

CAROLYN ANN LANG
Residue of Called 46.75 Acres
C.F. No. H468089, H.C.O.P.R.R.P.

HARRIS COUNTY FLOOD CONTROL DISTRICT
Residue of Called 85.4536 Acres
C.F. No. S826278, H.C.O.P.R.R.P.

CITY OF TOMBALL
Called 8.288 Acres
C.F. No. RP-2020-71382, H.C.O.P.R.R.P.

CITY OF TOMBALL
Called 0.509 Acre
C.F. No. 20130570736, H.C.O.P.R.R.P.

GOWER CONSTRUCTION COMPANY
Called 21.2733 Acres
C.F. No. M496517, H.C.O.P.R.R.P.

W. USENER SURVEY PARTITION
SHARE NO. 9
Called 2.1252 Acres
Vol. 13, Pg. 27, H.C.M.R.

GOWER CONSTRUCTION COMPANY
Called 21.2733 Acres
C.F. No. M496517, H.C.O.P.R.R.P.

W. USENER SURVEY PARTITION
SHARE NO. 9
Called 2.1252 Acres
Vol. 13, Pg. 27, H.C.M.R.

Block 1
Reserve "A"
(Unrestricted)
24.472 ACRES
(1,066,000 Sq. Ft.)

DONALD ALFRED WOTTRICH
Called 24 Acres
C.F. No. F098954, H.C.O.P.R.R.P.

PAMELA A. HOFFER, ET AL.
Residue of Called 146.711 Acres
C.F. No. R646617, H.C.O.P.R.R.P.

LEGEND:

- I.R. - IRON ROD
- I.P. - IRON PIPE
- VOL. - VOLUME
- PG. - PAGE
- C.F. - CLERK'S FILE
- F.C. - FILM CODE
- B.L. - BUILDING LINE
- NO. - NUMBER
- SQ. FT. - SQUARE FEET
- U.V.E. - UNOBSTRUCTED VISIBILITY EASEMENT
- N.T.S. - NOT TO SCALE
- FND. - FOUND
- R.O.W. - RIGHT-OF-WAY
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.O.P.R.R.P. - HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

LINE TABLE

NO.	BEARING	DIST.
L1	S 85°28'20" E	84.80'

STATE HIGHWAY NO. 249
(R.O.W. width varies)

2,050' +/-
OLD BOUDREAUX ROAD
(60' R.O.W.)
(Vol. 13, Pg. 27 H.C.M.R.)

**GRAND BOUDREAUX
BUSINESS PARK**

A SUBDIVISION OF 24.472 ACRES (1,066,000 SQUARE FEET)
OF LAND, SITUATED IN THE WILHELM USENER SURVEY,
ABSTRACT NO. 820, HARRIS COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER:
**EAS BOUDREAUX, LLC,
A TEXAS LIMITED LIABILITY COMPANY**
2901 W. SAM HOUSTON PARKWAY N., STE. E320
HOUSTON, TEXAS 77043
713-956-1000

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

STATE OF TEXAS
COUNTY OF HARRIS

We, EAS BOUDREAU, LLC, a Texas limited liability company, acting by and through Zain Shenwari, Partner, being an officer of EAS BOUDREAU, LLC, a Texas limited liability company, owners hereinafter referred to as Owners (whether one or more) of the 24.472 acre tract described in the above and foregoing map of GRAND BOUDREAU BUSINESS PARK, 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 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 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 the ground level upward, located adjacent to both sides 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 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 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, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the EAS BOUDREAU, LLC, a Texas limited liability company have caused these presents to be signed by Zain Shenwari its Partner, thereunto authorized,

this _____ day of _____, 2023.

EAS BOUDREAU, LLC, a Texas limited liability company

By: _____
Zain Shenwari, Partner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Zain Shenwari, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires: _____

We, JMA LAND LLC, owner and holder of a lien against the property described in the plat known as GRAND BOUDREAU BUSINESS PARK, said lien being evidenced by instrument of record in the Clerk's File No. RP-2021-533410 of the O.P.R.O.P. of Harris 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: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GRAND BOUDREAU BUSINESS PARK 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 _____, 2023.

