

STATE OF TEXAS
 COUNTY OF HARRIS
 We, P&K HOTELS LLC AND TIRUPATI CAMPGROUNDS INC, a Texas Limited Partnership, acting by and through Mike Desai, Manager of P&K HOTELS LLC and Mitesh Govin, President of TIRUPATI CAMPGROUNDS INC, hereinafter referred to as Owners of the 4.063 acre tract described in the above and foregoing map of Balaji Estates, 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 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.

IN TESTIMONY WHEREOF, WE, Mike Desai and Mitesh Govin have cause these presents to be signed by this _____ day of _____, 2021.

Manish Desai, Manager - P&K HOTELS LLC
 Mitesh Govin, President - TIRUPATI CAMPGROUNDS INC

BEFORE ME, the undersigned authority, on this day personally appeared Mike Desai and Mitesh Govin, known to me to be the persons whose name are subscribed to the acknowledged to me that they executed the same for the purposes and considerations therein foregoing instrument and expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021

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 Balaji Estates 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 _____, 2021.

By: Martha L. Stein OR M. Sonny Garza, Chairman OR Vice Chairman
 By: Margaret Wallace Brown, AICP, CNU-A

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 the _____ day of _____, 20____, at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____, at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County, Texas.

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, BENJAMIN J. JAUMA, 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.

Benjamin J. Jauma
 Texas Registration No. 6417

EDMOND P. THOMAS SR & VALERIE B. THOMAS
 C.C.F.N. 20100179759
 MINNETEX PLACE
 VOLUME 2, PAGE 57
 MAP RECORDS OF HARRIS COUNTY, TEXAS

BLOCK 6
 SOUTHRIDGE CROSSING
 VOLUME 589, PAGE 280
 MAP RECORDS OF HARRIS COUNTY, TEXAS

BLOCK 1
 SOUTHRIDGE CROSSING
 VOLUME 589, PAGE 280
 MAP RECORDS OF HARRIS COUNTY, TEXAS

RESERVE B
 SOUTHRIDGE CROSSING
 VOLUME 589, PAGE 280
 MAP RECORDS OF HARRIS COUNTY, TEXAS

CARTER ROAD
 (50.00' R.O.W.)
 VOLUME 589, PAGE 280
 MAP RECORDS OF HARRIS COUNTY, TEXAS

SET 5/8" IRON ROD W/ CAP
 X = 3,140,633.59'
 Y = 13,785,319.03'

RESERVE A
 SOUTHRIDGE CROSSING
 VOLUME 589, PAGE 280
 MAP RECORDS OF HARRIS COUNTY, TEXAS

CYPRESS CREEK AT FAYRIDGE
 VOLUME 642, PAGE 124
 MAP RECORDS OF HARRIS COUNTY, TEXAS

UNRESTRICTED RESERVE A BLOCK 1
 2.001 ACRES
 (87,157.80 SQ. FT.)

10' W.L.E.
 C.C.F.N. Y337253
 HARRIS COUNTY, TEXAS

SET 5/8" IRON ROD W/ CAP
 N 88°27'13" E - 375.26'
 S 88°27'13" W - 375.26'

FAYRIDGE DRIVE
 (WIDTH VARIES)
 VOLUME 589/PAGE 280
 M.R.H.C.

ROCKSTAR AT BELTWAY 8
 VOLUME 687, PAGE 247
 MAP RECORDS OF HARRIS COUNTY, TEXAS

UNRESTRICTED RESERVE B BLOCK 1
 2.063 ACRES
 (89,863.00 SQ. FT.)

