PLAT RECORDING SHEET

PLAT NAME:	Harvest Green Multifamily North
DI AT NO.	
PLAT NO:	
ACREAGE:	16.807
LEAGUE:	Jane Wilkins League
ABSTRACT NU	JMBER: 96
NUMBER OF B	BLOCKS: 1
NUMBER OF I	
NUMBER OF F	
OWNERS: GS	S-GC Harvest Green II Owner, L.P.
(DEPUTY CLERK)	

STATE OF TEXAS COUNTY OF FORT BEND

We, GS-GC Harvest Green II Owner, L.P., a Delaware Limited Partnership, acting by and through Remy Midkiff and Brian Herwald, Vice Presidents, owners, hereinafter referred to as Owners of the 16.807 acre tract described in the above and foregoing plat of HARVEST GREEN MULTIFAMILY NORTH, 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.

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 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 purposes 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 all 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 twenty (20) feet 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, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for 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, we 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, GS-GC Harvest Green II Owner, L.P., a Delaware Limited Partnership, has caused these presents to be signed by Remy Midkiff Vice President and Brian Herwald, Vice President, thereunto authorized,

this 23 day of June 2022

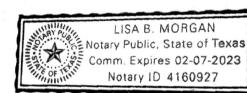
GS-GC Harvest Green II Owner, L.P., a Delaware Limited Partnership

Brian Herwald, Vice President

STATE OF TEXAS COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Brian Herwald, Vice President of GS-GC Harvest Green II Owner, L.P., a Delaware Limited Partnership 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 the 23 day of June 2022.

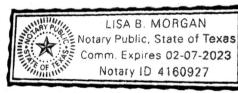


Notary Public in and for the State of **TEXAS** 02.07.2023 Commission Expires

STATE OF TEXAS COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Remy Midkiff, Vice President of GS—GC Harvest Green II Owner, L.P., a Delaware Limited Partnership 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 the 23 day of June



Notary Public in and for the State of TEXAS 02.07.2023 My Commission Expires:

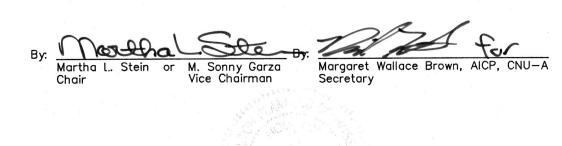
I, Lucas G. Davis, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary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



ans Lucas G. Davis Registered Professional Land Surveyor Texas Registration No. 6599

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HARVEST GREEN MULTIFAMILY NORTH 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

the ______ day of ________, 20<u>22.</u>



DISTRICT NAMES

DIOTITIOT IN MILES					
CO. ASSISTANCE DISTRICT	CAD 2				
WCID	NONE				
MUD	FORT BEND MUD 134D/134E				
LID	NONE				
DID	FBC DRAINAGE				
SCHOOL	FORT BEND ISD				
FIRE	FT BEND ESD 5				
IMPACT FEE AREA	NONE				
CITY OR CITY ETJ	CITY OF HOUSTON ETJ				
UTILITIES CO.	CENTERPOINT ENERGY				
EMERGENCY SERVICE	CITY OF HOUSTON				
COUNTY COMMISSIONER	PRECINCT NO. 4				
	<i>a</i>				

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this

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

> KP George County Judge

-0.0166 AC. STM.S.E.

F.B.C.C.F. NO. 2020048063

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

Commissioner, Precinct 2

RESIDUE

CALLED 168.253 AC. (TRACT I)

GRAND PARKWAY 1358, LP

F.B.C.C.F. NO. 2014037769

FND 5/8" IRC "GBI PARTNERS"

-FND 5/8" IRC "GBI PARTNERS"

X: 3.012,951.0363 (GRID)

Y: 13,796,733.3878 (GRID)

1

UNRESTRICTED RESERVE "A"

16.807 ÁCRES / 732,109 SQ. FT.

F.B.C.C.F. NO. 2020048051

-FND 5/8" IRC "GBI PARTNERS,"

I (or we), Zions Bancorporation, N.A. d/b/a Amegy Bank, owner and holder of a lien (or liens) against the property described in the plat known as (name of subdivision plat), said lien (or liens) being evidenced by instrument of record in the Clerk's File No. of the O.P.R.O.R.P. of Fort Bend 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 (or we) hereby confirm that I am (or we are) the present administrative agent on behalf of the lenders and have not assigned the same nor any part thereof.

