

# PLAT RECORDING SHEET

**PLAT NAME:** Via Mazzini Way Street Dedication Sec. 2

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**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 3.339

**LEAGUE:** Walton, Hill and Walton "A" Survey

**ABSTRACT NUMBER:** 435

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** LOB West, Inc., a Texas Corporation

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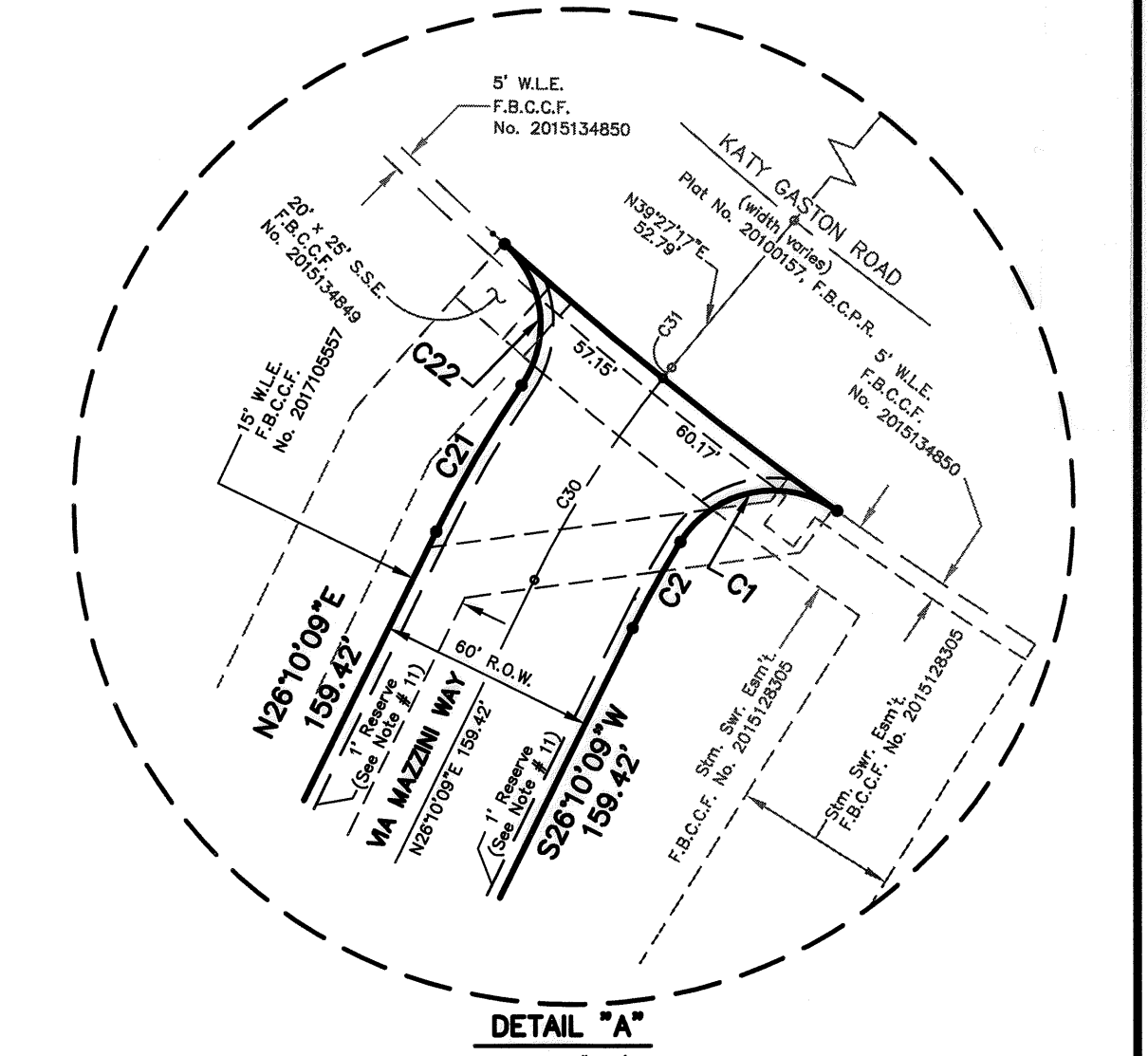
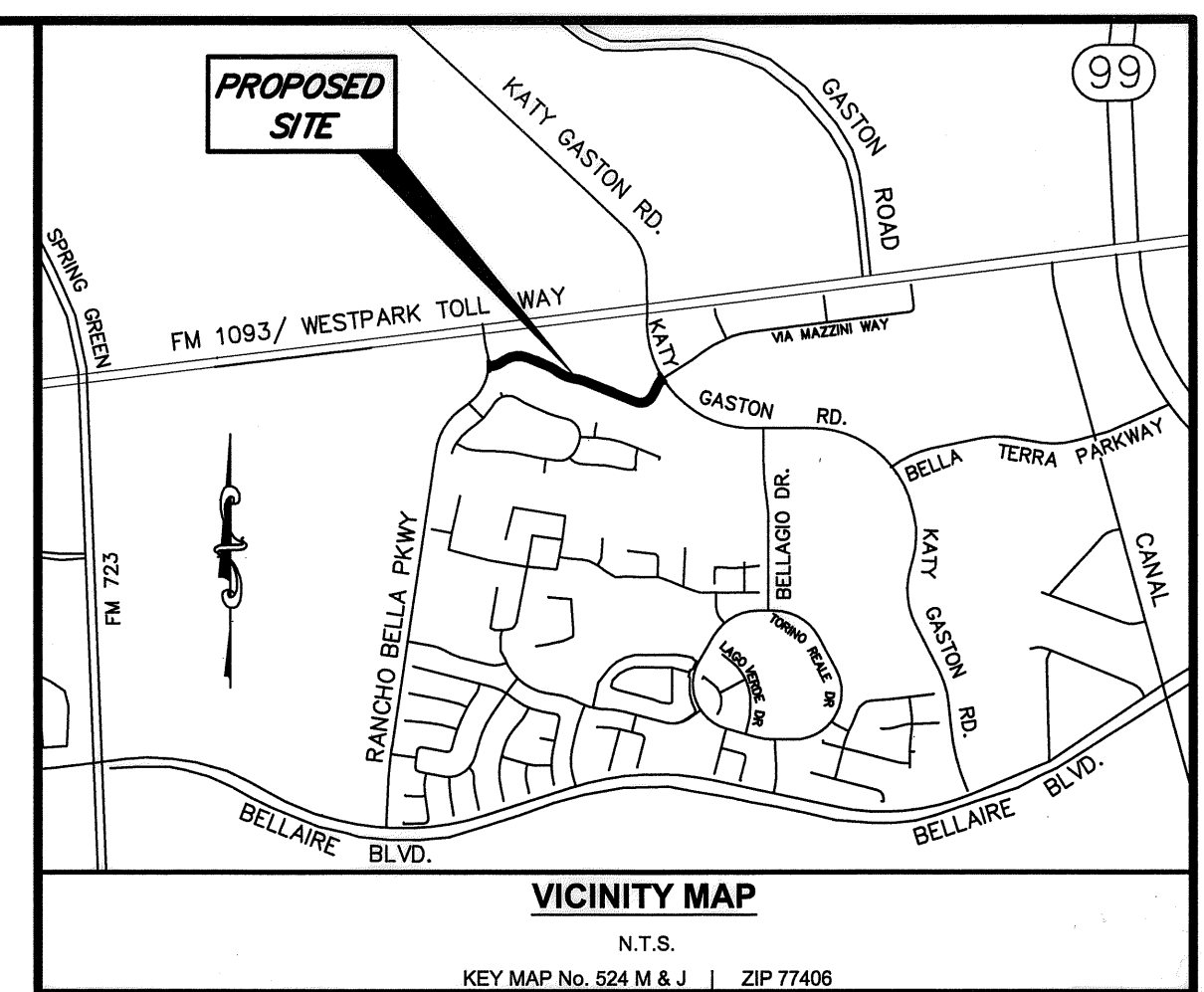
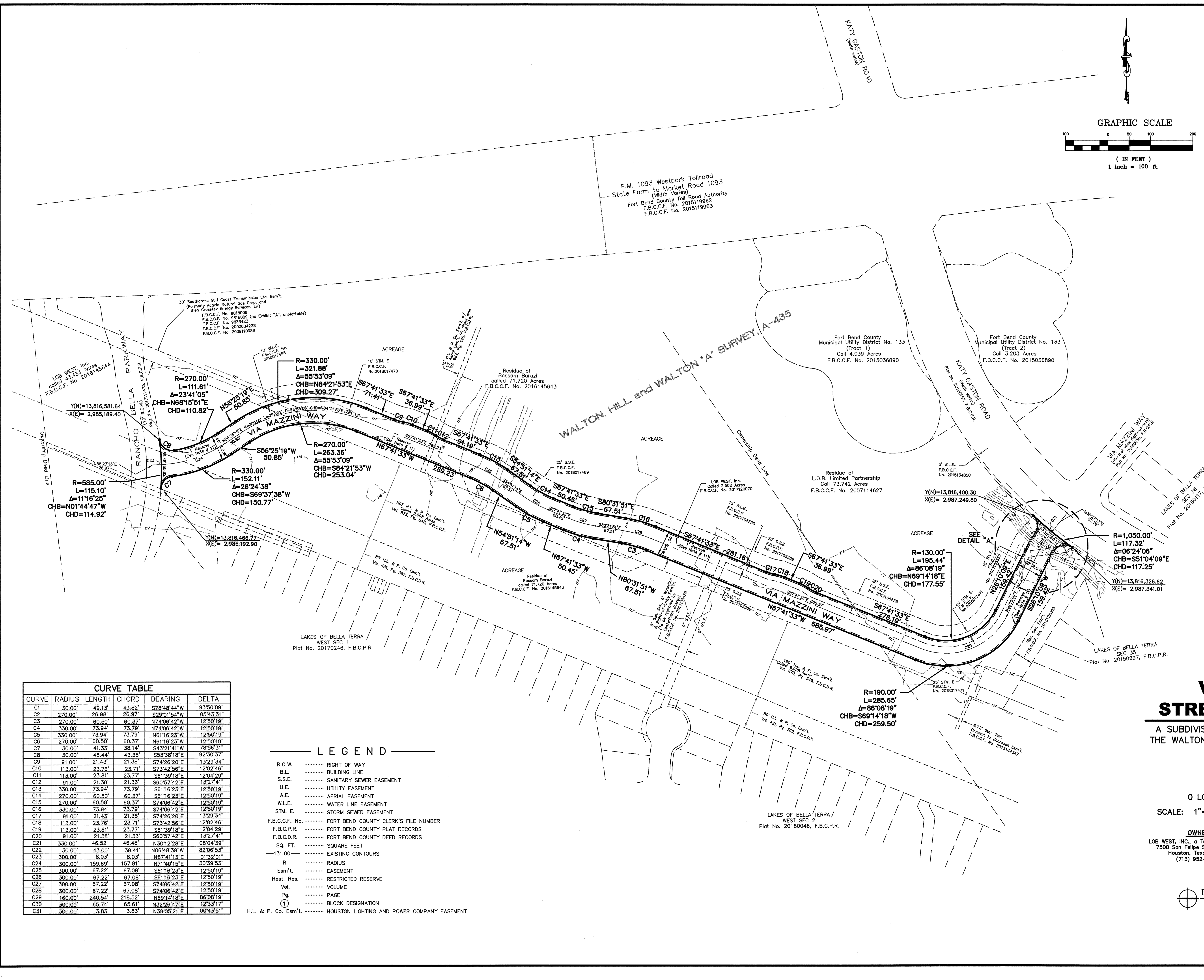
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(DEPUTY CLERK)



