

STATE OF TEXAS
COUNTY OF HARRIS

We, DIQ DUD, a Texas Limited Liability Company, acting by and through Kimberly Dixon, Managing Partner, being officers of DIQ DUD, a Texas Limited Liability Company, owners hereinafter referred to as Owners of the 2.2545 acre tract described in the above and foregoing map of BLUERIDGE SEC 1 PARTIAL REPLAT NO 1, 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 subdivisions) 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 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 free 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 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 hereby be 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 firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

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

IN TESTIMONY WHEREOF, the DIQ DUD, a Texas Limited Liability Company has caused these presents to be signed by Kimberly Dixon, its managing partner, thereunto authorized, this 6 day of April, 2021.

By: *Kimberly Dixon*
Managing Partner

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6 day of April, 2021.

JOYCE OWENS
NOTARY PUBLIC
MAY 18, 2024
NOTARY ID: 124820076

Notary Public, State of Texas
Print Name: *Joyce Owens*
My Commission expires: 5-18-2024

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BLUERIDGE SEC 1 PARTIAL REPLAT NO 1 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 14 day of April, 2021.

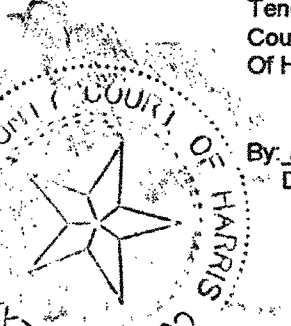
By: *Martha L. Stein* Chair
Or: *M. Sonny Garza* Vice Chairman
By: *H. Hudspeth*
Margaret Wallace Brown, ACP, CNUA
Secretary



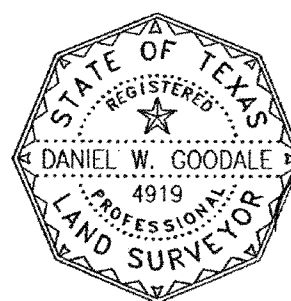
I, Tenshea Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on April 14, 2021 at 4:00 o'clock P.M., and duly recorded on April 15, 2021 at 10:00 o'clock A.M., and at Film Code Number 694623 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.

TENESHA HUDSPETH
County Clerk
Of Harris County, Texas
By: *Christina Orona*
Deputy



I, Daniel W. Goodale, 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.



Daniel W. Goodale
Texas Registration No. 4919
4/06/2021

We, Cadence Bank, owners and holders of a lien against the property described in the plat known as BLUERIDGE SEC 1 PARTIAL REPLAT NO 1, said lien being evidenced by instrument of record in the Clerk's File No. RP-2020-35962 and RP-2020-35963 of the O.P.R.O.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: *Kendall Walker*
Print Name: *Kendall Walker, SVP*
Cadence Bank

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared *Kendall Walker*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6 day of April, 2021.

Notary Public in and for the State of Texas
Print Name: *Gail Woodson*
My Commission expires: 5-13-2024

GAIL WOODSON
Notary Public, State of Texas
Comm. Expires 05-13-2024
Notary ID 1052421-1

NOTES:

- 1. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the 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.
- 2. Each lot shall be restricted to single family residential use.
- 3. Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a freestanding building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- 4. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- 5. 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 additional combined scale of 0.9998809764.
- 6. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed 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.
- 7. ▲ Denotes primary driveway access to each lot.
- 8. This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
- 9. The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- 10. Vehicular access to Lots 1-5, Block 1 is provided for by a shared driveway only.
- 11. Lots 6 - 12, Block 1 and Lots 1 - 8, Block 2 have private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.
- 12. This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public right-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

