

PLAT RECORDING SHEET

PLAT NAME: SYZ Enterprises Plaza

PLAT NO: _____

ACREAGE: 0.9789

LEAGUE: H.T&B.R.R. Co. Survey (Harris County),

H.T&B.R.R. Co. Survey (Fort Bend County)

ABSTRACT NUMBER: 416, 623

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 1

OWNERS: SYZ Enterprises Inc.

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF HARRIS & FORT BEND

WE, **SYZ ENTERPRISES INC.**, ACTING BY AND THROUGH SHAYAN FAROOQI, PRESIDENT AND ZAIN FAROOQI, SECRETARY., OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.9789 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **SYZ ENTERPRISES PLAZA** 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 PURPOSES FOREVER UNOBSSTRUCTED 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 DESIGNED 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 PURPOSES FOREVER UNOBSSTRUCTED 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 DESIGNED WITH AERIAL EASEMENT (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 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 PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSED 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, 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 HEREBY 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. LIGHT ZONE 3.

IN TESTIMONY WHEREOF, THE **SYZ INTERPRISES INC.** HAS CAUSED THESE PRESENTS TO BE SIGNED BY SHAYAN FAROOQI, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, ZAIN FAROOQI, THIS _____ DAY OF _____, 2018.

SYZ ENTERPRISES INC.

BY: *Shayan Farooqi*
NAME: **SHAYAN FAROOQI**
TITLE: **PRESIDENT**

ATTEST: *Zain Farooqi*
NAME: **ZAIN FAROOQI**
TITLE: **SECRETARY**

STATE OF TEXAS

COUNTY OF HARRIS & FORT BEND

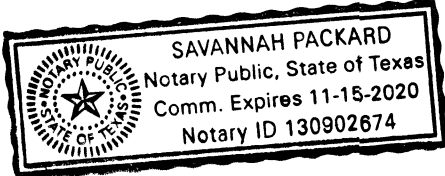
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **SHAYAN FAROOQI**, SECRETARY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF NOV., 2018.

Savannah Packard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: *Savannah Packard*

MY COMMISSION EXPIRES: 11/15/2020



GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.

2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.99988196.

3. UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.

4. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT CITY PLANNING LETTER PREPARED BY INTEGRITY TITLE COMPANY, LLC, EFFECTIVE DATE: JUNE 21, 2018.

5. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSSTRUCTED 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.

6. THIS PLAT LIES WITHIN THE FOLLOWING ENTITIES:

1. ALUEF ISD
2. FORT BEND COUNTY
3. HARRIS COUNTY
4. HARRIS COUNTY FLOOD CONTROL
5. PORT OF HOUSTON AUTHTY
6. HARRIS COUNTY HOSPITAL DISTRICT
7. HARRIS COUNTY EDUCATION DEPARTMENT
8. HOUSTON COMMUNITY COLLEGE
9. HARRIS-FORT BEND ESD 100
10. INTERNATIONAL MANAGEMENT DISTRICT
11. FORT BEND DRAINAGE
12. FORT BEND COUNTY GEN
13. FORT BEND COUNTY ESD 5
14. FORT BEND ISD

7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 91.2 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. IN ADDITION, ALL FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE EXTREME EVENT/MAXIMUM PONDING ELEVATION, AND 18 INCHES ABOVE DETENTION POND 100-YEAR WATER SURFACE ELEVATIONS, AS CALCULATED DURING FUTURE SITE DESIGNS.

8. THE FINISHED FLOOR ELEVATION OF EXISTING BUILDING = 90.2'

9. 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.

10. ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ACCESS TO AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SIDEWALKS.

11. 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, IN ACCORDANCE WITH THE A.D.A.

12. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.

13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

15. THE SUBJECT TRACT IS SUBJECT TO RESTRICTIONS PER HARRIS COUNTY CLERK'S FILE NUMBER M498053.

16. LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 48 PERCENT. ANY ADDITIONAL DEVELOPMENT, OR INCREASE IN IMPERVIOUS COVER, BEYOND EXISTING CONDITIONS WILL REQUIRE STORM WATER DETENTION STORAGE MITIGATION DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA.

STATE OF TEXAS

COUNTY OF HARRIS & FORT BEND

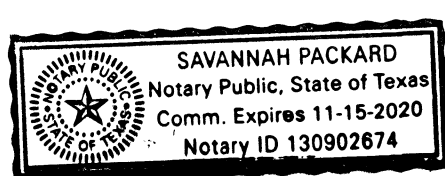
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ZAIN FAROOQI**, SECRETARY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF NOV., 2018.