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	49.13'	43.82'	S78°48'44"W	93°50'09"
C2	270.00'	26.98'	26.97'	S29°01'54"W	08°43'31"
C3	270.00'	60.50'	60.37'	N74°06'42"W	12°50'19"
C4	330.00'	73.94'	73.79'	N74°06'42"W	12°50'19"
C5	330.00'	73.94'	73.79'	N61°16'23"W	12°50'19"
C6	270.00'	60.50'	60.37'	N61°16'23"W	12°50'19"
C7	30.00'	41.33'	38.14'	S43°21'41"W	78°56'31"
C8	30.00'	48.44'	43.35'	S53°38'18"E	92°30'37"
C9	91.00'	21.43'	21.38'	S74°08'42"E	13°29'34"
C10	113.00'	23.76'	23.71'	S73°42'56"E	12°02'46"
C11	113.00'	23.81'	23.77'	S61°39'18"E	12°04'29"
C12	91.00'	21.38'	21.33'	S60°57'42"E	13°27'41"
C13	330.00'	73.94'	73.79'	S61°16'23"E	12°50'19"
C14	270.00'	60.50'	60.37'	S61°16'23"E	12°50'19"
C15	270.00'	60.50'	60.37'	S74°08'42"E	12°50'19"
C16	330.00'	73.94'	73.79'	S74°08'42"E	12°50'19"
C17	91.00'	21.43'	21.38'	S74°08'42"E	13°29'34"
C18	113.00'	23.76'	23.71'	S73°42'56"E	12°02'46"
C19	113.00'	23.81'	23.77'	S61°39'18"E	12°04'29"
C20	91.00'	21.38'	21.33'	S60°57'42"E	13°27'41"
C21	330.00'	46.52'	46.48'	N301°2'28"E	08°04'39"
C22	30.00'	43.00'	39.41'	N06°48'39"W	82°06'53"
C23	300.00'	8.03'	8.03'	N87°41'13"E	01°32'01"
C24	300.00'	158.69'	157.81'	N71°40'15"E	30°39'53"
C25	300.00'	67.22'	67.08'	S61°16'23"E	12°50'19"
C26	300.00'	67.22'	67.08'	S61°16'23"E	12°50'19"
C27	300.00'	67.22'	67.08'	S74°08'42"E	12°50'19"
C28	300.00'	67.22'	67.08'	S74°08'42"E	12°50'19"
C29	160.00'	240.54'	218.52'	N69°14'18"E	86°08'19"
C30	300.00'	65.74'	65.61'	N32°26'47"E	12°33'17"
C31	300.00'	3.83'	3.83'	N39°05'21"E	00°43'51"

