FILED 4/18/2012 11:36 AM Ston Stanet COUNTY CLERK

20120166616 4/18/2012 ltirp2



Juan Villad

1) A TINLEDGE (107) BUILDING LINE IS PERMILIPIAN FOR THE PRINCIPLE STRUCTURE ONLY 2) A SEVENTEEN-FOOT (17) BUILDING LINE IS ESTABLISHED FOR ANY CORPORT OR GRANGE FACING THE STREET. 3) THE BULDING ABOVE THE CARPORT OR GARAGE MY OVERHANG THE BULDING LINE UP TO SEVEN FEET (7")

IN LIEU OF PAYMENT (NO PRIVATE PARK OR PARK LAND DEDICATION) Number of Existing Dwelling Units Owner hereby certifies that the information provided is true

Number of Incremental Dwelling Units No land is being established as Private Park or dedicated to the public for Park purposes

— 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 subdisjoin until such time as the funds required under provisions of Section 42–253 of the Cade of Ordingnoes of the City of Houston, Texas has been submitted and accepted by the city.

- The then-current fee in lieu of dedication shall be applied to this number ( 1 units) of dwelling units

LEGEND:

D.E. - Drainage Easement U.E. - Utility Easement A.E. - Unobstructed Aerial Easement

B.L. - Building Line GAR. B.L. - Garage Building Line

• - FOUND 1/2" IRON ROD - FOUND 5/8" IRON ROD

DWELLING UNIT DENSITY TABLE 

east 150 square feet of permeable area is required per lot, 300 s.f. of permeable provided with the boundary of this subdivision. Reference 42–1 permeable are defining remained a right fermity redefined destilique table that can be constructed shell not exceed the feet of the contract of the contract of the subdivision and the subdivision of 25 with to the goes own of all load within the boundaries of this subdivision shell not exceed the subdivision statement and the subdiv

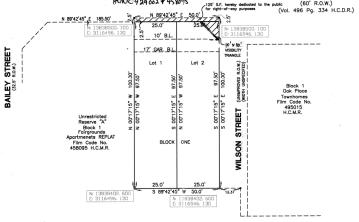
LOT AREA CALCULATIONS AND BUILDING COVERAGE LOT # LOT AREA MAX 1st FLOOR MAX COVERAGE % 1 2437.5 SF 1462.5 SF 2 2437.5 SF 1462.5 SF

Vicinity Ma









The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility exists lines for vehicular traffic approaching the intersection.

## **COOK STREET MANOR**

A SUBDIVISION OF A 0.1148 ACRE TRACT OF LA IN THE OBEDIENCE SMITH SURVEY, A-696 BEING A REPLAT OF LOT 1, BLOCK 76 BAKER ADDITION TO THE CITY OF HOUSTON AN UNRECORDED SUBDIVISION CITY OF HOUSTON, HARRIS COUNTY, TEXAS

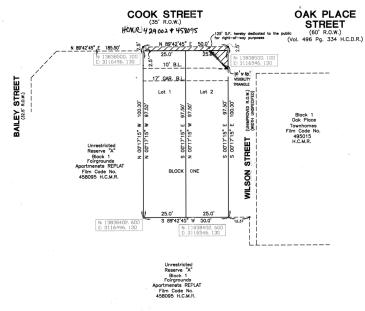
2 LOTS 1 BLOCK

ALI SAMIEE AND ROZIA GHAREHDAGHI

DATE: FEBRUARY, 2012 SCALE: 1"-20"

OWENS MANAGEMENT SYSTEMS P.O. BOX 88331 HOUSTON, TEXAS 77288 713-643-6333

BATES DEVELOPMENT 1110 E. LAMBUTH, DEEP PARK, TEXAS 77638 BatesSurveys oyehoo.com 281-479-5823



and in the City of Houston, Texas this the