

**PLAT RECORDING SHEET**

**PLAT NAME:** Island Xpress

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 45.187

**LEAGUE:** Moses Shipman League

**ABSTRACT NUMBER:** A-86

**NUMBER OF BLOCKS:** 1

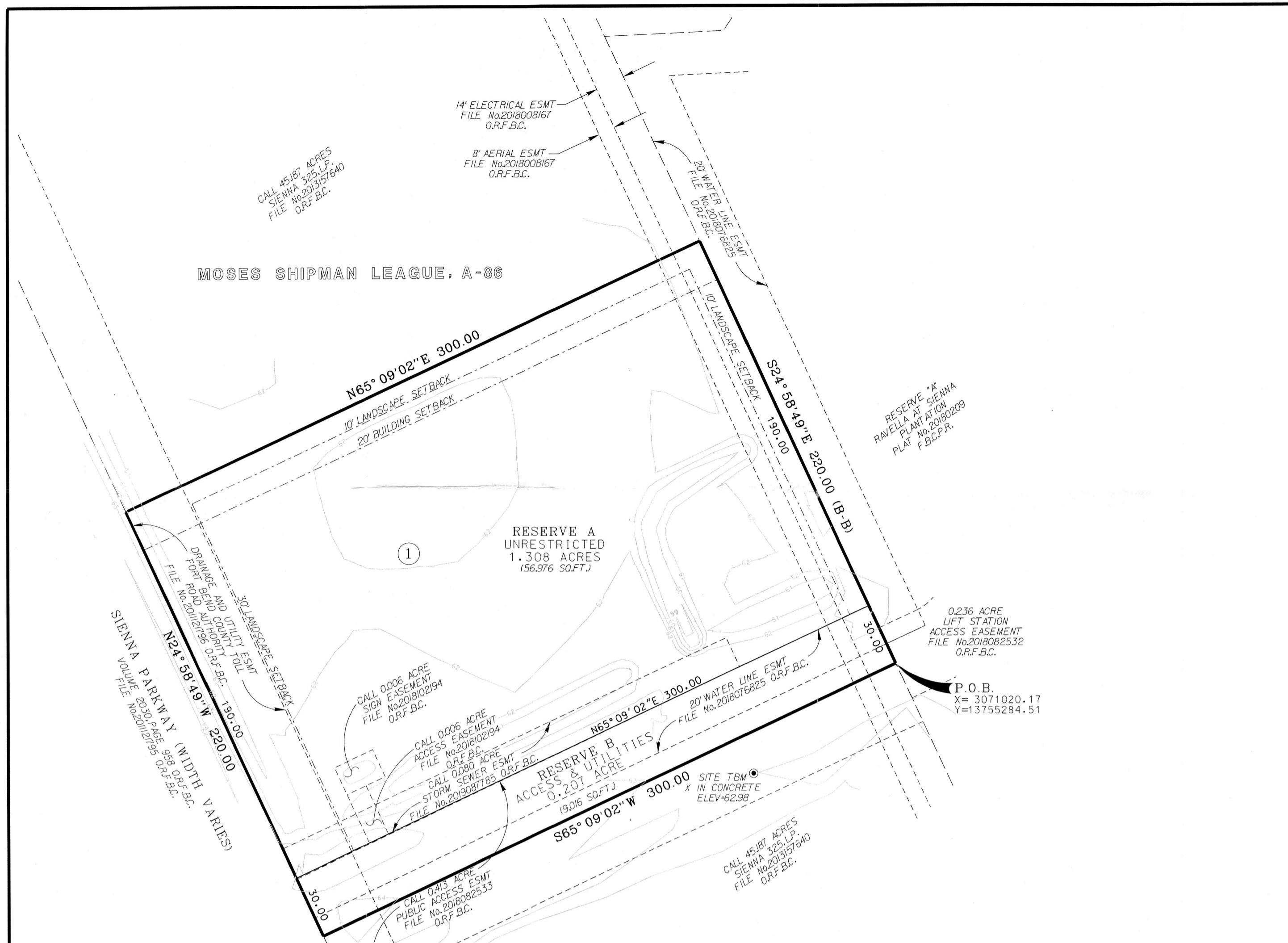
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** Thulam 0621 LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**



