



Agenda Item: 65
Action Date: 10/31/2019
Plat Name: Cook Road Plaza
Developer: Bowden Survey
Applicant: Bowden Land Services
App No / Type: 2019-1566 C2R

Total Acreage: 2.1060 Total Reserve Acreage: 2.1060
Number of Lots: 0 Number of Multifamily Units: 0
COH Park Sector: 18 Street Type (Category): Public
Water Type: City Wastewater Type: City
Drainage Type: Open Ditch Utility District:
County Zip Key Map © City / ETJ
Harris 77072 529J City

Conditions and requirements for approval:

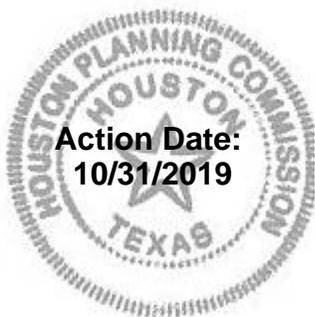
- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
059.1. Acreage in title and on plat must match at recordation.
073.1. Replat Legal Description should include the legal description of all of the property being replatted with lot no., block no. and correct recorded document information.
134.18. Add to general notes on face of plat: This property(s) is located in Park Sector number 18. (Sec 42-1, Division 7)
187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5) & 44(6))
190.3. Add 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application. Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No coments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

528H

529E

SHARPVIEW

STROUD

SANDSTONE

COOK

JETTY

SHARPVIEW

RIPPTIDE

GROWNWEST

CARVEL

IRREG
HCFC
EASEMENT
HCCF No. D064469
vol 7917
pg 77

HCCF No.
vol
pg

529J

IRREG
PUBLIC
EASEMENT
HCCF No. C565991
vol
pg

IRREG
PUBLIC
EASEMENT
HCCF No. C497234
vol
pg

528M

60'
PUBLIC
EASEMENT
HCCF No. 28879
vol
pg

IRREG
HCFC
EASEMENT
HCCF No. C664146
vol 7099
pg 482

IRREG
PUBLIC
EASEMENT
HCCF No. C497234
vol
pg

60'
PUBLIC
EASEMENT
HCCF No. 28879
vol
pg

CHANNEL ROW
192.3
IRREG
HCFC
EASEMENT
HCCF No. D928572
vol
pg

D122-00-00

192.3

CHANNEL ROW

CHANNEL ROW

CHANNEL ROW

RIPPTIDE

CHANNEL ROW

CHANNEL ROW

SELA

BEECH COVE

RIPPTIDE

CORONA

CORONA

SPRINGCREST

INTREPID

SEA SHORE

RIPPTIDE

RIDGESIDE

COOK

POMPANO

RIPPTIDE

CREST LAKE

Acreage must match title report

Provide name

We, COOK PLACE LLC, acting by and through _____ being officers of COOK PLACE LLC, owner hereinafter referred to as Owners (whether one or more) of the _____ acres tract described in the above and foregoing map of COOK ROAD PLAZA 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 bays, 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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 COOK PLACE LLC, has caused these presents to be signed by _____ its president, thereunto authorized, this _____ day of _____, 2019.

COOK PLACE LLC.

By: _____
Print name, title

ALIEF SQUARE APTS. INC.
H.C.C.F. No. S811921
CALLED 22.435 ACRES

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 _____, 2019.

Notary Public in and for the State of Texas
Print Name

My Commission expires: _____

(60' R.O.W.) PER VOL. 1, PG. 23 H.C.M.R.

D122-00-00
150' HCFCD CHANNEL
60' ROW PER VOL. 1, PG. 23 H.C.M.R.
90' HCFCD DRAINAGE CHANNEL
PER VOL. 198, PG. 15 H.C.M.R.

TWO WORLDS
PER VOL. 198, PG. 15 H.C.M.R.
UNRESTRICTED RESERVE "B"
100' PER VOL. 155, PG. 128 H.C.M.R.
BLOCK 1

Remove line. This is R.O.W. intersecting

FND 5/8" I.R.
W/CAP"ADVANCE"
N13816700.27
E:3049058.95

COOK ROAD
(80' PUBLIC R.O.W.)
PER VOL. 1, PG. 23 H.C.M.R.
PER VOL. 864, PG. 685 H.C.D.R.
PER VOL. 868, PG. 281 H.C.D.R.