- LEGEND
- R.O.W. .... RIGHT OF WAY  
B.L. .... BUILDING LINE  
S.S.E. .... SANITARY SEWER EASEMENT  
U.E. .... UTILITY EASEMENT  
A.E. .... AERIAL EASEMENT  
W.L.E. .... WATER LINE EASEMENT  
S.T.M. E. .... STORM SEWER EASEMENT  
F.B.C.C.F. No. .... FORT BEND COUNTY CLERK'S FILE NUMBER  
F.B.C.P.R. .... FORT BEND COUNTY PLAT RECORDS  
F.B.C.D.R. .... FORT BEND COUNTY DEED RECORDS  
SQ. FT. .... SQUARE FEET  
—131.00— .... EXISTING CONTOURS  
R. .... RADIUS  
Eas't. .... EASEMENT  
Rest. Res. .... RESTRICTED RESERVE  
Vol. .... VOLUME  
Pg. .... PAGE  
① .... BLOCK DESIGNATION  
H.L. & P. Co. Eas't. .... HOUSTON LIGHTING AND POWER COMPANY EASEMENT

**VIA MAZZINI WAY**  
**STREET DEDICATION Sec 2**

A SUBDIVISION OF 3.339 ACRES OF LAND BEING SITUATED IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435, FORT BEND COUNTY, TEXAS

