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) O 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 ANI HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREET DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES ANI 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 AERIA EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEI 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 TH 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 EASEMEN' TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN TH 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 GOVERNMENTA 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 TH BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OF NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS ANI EASEMENTS CLEAR 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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN TH BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANEN 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 OWNER. AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLE 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 ESTABLISHE AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OI 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 (NAM OF PRESIDENT), ITS PRESIDENT, THIS _ DAY OF _

ELLA W. 12TH, LTD.

PRINT NAME, TITLE

STATE OF TEXAS **COUNTY OF HARRIS**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALL' 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 TH SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PRINT NAME

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

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 INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 20070328581 OF THE O.P.R.O.R.P. OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_ DAY OF _____

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. 20120238028 OF THE O.P.R.O.R.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.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY 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

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

		LOT COVE	RAGE TABLE
RS	LOT NO.	LOT AREA	MAX. FIRST FLOOR
OF OO	1		BLDG. FOOTPRINT 2,058
ΓY	2	3,430 SQ. FT. 1,768 SQ. FT.	2,056 1,060
ND TS	3	1,768 SQ. FT.	1,060
₽R	4	2,193 SQ. FT.	1,315
ND RS	5 6	1,768 SQ. FT. 2,193 SQ. FT.	1,060 1,315
	7	1,768 SQ. FT.	1,060
ΗE	8 9	1,910 SQ. FT.	1,146
AL	10	2,375 SQ. FT. 3,482 SQ. FT.	1,425 2,089
EN ET	11	3,931 SQ. FT.	2,358
0")	12 13	1,730 SQ. FT.	1,038 1,328
EL RE	13	2,214 SQ. FT. 1,730 SQ. FT.	1,038
3Y	15	3,334 SQ. FT.	2,000
	16 17	2,442 SQ. FT. 1,850 SQ. FT.	1,465 1,110
ΗE	18	1,850 SQ. FT.	1,110
AL 0")	19	2,035 SQ. FT.	1,221
CK	20 21	1,850 SQ. FT. 1,850 SQ. FT.	1,110
ND NT	22	3,243 SQ. FT.	1,110 1,945
AL	23	1,962 SQ. FT.	1,177
NT	24 25	1,512 SQ. FT. 1,632 SQ. FT.	907 979
	26 26	1,495 SQ. FT.	897
HE KS	27	1,362 SQ. FT.	817
۱Y	28 29	1,495 SQ. FT. 1,527 SQ. FT.	897 916
	30	1,365 SQ. FT.	819
0")	31	1,527 SQ. FT.	916
/S, DR	32 33	1,527 SQ. FT. 1,365 SQ. FT.	916 819
AL	34	1,527 SQ. FT.	916
OF	35 36	1,495 SQ. FT. 1,362 SQ. FT.	897 817
ΗE	37	1,495 SQ. FT.	897
)R	38 39	1,564 SQ. FT. 1,557 SQ. FT.	938 934
ND NS	40	1,962 SQ. FT.	1,191
3E	41	1,962 SQ. FT.	1,177
ΞE	42 43	1,512 SQ. FT. 1,632 SQ. FT.	907 897
ır	44	1,495 SQ. FT.	897
HE SS	45 46	1,362 SQ. FT. 1,495 SQ. FT.	817 897
NT ED	47	1,527 SQ. FT.	916
RS	48	1,365 SQ. FT.	819
≣S ND	49 50	1,527 SQ. FT. 1,527 SQ. FT.	916 916
ΞD	51	1,365 SQ. FT.	819
	52 53	1,527 SQ. FT. 1,495 SQ. FT.	916 897
DR	53 54	1,362 SQ. FT.	817
HE (2)	55	1,495 SQ. FT.	897
,	56 57	1,632 SQ. FT. 1,512 SQ. FT.	979 907
<u>/IЕ</u>	58	1,962 SQ. FT.	1,177
	59 60	2,051 SQ. FT. 1,448 SQ. FT.	1,230 868
	61	1,643 SQ. FT.	985
	62	1,506 SQ. FT.	903
	63 64	1,370 SQ. FT. 1,506 SQ. FT.	822 903
	65	1,539 SQ. FT.	923
	66 67	1,373 SQ. FT.	823
LY	67 68	1,539 SQ. FT. 3,276 SQ. FT.	923 1,965
RE	69	1,693 SQ. FT.	1,015
ΗE	70 71	1,693 SQ. FT. 2,100 SQ. FT.	1,015 1,260
	72	1,693 SQ. FT.	1,015
	73	2,100 SQ. FT.	1,260
	74	1,693 SQ. FT.	1,015

