

STATE OF TEXAS
COUNTY OF HARRIS

WE, ELLA W. 12TH, LTD., ACTING BY AND THROUGH (NAME AND TITLE OF OFFICER), BEING OFFICERS OF ELLA W. 12TH, LTD., OWNERS, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 3.564 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ELLA TIMBERGROVE, 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 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 CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING 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 BE HEREBY 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; 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, THE ELLA W. 12TH, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY (NAME OF PRESIDENT), ITS PRESIDENT, THIS _____ DAY OF _____, 2018.

ELLA W. 12TH, LTD.

BY: _____
PRINT NAME, TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME

MY COMMISSION EXPIRES

WE, SUN LIFE ASSURANCE COMPANY OF CANADA, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ELLA timbergrove, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 20070328581 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 I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
PRINT NAME

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME
MY COMMISSION EXPIRES

WE, STANDARD INSURANCE COMPANY, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ELLA TIMBERGROVE, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2012022028 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 I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
PRINT NAME

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME
MY COMMISSION EXPIRES

LOT COVERAGE TABLE

LOT NO.	LOT AREA	MAX. FIRST FLOOR BLDG. FOOTPRINT	MAXIMUM COVERAGE %
1	3,430 SQ. FT.	2,058	60
2	1,768 SQ. FT.	1,060	60
3	1,768 SQ. FT.	1,060	60
4	2,193 SQ. FT.	1,315	60
5	1,768 SQ. FT.	1,060	60
6	2,193 SQ. FT.	1,315	60
7	1,768 SQ. FT.	1,060	60
8	1,910 SQ. FT.	1,146	60
9	2,375 SQ. FT.	1,425	60
10	3,482 SQ. FT.	2,089	60
11	3,931 SQ. FT.	2,358	60
12	1,730 SQ. FT.	1,038	60
13	2,214 SQ. FT.	1,328	60
14	1,730 SQ. FT.	1,038	60
15	3,334 SQ. FT.	2,000	60
16	2,442 SQ. FT.	1,465	60
17	1,850 SQ. FT.	1,110	60
18	1,850 SQ. FT.	1,121	60
19	2,035 SQ. FT.	1,221	60
20	1,850 SQ. FT.	1,110	60
21	1,850 SQ. FT.	1,110	60
22	3,243 SQ. FT.	1,945	60
23	1,962 SQ. FT.	1,177	60
24	1,512 SQ. FT.	907	60
25	1,632 SQ. FT.	979	60
26	1,495 SQ. FT.	897	60
27	1,362 SQ. FT.	817	60
28	1,495 SQ. FT.	897	60
29	1,527 SQ. FT.	916	60
30	1,365 SQ. FT.	819	60
31	1,527 SQ. FT.	916	60
32	1,527 SQ. FT.	916	60
33	1,365 SQ. FT.	819	60
34	1,527 SQ. FT.	916	60
35	1,495 SQ. FT.	897	60
36	1,362 SQ. FT.	817	60
37	1,495 SQ. FT.	897	60
38	1,564 SQ. FT.	938	60
39	1,557 SQ. FT.	934	60
40	1,962 SQ. FT.	1,191	60
41	1,962 SQ. FT.	1,177	60
42	1,512 SQ. FT.	907	60
43	1,632 SQ. FT.	897	60
44	1,495 SQ. FT.	897	60
45	1,362 SQ. FT.	817	60
46	1,495 SQ. FT.	897	60
47	1,527 SQ. FT.	916	60
48	1,365 SQ. FT.	819	60
49	1,527 SQ. FT.	916	60
50	1,527 SQ. FT.	916	60
51	1,365 SQ. FT.	819	60
52	1,527 SQ. FT.	916	60
53	1,495 SQ. FT.	897	60
54	1,362 SQ. FT.	817	60
55	1,495 SQ. FT.	897	60
56	1,632 SQ. FT.	979	60
57	1,512 SQ. FT.	907	60
58	1,962 SQ. FT.	1,177	60
59	2,051 SQ. FT.	1,230	60
60	1,448 SQ. FT.	868	60
61	1,643 SQ. FT.	985	60
62	1,506 SQ. FT.	903	60
63	1,370 SQ. FT.	822	60
64	1,506 SQ. FT.	903	60
65	1,539 SQ. FT.	923	60
66	1,373 SQ. FT.	823	60
67	1,539 SQ. FT.	923	60
68	3,276 SQ. FT.	1,965	60
69	1,693 SQ. FT.	1,015	60
70	1,693 SQ. FT.	1,015	60
71	2,100 SQ. FT.	1,260	60
72	1,693 SQ. FT.	1,015	60
73	2,100 SQ. FT.	1,260	60
74	1,693 SQ. FT.	1,015	60
75	1,829 SQ. FT.	1,097	60
76	2,100 SQ. FT.	1,260	60
77	3,176 SQ. FT.	1,905	60

I, CODY L. CONDRON, 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.