PARKING TABLE FOR RESIDENTIAL USE 42-186

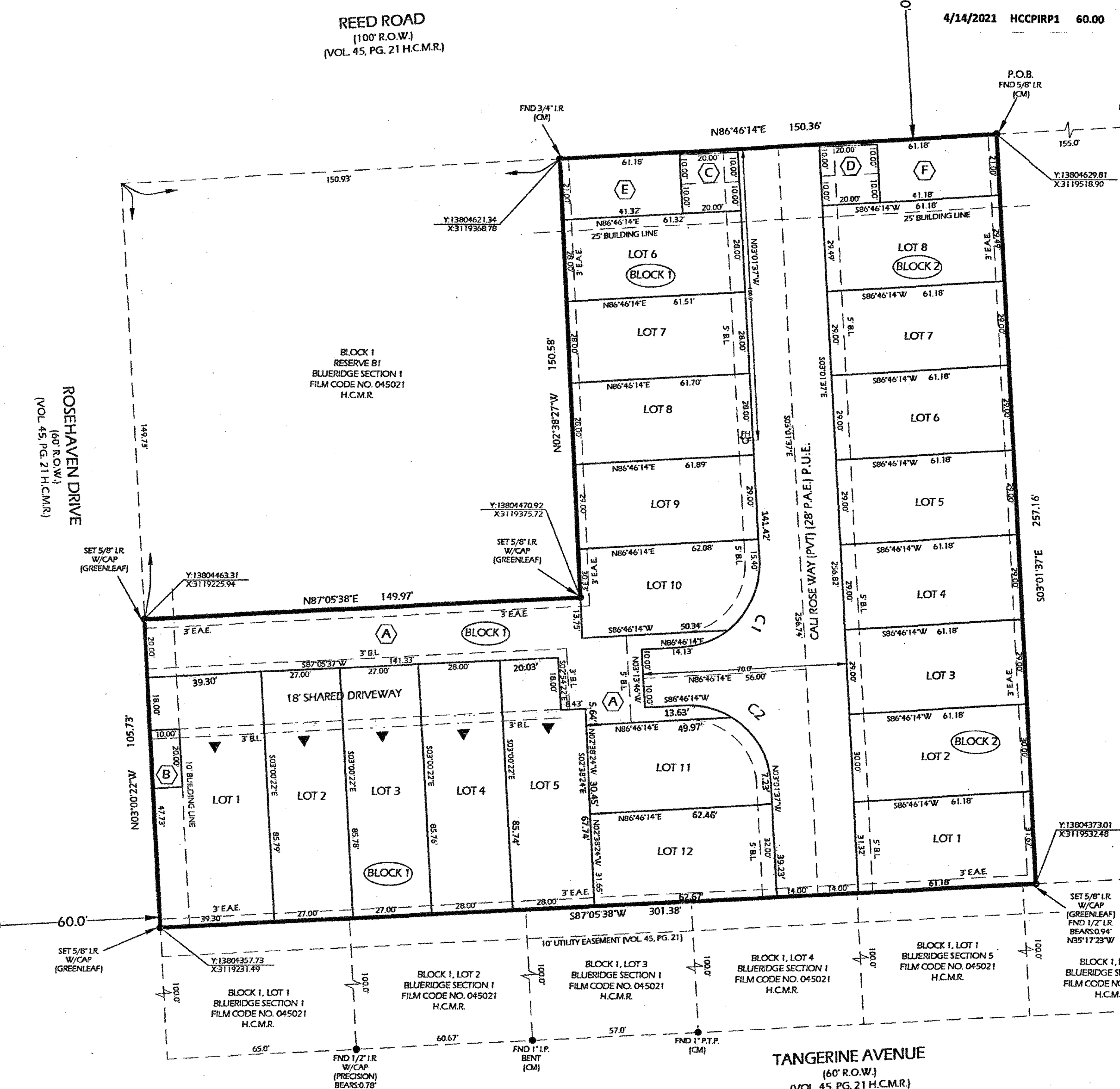
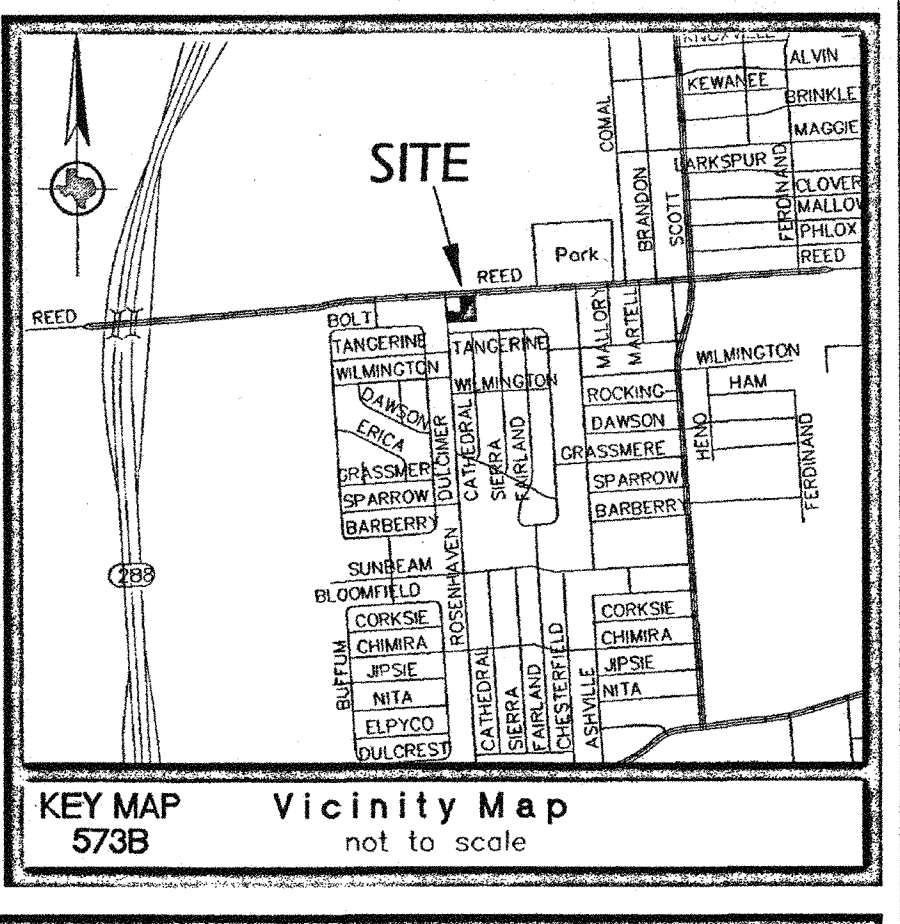
No. of Proposed Lots	No. of Additional Parking Required	No. of On Street Parking	No. of On-Site
20	3	0	5