0 LOTS  
SCALE: 1"=100'

0 BLOCKS

0 RESERVES  
DATE: FEBRUARY, 2018

OWNER:  
L.O.B. Limited Partnership, a Texas Corporation  
7500 San Felipe St., Ste. #400  
Houston, Texas 77063  
(713) 952-0200

OWNER:  
L.O.B. Limited Partnership, a Texas Limited Partnership  
7500 San Felipe St., Ste. #400  
Houston, Texas 77063  
Phone # (713) 952-0200

PREPARED BY:  
**BENCHMARK ENGINEERING CORPORATION**  
Consulting Engineers - Planners - Surveyors  
2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A.  
(713)266-9930 Fax (713)266-3804  
Texas Board of Professional Engineers  
Registration Number F-6788  
TBPLS Firm Registration Number 10009000

SHEET 1 OF 2  
B.E.C. JOB #0404-78-VI



STATE OF TEXAS §  
COUNTY OF FORT BEND §

WE, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, BEING AN OFFICER OF L.O.B. LIMITED PARTNERSHIP, OWNER AND LOB WEST INC., A TEXAS CORPORATION ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, AND BRONWYN DRAGISIC, ATTEST, BEING OFFICERS OF LOB WEST INC., A TEXAS CORPORATION, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 3.339 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VIA MAZZINI WAY STREET DEDICATION SEC 2, DO HEREBY MAKE AND ESTABLISH SAID STREET DEDICATION 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 OURSELF, 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 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. & 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 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 SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & 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 TWENTY (20) 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 SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, FORT BEND 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 IS HEREBY 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, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HERBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, IT'S PRESIDENT, THEREUNTO AUTHORIZED THIS 19<sup>th</sup> DAY OF MARCH, 2018.

L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

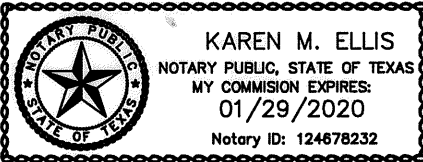
Bassam Barazi  
BASSAM BARAZI, PRESIDENT

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BASSAM BARAZI, 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19<sup>th</sup> DAY OF MARCH, 2018.

Karen M. Ellis  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/29/2020



IN TESTIMONY WHEREOF, LOB WEST INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, IT'S PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY BRONWYN DRAGISIC THIS 19<sup>th</sup> DAY OF MARCH, 2018.

LOB WEST, INC., A TEXAS CORPORATION

Bassam Barazi  
BASSAM BARAZI, PRESIDENT

ATTEST: Bronwyn Dragisic

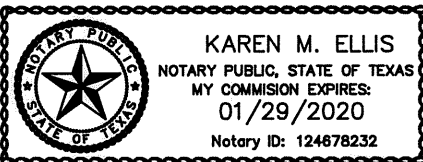
Bronwyn Dragisic  
PRINT NAME

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BASSAM BARAZI, 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 HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19<sup>th</sup> DAY OF MARCH, 2018.

Karen M. Ellis  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/29/2020

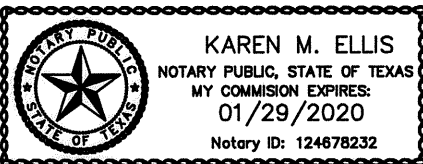


STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRONWYN DRAGISIC, 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 HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF MARCH, 2018.

Karen M. Ellis  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/29/2020



I, RONALD G. HARRISON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE STREET DEDICATION 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 PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER AND THE NAD 83 STATE PLANE PROJECTIONS.

