

PLAT RECORDING SHEET

PLAT NAME: Westpark Springs Hospital

PLAT NO: _____

ACREAGE: 7.3632

LEAGUE: Brooks and Burleson Survey

ABSTRACT NUMBER: 145

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: MPT of Richmond-Springstone, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, MPT of Richmond-Springstone, LLC, a Delaware limited liability company, acting by and through MPT Springstone REIT, Inc., its General Partner, acting by and through J. Kevin Hanna, Director and Charles R. Lambert, Director being officers of MPT Springstone REIT, Inc., owner, hereinafter referred to as Owners of the 7.3632 acre tract described in the above and foregoing plat of WESTPARK SPRINGS HOSPITAL, 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 11 feet six inches for ten foot perimeter ground easements; five feet six inches for 15 foot perimeter ground easements; six inches for 14 foot perimeter ground easements, from a plane 16 feet 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 21 feet six inches 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 for ten feet back-to-back ground easements; seven feet for 15 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet 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 30 feet 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 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 obutting 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 and 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.

FURTHER, Owners hereby certify that this replat 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 units per lot.

IN TESTIMONY WHEREOF, the MPT Springstone REIT, Inc., General Partner of MPT of Richmond-Springstone, LLC, a Delaware limited liability company, has caused these presents to be signed by J. Kevin Hanna, Director and Charles R. Lambert, Director hereunto authorized, this 13th day of June, 2022.

MPT of Richmond-Springstone, LLC, a Delaware limited liability company
MPT Springstone REIT, Inc.

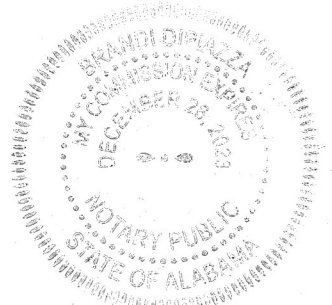
J. Kevin Hanna, Director
Title: J. Kevin Hanna, Director

Charles R. Lambert, Director
Title: Charles R. Lambert, Director

STATE OF Alabama
COUNTY OF Jefferson

Before me, the undersigned authority, on this day personally appeared J. Kevin Hanna, Director and Charles R. Lambert, Director 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 13th day of June, 2022.



Brandi Dinaia
Notary Public in and for the State of Alabama
12/26/23
My Commission Expires:

ENGINEER'S PLAT AFFIDAVIT

I, Walter K. Bogardus, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.



Walter K. Bogardus
Walter K. Bogardus, P.E.
Texas Registration No. 119534
Langan Eng & Env Svcs., Inc
TPBE Firm Number F-13709

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WESTPARK SPRINGS HOSPITAL 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 17 day of August, 2022.

By: Martha L. Stein, Chair M. Sonny Garza, Vice Chairman H. Rodriguez, Margaret Wallace Brown, AICP, CNU-IA, Secretary

BENCHMARK PUBLISHED ELEVATION - 106.07

HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 190030 BEING A BRASS DISC STAMPED "190030" LOCATED ON THE EAST R.O.W. LINE OF PEAK ROAD APPROXIMATELY 0.8 MILE SOUTH FROM ITS INTERSECTION WITH WESTHEIMER PARKWAY. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION - 97.79

BEING A CUT BOX SET ON CONCRETE INLET LOCATED ON THE EAST R.O.W. LINE OF PEAK ROAD APPROXIMATELY 820 FEET NORTH OF ITS INTERSECTION WITH BELLAIRE BOULEVARD. (SHOWN HEREON)

I, LUCAS G. DAVIS, 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 three-quarter inch and a length of not less than three feet; and that the plot boundary corners have been tied to the nearest survey corner.



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

CALLED 34.7145 ACRES
D-W SOUTH TRACT, LLC
F.B.C.C.F. NO. 2018102705

CALLED 34.7145 ACRES
D-W SOUTH TRACT, LLC
F.B.C.C.F. NO. 2018102705

SET 5/8" IRC "WINDROSE"
X: 2,996,558.5680 (GRID)
Y: 13,814,664.0668 (GRID)

SET 5/8" IRC "WINDROSE"
X: 2,996,889.6805 (GRID)
Y: 13,814,678.7888 (GRID)

SET 5/8" IRC "WINDROSE"
X: 2,996,564.5417 (GRID)
Y: 13,814,534.2109 (GRID)

SET 5/8" IRC "WINDROSE"
X: 2,996,174.7738 (GRID)
Y: 13,814,516.8699 (GRID)

N 87°27'15" E 331.48'

N 87°27'15" E 390.00'

N 87°27'15" E 229.21'

FND 5/8" IRC "MILLER"

S 02°32'45" E 20.00'

N 87°27'15" E 102.27'

T.B.M. "A"

N 44°21'43" E 35.00'

N 45°38'17" W 34.00'

N 00°38'17" W 14.14'

N 44°21'43" E 38.00'

UNRESTRICTED RESERVE "A"
7.3632 AC. / 320,742 SQ. FT.



