

STATE OF TEXAS  
COUNTY OF HARRIS

Greenhouse Land Partners, LLC, acting by and through Ignacio Gilio, President, and desired in the future and reserving none of its future interests. There shall be no restriction, encumbrance, or liability on the part of Greenhouse Land Partners, LLC, its successors, or assigns in, to, or from any part of the above described land and development plan of said property according to all laws, regulations, ordinances, rules, codes, standards, or orders of any governmental authority, for the future, however, 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 benefit of the public shall remain open and unobstructed to the public at all times. 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 purposes forever unobstructed easements. The deed easements shall extend horizontally on additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements or seven feet (7'-6") for fourteen feet (14'-0") perimeter ground easements from the center, six inches (6") for sixteen feet (16'-0") perimeter ground easements, and three inches (3") for thirty feet (30'-0") perimeter ground easements from the center, as depicted hereon, whereby the deed easements total twenty one feet, six inches (21'-6") wide and depicted hereon, whereby the deed easements total 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 specific lands into any public or private street, permanent access easement, road or alley, or any drainage ditch, either direct or indirect.

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 watercourse, shall be restricted to prevent the drainage of any specific lands into any drainage ditch, gully, creek, or natural watercourse, or any other natural drainage courses located in said plat, as easements for drainage 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 watercourse, shall be restricted to prevent the drainage of any specific lands into any drainage ditch, gully, creek, or natural watercourse, or any other natural drainage courses located in said plat, as easements for drainage 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 they have complied with, or will comply with existing laws, codes, and ordinances that they have complied with, or will comply with, including but not limited to, all laws, codes, and ordinances of the State of Texas, the City of Houston, 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 Greenhouse Land Partners, LLC, has caused these presents to be signed by Ignacio Gilio, President, and Ashley Wu, Treasurer, and Greenhouse Land Partners, LLC

Ignacio Gilio  
President

Ashley Wu  
Treasurer

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ignacio Gilio, President, and Ashley Wu, Treasurer of Greenhouse Land Partners, LLC, 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 consideration therein expressed and in the capacity therein and herein expressed and on this day did sign the said instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the  
State of Texas

My Commission Expires:

I, JAMES MICHAEL DENNY, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_, Texas. My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_, Texas. My registration number is \_\_\_\_\_.

JAMES MICHAEL DENNY  
Registered Professional Land Surveyor  
Texas Registration No. 5474

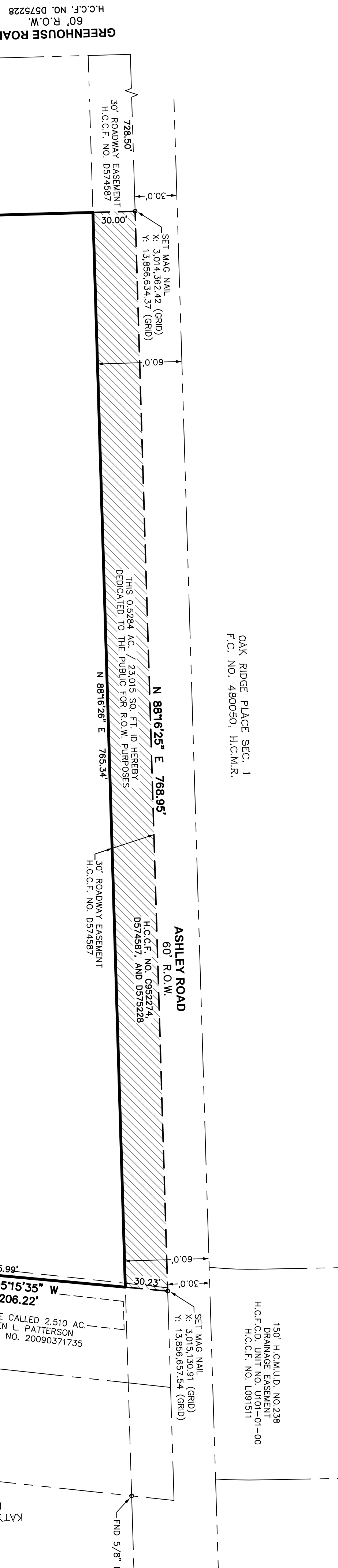
I, Milton Robinson, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office, or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Robinson, P.E.  
County Engineer

150' H.C.M.U.D. NO.238  
DRAINAGE EASEMENT  
H.C.C.F. NO. 1091511

UNRESTRICTED RESERVE "A"  
5,190.2 AC. / 226,086 SQ. FT.

RESTRICTED RESERVE "A"  
BLOCK 1  
KATY ISD MAYDE CREEK COMPLEX  
F.C. NO. 682569, H.C.M.R.



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of IVY POINT GREENHOUSE plat conforming with the laws of the State of Texas and the Ordinance of the City of Houston, as shown hereon, and satisfied the recording of this plat this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: Margarit Wallace Brown, AICP, DNU-A  
Secretary

I, Tereshia Hudspeth, County Clerk of Harris County, and ex officio clerk of the Harris County Engineering Department, do hereby certify that this subdivision of the above described property was approved at a legally convened meeting of the Harris County Commissioners' Court held on \_\_\_\_\_, 20\_\_, by an order entered into the minutes of the court.

