

# PLAT RECORDING SHEET

**PLAT NAME:** Mission West Plaza

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

**ACREAGE:** 2.5796

**LEAGUE:** John McDonald Survey

**ABSTRACT NUMBER:** 291

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Nassar Group LLC,

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF HARRIS

WE, NASSAR GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH AHMAD NASSAR, MANAGER, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 2.5796 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MISSION WEST PLAZA, 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 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 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 FIFTEEN FEET (15' 0") WIDE ON EACH CENTER LINE OF TEN 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, FORT BEND COUNTY OR ANY OTHER 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 WAYS 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 ADJOINING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF 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.

IN TESTIMONY WHEREOF, THE NASSAR GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY AHMAD NASSAR, ITS MANAGER, THIS 24 DAY OF September 2025.

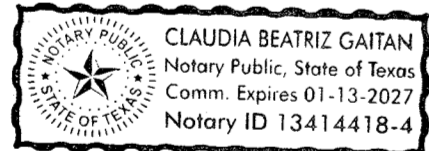
NASSAR GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY  
BY: *Ahmad Nassar*  
AHMAD NASSAR  
MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AHMAD NASSAR, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF September 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: *Claudia Beatriz Gaitan*  
MY COMMISSION EXPIRES: 11/13/2027



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MISSION WEST 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 19 DAY OF November 2025.

BY: *Sean M. Clark*  
SEAN M. CLARK  
CHAIR

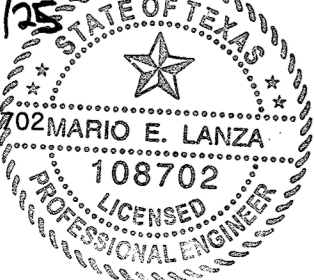


BY: *M. Sonny Garza*  
M. SONNY GARZA  
VICE CHAIRMAN

BY: *Vonn Tran*  
VONN TRAN  
SECRETARY

I, MARIO E. LANZA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 10 DAY OF October 2025.

MARIO E. LANZA, P.E.  
TEXAS REGISTRATION NO. 108702



BLOCK 2  
RESTRICTED RESERVE "A"  
TWIN OAKS VILLAGE  
COMMERCIAL RESERVE NO 3

ORCHID RIDGE LANE  
(90' R.O.W.)  
PLAT NO. 20050076 F.B.C.P.R.

BLOCK 1  
UNRESTRICTED RESERVE "A"  
TWIN OAKS VILLAGE  
SEC 15 PARTIAL  
REPLAT NO 1  
PLAT NO. 20180061 F.B.C.P.R.

BLOCK 1  
RESIDUE OF  
RESTRICTED RESERVE "A"  
TWIN OAKS VILLAGE  
SEC 15  
PLAT NO. 20080023 F.B.C.P.R.

BLOCK 1  
UNRESTRICTED RESERVE "A"  
FAMILY DOLLAR STORE  
FM 1464 SUBDIVISION  
PLAT NO. 20110200 F.B.C.P.R.

BLOCK 1  
UNRESTRICTED RESERVE "A"  
OREILLY FM 1464  
SUBDIVISION  
PLAT NO. 20130089 F.B.C.P.R.

BLOCK 1  
RESIDUE OF  
RESTRICTED RESERVE "A"  
TWIN OAKS VILLAGE  
SEC 15  
PLAT NO. 20080023 F.B.C.P.R.

WE, PROSPERITY BANK, ARE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MISSION WEST PLAZA, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2025042664 OF THE OFFICIAL PUBLIC RECORDS 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 WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

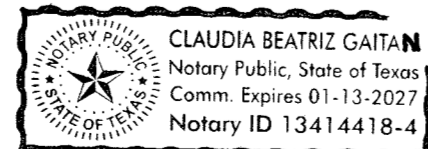
BY: *Michael A. Zumsteg*  
NAME: *Michael A. Zumsteg*  
TITLE: *Professional Land Surveyor*

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Michael A. Zumsteg*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF September 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: *Claudia Beatriz Gaitan*  
MY COMMISSION EXPIRES: 11/13/2027



JOHN McDONALD SURVEY, A-291

CHARANIA RAHEEM ALI  
CALLED 1.4856 AC.  
F.B.C.C.F. NO. 2002086370

CLODINE ROAD (145' R.O.W.)  
F.B.C.C.F. NO. 2004038946

CLODINE BROTHERS, LLC  
CALLED 0.8139 ACRES  
F.B.C.C.F. NO. 2023113585

CORRECTION NON-EXCLUSIVE  
EASEMENT  
F.B.C.C.F. NO. 2025070403

BLOCK 1  
UNRESTRICTED RESERVE "A"  
CORRECTION PLAT OF  
MISSION WEST, SECTION THREE  
VOL. 32, PG. 11 F.B.C.P.R.

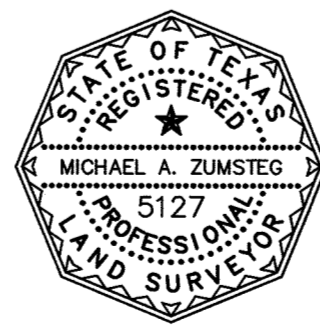
BLOCK 1  
RESTRICTED  
RESERVE "A"  
(RESTRICTED TO COMMERCIAL  
USE ONLY)  
2.5796 AC., 112,369 SQ. FT.