GRAPHIC SCALE: 1" = 60'

ABBREVIATIONS

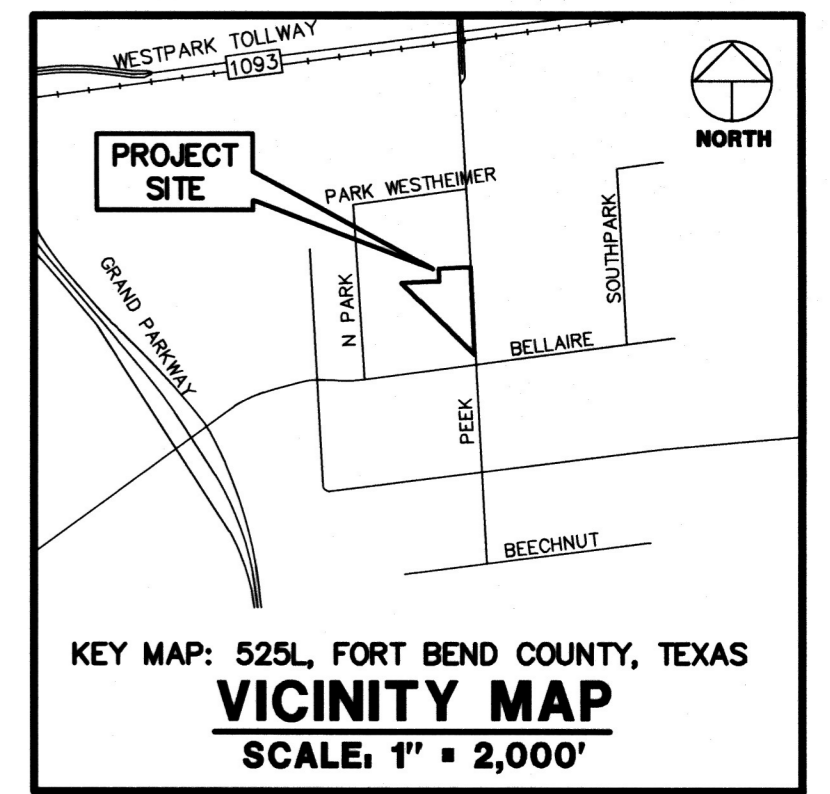
- FND - FOUND
- F.C. - FILM CODE
- F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W.L.E. - WATER LINE EASEMENT
- ⑤ - SET CAPPED 5/8" IR "WINDROSE"
- ① - BLOCK NUMBER

DISTRICT NAMES

FORT BEND COUNTY ASSISTANCE DISTRICT	NONE
WCID	NONE
MUD	FT BEND MUD 50
LID	LID 12
DID	FBC DRAINAGE
SCHOOL	LAMAR ISD
FIRE	ESD NO. 100
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	RICHMOND
COUNTY COMMISSIONER	PRECINCT NO. 4

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NA83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999878000.
- ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, THE CITY OF HOUSTON'S EXTRATERRITORIAL JURISDICTION, AND LAMAR INDEPENDENT SCHOOL DISTRICT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0110 REVISED DATED APRIL 2, 2014, 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 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.
- ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON, BASED ON THE TITLE RESEARCH PROVIDED IN THE CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791022-01959, DATED APRIL 18, 2022.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 99.50 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB 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.
- ALL 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS.
- 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.
- ASSENT 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- OWNERSHIP AND MAINTENANCE OF THE DRAINAGE AND DETENTION RESERVES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SUBJECT TO COMMON AREA AND EASEMENTS SET OUT IN INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2002023308 (BLANKET IN NATURE, NOT PLOTTABLE).
- A NON-EXCLUSIVE DRAINAGE EASEMENT AND RIGHT-OF-WAY FOR DRAINAGE PURPOSES, INCLUDING WITHOUT LIMITATION, THE CONSTRUCTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND OPERATION OF DRAINAGE FACILITIES, AS SET FORTH AND DEFINED IN CERTAIN DRAINAGE EASEMENT GRANTED TO THE DISTRICT AT PARKWAY LAKES, LTD, RECORDED UNDER F.B.C.C. FILE NO. 2013069139 LIES WITHIN THIS PROPERTY. (TO BE ABANDONED)



I, 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 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, parent stream, or 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, the _____ day of _____, 20____.

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

KP 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 recording in my office on _____, 20____, at _____ o'clock _____, and duly recorded on _____, 20____, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

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

By: _____
Deputy

WESTPARK SPRINGS HOSPITAL

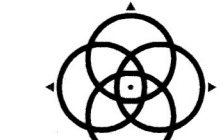
A SUBDIVISION OF
7.3632 AC. / 320,742 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVE "A",
WESTPARK SPRINGS, PLAT NO. 20130103 F.B.C.P.R.
AND 0.9893 AC. / 43,092 SQ. FT.
SITUATED IN THE
BROOKS & BURLESON SURVEY, ABSTRACT NO. 145
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE
MAY 2022
REASON FOR REPLAT: TO CREATE ONE (1) UNRESTRICTED RESERVE

Owner
MPT of Richmond-Springstone, LLC,
a Delaware limited liability company

1000 Urban Center Drive, Suite 601
Birmingham, AL 35242
205-969-3755

Surveyor



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