STATE OF TEXAS  
COUNTY OF FORT BEND

We, Thulam 0621, LLC, acting by and through Konat Nandakumar, Manager, hereinafter referred to as owner of the 1.515 acre tract described in the above and foregoing plat of Island Xpress, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above 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 easements total 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10') for ten feet (10') back-to-back ground easements or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') 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 easements total thirty feet (30') in width.

Further, Owners do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas," and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004 and any subsequent amendments.

IN TESTIMONY WHEREOF, Thulam 0621 LLC has caused these presents to be signed by Konat Nandakumar, Manager thereunto authorized, attested by its Secretary (or authorized trust officer) and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Thulam 0621 LLC

By: Konat Nandakumar  
Manager

By: Deepthi Nandakumar  
Authorized Trust Officer

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Konat Nandakumar, Manager of Thulam 0621 LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Deepthi Nandakumar, Authorized Trust Officer for Thulam 0621 LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Deepthi Nandakumar, Authorized Trust Officer for Thulam 0621 LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas  
My Commission Expires:

I, Salim N. Obeid, a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Missouri City, to the best of my knowledge.

**PRELIMINARY**

Salim N. Obeid  
Registered Professional Engineer  
Texas Registration Number 118989

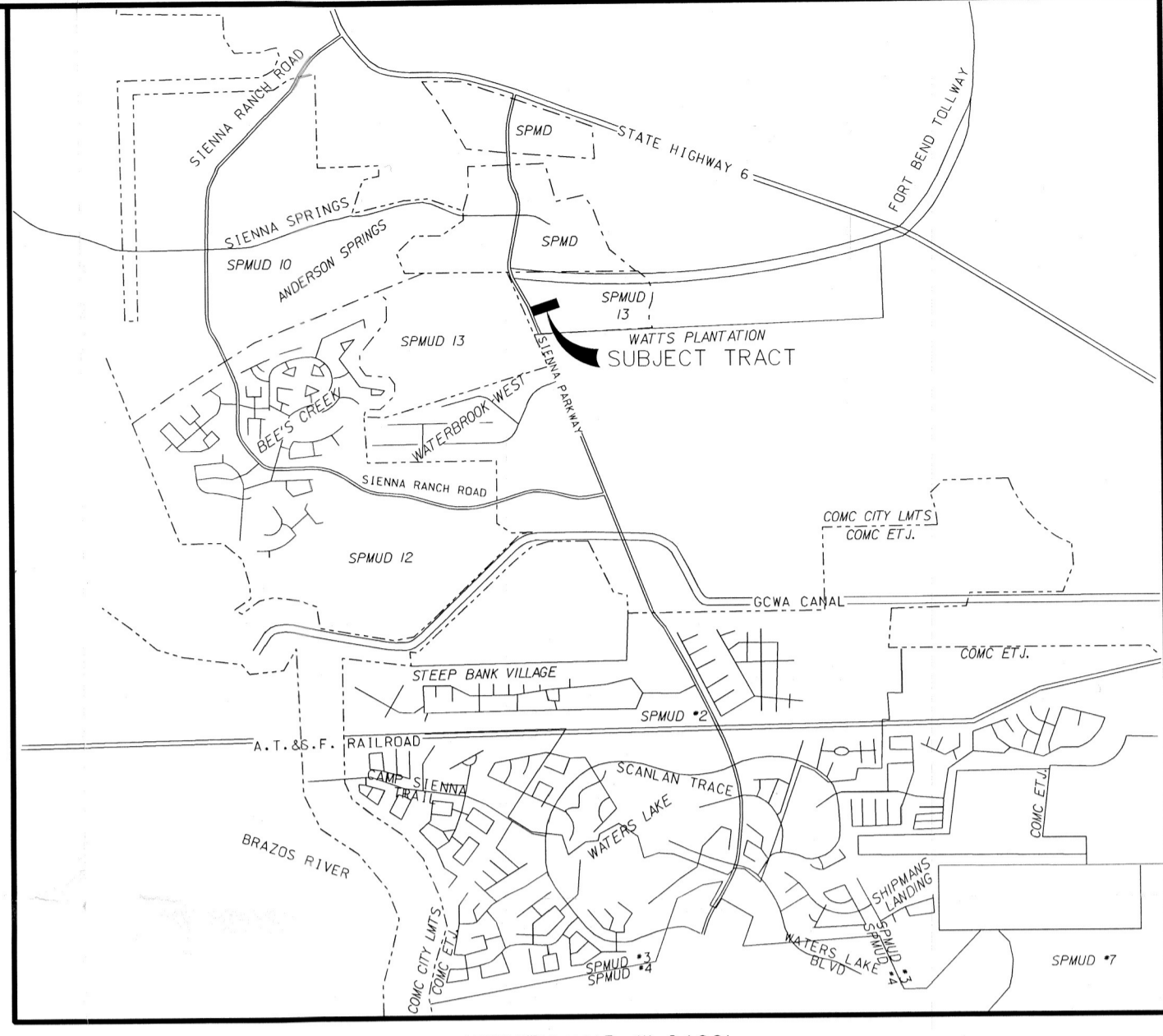
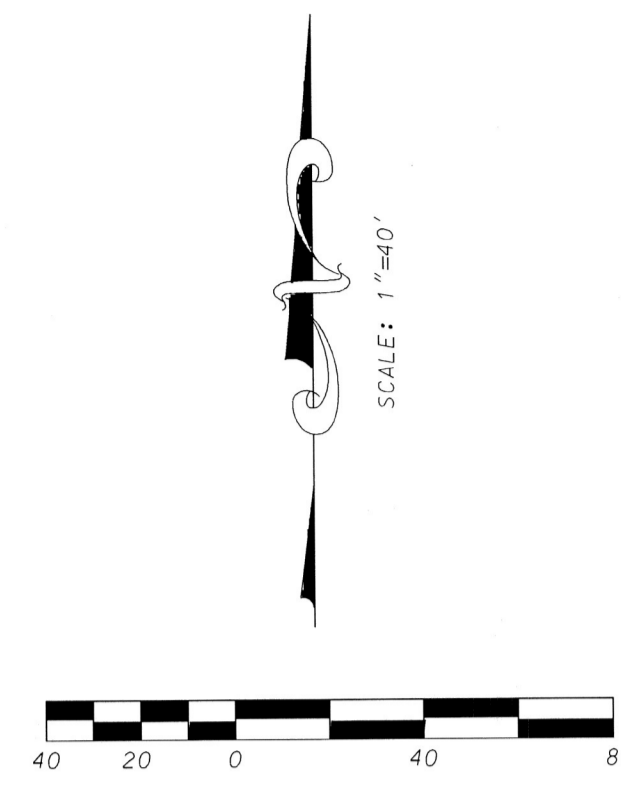
**PRELIMINARY**

Jon P. Bordovsky  
Registered Professional Land Surveyor  
Texas Registration No. 6405

I, Jon P. Bordovsky, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron or other suitable permanent metal pipes or rods having an outside diameter of not less than five-eighths inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

**PRELIMINARY**

Jon P. Bordovsky  
Registered Professional Land Surveyor  
Texas Registration No. 6405



This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Ravella of Sienna Plantation in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: Sonya Brown-Marshall, Chair

By: Timothy R. Haney, Vice Chair

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY the Commissioners' Court of Fort Bend County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Vincent M. Morales, Jr., Commissioner Precinct 1  
Grady Prestage, Commissioner Precinct 2

