

STATE OF TEXAS
COUNTY OF HARRIS

We, MHH Investments LLC, Ltd., acting by and through Mark Harvie, Owner, being officers of MHH Investments LLC, Ltd., Owner, hereinafter referred to as Owners of the 1.137 acre tract described in the above and foregoing map of MHH SUNNYSIDE, 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 plot 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 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 MHH Investments LLC Ltd., has caused these presents to be signed by Mark Harvie, Owner, thereunto authorized, on this 13 day of February, 2025.

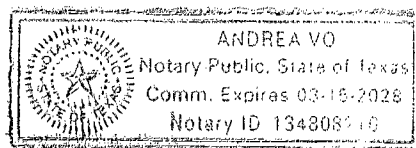
By: MHH Investments LLC, Ltd.

Mark Harvie
Mark Harvie - Owner

STATE OF TEXAS
COUNTY OF HARRIS

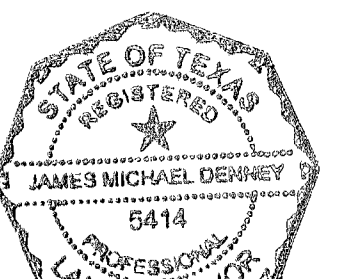
BEFORE ME, the undersigned authority, on this day personally appeared Mark Harvie, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of February, 2025.



Andreea Vo
Notary Public in and for the State of Texas
Notary ID: 13488516
03-15-2025
My Commission Expires:

I, JAMES MICHAEL DENNEY, 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.



James Michael Denney
JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MHH SUNNYSIDE 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 19 day of March, 2025.

By: *Lisa M. Clark*
Lisa M. Clark
Chair

By: *Sophy Garza*
Sophy Garza
Vice Chairman

BANGS ROAD
(MAIN STREET)
60' R.O.W.
VOL. 557, PG. 75, H.C.D.R.

FND 5/8" CAPPED IR (ILLEGIBLE)
RESERVE "A"
FULTON OAKS
F.C. NO. 707551, H.C.M.R.

FND 1/2" CAPPED IR "SURVEY 1"
X: 3,114,957.09 (GRID)
Y: 13,876,763.39 (GRID)
R=35.00'
D=111'21"25"
L=68.02'
CB=N 31'55'45" E
C=57.81'

FND 1/2" CAPPED IR "SURVEY 1"
H.C.C.F. NOS. VOL. 30, PG. 37, H.C.M.R. 20150018521
(EAST MONY MONUMENT)
VOL. 30, PG. 37, H.C.M.R. 20150018521
VOL. 30, PG. 37, H.C.M.R. 20150018521
VOL. 30, PG. 37, H.C.M.R. 20150018521

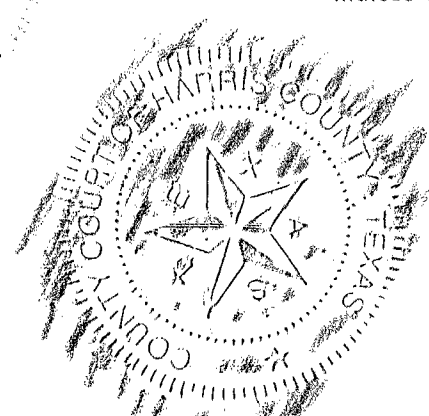
FND 5/8" CAPPED IR "LANDTECH"
X: 3,114,983.70 (GRID)
Y: 13,876,584.37 (GRID)

FND 5/8" CAPPED IR (ILLEGIBLE)
RESERVE "A"
FULTON OAKS
F.C. NO. 707551, H.C.M.R.

I, Teneisha 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 March 26, 2025 at 10:30 o'clock A.M., and duly recorded on March 26, 2025 at 11:25 o'clock A.M., and at Film Code Number 710886 of the Map Records of Harris County for said county.
Witness my hand and seal of office, at Houston, the day and date last above written.

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not otherwise changed after recording.

TENEISHA HUDSPETH
County Clerk
Of Harris County, Texas
By: *Jalynn Corrova*
JALYNN CORROVA
Deputy



RESIDUE OF CALLED 1.5924 ACRES
SUNNYSIDE MHP, LLC
H.C.C.F. NO. RP-2020-16503

LYNNWOOD PLACE
VOL. 57, PG. 32, H.C.M.R.
LOT 1

EAST SUNNYSIDE STREET
60' R.O.W.
VOL. 57, PG. 32, H.C.M.R.
VOL. 3433, PG. 328 & VOL. 3433, PG. 330, H.C.D.R.

SET 5/8" CAPPED IR "WINDROSE"
X: 3,115,219.22 (GRID)
Y: 13,876,774.34 (GRID)

①
UNRESTRICTED RESERVE "A"
1.137 ACRES / 49,547 SQ. FT.