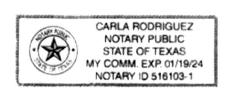
Before me, the undersigned authority, on this day personally appeared known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28 day of June

SHADED

UNSHADED ZONE "X"

ZONE "X"



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

-FND 5/8" IRC "GBI PARTNERS"

.30' WIDE DOW CHEMICAL CO. EASEMENT

VOL. 557, PG. 825, F.B.C.D.R. (AS AMENDED)

X: 3,013,633.1488 (GRID)

동

Y: 13,797,398.5536 (GRID)

ABBREVIATIONS

- A.E. AERIAL EASEMENT
- D.E. DRAINAGE EASEMENT ESMT. — EASEMENT FND — FOUND
- F.B.C.C.F. FORT BEND COUNTY CLERK FILE F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
- NO. NUMBER PG. – PAGE
- R.O.W. RIGHT-OF-WAY AC. - ACRES SQ. FT. - SQUARE FEET
- VOL. VOLUME B.L. - BUILDING LINE
- W.L.E. WATER LINE EASEMENT S.S.E. - SANITARY SEWER EASEMENT U.E. - UTILITY EASEMENT
- IP IRON PIPE IR - IRON ROD

20 WIDE LONE STAR GAS CO. EASEMENT

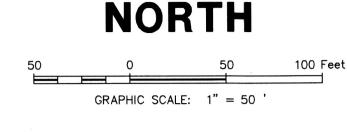
_10' LANDSCAPE EASEMENT

-FND 5/8" IRC "GBI PARTNERS" X: 3,013,993.3677 (GRID)

Y: 13,796,562.1682 (GRID)

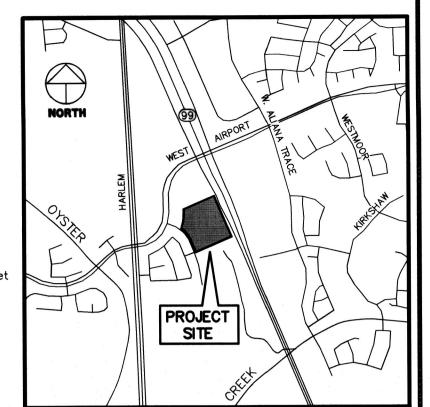
VOL. 597, PG. 111, F.B.C.D.R.

IRC - CAPPED IRON ROD (S) - SET 5/8" CAPPED IR "WINDROSE"



ANDREW HALL

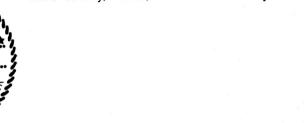
127348



KEY MAP: 566C AND 566G, CITY OF HOUSTON ET. FORT BEND COUNTY, TEXAS

VICINITY MAP SCALE: 1" = 2.000'

I, Andrew Hall, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.



Texas Registration No. 127348 Kimley-Horn and Associates, Inc 11700 Katy Freeway, Suite 800 Houston, Texas 77079 I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this Office

drainage artery, parent stream, or any other area or subdivision within the watershed.

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

J. Stacy Slawinski, P.E. Fort Bend County Engineer

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. , and duly recorded on _____, 20___, in Plat No. ______ Bend County, for said county. ___ of the Map Records of Fort

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

Laura Richard Clerk of the County Court of Fort Bend County, Texas

HARVEST GREEN MULTIFAMILY NORTH

A SUBDIVISION OF 16.807 AC. / 732,109 SQ. FT. SITUATED IN THE JANE WILKINS LEAGUE, ABSTRACT NO. 96 CITY OF HOUSTON ETJ, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

JUNE 2022 Owner GS-GC Harvest Green II Owner, L.P., a Delaware Limited Partnership 750 Bering Drive Suite 300 Houston, TX 77057 (713) 243 8269

Surveyor



WINDROSE

LAND SURVEYING I PLATTING 11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 2. 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 0.999877128.
- 3. ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, THE CITY OF HOUSTON'S EXTRATERRITORIAL JURISDICTION, FORT BEND INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY MUD NO. 134C.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0140L REVISED/DATED APRIL 2, 2014, AND THE FEMA WEBSITE, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED FLOOD ZONE "X" AND UNSHADED FLOOD 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.
- 5. ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HERON, BASED ON THE TITLE RESEARCH PROVIDED IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2021—0143, DATED MARCH 25, 2021.
- 6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.

ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

MING BUSHEL LANE

- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.16' FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER."
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING WITH INTENSE RAINFALL EVENTS.
- L PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- 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 ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 13. SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY

NOT REPLACE WITH NEW FENCING.

-FND 5/8" IRC "GBI PARTNERS"

: 13,796,243.3616 (GRID)

X: 3,013,253.1367 (GRID)

- 14. 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.
- 15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITYIMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR DBSTRUCTIONS 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
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABL JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIDEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROF FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 17. DIRECT ACCESS TO GRAND PARKWAY/STATE HIGHWAY 99 IS DENIED.
- THIS PLAT IS LOCATED IN CLOSE PROXIMITY TO A CENTERPOINT ENERGY TRANSMISSION RIGHT OF WAY. AT THIS TIME, NO DRAINAGE PLANS DETAILING WATER FLOW AND SHED, ALONG WITH WET UTILITY PLANS, HAVE BEEN SUBMITTED FOR REVIEW. UPON FUTURE DEVELOPMENT, THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, OF THIS PLAT ASSUMES ALL RESPONSIBILITY FOR ANY ADVERSE IMPACT TO CENTERPOINT ENERGY'S TRANSMISSION RIGHT OF WAY AS A RESULT OF SAID DEVELOPMENT.
- 19. ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.

LINE	BEARING	DISTANCE
L1	N 02°26'07" W	41.59'

CURVE CHART							
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD		
C1	630.00'	29'51'37"	328.33'	N 38°13'51" W	324.63		
C2	975.00'	20*54'35"	355.82'	N 08°01'10" E	353.85		