



VICINITY MAP
 N.T.S.
 KEY MAP: 377E



ADDRESS MAP
**CLAYTONS PARK
 EAST SEC 2
 PARTIAL REPLAT NO 1**

A SUBDIVISION OF 3.868 ACRES OF LAND
 LOCATED IN THE E. RUHL SURVEY,
 ABSTRACT NO. 657 HARRIS COUNTY, TEXAS
 AND BEING ALL OF LOTS 11 - 28 OF
 BLOCK 2 AND ALL OF RESERVE "B" OF
 CLAYTONS PARK EAST SEC 2
 RECORDED UNDER
 FILM CODE NO. 680287, H.C.M.R.

REASON FOR REPLAT:
 TO CREATE 18 SINGLE-FAMILY RESIDENTIAL LOTS
 AND 1 RESERVE

LOTS: 18 RESERVES: 1 BLOCKS: 1
 SCALE: 1"=60' DATE: MAY, 2018

OWNER: WOODMERE DEVELOPMENT CO., LTD., A Texas limited partnership
 15915 KATY FREEWAY, SUITE 405 HOUSTON, TEXAS 77094 (281) 646-1727

OWNER: CLAYTONS PARK COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation
 15915 KATY FREEWAY, SUITE 405 HOUSTON, TEXAS 77094 (281) 646-1727

LAND PLANNER: ROBERT DOLEY
 2103 NORTH PALM CT. PASADENA, TEXAS 77502 (713) 943-7702

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N24°35'04"E	2.93'
L2	N69°35'04"E	21.21'
L3	S65°24'56"E	108.90'
L4	S28°57'57"E	141.05'
L5	N65°24'56"W	120.41'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	3030.00'	0°49'47"	43.88'	S 65°49'50" E	43.88'
C2	30.00'	88°19'39"	46.25'	S 22°04'54" E	41.80'
C3	8450.00'	3°37'14"	533.97'	S 20°16'19" W	533.88'
C4	2250.01'	0°38'22"	25.11'	N 27°35'31" E	25.11'
C5	75.00'	52°18'22"	88.47'	S 45°24'19" E	66.12'
C6	75.00'	47°24'27"	62.06'	N 84°44'16" E	60.30'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.9567 AC. / 41,673 S.F.	COMPENSATING OPEN SPACE

- GENERAL NOTES
- "1" indicates Block Number.
 - "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "W.L.E." indicates "Water Line Easement".
 - "SAN. S.E." indicates "Sanitary Sewer Easement".
 - "STM. S.E." indicates "Storm Sewer Easement".
 - "D.E." indicates "Drainage Easement".
 - "A.E." indicates "Aerial Easement".
 - "H.C.C.F." indicates Harris County Clerk's File Number.
 - "H.C.M.R." indicates Harris County Map Records.
 - "H.C.D.R." indicates Harris County Deed Records.
 - "F.C." indicates Film Code.
 - "U.V.E." indicates Unobstructed Visibility Easement.
 - 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 scale 1.0000727075.
 - 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 family residential.
 - 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 more additional space shall be provided.
 - Unless otherwise indicated, the building lines [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, in effect at the time this plat was approved, which may be amended from time to time.
 - Compensating Open Space required in Clayton Park East Sec 2, recorded under Film Code No. 680287, H.C.M.R. is 2,200 square feet per Compensating Open Space Table. Reserve "C" of said recorded plat contains 8,940 square feet and meets all of the required Compensating Open Space needed per Chapter 42-183, City of Houston Subdivision Ordinance.
 - All 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
 - This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
 - Bearing orientation is based on a called 9.94 acre tract described in a conveyance to Woodmere Development Co. recorded under H.C.C.F. No. 20120598614.
 - Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE, INC." at all plat boundary corners unless otherwise noted thereon.
 - 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. White 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - Property is subject to the following restrictions set out in Harris County Clerk's File Nos. J484429 and L486086, 20060104816, 20080560040, 20080510226, 20100105498, 20100203841, 20120044150, 20120044167, 20120044168, 20120044172, 20120044173, 20120044175 and 20120044176, 20140381347, 20140381350, 20140381351, RP-201621351, RP-2016-21352, RP-2017-210517, RP-2017-417101 and RP-2017-417102.
 - All lots shall have adequate wastewater collection service.