

STATE OF TEXAS  
COUNTY OF HARRIS

We, SUNNY 5, LLC acting by and through \_\_\_\_\_, being officers of SUNNY 5, LLC referred to as owners (whether one or more) of the 0.6263 tract described in the above and foregoing map of MAGGIE MEADOWS 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 plat 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

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 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 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, SUNNY 5, LLC has caused these presents to be signed by \_\_\_\_\_, it's \_\_\_\_\_, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SUNNY 5, LLC  
By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
Print Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

I, BARRY D. ADKINS, 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 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.

BARRY D. ADKINS  
Texas Registration No. 6137

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MAGGIE MEADOWS 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

I, TENESHIA 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 \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number \_\_\_\_\_ of the Map Records of Harris County for said county.

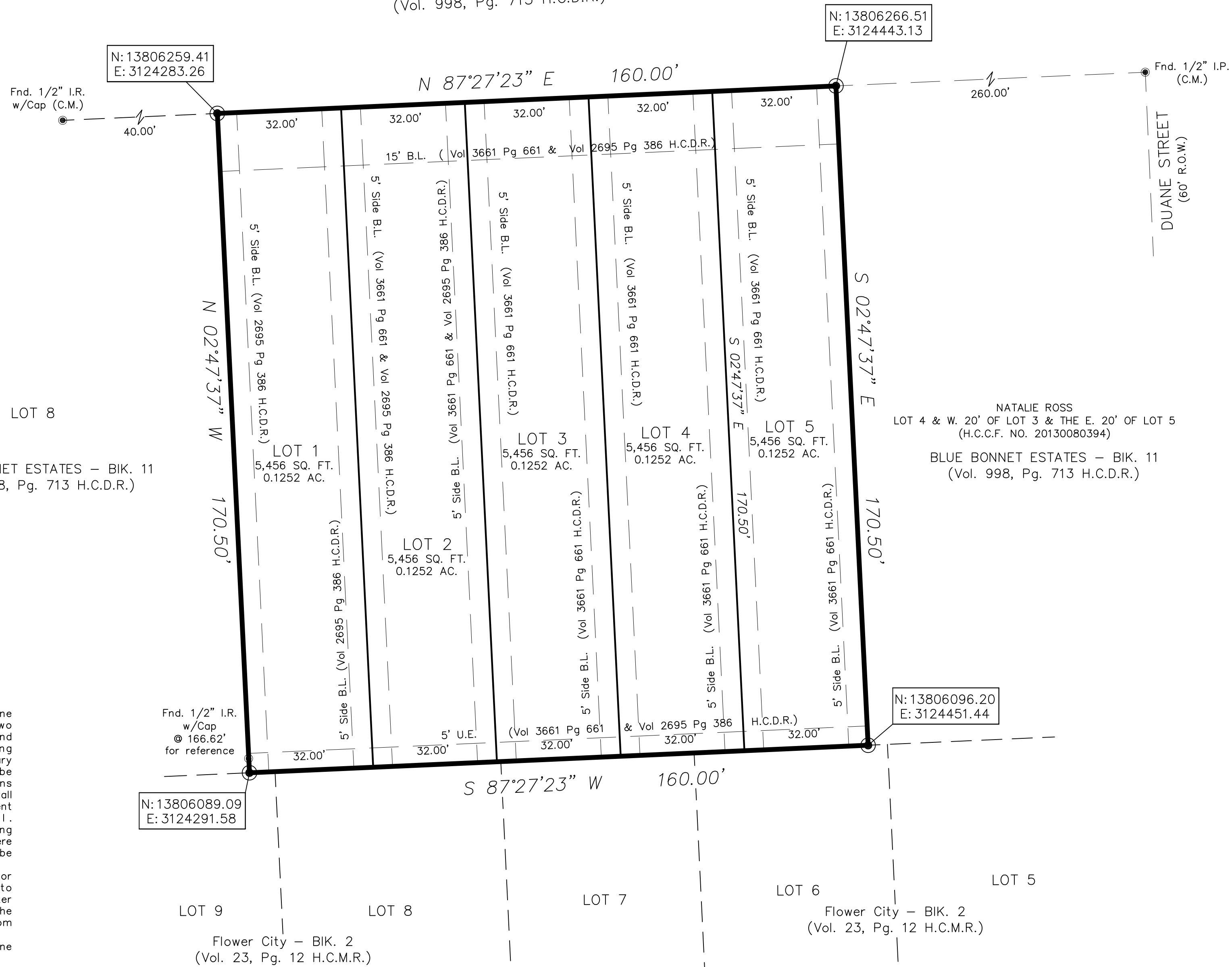
Witness my hand and seal of office, at Houston, the day and date last above written.

TENESHIA HUDSPETH  
County Clerk  
Of Harris County, Texas

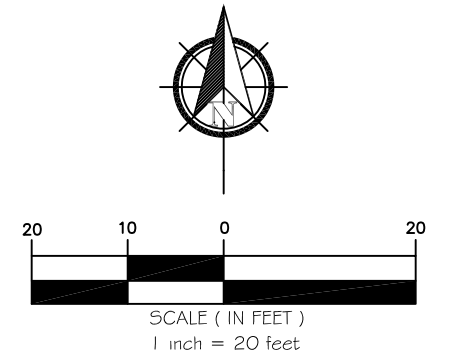
By: \_\_\_\_\_  
Deputy

BLUE BONNET ESTATES - BIK. 8  
(Vol. 998, Pg. 713 H.C.D.R.)

MAGGIE STREET  
(PLATTED AS CHRISTOPHER AVENUE)  
(60' R.O.W.)  
(Vol. 998, Pg. 713 H.C.D.R.)



Vicinity Map  
not to scale  
KEY MAP 533Y



- LEGEND**
- AC. - Acres
  - B.L. - Building Line
  - G.B.L. - Garage Building line
  - H.C.M.R. - Harris County Map Records
  - H.C.D.R. - Harris County Deed Records
  - SQ. FT. - Square Feet
  - R.O.W. - Right of Way
  - VOL. - Volume
  - PG. - Page

PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units	0
Number of Proposed Dwelling Units	5
Number of Incremental Dwelling Units	5

- No land is being established as Private Park or dedicated to the public for Park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas has been submitted and accepted by the city.
- This property is located in Park Sector number 7.
- This percentage is (100%) shall be applied to the then-current fee in lieu of dedication
- The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.

# MAGGIE MEADOWS

A SUBDIVISION OF 0.6263 ACRES OF LAND BEING A REPLAT OF LOT 7, 6, & W 40FT OF LOT 5 BLOCK 11 OF BLUEBONNET ESTATES SUBDIVISION, AS RECORDED IN VOL. 998, PG. 713 OF THE HARRIS COUNTY DEED RECORDS OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT - TO CREATE 5 LOTS  
OWNER: SUNNY 5, LLC  
DATE: JANUARY 2022 SCALE: 1" = 20'  
LOTS: 5 BLOCKS: 1

LAND PLANNER:  
Stephanie Mendoza  
w/ SEM Services  
Phone: 832.986.8208  
Email: Stephanie@semervices.org

SURVEYOR:  
DaRam Engineers, Inc.  
Surveying Firm No. 10194492  
Phone: 713.528.1552  
Email: Info@darame.com