



We, MHI Partnership, Ltd., a Texas Limited Partnership and MHI Models, Ltd., acting by and through Michael K. Love, President of McGuyer Homebuilders, Inc., the sole General Partner of MHI Partnership, Ltd., and MHI Models, Ltd., along with Laura Phillips hereinafter referred to as Owners of the 1.289 acre tract described in the above and foregoing map of CAMPBELL COURT AMENDING REPLAT NO. 2, do hereby make and establish said subdivision and development plan of said property for and on behalf of said MHI Partnership, Ltd., MHI Models, Ltd., and Laura Phillips according to all laws, regulations, restrictions and notations on said maps or plat and hereby dedicate to the use of the public for 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 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 on 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 designed 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 do hereby covenant and agree that all of the property within the boundaries of this plat shall be 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 (15) feet wide on each side of the center line of any and all bays, creeks, gulches, ravines, ditches, sloughs, or other natural drainage courses located in said subdivision, 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 time 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 course shall be restricted to prevent the installation of any structures, fences, buildings, plantings and other obstructions to the operations maintenance of the drainage facility and the proper routing of water into the drainage easement, located adjacent to both sides and adjoining all public utility easements that are designed 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 those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for fire fighting equipment, police and other purposes, and the nature of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so designated and established as private streets or permanent access easements.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are original intended for the construction of single-family residential dwelling units thereon and shall be restricted for same under the terms and conditions of all restrictions, filed separately.

FURTHER, Owners do hereby declare that this replat does not attempt to alter, amend or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, MHI Partnership, Ltd., acting by and through McGuyer Homebuilders, Inc., its sole General Partner, has caused these presents to be signed by Michael K. Love, its President, thereunto authorized and its common seal hereto affixed this 15 day of October, 2008.

MHI Partnership, Ltd.
By: McGuyer Homebuilders, Inc.
Michael K. Love
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael K. Love, President of McGuyer Homebuilders, Inc., the sole General Partner of MHI Partnership, Ltd., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of October, 2008.

JUDY D. JOHNSON
Notary Public
State of Texas
Comm. Expires 11-09-2009

Notary Public in and for the State of Texas
11-9-09
My Commission Expires:

IN TESTIMONY WHEREOF, MHI Models, Ltd., acting by and through McGuyer Homebuilders, Inc., its sole General Partner, has caused these presents to be signed by Michael K. Love, its President, thereunto authorized and its common seal hereto affixed this 15 day of October, 2008.

MHI Models, Ltd.
By: McGuyer Homebuilders, Inc.
Michael K. Love
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael K. Love, President of McGuyer Homebuilders, Inc., the sole General Partner of MHI Models, Ltd., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of October, 2008.

JUDY D. JOHNSON
Notary Public
State of Texas
Comm. Expires 11-09-2009

Notary Public in and for the State of Texas
11-9-09
My Commission Expires:

WITNESS MY HAND in the city of Houston, Texas this the 14th day of October, 2008.

Laura Phillips
Owner

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of October, 2008.

JUDY D. JOHNSON
Notary Public
State of Texas
Comm. Expires 11-09-2009

Notary Public in and for the State of Texas
11-9-09
My Commission Expires:

I, Mike Kurkowski, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the 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 have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plot boundary corners have been used to the Texas State Plane Coordinate System.



Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°59'25" W	6.65'
L2	S 02°00'35" E	10.00'
L3	S 87°59'25" W	6.65'
L4	N 87°59'25" E	13.30'
L5	S 87°59'25" W	6.65'
L6	S 02°00'35" E	10.00'
L7	S 87°59'25" W	6.65'
L8	N 87°59'25" E	13.31'
L9	S 87°59'25" W	6.65'
L10	N 02°00'35" W	10.00'
L11	S 87°59'25" W	6.65'
L12	N 87°59'25" E	13.30'
L13	S 87°59'25" W	6.65'
L14	N 02°00'35" W	10.00'
L15	S 87°59'25" W	6.65'
L16	N 87°59'25" E	13.31'
L17	N 02°00'35" W	15.75'
L18	N 87°59'25" E	20.00'
L19	N 02°00'35" W	25.25'
L20	N 87°59'25" E	1.25'
L21	N 02°00'35" W	25.24'
L22	S 02°00'35" E	15.75'
L23	S 87°59'25" W	7.07'
L24	S 87°59'25" W	27.07'
L25	N 02°00'35" W	15.75'

PARKLAND DEDICATION CHART

A	NUMBER OF EXISTING DWELLING UNITS	16
B	NUMBER OF PROPOSED DWELLING UNITS	15
C	NET NUMBER OF DWELLING UNITS	0

C.O.S. CHART

BLOCK	LOT	SQ. FT.	C.O.S. (REQ)
1	1	1585	720
	2	1886	720
	3	1986	720
	4	1882	720
	5	2597	500
	6	2086	600
	7	2113	600
	8	2114	600
	9	2086	600
	10	1830	720
	11	1886	720
	12	1682	720
	13	1886	720
	14	1886	720
	15	1854	720

TOTAL C.O.S. REQUIRED = 10,100 SQ. FT.
TOTAL C.O.S. PROVIDED = 10,812 SQ. FT.

COMPENSATING OPEN SPACE CALCULATIONS
Total number of lots (less than 5,000 s.f.) 15 lots
Total area of lots (less than 5,000 s.f.) + open space 28,714 s.f.
Average lot area 1,914 s.f.
Open space required per lot 720 s.f.
Compensating open space required (15 lots x 720 s.f. per lot) 10,800 s.f.
Open space provided (Reserves A & B) 10,812 s.f.
Dwelling unit density (total lots / total project area) 13.31 du / ac

CURVE CHART

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	20.00'	90°00'00"	31.42'	N 42°59'28" E	28.28'
C2	20.00'	90°00'00"	31.42'	N 47°00'35" W	28.28'

I, Beverly B. Kaufman, 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 Nov. 10, 2008, at 12:11 o'clock p.m., and duly recorded on Nov. 10, 2008, at 2:16 o'clock p.m., and at Film Code Number 627087 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.

BEVERLY B KAUFMAN
Beverly B Kaufman
Clerk of the County Court
of Harris County, Texas

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 ALTERED OR CHANGED AFTER RECORDING.
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

CAMPBELL COURT
AMENDING REPLAT NO. 2
A SUBDIVISION OF 1.289 AC OR 49,089 SQUARE FEET
OF LAND BEING A REPLAT OF CAMPBELL
COURT AMENDING PLAT NO. 1
F.C. NO. 608115, H.C.M.R.
SITUATED IN THE T. HOSKINS SURVEY, A-342
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE 15 SINGLE FAMILY RESIDENTIAL LOTS
AND 8 RESTRICTED RESERVES

ABBREVIATIONS
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
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
F.C. - FILM CODE
FH - FIRE HYDRANT

Owner / Developer
MHI Models, Ltd.
7676 Woodway # 104
Houston, TX 77063
713-952-6767

Owner
Laura Phillips
9108 Campbell Court
Houston, TX 77055

Owner / Developer
MHI Partnership, Ltd.
7676 Woodway # 104
Houston, TX 77063
713-952-6767

Surveyor
Windrose Land Services, Inc.
3628 Woodchase
Houston, Texas 77042
Phone (713) 460-2282 Fax (713) 461-1151
Professional Surveying and Engineering Services