

STATE OF TEXAS
COUNTY OF HARRIS

We, Indus Equities LLC, acting by and through Konat Nandakumar and Deepthi Nandakumar, owner, hereinafter referred to as Owners of the 1,800 acre tract described in the above and foregoing map of ISLAND XPRESS TOMBALL, 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 purpose 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 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 drains, 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 obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential lots per lot.

IN TESTIMONY WHEREOF, Indus Equities LLC, has caused these presents to be signed by Konat Nandakumar and Deepthi Nandakumar, thereunto authorized, this ____ day of _____, 20____.

Indus Equities LLC

By: _____
Konat Nandakumar

By: _____
Deepthi Nandakumar

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Konat Nandakumar and Deepthi Nandakumar of Indus Equities LLC, 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 _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, MATTHEW CARPENTER, 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.

MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

This is to certify that the Planning and Zoning Commission of the City of Tomball, Texas, has approved this plat and subdivision of ISLAND XPRESS TOMBALL 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 _____, 20____.

By: _____
Craig Meyers
Director of Community Development

I, Tenneshia 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 _____, 20____, at _____ o'clock ____M., and duly recorded on _____, 20____, 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.

Tenneshia Hudspeth
County Clerk of
Harris County, Texas

By: _____
Deputy

I, _____, owner and holder of a lien against the property described in the plat known as ISLAND XPRESS TOMBALL, said lien being evidenced by instrument of record in the Clerk's File No. _____

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 I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

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 he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

DESCRIPTION

A TRACT OR PARCEL CONTAINING 1,800 ACRES OR 78,408 SQUARE FEET OF LAND, SITUATED IN THE JOHN M. HOOPER SURVEY, ABSTRACT NO. 375, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 1,800 ACRE TRACT CONVEYED TO GOSPEL ASSEMBLY CHURCH, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) 1941823, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (NAD83); COMMENCING AT A CAPPED 5/8" IRON ROD STAMPED "E.I.C. SURVEYING" FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 2920 (CALLED 120' WIDE) AS RECORDED UNDER VOLUME (VOL.) 1420, PAGE (PG.) 64, HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND THE EASTERLY R.O.W. LINE OF CALVERT ROAD (70' WIDE) AS RECORDED UNDER FILM CODE (F.C.) NO. 678950, FOR THE NORTHWEST CORNER OF LOT ONE, BLOCK ONE, DUNNCO TOMBALL, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 678950, HARRIS COUNTY MAP RECORDS (H.C.M.R.);

THENCE, NORTH 87 DEG. 41 MIN. 03 SEC. EAST, WITH THE SOUTHERLY R.O.W. LINE OF SAID F.M. 2920, A DISTANCE OF 357.94 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHEAST CORNER OF LOT TWO, BLOCK ONE, OF SAID DUNNCO TOMBALL AND THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 41 MIN. 03 SEC. EAST, CONTINUING WITH THE SOUTHERLY R.O.W. LINE OF SAID F.M. 2920, A DISTANCE OF 208.02 FEET TO A CAPPED 5/8" IRON ROD STAMPED "TEAM 281-491-4525" FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF A CALLED 3.4315 ACRE TRACT CONVEYED TO PAUL HANKS AND WIFE, MARIAN S. HANKS AS RECORDED UNDER H.C.C.F. NO. 1178746, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

