

Vicinity Map  
(Not to scale)

LEGEND  
 B.L. INDICATES BUILDING LINE  
 U.E. INDICATES UTILITY EASEMENT  
 R.O.W. INDICATES RIGHT-OF-WAY

COMPENSATING OPEN SPACE REQUIRED: 3,900 SQ. FT.  
 COMPENSATING OPEN SPACE PROVIDED: 103,673 SQ. FT.

0086  
 UAN G  
 SEC 21 BLK 2  
 0462180000050  
 PRIMA TERRA LLC  
 TR A  
 1136 WCRF CO SEC 22 BLK 2

GREENHOUSE ROAD  
 (100' R.O.W.)

MITCHELL CARROLL PROPERTIES  
 FILM CODE NO. 638264  
 H.C.M.R.

RESIDUE OF  
 CALLED 4.7143 ACRES  
 SPECIAL PALS, INC.  
 FILE NO. 1761723  
 H.C.O.P.R.R.P.

CALLED 15.2 ACRES  
 WEISS LAND AND  
 DEVELOPMENT, LLC  
 FILE NO. 20150068047  
 H.C.O.P.R.R.P.

RESIDUE OF A CALLED 108.5881 ACRES  
 BENE VISTA VENTURE  
 FILE NO. S210138  
 H.C.O.P.R.R.P.

0.6146 ACRE  
 GRAND OAKS HOMEOWNERS  
 ASSOCIATION, INC.  
 FILE NO. RP-2017-130701  
 H.C.O.P.R.R.P.

20.09 ACRES  
 BGM LAND INVESTMENTS, LTD.  
 FILE NO. RP-2017-487176  
 H.C.O.P.R.R.P.

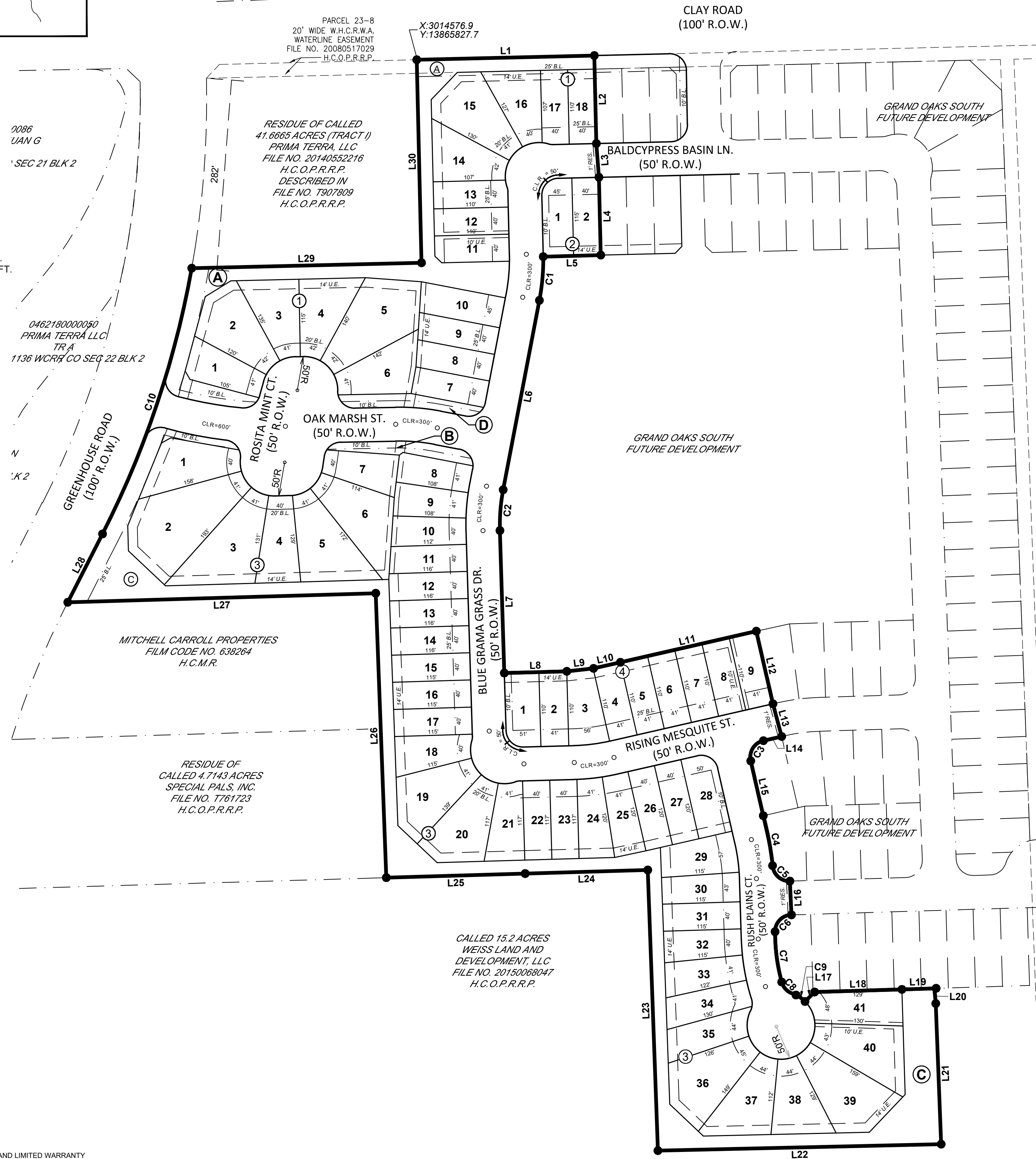
CLAY ROAD  
 (100' R.O.W.)

