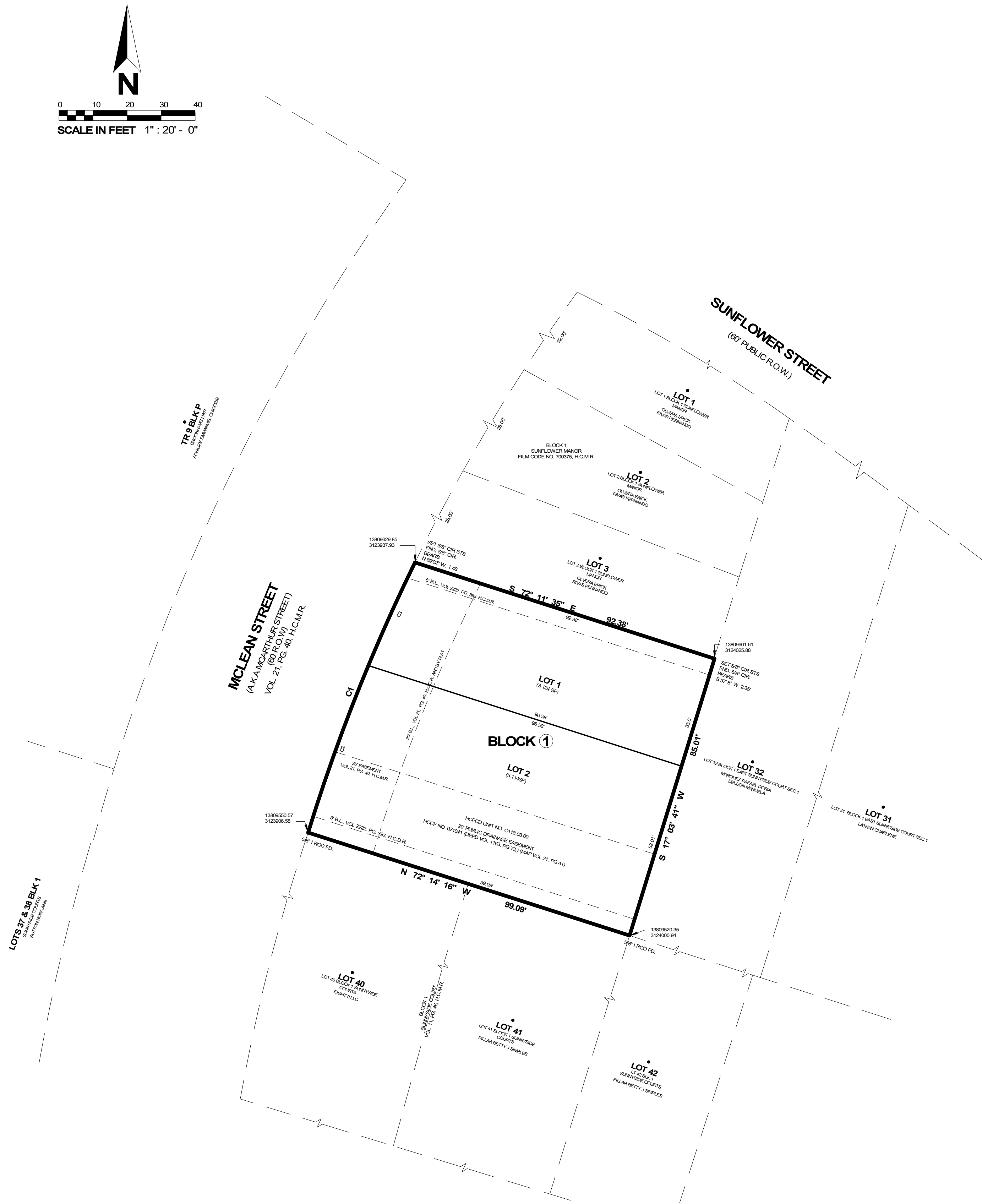
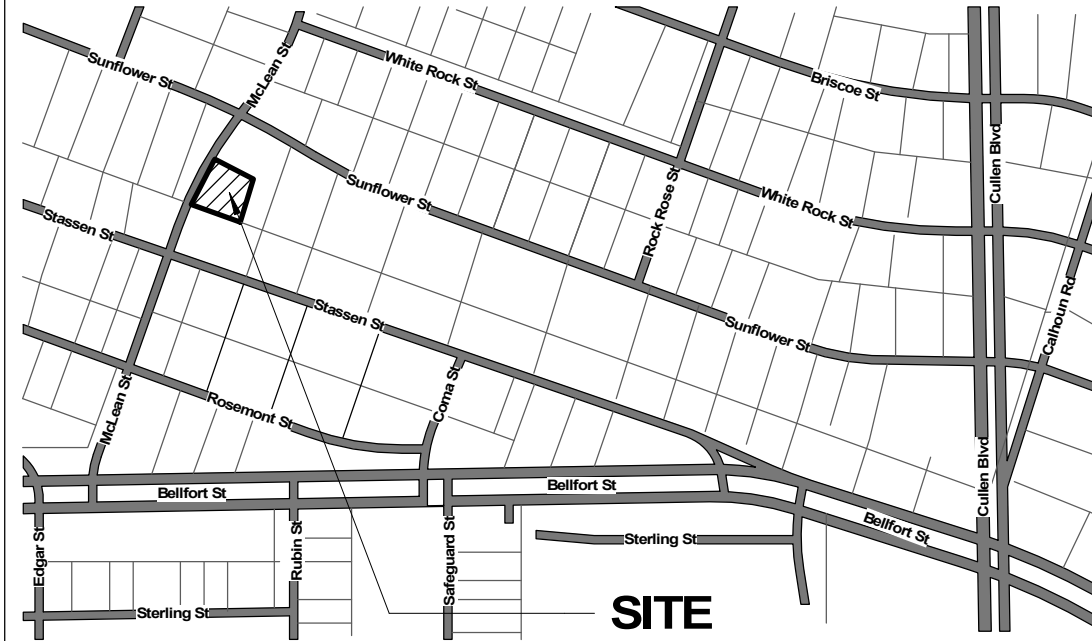




VICINITY MAP

(N.T.S.)