Ronald G. Harrison  
RONALD G. HARRISON, R.P.L.S., TEXAS REGISTRATION NO. 5342



I, WILLIAM H. SAOUR, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

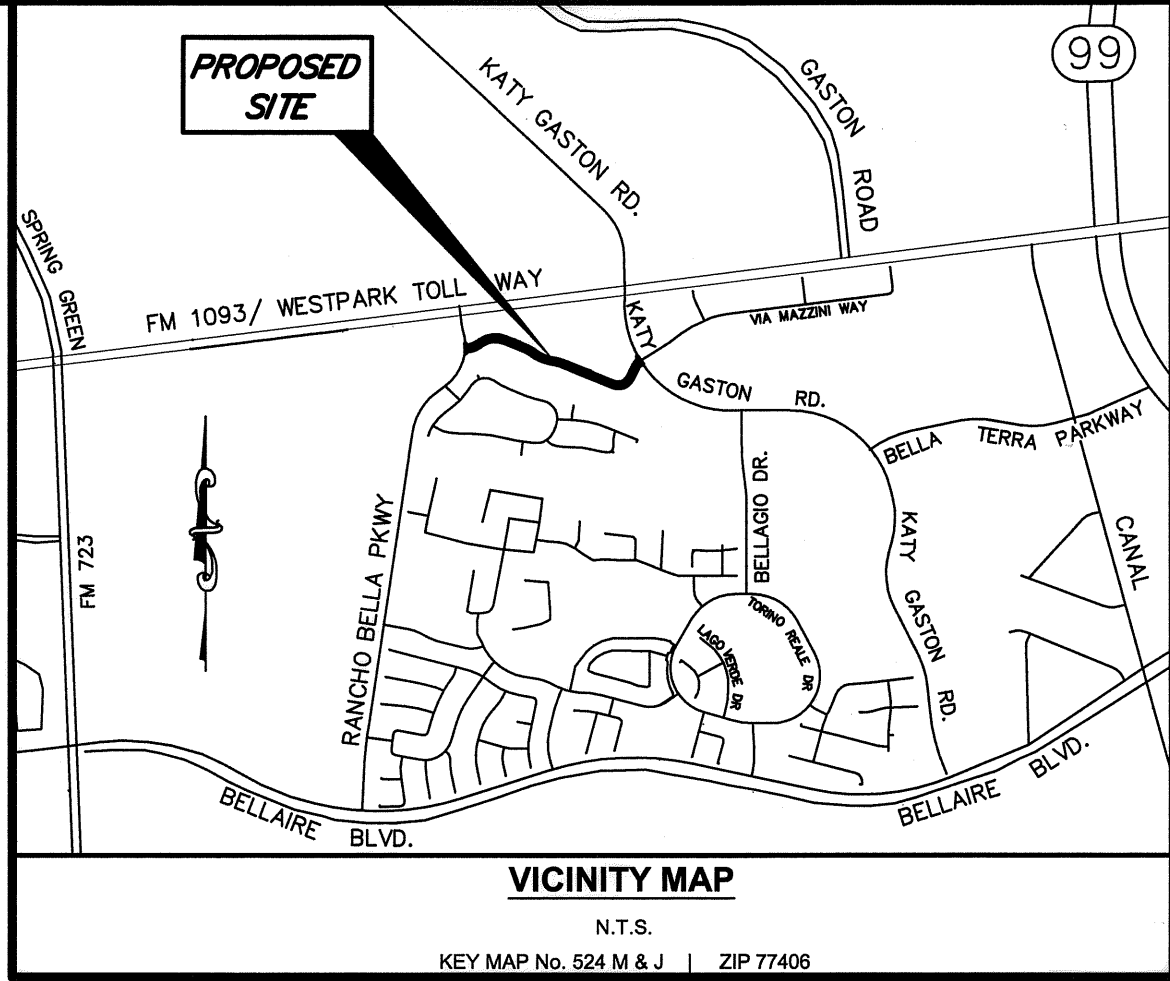
William H. Saour  
WILLIAM H. SAOUR, P.E.  
TEXAS REGISTRATION NO.: 116018



DISTRICT NAMES	
W.C.I.D.	N/A
MUD	F.B.C.M.U.D. No. 133
LID	F.B.C.L.I.D. No. 12
ESD	F.B.C.E.S.D. No. 4
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	SBC AND CENTERPOINT ENERGY