CODY L. CONDRON, RPLS
TEXAS REGISTRATION NO. 5899

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF ELLA TIMBERGROVE 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 (OR INSTRUMENT WHEN APPROPRIATE) THIS _____ DAY OF _____, 2018.

BY: _____
MARTHA L. STEIN (OR) M. SONNY GARZA
CHAIR OR VICE CHAIRMAN

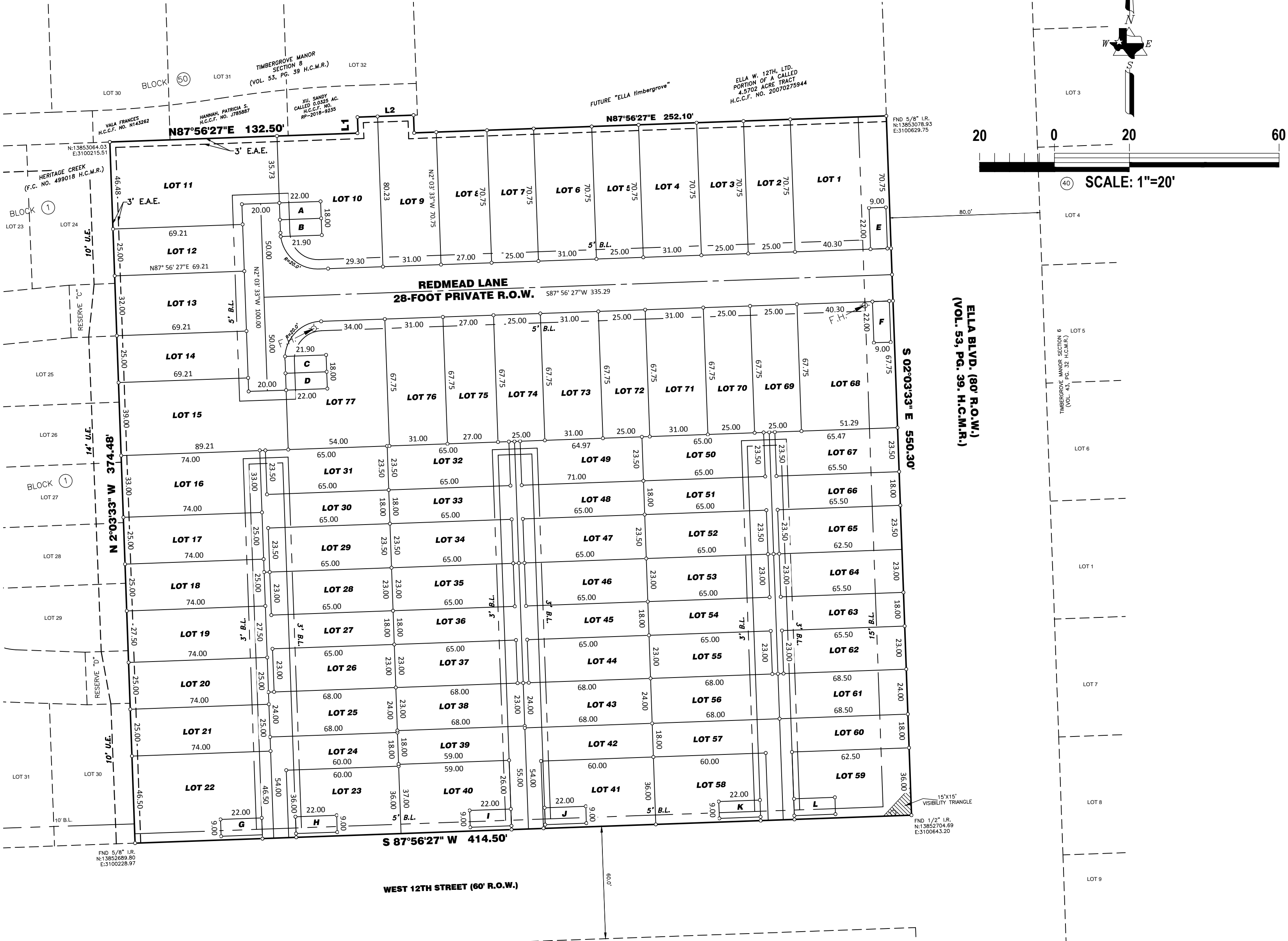
BY: _____
PATRICK WALSH, P.E.
SECRETARY

I, STAN STANART, 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 _____, 2018, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2018, AT _____ O'CLOCK _____ M., 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.

STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



Line Table		
Line #	Length	Direction
L1	9.48	N02°03'33\"W
L2	2.10	S87°56'27\"W

BLOCKFACE AVERAGE TABLE					
BLOCKFACE #1		BLOCKFACE #4		BLOCKFACE #7	
1	3,430 SQ. FT.	23	1,962 SQ. FT.	50	1,527 SQ. FT.
2	1,768 SQ. FT.	24	1,512 SQ. FT.	51	1,365 SQ. FT.
3	1,768 SQ. FT.	25	1,632 SQ. FT.	52	1,527 SQ. FT.
4	2,193 SQ. FT.	26	1,495 SQ. FT.	53	1,495 SQ. FT.
5	1,768 SQ. FT.	27	1,362 SQ. FT.	54	1,362 SQ. FT.
6	2,193 SQ. FT.	28	1,495 SQ. FT.	55	1,495 SQ. FT.
7	1,768 SQ. FT.	29	1,527 SQ. FT.	56	1,632 SQ. FT.
8	1,910 SQ. FT.	30	1,365 SQ. FT.	57	1,512 SQ. FT.
9	2,375 SQ. FT.	31	1,541 SQ. FT.	58	1,962 SQ. FT.
10	3,482 SQ. FT.		1,541 SQ. FT.		AVERAGE: 1,541 SQ. FT.
AVERAGE SIZE: 2,285 SQ. FT.		BLOCKFACE #5		BLOCKFACE #8	
		32	1,527 SQ. FT.	59	2,051 SQ. FT.
		33	1,365 SQ. FT.	60	1,448 SQ. FT.
		34	1,527 SQ. FT.	61	1,643 SQ. FT.
		35	1,495 SQ. FT.	62	1,506 SQ. FT.
		36	1,362 SQ. FT.	63	1,370 SQ. FT.
		37	1,495 SQ. FT.	64	1,506 SQ. FT.
		38	1,564 SQ. FT.	65	1,539 SQ. FT.
		39	1,557 SQ. FT.	66	1,373 SQ. FT.
		40	1,962 SQ. FT.	67	1,539 SQ. FT.
		BLOCKFACE #3		BLOCKFACE #6	
		32	1,527 SQ. FT.	59	2,051 SQ. FT.
		33	1,365 SQ. FT.	60	1,448 SQ. FT.
		34	1,527 SQ. FT.	61	1,643 SQ. FT.
		35	1,495 SQ. FT.	62	1,506 SQ. FT.
		36	1,362 SQ. FT.	63	1,370 SQ. FT.
		37	1,495 SQ. FT.	64	1,506 SQ. FT.
		38	1,564 SQ. FT.	65	1,539 SQ. FT.
		39	1,557 SQ. FT.	66	1,373 SQ. FT.
		40	1,962 SQ. FT.	67	1,539 SQ. FT.
		BLOCKFACE #2		BLOCKFACE #8	
		11	3,931 SQ. FT. (3500 SQ. FT.)	68	3,276 SQ. FT.
		12	1,730 SQ. FT.	69	1,693 SQ. FT.
		13	2,214 SQ. FT.	70	1,693 SQ. FT.
		14	1,730 SQ. FT.	71	2,100 SQ. FT.
		15	3,334 SQ. FT.	72	1,693 SQ. FT.
		16	2,442 SQ. FT.	73	2,100 SQ. FT.
		17	1,850 SQ. FT.	74	1,693 SQ. FT.
		18	1,850 SQ. FT.	75	1,829 SQ. FT.
		19	2,035 SQ. FT.	76	2,100 SQ. FT.
		20	1,850 SQ. FT.	77	3,176 SQ. FT.
		21	1,850 SQ. FT.		AVERAGE: 2,135 SQ. FT.
		22	3,243 SQ. FT.		
		23	1,962 SQ. FT.		
		24	1,512 SQ. FT.		
		25	1,632 SQ. FT.		
		26	1,495 SQ. FT.		
		27	1,362 SQ. FT.		
		28	1,495 SQ. FT.		
		29	1,527 SQ. FT.		
		30	1,365 SQ. FT.		
		31	1,541 SQ. FT.		
		AVERAGE: 2,160 SQ. FT.			