LMPG PROPERTIES, LLC  
CALLED 0.8152 AC.  
F.B.C.C.F. NO. 2015065499

I, MICHAEL A. ZUMSTEG, 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 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 COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

BY: *Michael A. Zumsteg*  
NAME: *Michael A. Zumsteg*  
TITLE: *Professional Land Surveyor*

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



LEGEND:

- AC. - ACRE
- PAGE - PAGE
- E. - EAST
- W. - WEST
- N. - NORTH
- S. - SOUTH
- WAT. - WATER
- STM. - STORM
- SWR. - SEWER
- FND. - FOUND
- NO. - NUMBER
- VOL. - VOLUME
- SEC. - SECTION
- RES. - RESERVE
- I.R. - IRON ROD
- SAN. - SANITARY
- ESMT. - EASEMENT
- R.O.W. - RIGHT OF WAY
- B.L. - BUILDING LINE
- A.E. - AERIAL EASEMENT
- U.E. - UTILITY EASEMENT
- T.B.M. - TEMPORARY BENCHMARK
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. - FORT BEND COUNTY OFFICIAL RECORDS

GENERAL NOTES:

- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF HOUSTON, TEXAS.
- BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 210435 IS AN HCFC BRASS DISC STAMPED 210435, LOCATED FROM THE INTERSECTION OF WESTHEIMER ROAD (FM 1093) AND SOUTH BARKER CYPRESS ROAD (FM 1464). TRAVEL EAST ON WESTHEIMER ROAD APPROXIMATELY 0.3 MILE. MONUMENT IS LOCATED IN NOSE CONE CONCRETE OF MEDIAN. IN KEY MAP 527B, IN THE BRAYS BAYOU WATERSHED NEAR STREAM NUMBER W190-00-00. ELEVATION = 91.53 FEET NAVD 1988, 2001 ADJUSTMENT
- T.B.M. 5/8" I.R. LOCATED ON THE NORTHEAST CORNER OF PROPERTY AS SHOWN ON PLAT. ELEVATION = 91.55 FEET
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE: 0.99988473.
- ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS PROPERTY LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBERS 4815700130 L AND 481500135L, DATED APRIL 2, 2014.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ESD 100, FORT BEND COUNTY MUD #30, FORT BEND ISD AND CITY OF HOUSTON ETJ.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY SHOWN HEREON.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.80 FEET ABOVE THE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, MAX PONDING, OR SHEET FLOW ELEVATION; AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WSEL OF ANY FUTURE DETENTION AND MITIGATION POND SERVING THE DEVELOPMENT AS DETERMINED DURING FUTURE SITE DESIGNS.
- 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- THIS SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE NO. 3.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A. D. A.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION 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.
- ANY FUTURE DEVELOPMENT WITHIN THE PLATTED AREA WILL REQUIRE PERMITS AND APPROVAL BY FORT BEND COUNTY INCLUDING ON-SITE STORM WATER DETENTION DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- ANY FUTURE ON-SITE DRAINAGE INFRASTRUCTURE, INCLUDING DETENTION AND MITIGATION PONDS, SHALL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY FULLY ASSUMED BY THE PROPERTY OWNER AND THIS RESPONSIBILITY SHALL TRANSFER TO THE FUTURE OWNERS UPON SALE OF THE PROPERTY.
- ANY DEVELOPMENT WITHIN THE PLATTED AREA MUST ENSURE THAT PRE-EXISTING, NATURAL DRAINAGE PATTERNS AND CAPACITIES OF NEIGHBORING PROPERTIES ARE NOT NEGATIVELY IMPACTED. IN ADDITION, ALL FUTURE DETENTION OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS OF THE SITE.
- ALL ON-SITE STORM WATER DRAINAGE AND DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AS FURTHER DETAILED IN THE DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES RECORDED WITHIN FORT BEND COUNTY OFFICIAL PUBLIC RECORDS NO. 2025042009 AND 2025091620.
- 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 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.

OWNER:  
NASSAR GROUP LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
10739 W. LITTLE YORK RD. #100, THE HOUSTON, TX. 77041, 281-804-7553

SURVEYOR:  
**CENTURY ENGINEERING, INC.**  
3030 S. GESSNER SUITE 100, HOUSTON, TEXAS 77063  
OFFICE: (713) 780-8871 FAX: (713) 780-7662  
email: cmasi@centuryengineering.com  
T.B.P.L.S. FIRM REGISTRATION NO. 100965-0

I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE FORT BEND COUNTY COMMISSIONERS' COURT THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1  
GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2  
W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3  
DEXTER L. MCCOY  
COMMISSIONER, PRECINCT 4

KP GEORGE  
COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_ 20\_\_ 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.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# MISSION WEST PLAZA

A SUBDIVISION OF 2.5796 ACRES OF LAND, LOCATED IN JOHN McDONALD SURVEY, ABSTRACT NO. 291, FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVE

DATE: SEPTEMBER, 2025 SCALE: 1" = 60'