Savannah Packard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: *Savannah Packard*

MY COMMISSION EXPIRES: 11/15/2020



I (OR WE), **ALLEGIANCE BANK** OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS **SYZ ENTERPRISES PLAZA**, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2017-495198 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS AND CLERK'S FILE NO. 2017124179 OF THE O.P.R.O.R.P. OF FORT BEND 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 PLAT AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: *Rodney Nabors*

NAME: *Rodney Nabors*

TITLE: *Bank Office President*

STATE OF TEXAS

COUNTY OF HARRIS & FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Rodney Nabors* BEING REPRESENTATIVE(S) OF **ALLEGIANCE BANK**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.")

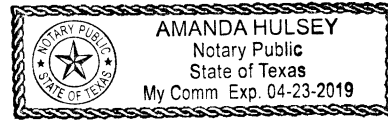
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF November, 2018

Amanda Hulsey
NOTARY-PUBLIC-IN AND FOR THE STATE OF TEXAS



NAME: *Amanda Hulsey*

MY COMMISSION EXPIRES: 04-23-2019



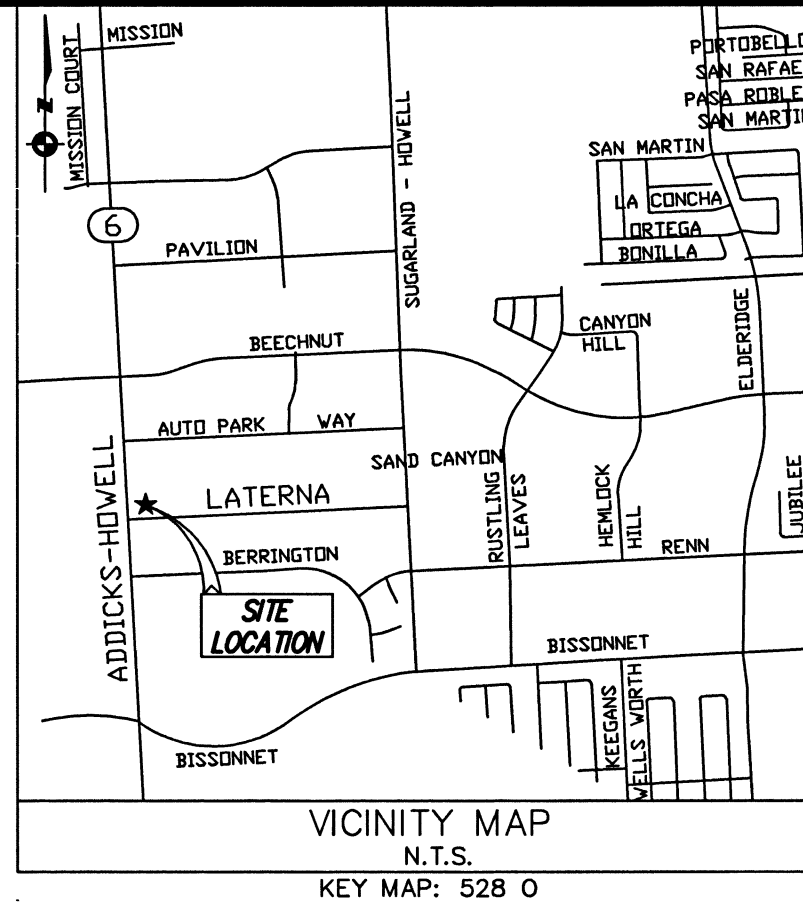
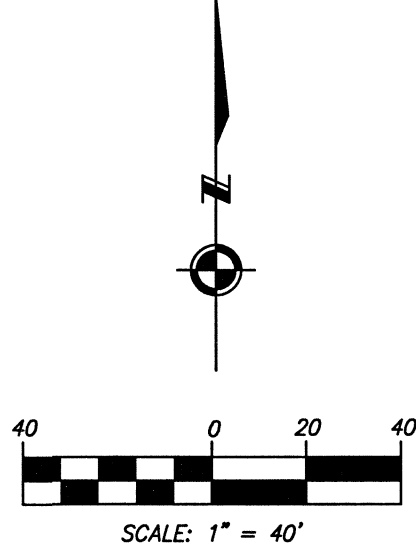
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF **SYZ ENTERPRISES PLAZA** IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2018.