RESERVE TABLE		
RESERVE	USE	AREA
A & C	PARKING	0.004 AC. (197 SQ. FT.)
B	PARKING	0.004 AC. (198 SQ. FT.)
D - L	PARKING	0.004 AC. (198 SQ. FT.)

LOT DENSITY TABLE		
No. of DWELLING UNITS	GROSS AREA	DENSITY
77 UNITS	3.564 AC.	21.60 UNITS/AC

1. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT, 11,550 SQUARE FEET OF PERMEABLE AREA SHALL BE PROVIDED WITHIN 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 OF 27 UNITS TO THE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.

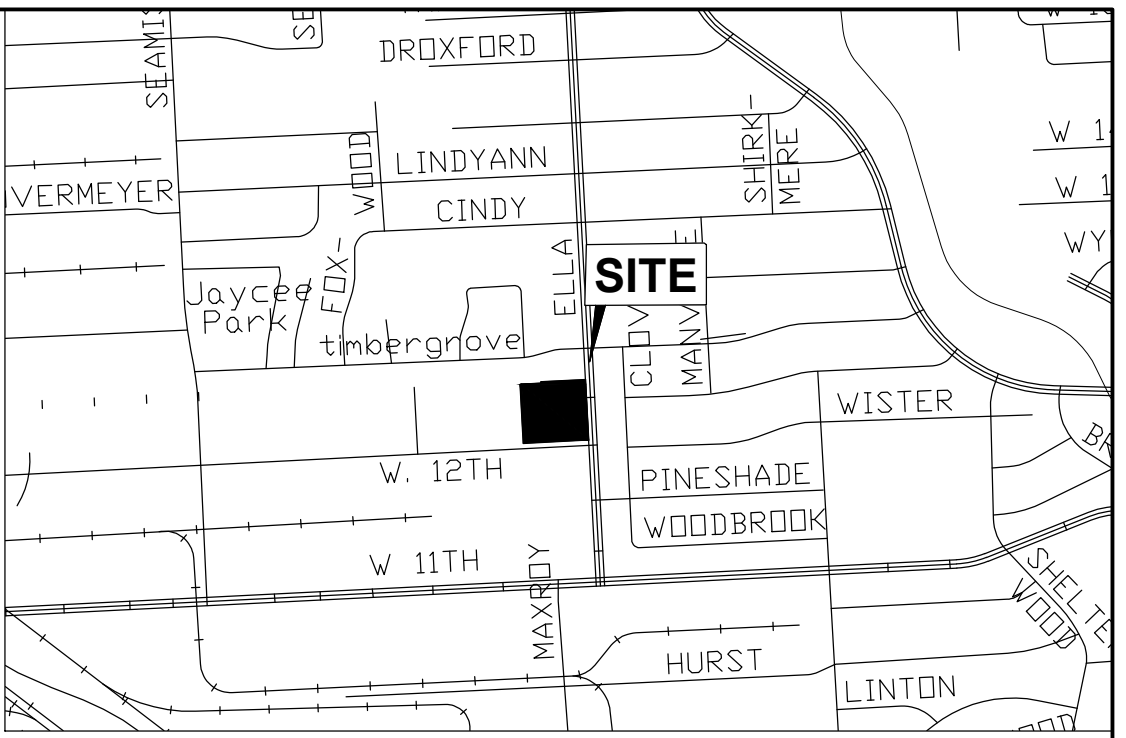
3. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

PARKS AND OPEN SPACE TABLE		
A.	Number of Existing Dwelling Units (I hereby certify that the information provided herein is true.)	0
B.	Number of Proposed Dwelling Units	77
C.	Number of Incremental Dwelling Units (B-A)	77

1. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
2. THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
3. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (77 UNITS) OF DWELLING UNITS.
4. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 1.
5. 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

42-186 PARKING FOR SF RESIDENTIAL USE

OF LOTS # OF ADD'L PARKING REQ # OF ON-STREET PARKING # OF ON-SITE PARKING
77 12 0 12



VICINITY MAP (N.T.S.)
KEY MAP: 452X

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND HAVE A COMBINED SCALE FACTOR OF 0.000.
- SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR, AND CONTAINING NOT MORE THAN TWO SEPARATE