K.P. George, County Judge

W.A. "Andy" Meyers, Commissioner Precinct 3  
Ken DeMerchant, Commissioner Precinct 4

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plat number \_\_\_\_\_ of the Plat Records of Fort Bend County

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

Laura Richard, County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

**PRELIMINARY PLAT**  
**ISLAND XPRESS**  
A SUBDIVISION OF 1.515 ACRES  
LOCATED IN THE  
**MOSES SHIPMAN LEAGUE, A-86**  
**FORT BEND COUNTY, TEXAS**  
*BEING A PORTION OF A CALL 45,187 ACRE TRACT  
RECORDED IN THE NAME OF SIENNA 325, L.P., IN  
FILE NUMBER 2013157640 OF THE O.R.F.B.C.*

0 LOTS    2 RESERVES    1 BLOCK

OCTOBER 1, 2021  
OWNER:  
**THULAM 0621 LLC**  
KONAT NANDAKUMAR  
MANAGER  
14518 WINDING SPRINGS DRIVE  
CYPRESS, TEXAS 77429  
PHONE: (713) 591-5146

**SHEET 1 OF 1 SHEET**

**SERVICE TABLE**

WATER	SI ENVIRONMENTAL
MUD	SIENNA PLANTATION M.D.
LID	SIENNA PLANTATION
SCHOOL	FORT BEND I.S.D.
FIRE	CITY OF MISSOURI CITY
ETJ	CITY OF MISSOURI CITY

**RESERVE TABLE**

RESERVE No.	TYPE	ACREAGE	SO.FT.
"A"	UNRESTRICTED	1.308	56.976
"B"	ACCESS & UTILITIES	0.207	9.016

- GENERAL NOTES:**
- B.L. INDICATES BUILDING LINE; ESMT INDICATES EASEMENT; U.E. INDICATES UTILITY EASEMENT; S.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATERLINE EASEMENT; O.R.F.B.C. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
  - FIVE EIGHTHS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "OBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  - ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986737.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 21008043, EFFECTIVE DATE AUGUST 8, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - BENCHMARK: CITY OF MISSOURI CITY MONUMENT NO. PCM-003, BRASS DISC IN CONCRETE LOCATED IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION LOCATED AT THE SOUTHWEST CORNER OF FRANKLIN AND SIENNA PARKWAY. ELEV. = 66.07 NAVD 88. 2001 ADJUSTMENT AS PER THE CITY OF MISSOURI CITY.
  - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 483702095L REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHARED ZONE "X" AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FAILURE OR OVERTOPPING OF LEVEES IS POSSIBLE.
  - SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF XX.XX FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
  - THERE ARE NO APPARENT PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT AND FORT BEND COUNTY DRAINAGE DISTRICT.
  - THIS PLAT LIES WITHIN SIENNA PLANTATION MANAGEMENT DISTRICT AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
  - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MISSOURI CITY, TEXAS.
  - SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
  - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
  - PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
  - SIDEWALKS/ TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCE FOR THE CITY OF MISSOURI CITY. SIDEWALK/ TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE YEAR MAINTENANCE PERIOD. BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
  - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
  - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS.
  - SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND RESERVES.
  - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
  - METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281) 561-2999.
  - GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT (281) 778-2500.
  - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
  - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
  - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168 (c) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS OF WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT OF WAY OF PERIMETER ROADS SURROUNDING SAID PLAT. IT IS UNDERSTOOD BY THE S.D.A. THAT THE CITY OF MISSOURI CITY HAS JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
  - SIENNA PLANTATION MANAGEMENT DISTRICT WILL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS AS PER FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS SECTION 5.11.B.

SURVEYOR:

**GBI PARTNERS**  
**LAND SURVEYING CONSULTANTS**  
TBPPLS FIRM No. 10130300    THE S.D.A.  
4724 WINDING SPRINGS DRIVE    Texas 77505  
Phone: 281-499-4539 • www.gbisurvey.com  
JON P. BORDOVSKY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6405