#### NOTES:

- THIS PLAT IS BEING SERVICED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 133, AND IS WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY SUBSIDENCE DISTRICT.
- ACCORDING TO THE FEMA FIRM COMMUNITY MAP NO. 48157C0110 L MAP REVISED APRIL, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNSHADED-AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- TEMPORARY BENCHMARK: CUT "X" IN CENTERLINE CONCRETE PAVEMENT OF N. WATERLAKE DR. (APPROX. 3' EAST OF THE END OF PAVEMENT) WEST PARK LAKES SECTION 1. ELEVATION =110.08 (BEC 123) NGVD DATUM OF 1973 ADJUSTMENT.
- 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.
- LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "LZ3" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
- PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (AS SHOWN ON PLAT) BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.000119014. THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.9988881.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 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.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN CCORDANCE WITH THE A.D.A.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION
- THIS PROPERTY IS SUBJECT TO A SHORT FROM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTER POINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/S AT&T TEXAS, AND COMCAST OF HOUSTON LLC, AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE No. 2014086327 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PROPERTY IS SUBJECT TO A STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF HOUSTON, TEXAS AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 133 RECORDED UNDER CLERK'S FILE No. 2014036544 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. A FIRST AND SECOND AMENDED AND RESTATED STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF HOUSTON, TEXAS, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 133 RECORDED UNDER CLERK'S FILE Nos. 2015063938 AND 2015138789 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS
- THIS PROPERTY IS SUBJECT TO RIGHTS OF TENANTS, AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS. THIS EXCEPTION MAY BE DELETED OR LIMITED TO IDENTIFIED LEASES ON THE BASIS OF AN ACCEPTABLE AFFIDAVIT FROM THE CURRENT OWNER.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION



I, RICHARD W. STOLLEIS, P.E. FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

Richard W. Stolleis  
RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

VINCENT M. MORALES JR., COMMISSIONER PRECINCT 1 GRADY PRESTAGE, COMMISSIONER PRECINCT 2

ROBERT E. HEBERT, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3 JAMES PATTERSON, COMMISSIONER PRECINCT 4

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

I, LAURA RICHARD, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M., IN PLAT NO. \_\_\_\_\_ OF THE PLAT RECORDS

OF SAID COUNTY.

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

COUNTY CLERK, LAURA RICHARD  
FORT BEND COUNTY, TEXAS

BY: DEPUTY

## VIA MAZZINI WAY STREET DEDICATION Sec 2

A SUBDIVISION OF 3.339 ACRES OF LAND BEING SITUATED IN  
THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435,  
FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 0 RESERVES  
SCALE: 1"=100' DATE: FEBRUARY, 2018

OWNER:  
LOB WEST, INC., a Texas Corporation  
7500 San Felipe St., Ste. #400  
Houston, Texas 77063  
(713) 952-0220

OWNER:  
L.O.B. Limited Partnership, a Texas Limited Partnership  
7500 San Felipe St., Ste. #400  
Houston, Texas 77063  
Phone # (713) 952-0220

PREPARED BY:

BENCHMARK ENGINEERING CORPORATION  
Consulting Engineers — Planners — Surveyors  
2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A.  
(713)266-9930 Fax (713)266-3804

Texas Board of Professional Engineers  
Registration Number F-6788  
TBPLS Firm Registration Number 10009000

SHEET 2 OF 2  
B.E.C. JOB #04044-78-WM

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, APPROVED THIS PLAT AND STREET DEDICATION OF VIA MAZZINI WAY STREET DEDICATION SEC 2, 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 27<sup>th</sup> DAY OF March, 2018.

BY: Marshall Stein  
MARTHA L. STEIN, CHAIR OR  
M. SONNY GARZA, VICE-CHAIR

BY: Patrick Walsh  
PATRICK WALSH, P.E., SECRETARY

