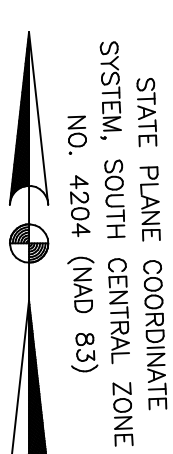


NOTES:

1. ALL BUILDING LINE TRANSITIONS ARE 45-DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE TRANSITIONS OCCUR.
2. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
3. 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.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR 1.0000507.
5. THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO A VISIBILITY TRIANGLE. THE TRIANGULAR AREA ADJACENT TO THE INTERSECTION OF ANY STREET ESTABLISHED BY MEASURING A DISTANCE OF 15 FEET FROM THE POINT OF INTERSECTION OF TWO STREETS ALONG THE RIGHT-OF-WAY OF EACH OF THE INTERSECTING STREETS AND CONNECTING THE ENDS OF EACH MEASURED DISTANCE, TO ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION. THE MAXIMUM HEIGHT OF THE VISIBILITY TRIANGLE SHALL BE 20 FEET MEASURED VERTICALLY FROM THE GROUND.
6. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 3.
7. IF THIS PLAT IS PROPOSED TO BE A 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.
8. 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.

NORTH



SCALE: 1" = 30'



STATE OF TEXAS
COUNTY OF HARRIS

WE, ROBERTO LOZANO AND SARAI S. LOZANO, OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.1855 ACRE TRACT, DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LOZANO SQUARE REPLAT NO. 1 DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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 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 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 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 OTHER 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

WITNESS OUR HAND IN THE CITY OF HOUSTON, TEXAS,

THIS _____ DAY OF _____, 2017.

BY: _____
ROBERTO LOZANO, OWNER

BY: _____
SARAI S. LOZANO, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SARAI S. LOZANO AND ROBERTO LOZANO 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
_____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, DEWARD KARL BOWLES, AM 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 FEET; AND THAT THE PLAT BOUNDARY HAS BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, (CENTRAL OR SOUTH CENTRAL) ZONE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

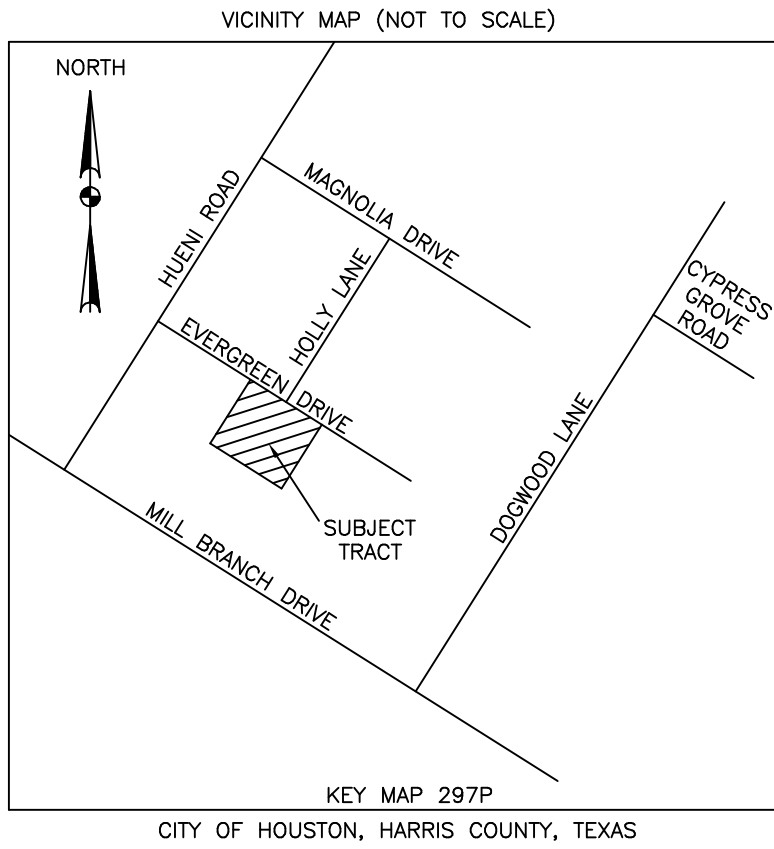
DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4966

CALLED TRACT 36
FLORES LEONEL & LUCILA
CALLED 0.929 ACRES
H.C.C.F. NO. 20070121441

HOLLY LANE
H.C.C.F. NO. E092906

CALLED PART OF TRACT 37
WARD BRUCE M
CALLED 20,230
SQUARE FEET
H.C.C.F. NO. 20130400520

LEGEND	
BOUNDARY LINE	=====
PROPOSED LOT LINE	=====
EASEMENT OR LOT DIVISION LINES	=====
MISC. IMPROVEMENTS	-----
COVERED CONCRETE	-----
COVERED CONCRETE	-----
U.E.	=====
A.E.	=====
B.L.	=====
M.R.H.C.	=====
D.R.H.C.	=====
F.C.	=====
FND.	=====
FEMA	=====
FIRM	=====
H.C.C.F.	=====
O.P.R.O.R.P.	=====
S.S.E.	=====
STM. SWR. ESMT.	=====
D.E.	=====
P.U.E.	=====



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LOZANO SQUARE REPLAT NO. 1 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 _____, 2017.

BY: _____
MARTHA L. STEIN (OR) SONNY GARZA
CHAIR OR VICE CHAIR

BY: _____
PATRICK WALSH P.E.
SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2017 AT _____ O'CLOCK _____ M. AND DULY RECORDED ON _____, 2017 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, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART
COUNTY CLERK OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

FOUND 1/2" IRON ROD
CAPPED NO. 4966
N = 13,960,422.28
E = 3,175,445.00

WRAY SHARON
CALLED TRACT 47
CALLED 40,460 SQUARE FEET
H.C.C.F. NO. 7772758

LOZANO SQUARE REPLAT NO. 1

2.1855 ACRES BEING A REPLAT OF
RESERVE A OF LOZANO SQUARE
A SUBDIVISION RECORDED IN FILM CODE NO. 683351
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS,
LOT 49 OF WORLEY ACRES AN UNRECORDED SUBDIVISION
AND PART OF HOLLY LANE LOCATED IN THE
HARRISON McLEAN SURVEY, ABSTRACT NO. 529,
HARRIS COUNTY, TEXAS
1 RESERVE 1 BLOCK

OWNER: ROBERTO LOZANO AND SARAI S. LOZANO

DATE: DECEMBER 2017

SURVEYOR:

B & B SURVEYING CO. 6652 ANTOINE DRIVE
HOUSTON, TEXAS 77091 (713) 942-2000
TEXAS LICENSED SURVEYING FIRM NO. 10022700

ROTATION ANGLE = 0°

KOB H17068H