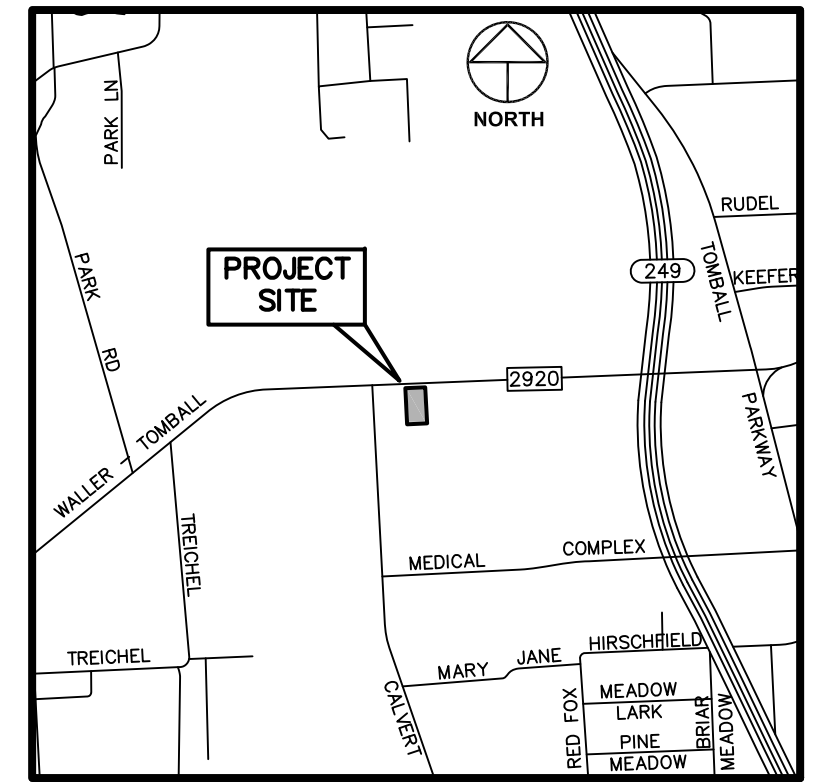
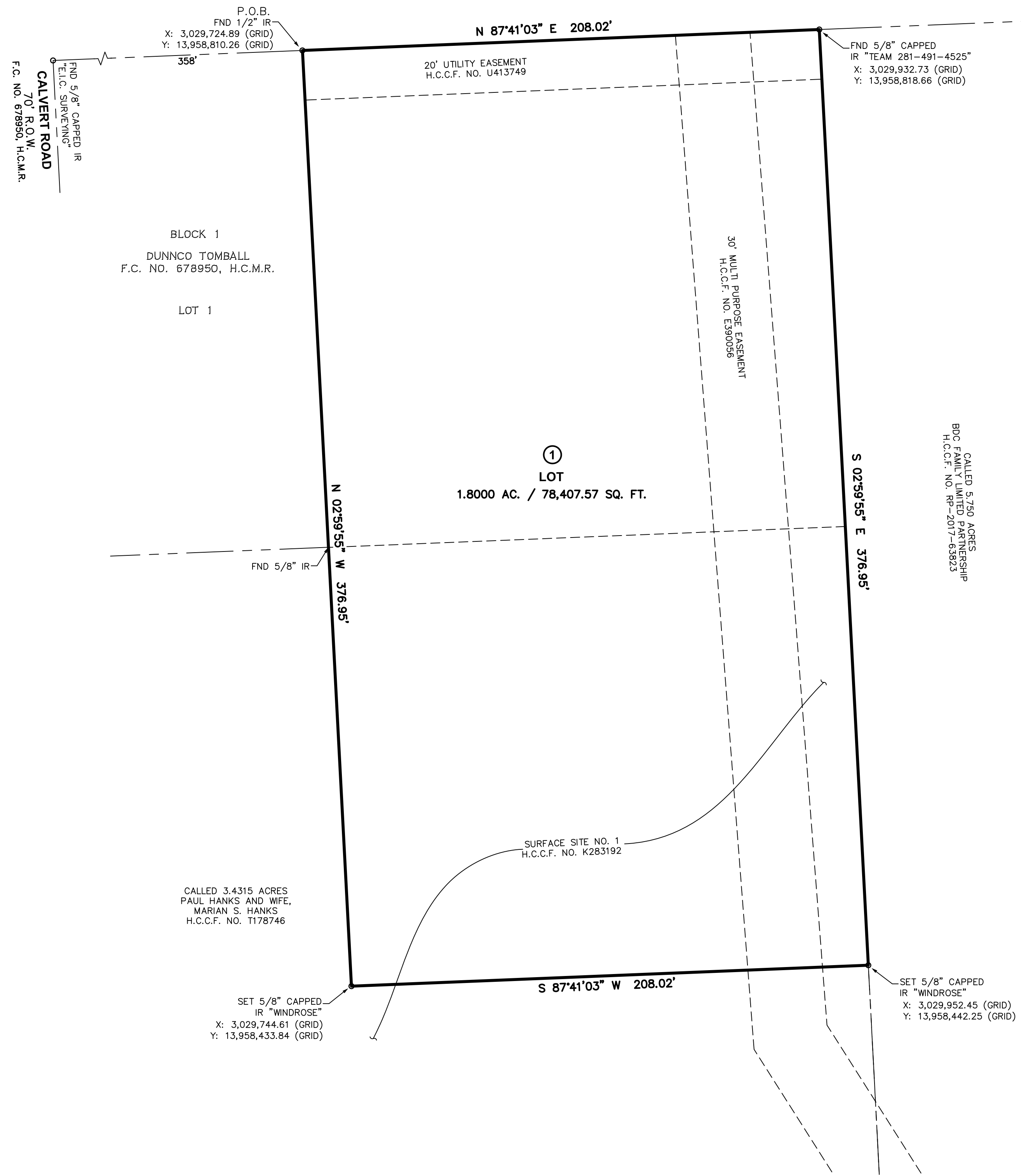
THENCE, SOUTH 02 DEG. 59 MIN. 55 SEC. EAST, WITH THE COMMON LINE OF SAID 5,750 ACRE TRACT AND SAID 1,800 ACRE TRACT, A DISTANCE OF 376.95 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE MOST EASTERLY NORTHEAST CORNER OF A CALLED 3.4315 ACRE TRACT CONVEYED TO PAUL HANKS AND WIFE, MARIAN S. HANKS AS RECORDED UNDER H.C.C.F. NO. 1178746, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 41 MIN. 03 SEC. WEST, WITH THE COMMON LINE OF SAID 5,750 ACRE TRACT, A DISTANCE OF 208.02 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE INTERIOR CORNER OF SAID 3.4315 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