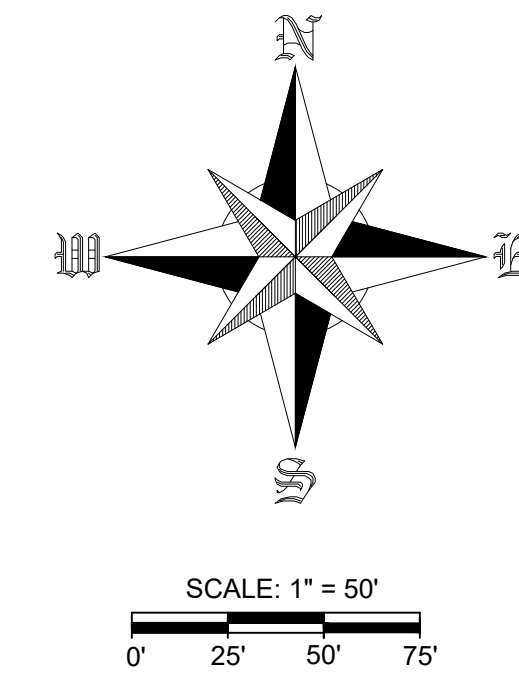
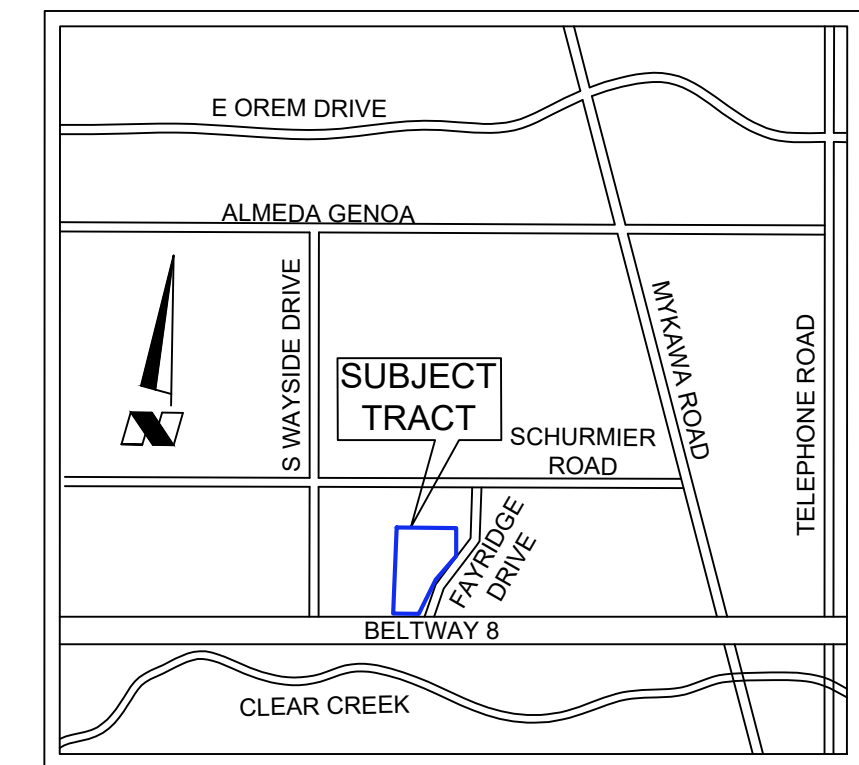
FAYRIDGE DRIVE
 (WIDTH VARIES)
 VOLUME 589/PAGE 280
 M.R.H.C.

LOT 1, BLOCK 1
 J & JM INDUSTRIAL PARK
 VOLUME 539, PAGE 153
 MAP RECORDS OF HARRIS COUNTY, TEXAS

FAYRIDGE EXPRESS
 VOLUME 677, PAGE 830
 MAP RECORDS OF HARRIS COUNTY, TEXAS

1,487 SQ FT W.L.E.
 C.C.F.N. Y337253
 HARRIS COUNTY, TEXAS

BELTWAY 8
 (R.O.W. WIDTH VARIES)



- LEGEND:**
- M.R.H.C. - MAP RECORDS HARRIS COUNTY
 - C.C.F.N. - COUNTY CLERK'S FILE NUMBER
 - R.O.W. - RIGHT-OF-WAY
 - W.L.E. - WATER LINE EASEMENT
 - - SUBJECT TRACT
 - - - - - EASEMENT

GENERAL NOTES:

1. 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.
2. If this plat is proposed to be multifamily 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 to be dedicated, park land reserves or land dedication must be shown on the face of the plat at this time.
3. 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.
4. This property(s) is located in Park Sector Number 7.
5. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following Combined Scale: 0.9999004719.
6. B.L. indicates Building Lines, U.E. indicates Utility Easement, A.E. indicates Aerial Easements, S.S.E. indicates Sanitary Sewer Easement, S.T.S.E. indicates Storm Sewer Easement, D.E. indicates Drainage Easement, W.L.E. indicates Water Line Easement, L.E. indicates Landscape Easement, P.U.E. indicates Public Utility Easement, E.A.E. indicates Emergency Access Easement, O.P.R.H.C. indicates Official Public Records of Harris County, Texas, M.R.H.C. indicates Map Records of Harris County, Texas

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 39.26' | 25.00' | 89°58'58" | S 46°33'10" E | 35.35' |
| C2 | 120.84' | 320.00' | 21°38'13" | S 09°15'32" W | 120.13' |
| C3 | 59.13' | 320.00' | 10°35'15" | S 25°22'16" W | 59.05' |
| C4 | 116.04' | 225.00' | 29°32'56" | S 45°26'22" W | 114.76' |
| C5 | 226.32' | 350.00' | 37°02'58" | S 41°41'22" W | 222.40' |
| C6 | 171.45' | 400.00' | 24°33'31" | S 10°53'08" W | 170.14' |
| C7 | 39.17' | 25.00' | 89°46'18" | S 43°29'52" W | 35.28' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 01°32'47" E | 5.00' |
| L2 | S 01°33'33" E | 74.01' |
| L3 | S 01°23'33" E | 25.27' |
| L4 | S 88°23'42" W | 20.06' |
| L5 | S 83°00'13" W | 31.06' |

PLAT PREPARED BY:
 ACTION SURVEYING
 10210 FUQUA STREET
 HOUSTON, TEXAS 77089
 713-941-8600
 TX FIRM: 10133600
 www.actionsurveying.com

BALAJI ESTATES
 A SUBDIVISION OF 4.063 ACRES (177,040.80 SQUARE FEET) OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, A-526, BEING A PORTION OF LOT 294 AND LOT 295 OF MINNETEX PLACE SUBDIVISION AS DESCRIBED IN VOLUME 2, PAGE 57 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2 RESERVES | 1 BLOCK

REASON FOR REPLAT: CREATE 2 RESERVE

JANUARY 11, 2021

OWNERS:
 P&K HOTELS LLC AND
 TIRUPATI CAMPGROUNDS INC