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All handwritten notations and changes were present at the time the instrument was filed and recorded.

CITY OF HOUSTON
UNIVERSITY LAND CO
HCAD NO. 052-047-000-0001

FILED
4/14/2021 4:00 PM
County Clerk
RP-2021-200794
4/14/2021 HCCP1P1 60.00

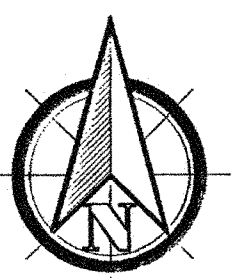
- LEGEND:
C.M. - CONTROL MONUMENT
B.L. - BUILDING LINE
E.A.E. - EMERGENCY ACCESS EASEMENT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
R.O.W. - RIGHT OF WAY
I.P. - IRON ROD
F.P. - FIRE HYDRANT
P.U.E. - PRIVATE UTILITY EASEMENT



BLOCK#	LOT #	LOT AREA	MAX 1ST FLOOR BUILDING FOOTPRINT	MAX COVERAGE %
1	1	3176 SF	1906 SF	60 %
1	2	2320 SF	1392 SF	60 %
1	3	2310 SF	1386 SF	60 %
1	4	2401 SF	1441 SF	60 %
1	5	2270 SF	1362 SF	60 %
1	6	1720 SF	1032 SF	60 %
1	7	1725 SF	1035 SF	60 %
1	8	1730 SF	1038 SF	60 %
1	9	1797 SF	1078 SF	60 %
1	10	1804 SF	1082 SF	60 %
1	11	1814 SF	1088 SF	60 %
1	12	1991 SF	1195 SF	60 %
2	1	1827 SF	1156 SF	60 %
2	2	1835 SF	1101 SF	60 %
2	3	1774 SF	1064 SF	60 %
2	4	1774 SF	1064 SF	60 %
2	5	1774 SF	1064 SF	60 %
2	6	1774 SF	1064 SF	60 %
2	7	1774 SF	1064 SF	60 %
2	8	1804 SF	1082 SF	60 %