BALDCYPRESS BASIN LN.  
 (50' R.O.W.)

GRAND OAKS SOUTH  
 FUTURE DEVELOPMENT

GRAND OAKS SOUTH  
 FUTURE DEVELOPMENT

GRAND OAKS SOUTH  
 FUTURE DEVELOPMENT



LINE	BEARING	DISTANCE
L1	N 88°38'36" E	262'
L2	S 01°21'24" E	130'
L3	S 04°19'16" E	50'
L4	S 01°21'24" E	115'
L5	S 88°28'29" W	85'
L6	S 10°49'13" W	285'
L7	S 01°45'44" E	211'
L8	N 88°25'09" E	92'
L9	N 83°38'32" E	39'
L10	N 77°20'39" E	41'
L11	N 77°06'53" E	206'
L12	S 12°53'07" E	110'
L13	S 15°01'43" E	50'
L14	S 77°06'53" W	28'
L15	S 12°53'07" E	83'
L16	S 02°36'09" E	50'
L17	N 45°10'43" E	20'
L18	N 88°14'16" E	129'
L19	N 88°14'16" E	48'
L20	S 04°57'19" E	22'

LINE	BEARING	DISTANCE
L21	S 02°12'30" E	208'
L22	S 88°41'47" W	419'
L23	N 02°04'19" W	415'
L24	S 88°19'11" W	181'
L25	S 88°19'11" W	205'
L26	N 02°08'36" W	420'
L27	S 88°20'16" W	455'
L28	N 26°58'05" E	113'
L29	N 88°38'36" E	340'
L30	N 01°21'24" W	300'

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	325'	65'	S 05°06'14" W	65'
C2	265'	61'	S 04°32'31" W	60'
C3	25'	39'	S 32°06'53" W	35'
C4	486'	75'	S 10°33'19" E	75'
C5	25'	38'	S 48°23'35" E	34'
C6	25'	38'	S 44°16'57" W	35'
C7	275'	75'	S 07°30'34" E	75'
C8	25'	24'	S 42°53'40" E	23'
C9	50'	22'	S 57°37'56" E	22'
C10	1415'	416'	N 18°33'09" E	414'

RESERVE	ACRES	TYPE
A	±0.66Ac.	Landscape/Open Space/Retention/Utilities
B	±0.09Ac.	Landscape/Open Space
C	±1.54Ac.	Landscape/Retention/Open Space
D	±0.09Ac.	Landscape/Open Space

A PRELIMINARY PLAT OF

# Grand Oaks South Section 1

±15.6 ACRES  
 70 LOTS (40' x 120' TYP.) AND  
 4 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE  
 W.C.C.R. CO. SURVEY, A-1136  
 W.C.C.R. CO. SURVEY, A-1038  
 CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

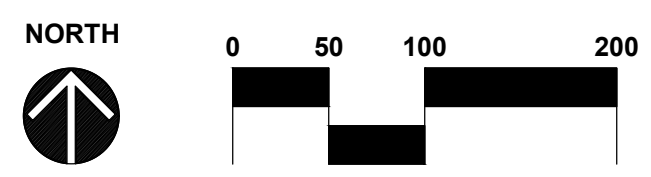
OWNER:  
 WOODMERE DEVELOPMENT CO., LTD.

PLANNER:



Planning &  
Landscape Architecture

Land & Master Planning  
 Land Use/Feasibility  
 Studies  
 Sustainable Design  
 Urban Design  
 Landscape Architecture  
 3600 W Sam Houston Pkwy S  
 Suite 600  
 Houston, Texas 77042  
 713.953.5200 - F 713.953.5026



LJA# 1037-10012 10.06.2020

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