BY: _____
MARTHA L. STEIN, CHAIR
OR
M. SONNY GARZA, VICE CHAIR

BY: _____
PATRICK WALSH, P.E.
SECRETARY

ABBREVIATIONS

A.E.--AERIAL EASEMENT
B.L.--BUILDING LINE
ESMT--EASEMENT
F.H.E.--FIRE HYDRANT EASEMENT
FND.--FOUND
F.B.C.O.R.F.--FORT BEND COUNTY OFFICIAL RECORDS FILE
F.B.C.M.R.F.--FORT BEND COUNTY MAP RECORDS FILE
H.C.C.F. NO.--HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.--HARRIS COUNTY DEED RECORDS
H.C.M.R.--HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.--HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
O.P.R.O.R.P.--OFFICIAL PUBLIC RECORD OF REAL PROPERTY
O.R.O.F.B.C.--OFFICIAL RECORD OF FORT BEND COUNTY
I.P.--IRON PIPE
I.R.--IRON ROD
U.E.--UTILITY EASEMENT
VOL. PG.--VOLUME AND PAGE



I, **RICHARD W. STOLLEIS**, 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 WITH THE WATERSHED.

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.,
PRECINCT 1, COUNTY COMMISSIONER,

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

W. A. "ANDY" MEYERS
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

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 _____, 2018, AT _____ O'CLOCK ____m. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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

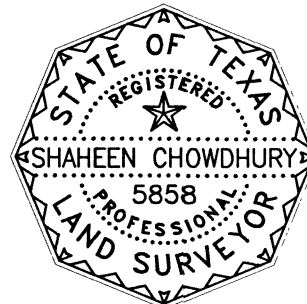
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATION:

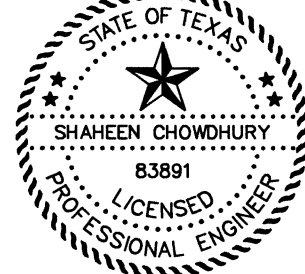
I, **SHAHEEN CHOWDHURY**, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT 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.

Shaheen Chowdhury, 11/08/18
SHAHEEN CHOWDHURY, P.E.
TEXAS REGISTRATION NO. 5858



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

Shaheen Chowdhury, 11/08/18
SHAHEEN CHOWDHURY, P.E.
TEXAS REGISTRATION NO. 5858



SYZ ENTERPRISES PLAZA

BEING A SUBDIVISION OF A
0.9789 ACRE (42,643 SQ. FT.)

SITUATED IN THE
H.T. & B. R.R. CO. SURVEY, A-416
IN HARRIS COUNTY, TEXAS AND
H.T. & B. R.R. CO. SURVEY, A-623
IN FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK 1 LOT
NOVEMBER, 2018 KOU JOB NO. 18055

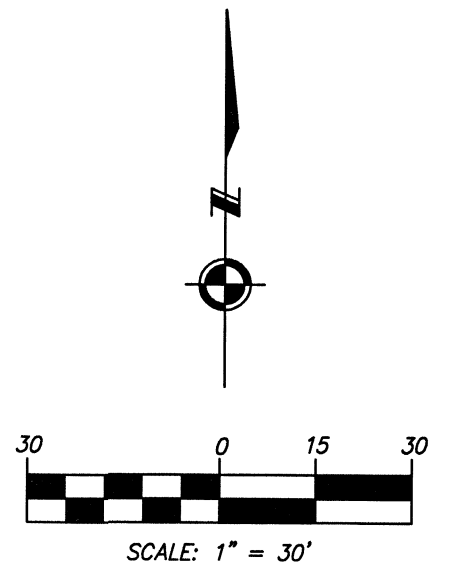
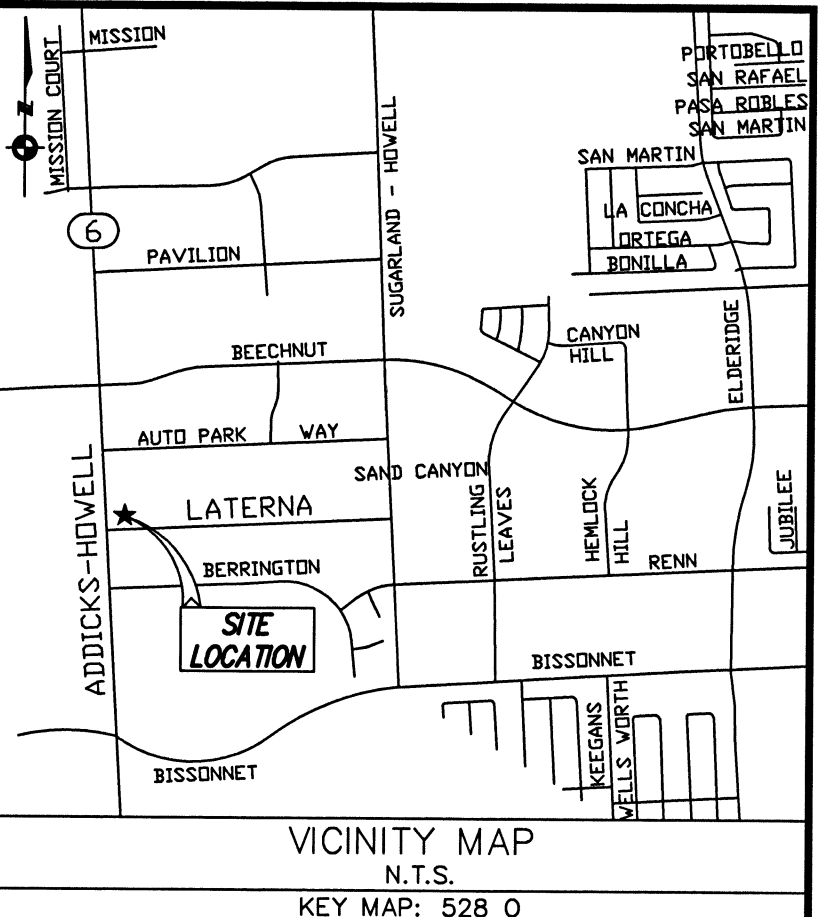
OWNER:

SYZ ENTERPRISES INC.
8559 HIGHWAY 6 SOUTH
HOUSTON TX 77083

ENGINEER/SURVEYOR:

KUO
& associates, Inc.
Consulting Engineers
& Surveyors

10700 Richmond Ave., Suite 113
Houston, TX 77042
Tel: (713) 975-8769
Fax: (713) 975-0920
www.kuoassociates.com
Engineering Firm Registration No. F-45578
Survey Firm Registration No. 1007560



CALLLED 14.9315 ACRES
MARTINEZ BUSINESS PARK IV, LLC
H.C.C.F. NO. 20120032910
O.P.R.O.R.P.H.C.
JANUARY 25, 2012

ABBREVIATIONS

- A.E.—AERIAL EASEMENT
- B.L.—BUILDING LINE
- ESMT.—EASEMENT
- F.H.E.—FIRE HYDRANT EASEMENT
- FND.—FOUND
- H.C.C.F. NO.—HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.D.R.—HARRIS COUNTY DEED RECORDS
- H.C.M.R.—HARRIS COUNTY MAP RECORDS
- O.P.R.O.R.P.H.C.—OFFICIAL PUBLIC RECORD OF REAL PROPERTY HARRIS COUNTY
- F.B.C.C.F. NO.—FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.D.R.—FORT BEND COUNTY DEED RECORDS
- I.P.—IRON PIPE
- I.R.—IRON ROD
- VOL.—VOLUME
- PG.—PAGE
- R.O.W.—RIGHT OF WAY
- U.E.—UTILITY EASEMENT

NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.99988196.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
- 0.8450 ACRES MORE OR LESS OF THE PLAT BOUNDARY LOCATED IN THE HARRIS COUNTY AND 0.1339 ACRE MORE OR LESS OF THIS PLAT BOUNDARY LOCATED IN FORT BEND COUNTY.
- THE SUBJECT TRACT IS SUBJECT TO THE RESTRICTION PER HARRIS COUNTY CLERK'S FILE NUMBER M498053, O.P.R.O.R.P.H.C. AND FORT BEND COUNTY CLERK'S FILE NUMBER 9006742, O.P.R.O.R.P.F.B..C.
- THE SUBJECT TRACT IS SUBJECT TO ACCESS EASEMENT PER HARRIS COUNTY CLERK'S FILE NUMBER M498053, O.P.R.O.R.P.H.C. AND FORT BEND COUNTY CLERK'S FILE NUMBER 9006742, O.P.R.O.R.P.F.B..C.

SYZ ENTERPRISES PLAZA

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IN HARRIS COUNTY, TEXAS AND
H.T. & B. R.R. CO. SURVEY, A-623
IN FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK 1 LOT
NOVEMBER, 2018 KOU JOB NO. 18055

OWNER:
SYZ ENTERPRISES INC.
8559 HIGHWAY 6 SOUTH
HOUSTON TX 77083

ENGINEER/SURVEYOR:

KUO
& associates, Inc.
Consulting Engineers
& Surveyors

10700 Richmond Ave., Suite 113
Houston, TX 77042
Tel: (713) 975-8769
Fax: (713) 975-0920
www.kuoassociates.com
Engineering Firm Registration No. F-4578
Survey Firm Registration No. 1007560