RESERVE LETTER	SQ. FT. / ACREAGE	RESTRICTED USE
(A)	4,000.0092	DETENTION
(B)	2000.0045	GUEST PARKING
(C)	4000.009	GUEST PARKING
(D)	4000.009	GUEST PARKING
(E)	12890.030	DETENTION & LANDSCAPE
(F)	12850.029	DETENTION & LANDSCAPE

OFFICE OF TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 694623
BLUERIDGE SEC 1 PARTIAL REPLAT NO 1
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP



SCALE: 1"=30'
30 15 0 30 60

BLUERIDGE SEC 1 PARTIAL REPLAT NO 1

A SUBDIVISION OF A 2.2545 ACRE TRACT BEING A PORTION OF RESERVE B, BLOCK 1, BLUERIDGE SEC 1 ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED UNDER VOLUME 45, PAGE 21 OF THE MAP RECORDS OF HARRIS COUNTY CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 20 LOTS AND 6 RESERVES AND CHANGE BUILDING LINE
20 LOTS 6 RESERVES 2 BLOCKS

OWNERS:
DIQ DUD, A TEXAS LIMITED LIABILITY COMPANY

DATE: APRIL, 2021 SCALE: 1" = 30'
OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

GREENLEAF LAND SURVEYS
10900 NORTHWEST FREEWAY, STE 129
HOUSTON, TEXAS 77092
832-668-5003
FIRM NO. 10193977
www.greenleafsurveys.com
orders@gilsurveys.com

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.00'	43.88'	89°47'51"	N 41°52'18" E	39.53'
C2	28.00'	44.08'	90°12'09"	N 48°07'42" W	39.67'

DWELLING UNIT DENSITY TABLE		
COLM A	COLM B	COLM C
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
20	1.2545 AC	16.13

- 1. At least 150 square feet of permeable area is required per lot. 3000 s.f. of permeable area shall be provided with the boundary of this subdivision. Reference 42-1 permeable area definition.
- 2. The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
- 3. All lots shall have adequate wastewater collection service.

PARKS AND OPEN SPACE TABLE	
NUMBER OF EXISTING DWELLING UNITS	0
NUMBER OF PROPOSED DWELLING UNITS	20
NUMBER OF INCREMENTAL DWELLING UNITS	20