LOT AREA	BLDG. FOOTPRINT	COVERAGE %	
3,430 SQ. FT.	2,058	60	
1,768 SQ. FT.	1,060	60	
1,768 SQ. FT.	1,060	60	
2,193 SQ. FT.	1,315	60 60	
1,768 SQ. FT. 2,193 SQ. FT.	1,060 1,315	60 60	
1,768 SQ. FT.	1,060	60	
1,910 SQ. FT.	1,146	60	
2,375 SQ. FT.	1,425	60	
3,482 SQ. FT.	2,089	60	
3,931 SQ. FT.	2,358	60 60	<u> </u>
1,730 SQ. FT. 2,214 SQ. FT.	1,038 1,328	60 60	
1,730 SQ. FT.	1,038	60	
3,334 SQ. FT.	2,000	60	
2,442 SQ. FT.	1,465	60	
1,850 SQ. FT.	1,110	60	BL
1,850 SQ. FT.	1,221	60	LOT
2,035 SQ. FT. 1,850 SQ. FT.	1,221 1,110	60 60	
1,850 SQ. FT.	1,110	60	
3,243 SQ. FT.	1,945	60	
1,962 SQ. FT.	1,177	60	
1,512 SQ. FT.	907	60	
1,632 SQ. FT.	979	60	
1,495 SQ. FT.	897 847	60 60	
1,362 SQ. FT. 1,495 SQ. FT.	817 897	60 60	_
1,527 SQ. FT.	916	60	
1,365 SQ. FT.	819	60	
1,527 SQ. FT.	916	60	
1,527 SQ. FT.	916	60	
1,365 SQ. FT.	819 946	60 60	
1,527 SQ. FT. 1,495 SQ. FT.	916 897	60	
1,362 SQ. FT.	817	60	
1,495 SQ. FT.	897	60	_
1,564 SQ. FT.	938	60	
1,557 SQ. FT.	934	60	
1,962 SQ. FT.	1,191	60 60	
1,962 SQ. FT. 1,512 SQ. FT.	1,177 907	60	
1,632 SQ. FT.	897	60	
1,495 SQ. FT.	897	60	
1,362 SQ. FT.	817	60	
1,495 SQ. FT.	897	60	
1,527 SQ. FT. 1,365 SQ. FT.	916 819	60 60	
1,565 SQ. FT. 1,527 SQ. FT.	916	60	
1,527 SQ. FT.	916	60	
1,365 SQ. FT.	819	60	
1,527 SQ. FT.	916	60	
1,495 SQ. FT.	897	60	
1,362 SQ. FT. 1,495 SQ. FT.	817 897	60 60	
1,632 SQ. FT.	979	60	
1,512 SQ. FT.	907	60	
1,962 SQ. FT.	1,177	60	
2,051 SQ. FT.	1,230	60	
1,448 SQ. FT.	868	60	
1,643 SQ. FT. 1,506 SQ. FT.	985 903	60 60	LC
1,370 SQ. FT.	822	60	
1,506 SQ. FT.	903	60	
1,539 SQ. FT.	923	60	
1,373 SQ. FT.	823	60	
1,539 SQ. FT.	923	60 60	
3,276 SQ. FT. 1,693 SQ. FT.	1,965 1,015	60 60	
1,693 SQ. FT. 1,693 SQ. FT.	1,015 1,015	60	
2,100 SQ. FT.	1,260	60	
1,693 SQ. FT.	1,015	60	
2,100 SQ. FT.	1,260	60	
1,693 SQ. FT.	1,015	60	
1,829 SQ. FT.	1,097 1,260	60 60	
2,100 SQ. FT. 3,176 SQ. FT.	1,260 1,905	60 60	
J, 170 UQ. 1 1.	1,500	30	

MAX. FIRST FLOOR

MAXIMUM

LOT 24

LOT 25

LOT 26

BLOCK 1

LOT 27

LOT 28

LOT 29

N87°56'27"E 132.50'

69.21

LOT 12

N87° 56' 27"E 69.21

LOT 13

69.21

LOT 14

69.21

LOT 15

LOT 16

74.00

LOT 19

74.00

74.00

LOT 21

74.00

LOT 22

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

75

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.