KEY MAP NO. 454J



LEGEND

"B.L."	INDICATES BUILDING LINE
"G.B.L."	INDICATES GARAGE BUILDING LINE
"H.C.M.R."	INDICATES HARRIS COUNTY MAP RECORDS
"H.C.C.F.#"	INDICATES HARRIS COUNTY CLERK'S FILE NUMBER
"H.C.D.R."	INDICATES HARRIS COUNTY DEED RECORDS
"R.O.W."	INDICATES RIGHT- OF-WAY
"VOL./PG"	INDICATES RECORDED VOLUME/ PAGE
"I. ROD"	INDICATES IRON ROD SET
"U.E."	INDICATES UTILITY EASEMENT
"A.E."	INDICATES UNOBSTRUCTED AERIAL EASEMENT
"D.E."	INDICATES DRAINAGE EASEMENT
"P.G."	INDICATES PAGE
"NO"	INDICATES NUMBER
"SQ FT."	INDICATES SQUARE FEET
"E.A.E."	INDICATES EMERGENCY ACCESS EASEMENT
➡	DIRECTION OF VEHICULAR ENTRY INTO GARAGE

DWELLING UNIT DENSITY TABLE

Total No. of Dwellings	Total Gross Acreage	Total Project Density
4	0.189	21.2

PARKS AND OPEN SPACE TABLE

I, HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE		☒
NUMBER OF EXISTING DWELLING UNITS	0	

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQ FT)	% COVERAGE NOT TO EXCEED	BUILDING COVERAGE NOT TO EXCEED
1	3,124	60	1,874
2	5,114	N/A	N/A

AVERAGE LOT SIZE (SQ FT) - 4,119

CURVE TABLE

CURVE	RADIUS	DISTANCE	CH. BRG	CH. DISTANCE
C1	543.00'	85.35'	N 21° 34' 29" E	85.268
C2	543.00'	52.14'	N 19° 49' 19" E	52.115
C3	543.00'	33.21'	N 24° 19' 31" E	33.215

PLAT NOTES:

1. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, WHICH MAY BE AMENDED FROM TIME TO TIME.

2. 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.

3. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.

4. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 7.

5. THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.

6. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THE INCREMENTAL (PROPOSED MINUS EXISTING) DWELLING UNITS

7. AT LEAST 150 SQ.FT OF PERMEABLE AREA IS REQUIRED PER LOT. 300 S.F OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION, REFERENCE 42 - 1 PERMEABLE AREA DEFINITION.

8. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.

9. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALES 0.99986275

10. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICATION 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.

12. THE BUILDING LINE REQUIREMENTS ESTABLISHED BY CHAPTER 42 ARE MINIMUM STANDARDS, WHERE DEED RESTRICTIONS PROVIDE FOR A GREATER BUILDING SETBACK, THE DEED RESTRICTIONS SHALL CONTROL COVER THE PROVISIONS OF THIS SECTION.

13. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON - UTILITY IMPROVEMENTS OR OBSTRUCTIONS BE THE PROPERTY OWNER. ANY UNAUTHORISED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNERS EXPENSE. WHILE WOODEN POSTS AND paneled wooden fences alongs 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 owners 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.

STATE OF TEXAS

COUNTY OF HARRIS

WE, DI HUB, LLC, ACTING BY AND THROUGH IMITIYAZ KHATRI, MANAGING MEMBER, BEING AN OFFICER OF DI HUB, LLC, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 0.189 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MCLEAN HAVEN, 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.

FUTHER 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS 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 SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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 EASEMENT FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCIES, 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 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, DI HUB, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY IMITIYAZ KHATRI, ITS MANAGING MEMBER, THIS DAY OF 2026.

DI HUB, LLC

BY:

IMITIYAZ KHATRI, MANAGING MEMBER

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IMITIYAZ KHATRI, 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.....DAY OF 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME :

MY COMMISSION EXPIRES:

I, PIOTR A. DEBSKI, 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.



PIOTR A. DEBSKI
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5902

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MCLEAN HAVEN 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

BY: LISAM CLARK, CHAIR
OR M. SONNY GARZA, VICE CHAIRMAN

BY: VONN TRAN
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 20 AT O'CLOCK M., AND DULY RECORDED ON 20 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

MCLEAN HAVEN

A SUBDIVISION OF 0.189 ACRE TRACT OF LAND BEING A REPLAT OF LOT THIRTY-THREE (33) IN BLOCK ONE (1) OF EAST SUNNYSIDE COURT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 40 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

BLOCK: 1, LOTS: 2

REASON FOR REPLAT: TO CREATE TWO (2) RESIDENTIAL LOTS

MAY, 2026

OWNER

DI HUB, LLC
11907 GARDNER PARK LN
SUGAR LAND, TX 77498

SURVEYOR

PIOTR A. DEBSKI
1030 DOMINION DR.
KATY, TEXAS 77450
R.P.LS. NO 5902



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