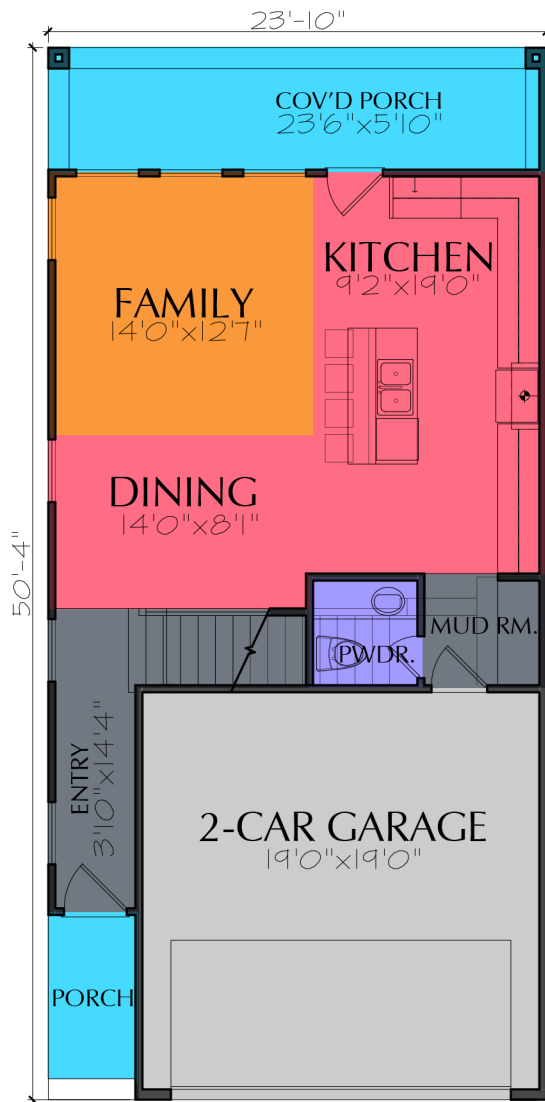
The Marvin
B

The Baldwin
A

The Marley
C



JOB#: E9220
 LEVEL ONE: 621
 LEVEL TWO: 1151
 TOTAL LIVING: 1772
 WIDTH: 23'-10"
 DEPTH: 50'-4"
 1st FLOOR CLG.: 10'-1"U.O.N.
 2nd FLOOR CLG.: 9'-1"U.O.N.



FIRST FLOOR



SECOND FLOOR

MORE INFO

VANTAGE POINTE STANDARD FEATURES

Enhanced afford-ability and living experience

DEVELOPMENT	Vantage Pointe at Sunnyside
ADDRESS	9205 Rosehaven Houston Texas 77051
# OF UNITS	20
PLANS	1
ELEVATIONS	3

- A Community of 20 Modern & Stylish Homes
- Privately Gated
- HOA maintains front yards

- Attached 2 car garages

- backyard space
- Energy Efficient
- Stainless appliances

- Open concept & HIGH ceilings
- No Mortgage Insurance / \$0 Down Option
- Smart Home Echo Included: Device can control Lights, Garage, Thermostat, Play music and much more!

1. FLOOR SELECTIONS

Entry & Coat Closet (carpet)
Staircase/Landings (carpet)
Living/Dining/Kitchen/Powder Room (High Quality Vinyl Plank)
All bedrooms, closets and common areas (Carpet)

2. bathrooms (Tile)
Concrete patios

3. DOORS & WINDOWS

Vinyl windows (Single hung LOW E 366)
6'8 hollow core, two panel doors Paint Grade Polo door knobs (Satin Nickel by Kwikset) 2in faux blinds (front only)

3. INTERIOR TRIM WORK

4" base board throughout (MDF)
6'8" doors throughout
4" casing on all door Jambs
4" casing around all windows in entry & second floor

4. KITCHEN & BATHROOM COUNTERS

2 Cm Granite counters with modern flat edge
Stainless Steel UC sink
Cut outs for two under mount oval porcelain sinks in master bath
Under mount sinks in guest bathrooms
Back Splash subway tile or similar style TBD
Pull-out trash can- space saver

5. CABINET SELECTIONS

Advantage, Birch, bathroom

6. STANDARD STAINLESS STEEL APPLIANCE PACKAGE

Range
Microwave
Dishwasher

7. BATHROOM SELECTIONS

Master Bath & Toilet

Vanity

Advantage Birch cabinet base (Painted)
Granite Counter (2cm; Entry Level)
Under-mount porcelain sink
Moen Brantford Satin Nickel faucet for each sink
Single multi-light fixture over each sink

Tub

Ceramic Tile, tub deck
Square acrylic tub (42" x 60")
Ceramic (13" x 13) tub surround; 2 rows

WWW.VPSUNNYSIDE.COM

BROUGHT TO YOU BY:

DEVELOPMENT GROUP

Shower

Satin Nickel & clear glass shower and door
18" x 18" Ceramic Tile
Fiberglass Shower Pan

Misc

Ceramic Tile (18" x18")
Standard toilet (Ivory)
Satin Nickel -Towel ring, towel bar & TP holder

Powder Room

Porcelain pedestal sink
Moen Brantford Satin Nickel faucet
42 " Framed Mirror
Single multi-light fixture over mirror
Elongated toilet (Ivory)
Satin Nickel-Towel ring & TP holder