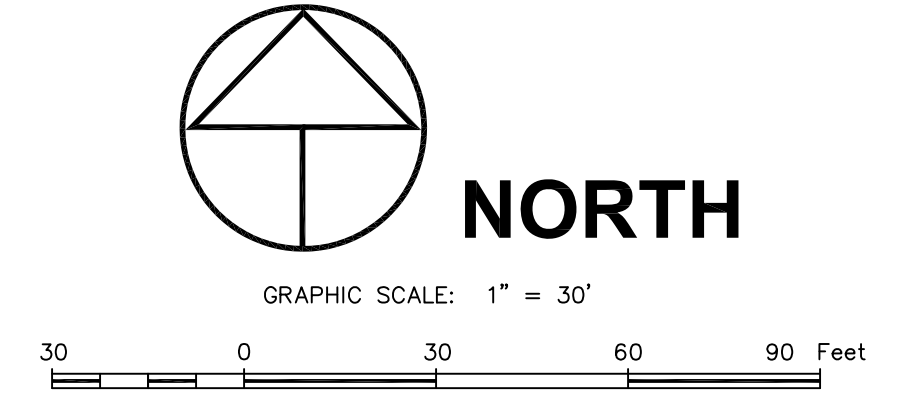
THENCE, NORTH 02 DEG. 59 MIN. 55 SEC. WEST, WITH THE COMMON LINE OF SAID 5,750 ACRE TRACT, PASSING AT A DISTANCE OF 176.80 FEET A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT TWO AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID 3.4315 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 376.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,800 ACRES OR 78,408 SQUARE FEET OF LAND.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2791024-07001 OF TEXAS AMERICAN TITLE, DATED SEPTEMBER 17, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.99995040.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- ALL OIL/GAS WELLS (PLUGGED, ABANDONED, AND/OR ACTIVE) WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN TO THE BEST KNOWLEDGE OF THE SURVEYOR.
- 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 THE CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF THE CENTERLINE OF HIGH PRESSURE GAS LINES.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVED AND VALID COVENANTS OR RESTRICTIONS.
- 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 AT ANY TIME OF PROCURING 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 ITS 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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0210I, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO 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.
- THE ACREAGE AND SQUARE FOOTAGE PRECISION IS SHOWN HEREON AS REQUIRED UNDER TOMBALL CODE OF ORDINANCES, CHAPTER 40, SECTION 40-29 (3) BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES DESCRIBED AND DO NOT INCLUDE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PIPELINE EASEMENT AND/OR RIGHT-OF-WAY IN FAVOR OF THE TEXAS COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 929, PAGE 604-605 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET IN NATURE)
- SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PIPELINE EASEMENT AND/OR RIGHT-OF-WAY IN FAVOR OF MAGNOLIA PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 946, PAGE 212 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (BLANKET IN NATURE)



CITY OF TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- IRC - CAPPED IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- BL - BUILDING LINE
- W.LE - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- C.O.T.U.E. - CITY OF TOMBALL UTILITY EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

ISLAND XPRESS TOMBALL

A SUBDIVISION OF
1,8000 AC. / 78,407.57 SQ. FT.

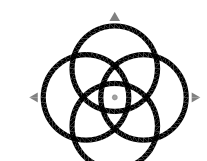
SITUATED IN THE
JOHN M. HOOPER SURVEY, ABSTRACT NO. 375
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT

NOVEMBER 2024

Owner
Indus Equities LLC
14518 Winding Springs Dr
Cypress, TX 77429
713-691-5148

Surveyor



WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 101088000
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\88935-FM 2920 COMMERCIAL\PLAT\20241031-PLAT-ISLAND XPRESS TOMBALL-58935-FM29146-EDWALDING - LAMAGANA - 11/05/24