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

PATRICK WALSH, P.E. SECRETARY

DEPUTY

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

		Line Ta	RESTRICTED RESERVE "A" RESTRICTED RESERVE "A" BLOCK 1 12TH AND ELLA F.C. NO. 557186	RESERVE	
E OF TEXAS TO PRACTICE THE SUBDIVISION IS TRUE AND	Line #	Length	Direction	A & C	P
IADE UNDER MY SUPERVISION ANGLE POINTS, POINTS OF IRON (OR OTHER OBJECTS OF	L1	9.48	N02°03'33"W	B D · L	P.
NOT LESS THAN FIVE EIGHTHS HE PLAT BOUNDARY CORNERS	L2	2.10	S87°56'27"W		

	BL	OCKFACI	E AVERAGE TAB	LE	
BLO	CKFACE #1	BLO	CKFACE #4	BLO	CKFACE #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	1,527 SQ. FT.	58	1,962 SQ. FT.
10	3,482 SQ. FT.	1,54	41 SQ. FT.	AVERA	GE: 1,541 SQ. FT.
AVERAGE SI	ZE: 2,265 SQ. FT.				
		BLO	CKFACE #5	BLO	CKFACE #8
BLOC	KFACE #2				
		32	1,527 SQ. FT.	59	2,051 SQ. FT.
11	3,931 SQ. FT.	33	1,365 SQ. FT.	60	1,448 SQ. FT.
) SQ. FT.)	34	1,527 SQ. FT.	61	1,643 SQ. FT.
12	1,730 SQ. FT.	35	1,495 SQ. FT.	62	1,506 SQ. FT.
13	2,214 SQ. FT.	36	1,362 SQ. FT.	63	1,370 SQ. FT.
14	1,730 SQ. FT.	37	1,495 SQ. FT.	64	1,506 SQ. FT.
15	3,334 SQ. FT.	38	1,564 SQ. FT.	65	1,539 SQ. FT.
AVERAGE:	2,501 SQ. FT.	39	1,557 SQ. FT.	66	1,373 SQ. FT.
		40	1,962 SQ. FT.	67	1,539 SQ. FT.
BLOC	KFACE #3	AVERA	GE: 1,541 SQ/ FT/	AVERA	GE: 1,552 SQ. FT.
16	2,442 SQ. FT.	BLO	CKFACE #6	BLO	CKFACE #8
17	1,850 SQ. FT.				
18	1,850 SQ. FT.	41	1,962 SQ. FT.	68	3,276 SQ. FT.
19	2,035 SQ. FT.	42	1,512 SQ. FT.	69	1,693 SQ. FT.
20	1,850 SQ. FT.	43	1,632 SQ. FT.	70	1,693 SQ. FT.
21	1,850 SQ. FT.	44	1,495 SQ. FT.	71	2,100 SQ. FT.
22	3,243 SQ. FT.	45	1,362 SQ. FT.	72	1,693 SQ. FT.
AVERAGE	: 2,160 SQ. FT.	46	1,495 SQ. FT.	73	2,100 SQ. FT.
		47	1,527 SQ. FT.	74	1,693 SQ. FT.
		48	1,365 SQ. FT.	75	1,829 SQ. FT.
		49	1,527 SQ. FT.	76	2,100 SQ. FT.
		AVEDAG	E. 4 E44 CO ET	77	0.470.00 ET

AVERAGE: 1,541 SQ. FT.

N87°56'27"E 252.10'

LOT 6 🌣

LOT 73

31.00

71.00

65.00

65.00

LOT 47

LOT 46

LOT 45

LOT 44

LOT 42

68.00

LOT 49

LOT 75

28-FOOT PRIVATE R.O.W. \$87° 56' 27"W 335.29

LOT 75 LOT 74

27.00

LOT 32

65.00

65.00

LOT 37

LOT 38

59.00

S 87°56'27" W 414.50'

WEST 12TH STREET (60' R.O.W.)