Guest Bathroom-1

Birch cabinet base 32" (Painted)
Granite Counter (2cm; Santa Cecilia)
Under-mount Porcelain Sink
Moen Brantford Satin Nickel faucet
42 " Mirror
Single multi-light fixture over mirror
Elongated toilet (Ivory)
Satin Nickel-Towel ring & TP holder
Metal Tub (Ivory)
Ceramic tub surround(18" x 18")
3" ceramic mosaic trim band around tub (1" x 1")

10. PLUMBING

PEX Piping
40 Gallon Energy Efficient Water
Heater

11. MECHANICALS

16 SEER TRANE
Programmable Manual T-Stat
R-8 Flex Duct

12. ELECTRICAL

150-amp circuit breaker electrical panel
Built-in security system with central station capability
Individual electric, water & gas meters
Per plan AMP load
Alarm wiring for Down stairs openings
Ceiling fans living area.
Recessed lights throughout per plan.
Individual electric, water and gas meters
Electric & Gas dryer connections, washer connections

14. EXTERIOR

Entry porch with Hardie soffit/ trim
30 year GAF Timberline Weathered Wood Shingles
6'8" Front Door Fiber Glass
Cedar fence along sides & back
Brick / Stone Front/Hardie plank per elevation
Gutters: Front Gutters

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BROUGHT TO YOU BY:
the **DIQ DUD,LLC**
DEVELOPMENT GROUP

15. ENERGY EFFICIENCY & INSULATION

R-13 insulation system in the exterior walls
R-22 insulation factor in sloping roof areas
R-38 insulation factor in the attic
Central heat & A/C, with programmable thermostat
Casement & fixed windows & sliding or hinged glass door

16. LANDSCAPE

Sod in remaining areas both front and back yards
Rainbow rock down left and right sides for low maintenance **(HOA maintenances front lawns!)**

17. SECURITY PACKAGES (OFFERED THROUGH ADT PARTNERSHIP) (\$850 Installation fee waived)

FREE INSTALLATION!

GOLD PACKAGE for VP Buyers::

Monthly @ \$62.99 with \$0 Installation/\$99 Activation

- master cpu & back up battery
- integrated touch screen keypad
- 3 door sensors
- Keychain remote w/ panic button
- Cell app that controls home automations allows you to see still shots of anyone arming and disarming the system and will show you where in the house an intruder has entered in the event of a break-in.
- ADT Yard Sign and Window Decals
- **FREE DOORBELL CAMERA**

PLATINUM PACKAGE for VP Buyers:

Monthly @ \$64.99 with \$0 Installation/ \$199 Activation

- master cpu & back up battery
- integrated touch screen keypad
- 3 door sensors
- Keychain remote w/ panic button
- Cell app that controls home automations allows you to see still shots of anyone arming and disarming the system and will show you where in the house an intruder has entered in the event of a break-in.
- ADT Yard Sign and Window Decals
- **FREE DOORBELL CAMERA and FREE KEYLESS DOORLOCK** (valued at \$400 each)
- **\$100 gift card after installation**

Advanced PACKAGE for VP Buyers:

Monthly @ \$53.99 with \$0 Installation/\$99 Activation

- master cpu & back up battery
- integrated touch screen keypad
- 3 door sensors
- Keychain remote w/ panic button
- Cell app that controls home automations allows you to see still shots of anyone arming and disarming the system and will show you where in the house an intruder has entered in the event of a break-in.
- ADT Yard Sign and Window Decals

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BROUGHT TO YOU BY:
The DIQ DUD, LLC

DEVELOPMENT GROUP

Standard features subject to change

2 year plumbing & electrical warranty
1 year HVAC labor & 10 year system warranty
1 year builder warranty

Enhanced Options for Your Home



Exterior Upgrade

3ft high Stone or Brick front accent



\$2,499

Appliance Package Upgrade

- Front Load Washer
- Front Load Dryer Stainless
- Refrigerator



\$3,499

VANTAGE POINTE AT SUNNYSIDE

Home Efficiency

✓	16 SEER AC Unit - Cost effective and energy efficient air conditioning unit.	
✓	Low E Windows - Double Pane Low E windows with low Solar Heat Gain Coefficient for improved thermal performance.	
✓	Programmable Thermostats - Programmable thermostats make it easy for you to save energy and money by easily monitoring and regulating your home's temperature.	
✓	High Efficiency HVAC - Gas furnace for reduced energy costs.	
✓	High Efficiency Light Bulbs - CFL and LED for reduced energy usage in interior.	
✓	MERV10 Air Filters - For improved indoor air quality and reduced maintenance.	
✓	High Efficiency Water Heater - Installed for reduced energy costs.	
✓	Fresh Air Ventilation - For improved indoor air quality.	