S 87°36'27" W 243.58'

LOT 13

ENRIQUE MONGE
H.C.C.F. NO. 20150018521

GENERAL NOTES

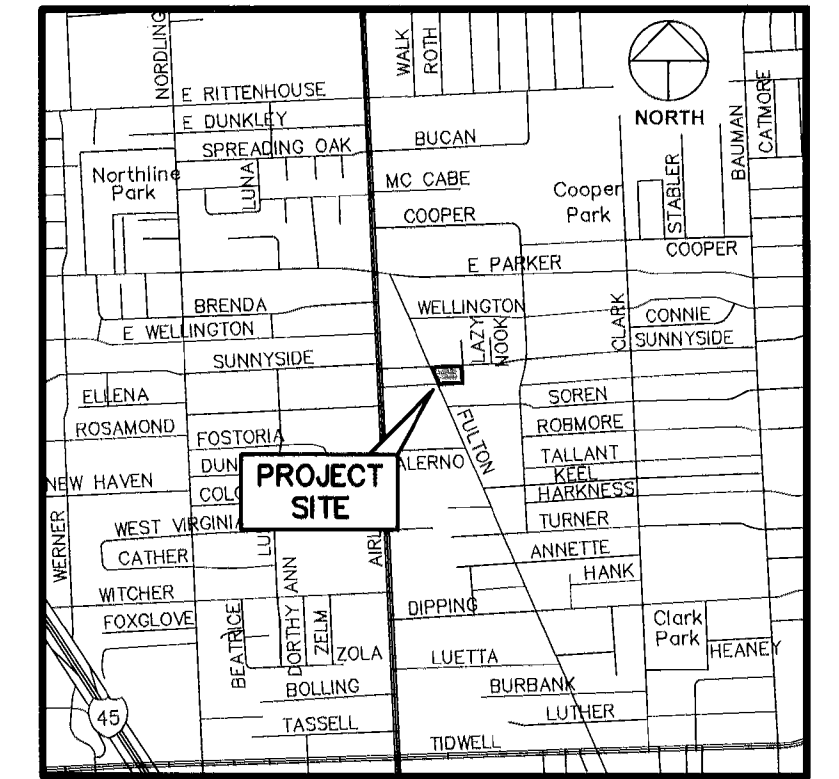
- BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999905318.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN 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.
- IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF PLAT AT THIS TIME.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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.
- THIS PLAT IS LOCATED IN PARK SECTOR 2.
- THE 5' BUILDING LINE IS APPLICABLE ONLY IF THE FUTURE DEVELOPMENT COMPLIES WITH EACH OF THE PERFORMANCE STANDARDS STATED IN THE SECTION 42-154, OPTIONAL PERFORMANCE STANDARDS FOR A MAJOR THOROUGHFARE WITHIN THE CITY WITH A PLANNED ROW OF 80 FEET OR LESS-RETAIL COMMERCIAL CENTER. IF CONDITIONS ARE NOT MET, BUILDING LINE SHALL BE 25'.

ACOMA DRIVE
60' R.O.W.
VOL. 57, PG. 32, H.C.M.R.

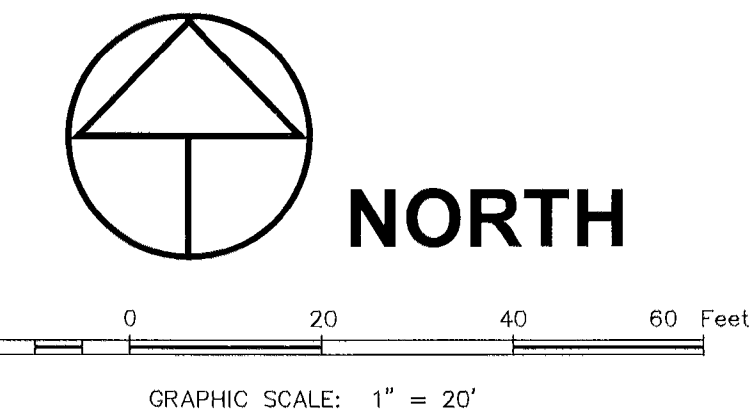
LYNNWOOD PLACE
VOL. 57, PG. 32, H.C.M.R.

LOT 10

RP-2025-108211
3/26/2025 hccp1 60.00
FILED
3/26/2025 10:30 AM
Teneisha Hudspeth
COUNTY CLERK



CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESM. - EASEMENT
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- BL - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

OFFICE OF
TENEISHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
MHH SUNNYSIDE
FILM CODE 710886
THIS IS PAGE 1 OF 2 PAGES
SCANNER: Coronal K24400
K27 MAP

MHH SUNNYSIDE

A SUBDIVISION OF
1.137 ACRES / 49,547 SQ. FT.
BEING A REPLAT OF LOTS 14, 15, AND A
PORTION OF RESERVED TRACT, BLOCK 1,
ROSALIE GARDENS, VOL. 31, PG. 37, H.C.M.R.,
SITUATED IN THE HOUSTON & TEXAS CENTRAL RAILWAY
COMPANY SURVEY, SECTION 5, ABSTRACT NO. 428,
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

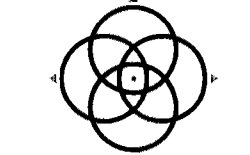
1 BLOCK 1 RESERVE

FEBRUARY 2025

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

Owner
MHH Investments LLC, Ltd.
960 Fisher Street
Houston, TX 77018
281 850 7120

Surveyor



RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, color or photo copy, discoloration, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

WINDROSE
LAND SURVEYING & PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041