

GENERAL NOTE:

LINE

L1

L2

L4

L5

L6

L8

L10

L11

L12

L14

L15

L16

L17

L18

L19

L20

N 77°06'53" E

S 12°53'07" E

S 77°06'53" W

S 12°53'07" E

S 02°36'09" E

N 45°10'43" E

N 88°14'16" E

N 88°14'16" E

S 04°57'19" E

S 15°01'43" E

206'

28'

83'

50'

20'

129'

48'

22'

- 1. "1' RES." INDICATES ONE FOOT RESERVE.
- 1.1. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs
- 2. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 3. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS 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.
- 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 FREE-STANDING 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
- 6. 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.
- 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.
- 8. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.

BOUNDARY LINE TABLE				BOUNDARY LINE TABLE		
INE	BEARING	DISTANCE		LINE	BEARING	DISTANCE
L1	N 88°38'36" E	262'		L21	S 02°12'30" E	208'
L2	S 01°21'24" E	130'		L22	S 88°41'47" W	419'
L3	S 04°19'16" E	50'		L23	N 02°04'19" W	415'
L4	S 01°21'24" E	115'		L24	S 88°19'11" W	181'
L5	S 88°28'29" W	85'		L25	S 88°19'11" W	205'
L6	S 10°49'13" W	285'		L26	N 02°08'36" W	420'
L7	S 01°45'44" E	211'		L27	S 88°20'16" W	455'
L8	N 88°25'09" E	92'		L28	N 26°58'05" E	113'
L9	N 83°38'32" E	39'		L29	N 88°38'36" E	340'
L10	N 77°20'39" E	41'		L30	N 01°21'24" W	300'
I 11	N 77°06'53" F	206'				

BOUNDARY CURVE TABLE							
CURVE	RADIUS	ARC	CHORD BEARING	CHORD			
C1	325'	65'	S 05°06'14" W	65'			
C2	265'	61'	S 04°32'31" W	60'			
С3	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'			
C 7	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 TABLE						
RESERVE	ACRES	TYPE				
Α	±0.66Ac.	Landscape/Open Space/Detention/Utilities				
В	±0.09Ac.	Landscape/Open Space				
С	±1.54Ac.	Landscape/Detention/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**

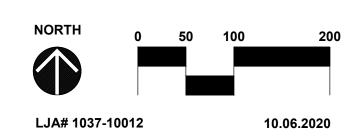
OUT OF THE W.C.C.R. CO. SURVEY, A-1136 **W.C.C.R. CO. SURVEY, A-1038** CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

WOODMERE DEVELOPMENT CO., LTD.



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GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.