Energy Efficient Features included in all Homes

✓	Radiant Barrier Roof Decking - Energy efficient and cost effective radiant barrier that reduces radiant heat from entering the attic, keeping it cooler and lowering energy costs.	
✓	Engineered Floor System - Designed for more predictable floors and to minimize waste.	
✓	Sealed Ductwork - Mastic and taped sealed ductwork in unconditioned spaces to minimize energy loss.	
✓	Tight Construction - Reduced air infiltration system includes hot wall sheathing, poly seal, drywall penetrations sealed and sill seal between exterior plate and slab for improved thermal performance and air infiltration.	

•All features are subject to modification at any time including changes, additions or deletions. Some features are available only with detached garages. The availability of these features are subject to change without prior notice. Some features may vary to meet requirements in designated Windstorm areas. August 2017

MORE INFO 

UTILITY SERVICES:

Electricity Company

Reliant.com/mynewhome
Promo code: MD2747 1-888-890-1536

Gas Company

Centerpoint Energy 713-659-2111

Telephone Company

Comcast/Xfinity 800-266-2278

Cable Company

Comcast 713-341-1054
Direct TV 888-238-7177

Water and Sewer

City of Houston 713-371-1400

EMERGENCY INFORMATION - 911:

Police Department

Houston Police Department 713-884-3131

Fire Department

Houston Fire Station #24 911

Ambulance

Medical Emergency 911

Poison Control

Emergency Poison Information 800-222-1222

HOSPITALS:

Texas Children's Hospital

6621 Fannin Street Houston, TX 77030 832-824-1000

Memorial Hermann Hospital

6411 Fannin Street. Houston. TX 77030 713-704-4000

Methodist Hospital

6565 Fannin Street. Houston, TX 77030 832-487-7744

POST OFFICE:

United States Postal Service

3030 W. Fuqua. Houston. TX 77002 281-554-9219

LIBRARY:

Johnson Neighborhood Library

3517 Reed Rd Houston Texas 77051 832-393-2550

SCHOOLS:

Houston ISO

4400 W. 18th St. Level 1E. Houston. TX 77092 713-556-6000

Reynolds Elementary School

9601 Rosehaven Houston Texas 77051 713-731-5590

Addicks Middle School

4330 West Bellfort Houston Texas 77051 713-732-3670

Worthing High School

9215 Scott Houston Texas 77051 713-733-3433

COLLEGES:

Texas Southern University

3100 Cleburne Houston Texas 77004 713-313-7011

Houston Community College

3100 Main Street. Houston. TX 77002 713-718-7000

University of Houston

4800 Calhoun, Houston, TX 77004 713-743-2255

Baylor College of Medicine

One Baylor Plaza, Houston, TX 77030 713-798-4951

University of Texas Medical Center

1100 Holcombe Blvd, Houston. TX 77030 713-500-2000

Rice University

6100 Main Street. Houston, TX 77251 713-500-2000

TAXES:

Harris County .73/\$100

value

Houston ISD 1.206/\$100

value

City of Houston 0.584/\$100

value

Total (estimated for 2018) 2.526/\$100

value

2018 HOMEOWNER'S ASSOCIATION:

Vantage Pointe at Sunnyside

713-357-1616

Homeowner Rate

\$350 (per year)

Transfer Rate

\$300

Located just 10 minutes to Houston's Medical Center & 15 minutes to Downtown

Front lawn maintenance included in HOA

*Information subject to updates per the issuing parties

ALL DONE!

VANTAGE POINTE AT SUNNYSIDE

9205 Rosehaven Houston TX 77051 · vp@sunnyside.com 713-357-1616

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Front Elevations

