## STATE OF TEXAS **COUNTY OF HARRIS**

We, Black Eye Properties LLC, a Texas limited liability company, acting by and through Sharif S. Prasla, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 7.947 acre tract described in the above and foregoing map of INDIAN SHORES COMMERCIAL, 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.

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 Midstream and Terminal Services LLC has caused these presents to be signed by Golam Mostofa, its Executive Director for Facilities, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Black Eye Properties LLC, a Texas limited liability company

Sharif S. Prasla

## STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Golam Mostofa, President of Midstream and Terminal Services LLC, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "and in the capacity therein and herein stated, and as the act and deed of said corporation.")

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of \_\_\_\_\_\_, 2024

Notary Public in and for the State of Texas

Print Name

My Commission expires: \_\_\_\_\_

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of INDIAN SHORES COMMERCIAL 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 (or instrument when appropriate)

Martha L. Stein (or) M. Sonny Garza Chair or Vice Chairman

Records of Harris County for said county.

this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Margaret Wallace Brown, AICP, CNU-A

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 \_\_\_\_\_ \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_.M., and duly recorded on \_, 2024, at \_\_\_\_\_ o'clock \_\_.M., and at Film Code Number \_\_\_\_ of the Map

Witness my hand and seal of office, at Houston, the day and date last above written.

Teneshia Hudspeth County Clerk Of Harris County, Texas

I, Dr. Milton Rahman, P.E., PMP. CFM, ENV SP, Executive Director and County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all the rules and existing 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

> Dr. Milton Rahman, P.E., PMP. CFM, ENV SP Executive Director and County Engineer Of Harris County, Texas



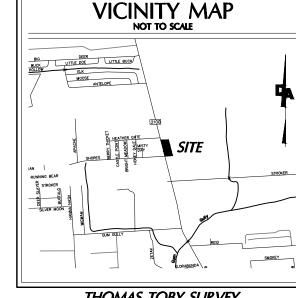
O.P.R.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY TEXAS

C.C.F. NO. COUNTY CLERK'S FILE NUMBER

SET 5/8" IRON ROD WITH CAP STAMPED



GRAPHIC SCALE: 1" = 50"



THOMAS TOBY SURVEY ABSTRACT NO. 811 KEYMAP NO. 379F

2 S87°04'19"W 8.36'

CURVE LENGTH RADIUS DELTA CHORD BEARING CHORD LENGTH 1 86.41' 10,100.00' 0°29'25" N13°26'03"W 86.41'

CURVE TABLE

NOTES:

- 1. Unless otherwise indicated, the building line (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.
- Basis of bearing is the Texas coordinate system, south central zone [4204], NAD 83 (2011), epoch 2010, as based on Leica Smartnet VRS GPS observations. All coordinates and distances shown are surface values and may be converted to grid by using the surface adjustment factor of 0.999927005328611, units: us survey feet.
- 2. 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 public 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 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.
- 3. 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.
- 4. 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
- 5. Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

## INDIAN SHORES COMMERCIAL

BEING A 7.947 ACRES TRACT OF LAND ALL OF A CALLED 0.3380 ACRE TRACT RP-2022-509437 O.P.R.R.P.H.C.T.

ALL OF A CALLED 7.9469 ACRE TRACT RP-2022-509441 O.P.R.R.P.H.C.T. LOCATED IN THE THOMAS TOBY SURVEY **ABSTRACT NUMBER 811** 

HARRIS COUNTY, TEXAS

SCALE: 1"=50' FEBRUARY, 2024



12000 Aerospace Avenue, Ste. 450 Houston, TX 7034, Tel: (346)-320-1487 www.doucetengineers.com **TBPELS Firm Number: 3937** 

ale: ####### awn by: JAS viewer: DF roject: 2166-007 ield Book: ---Party Chief: SH

ate: 02/21/2024

TBPELS Firm Number: 10194551 X: \Departments\Geospatial\Projects\2166-006 Midstream and Terminal Services LLC - FM 2100 and Indian Shores\CAD\dwg\Active - Exhibits\2166-006 FM 2100 and Indian Shores\_topo & title\_srf.dwa

BLACK EYE PROPERTIES, LLC

RP-2022-509437 O.P.R.R.P.H.C.T.

RP-2022-509441 O.P.R.R.P.H.C.T.

24810 TRULL BROOK LANE

SPRING, TEXAS 77389

Texas Registration No. 6360