68.00

LOT 40

31.00

54 00

65.00

65.00

65.00

LOT 27

LOT 26

LOT 25

LOT 23

25.00

LOT &

 $-_{29.30}$ - | $-_{31.00}$ -

LOT 50 LOT 4 70 LOT 30 LOT 20

LOT 71

31.00

LOT 50

65.00

65.00

65.00

LOT 54

65.00

LOT 55

LOT 56

60.00

3,176 SQ. FT.

AVERAGE: 2,135 SQ. FT.

LOT 72

LOT 70

25.00

25.00

51.29

LOT 67

65.50

65.50

LOT 65

65 50

65.50

LOT 62

LOT 61

68.50

62.50

65.47

RESERVE TABLE				
RESERVE	USE	AREA		
A & C	PARKING	0.004 AC. (197 SQ. FT.)		
В	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				
AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED						
PER LOT, 11,550 SQUARE F	FEET OF PERME	ABLE AREA SHAI	LL BE			
PROVIDED WITHIN THE	BOUNDARY OF	THIS SUBDIVI	SION.			
REFERENCE 42-1 PERMEAB	LE AREA DEFINIT	ΓΙΟΝ.				

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. . ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION

PARKS AND OPEN SPACE TABLE

	I AIRRO AIRD OF ER OF AGE TAD	
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 ADDT'L PARKING REQ # OF ON-STREET PARKING # OF ON-SITE PARKING

DROXFORD

_INDYANN

CINDY

W 11TH

wister_

HURST

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

SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE

LINITS WITH FACILITIES FOR LIVING SLEEPING COOKING AND FATING THEREIN

A LOT UPON WHICH IS LOCATED A FREE- STANDING BUILDING CONTAINING ONE

DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE

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

EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES

PER UNIT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY

VEHICULAR ACCESS TO LOTS 16 THRU 67, BLOCK 1, ARE PROVIDED FOR BY A

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

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 PURITC LITHITY 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

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

. THE RESIDENTIAL UNITS OR LOTS LOCATED IN THIS SUBDIVISION ARE

INELIGIBLE FOR SOLID WASTE COLLECTION SERVICES BY THE CITY AT THE TIME

OR THE FILING OF THIS 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

THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS

SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL

ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC

APPROACHING THE INTERSECTION. THE MAXIMUM HEIGHT OF THE VISIBILITY TRIANGLE SHALL BE 20 FEET AS MEASURED VERTICALLY FROM THE GROUND.

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

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 PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF

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 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 PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION,

WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF

B.L. - BUILDING LINE

F.C. - FILM CODE

VOL. - VOLUME

FND. - FOUND

I.R. - IRON ROD

PG. - PAGE

ELLA TIMBERGROVE

A SUBDIVISION OF 3.564 ACRES (155,228 SQUARE FEET) OF

LAND SITUATED IN THE JOHN REINERMAN SURVEY, A-642,

IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS

12 RESERVES

SCALE: 1"= 20' DATE: AUGUST, 2018

OWNER

ELLA W. 12TH, LTD.

77 LOTS

LEGEND

E.A.E. - EMERGENCY ACCESS EASEMENT

H.C.C.F. - HARRIS COUNTY CLERK'S FILE

H.C.D.R. - HARRIS COUNTY DEED RECORDS

S.S.E. - SANITARY SEWER EASEMENT

WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT

RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION.

ACCESS TO ELLA BLVD, IS HEREBY DENIED FOR LOTS ONE (1) AND 59 THRU 68.

EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

ONE ADDITIONAL SPACE SHALL BE PROVIDED.

WILL NOT REPLACE WITH NEW FENCING.

COLLECTION SERVICES IT PROVIDES.

PROPERTY IN THIS SUBDIVISION.

PROPERTY IN THIS SUBDIVISION.

SHARED DRIVEWAY ONLY.

THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY

BUILDING DESIGNED FOR, AND CONTAINING NOT MORE THAN TWO SEPARATE

/ERMEYER

SCALE: 1"=20'

_ _ _ _ - -

LOT 9

1 BLOCK

10401 WESTOFFICE DR. HOUSTON, TEXAS 77042

PH: 713-667-0800

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