By: _____
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of GRAND BOUDREAU BUSINESS PARK in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and

authorized the recording of this plat this _____ day of _____, 2023.

By: _____
Nathan Dietrich
Community Development Director

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office, as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.
County Engineer

I, Teneshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2023 by an order entered into the minutes of the court.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Teneshia Hudspeth, 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 _____, 2023, at _____ o'clock ____M., and duly recorded on

_____ 2023, at _____ o'clock ____M., and at Film Code

Number _____ 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.

Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

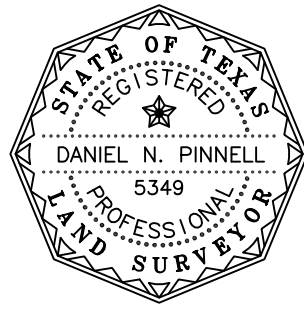
I, Daniel N. Pinnell, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.

Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349



I, Daniel N. Pinnell, a Registered Professional Licensed Surveyor in the State of Texas, do hereby certify that the buildable areas for all or some of the residential lots are located within the 100-year floodplain as plotted from the Federal Insurance Rate Map Panel No. 48201C0240M dated October 16, 2013 and are subject to flooding. The 100-year floodplain is a flood hazard area prone to flooding, and subject to additional floodplain management regulations.

Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349



GENERAL NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999906077.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE 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.
- SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.
- 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 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 WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- FLOODPLAIN EASEMENT IS HEREBY ESTABLISHED OVER THAT PORTION OF THE EFFECTIVE 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48201C0240M, DATED OCTOBER 16, 2013, WITHIN THE BOUNDARY OF THIS FINAL PLAT, THE LIMITS OF WHICH IMPACT THE BUILDABLE AREAS OF RESIDENTIAL LOTS, WHOLLY OR PARTIALLY, AND WITHIN SUCH AREA IS PRONE TO FLOODING. CONSTRUCTION OF ANY TYPE OF RESIDENTIAL HOUSING WITHIN A FLOODPLAIN EASEMENT IS SUBJECT TO ADDITIONAL FLOOD HAZARD AREA REGULATIONS. A FLOODPLAIN EASEMENT MAY BE ABANDONED BY HARRIS COUNTY COMMISSIONERS COURT IF THE BUILDABLE AREA OF A RESIDENTIAL LOT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BY SUBMITTING COUNTY ENGINEER'S FORM 1226, WITH THE APPLICABLE DOCUMENTATION AND FEE, TO THE OFFICE OF THE COUNTY ENGINEER.
- A PRIVATE PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 50 FEET OF THE PROPERTY LINE. A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100 FEET OF THE PROPERTY LINE.
- ANY NEW DEVELOPMENT WITHIN THIS SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROOURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- ACCORDING TO F.E.M.A. F.I.R.M. PANEL NO. 48201C0240M, EFFECTIVE OCTOBER 16, 2013, THIS LOT IS IN ZONE "AE" AND ZONE "X SHADED" AND IS IN THE 0.2% ANNUAL FLOOD CHANCE FLOOD PLAIN AND THE 1% ANNUAL FLOOD CHANCE FLOOD PLAIN.
- OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN ACCORDING TO THE CURRENT TITLE REPORT.
- PER THE TEXAS RAILROAD COMMISSION GIS VIEWER, ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGHOUT THE SUBDIVISION HAVE BEEN SHOWN.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED BY THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.

**GRAND BOUDREAU
BUSINESS PARK**

A SUBDIVISION OF 24.472 ACRES (1,066,000 SQUARE FEET)
OF LAND, SITUATED IN THE WILHELM USENER SURVEY,
ABSTRACT NO. 820, HARRIS COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER: EAS BOUDREAU, LLC, A TEXAS LIMITED LIABILITY COMPANY 2901 W. SAM HOUSTON PARKWAY N., STE. E320 HOUSTON, TEXAS 77043 713-956-1000	SURVEYOR: THE PINNELL GROUP, LLC 25207 OAKHURST DRIVE SPRING, TEXAS 77386 281-363-8700 FIRM REG. #10039600
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DATE: JUNE, 2023 SCALE: 1" = 100' PROJECT NO. 21-209