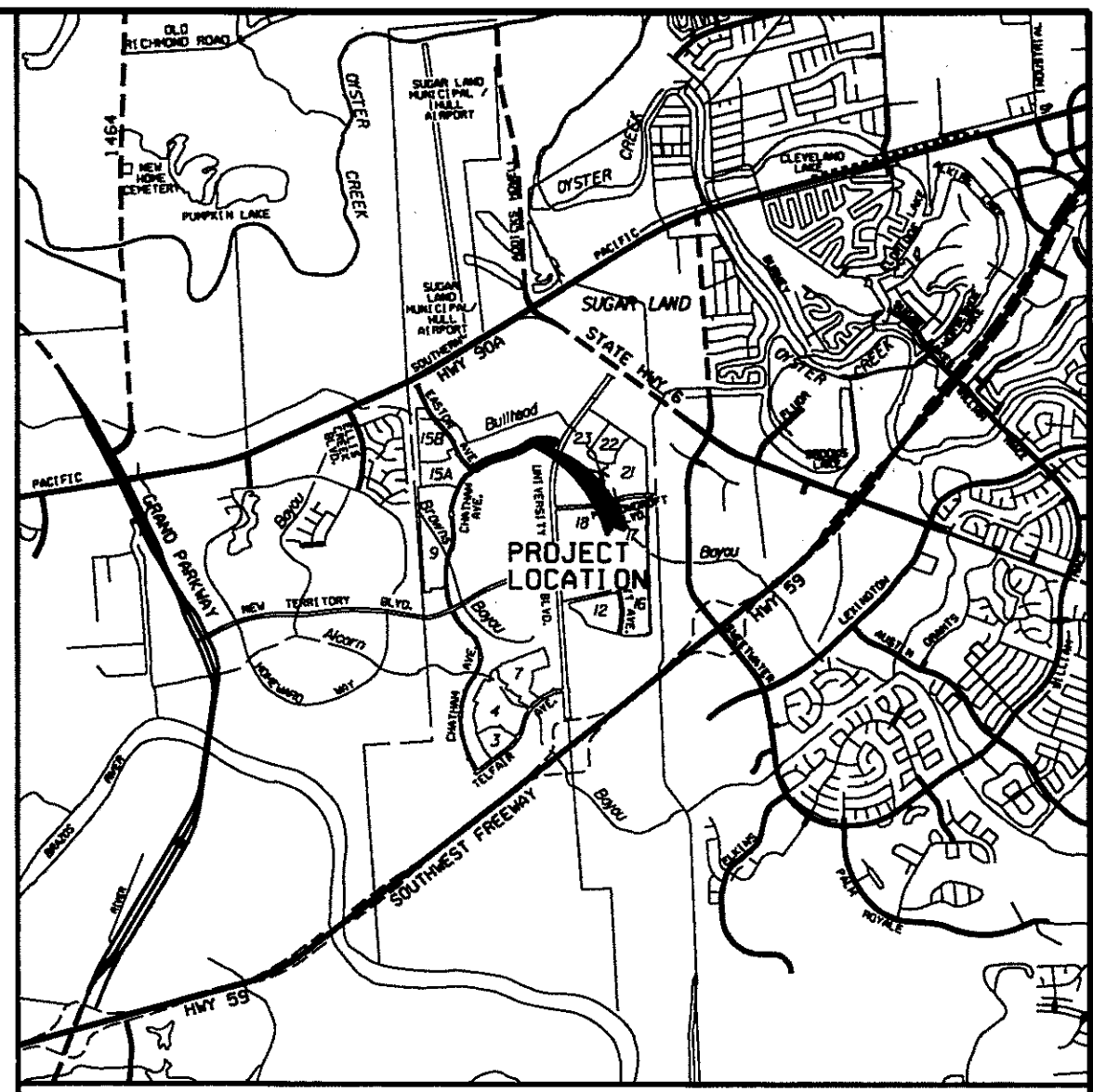
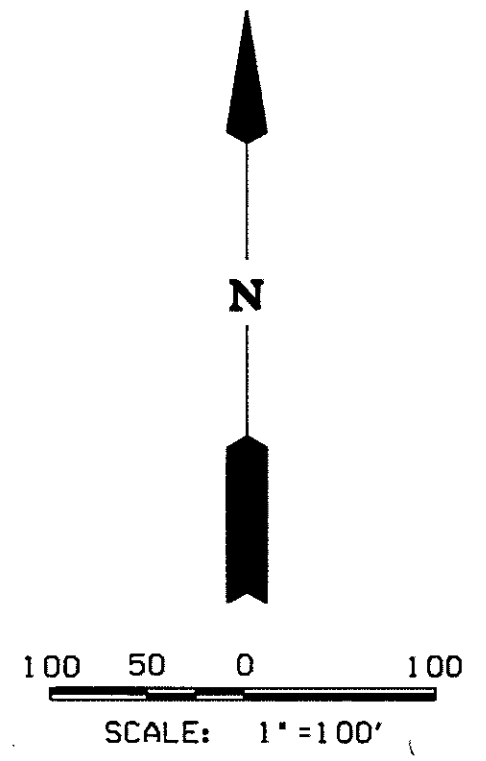
2009 Jun 02 11:45 AM

DA \$100.00

Dianna Wilson COUNTY CLERK

FT BEND COUNTY TEXAS

NP-KEEPAKE, L.P.
RESIDUE OF A
CALLED 1651.239 ACRE TRACT
F.N. 2003149525
F.B.C.O.P.R.
NOW KNOWN AS NNP-TELFAR LP
F.N. 2006007940
F.B.C.O.P.R.



CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	487.50	26.49	4.99	0.03	10.00	N-89-54-50-W
2	511.50	24.00	47.99	0.03	22.24	N-52-15-23-E
3	1675.00	275.55	543.79	546.21	18' 41" 02"	N-64-17-10-E
4	610.00	115.63	225.32	235.09	15' 16" 33"	N-66-29-22-E
5	886.00	453.23	661.31	500.12	58' 12" 28"	N-58-27-24-E
6	805.00	446.63	781.33	815.69	87' 58" 56"	S-86-36-22-W
7	880.00	123.27	251.97	252.92	15' 15" 33"	S-65-29-25-W
8	1595.00	282.39	517.82	520.12	18' 41" 02"	S-64-17-10-W
9	511.50	3.31	6.63	6.63	00' 44" 32"	S-95-18-56-W
10	487.50	23.54	47.03	47.05	05' 31" 46"	S-52-55-15-W
11	1635.00	335.65	665.11	665.78	23' 28" 17"	N-61-53-33-E
12	850.00	121.55	240.65	241.46	16' 18" 33"	N-65-22-28-E
13	850.00	455.62	832.11	856.08	57' 50" 25"	N-66-16-21-E

LINE TABLE

LINE	BEARING	DISTANCE
1	N-39-50-56-W	70.00
2	N-45-24-15-E	65.00
3	S-25-11-34-W	60.00
4	S-55-41-11-W	73.31

GENERAL NOTES:
1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.M. S.E. INDICATES STORM SEWER EASEMENT; M.L.E. INDICATES WATER LINE E