Tereshia Hudspeth  
County Clerk  
Of Harris County, Texas

I, Tereshia 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 \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number \_\_\_\_\_ of the Map Records of Harris County for said county.

Tereshia Hudspeth  
County Clerk  
Of Harris County, Texas

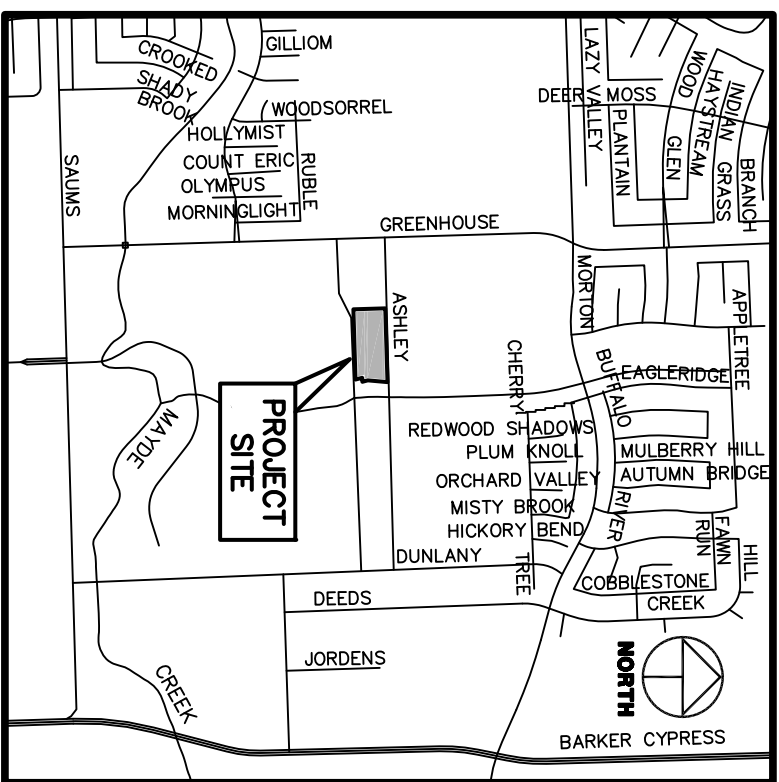
### GENERAL NOTES

1. 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 BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999997253.
3. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT, MAKE EVIDENCE COMPATIBLE WITH THE PROVISIONS OF CHAPTER 161, SUBCHAPTER C OF THE HOUSTON CODE OF ORDINANCES, WHICH IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE MAINTAINED UNRESTRICTED FROM ANY NON-UTILITY PURPOSES OR MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PAINTED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION, PUBLIC UTILITIES MAY PUT UP WOODEN POSTS AND PAINTED WOODEN FENCES BACK UP, BUT NOT OVER, ANY OF THE WOODEN POSTS AND PAINTED WOODEN FENCES WITH NEW FENCING.
5. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS ENACTED TO OCCUPANCY OF THIS PLAT, AND WITH THE REVISIONS TO THE HOUSTON CODE OF ORDINANCES, CHAPTER 161, SUBCHAPTER C OF ORDINANCES OF HARRIS COUNTY, ENACTED FROM THE DEPARTMENT OF INFRASTRUCTURE.
6. 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.

ABBREVIATIONS	
AE	- AERIAL EASEMENT
DE	- DRAINAGE EASEMENT
FO	- FOUND
H.C.C.F.	- HARRIS COUNTY CLERK FILE
H.C.E.R.	- HARRIS COUNTY DEED RECORDS
IP	- IRON PIPE
IR	- IRON ROD
NO.	- NUMBER
R.O.W.	- RIGHT-OF-WAY
AC.	- ACRES
SQ. FT.	- SQUARE FEET
BL.	- BUILDING LINE
W.L.E.	- WATER LINE EASEMENT
W.L.	- WATER LINE
UE	- UTILITY EASEMENT
5	- SET 5/8" CAPPED IR "WINDROSE"

NORTH

KEY MAP: 447N HARRIS COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 200'



GRAPHIC SCALE: 1" = 50'

0 50 100 150 Feet

## IVY POINT GREENHOUSE

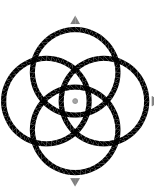
A SUBDIVISION OF  
5.719 AC. / 249,101 SQ. FT.  
SITUATED IN THE  
THOMAS TOBY SURVEY, ABSTRACT NO. 786  
HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

AUGUST 2022

Owner  
Greenhouse Land Partners, LLC  
675 Bridgeway, Suite 550  
Houston, Texas 77057

Surveyor



WINDROSE  
LAND SURVEYING & PLANNING  
11111 REICHMUND AVE., SUITE 150, HOUSTON, TX 77062, 713.458.2281  
FIRM REGISTRATION NO. 10109800 | WINDROSESERVICES.COM