SET ROD W/CAP"
N13816498.29
E:3049067.71

15' X 15' VISIBILITY TRIANGLE

SHARPVIEW DRIVE
(60' PUBLIC R.O.W.)
PER VOL. 158, PG. 69

CITY OF HOUSTON
PERCEL No. LY10-002
(DETENTION BASIN)

5.9339 ACRES
H.C.C.F. No. 982647

10' HL&P EASEMENT C.C.F.No.8982741

UNRESTRICTED RESERVE A
BLOCK 1

91,737 Sq. Feet
2.11 Acres

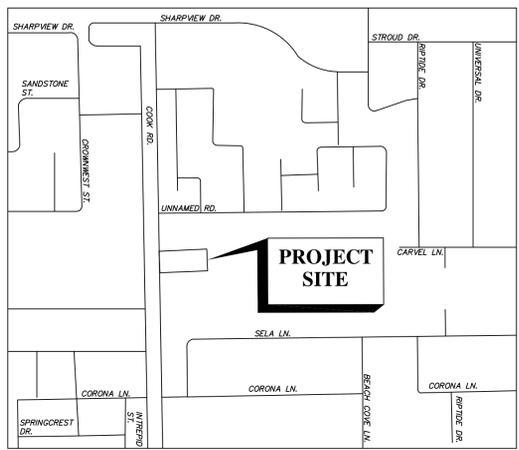
10' B.L.

S 87°39'07" W 450.38'
Unnamed
(60' R.O.W.) PER VOL. 1, PG. 23 H.C.M.R.

100' PER VOL. 155, PG. 128 H.H.M.R.

D122-00-00
160' HCFCD DRAINAGE CHANNEL
PER VOL. 7099, PG. 482 H.C.M.R.
TX-HARRIS-C.664146

CATALINE NORTH
VOL. 155, PG. 128 H.C.M.R.



5.9339 ACRES
H.C.C.F. No. 982647

CITY OF HOUSTON
PERCEL No. LY10-002
(DETENTION BASIN)

SET ROD W/CAP"
N13816720.98
E:3049059.73

S 02°20'53" E 204.81'

FND 5/8" I.R.
W/CAP"ADVANCE"
N13816516.33
E:30490517.76

Verify correct information. This should be deed record, not map record and seems to be recorded as easement prior to HCFCD ownership

COOK ROAD PLAZA

A SUBDIVISION OF 2.1060 ACRE (91,737 SQ FT) BEING A PARTIAL REPLAT OF LOT 126 DAIRY SUBDIVISION AS RECORDED IN VOLUME 1 PAGE 23 HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

Match Title Report's legal description

REASON FOR REPLAT:

REASON FOR REPLAT: TO CREATE ONE (1) UNRESTRICTED RESERVE

MARCH, 2019

Bowden Survey

SURVEYING SERVICE

OWNERS/DEVELOPER:
COOK PLACE, LLC
6 PALM MEADOWS CT
SUGAR LAND TX 77479-2560

1830 S. KIRKWOOD RD. STE. 103
HOUSTON, TEXAS 77077

PHONE: (281) 531-1900
FAX: (281) 531-4900



TBPLS Firm Registration No. 10127400

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of (name of subdivision) 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 this _____ day of _____, 2019.

By: _____
Martha L. Stein (or) M. Sonny Garza
Chair or Vice Chairman

By: **Margaret Wallace Brown**, AICP, NCU-A
Secretary

I, Diane Trautman, 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 _____, 20____, at _____ o'clock _____ M., and duly recorded on _____, 2019____, 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.

Diane Trautman
County Clerk
Of Harris County, Texas

By: _____
Deputy

* Lienholder's acknowledgement

- NOTES:
- The coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD83) and maybe brought to surface by applying the following combined scale factor of 1.000048859.
 - 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, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - 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.
 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet measured vertically from the ground.
 - This property is located in park sector **18**.
 - If this plat is proposed to be a multi-family residential, it is subject to the parks and open space requirements of 42-291. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

David L. Bowden
Texas Registration No. 4864

APP. NO. 2019-1566
COOK ROAD PLAZA

Map Legend:

COH ADDRESS POINT

- Preliminary
- COH Permanent Address

ROADS

- ABANDON
- ACCESS
- ALLEY
- FREEWAY
- FRONTAGE
- HIGHWAY
- HOV
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- PROPOSED
- RAMP
- TOLLWAY

Change Legend:

- Added Data
- Modified Data

If green there has been a change on the preliminary data resulting in the creation of a new address.

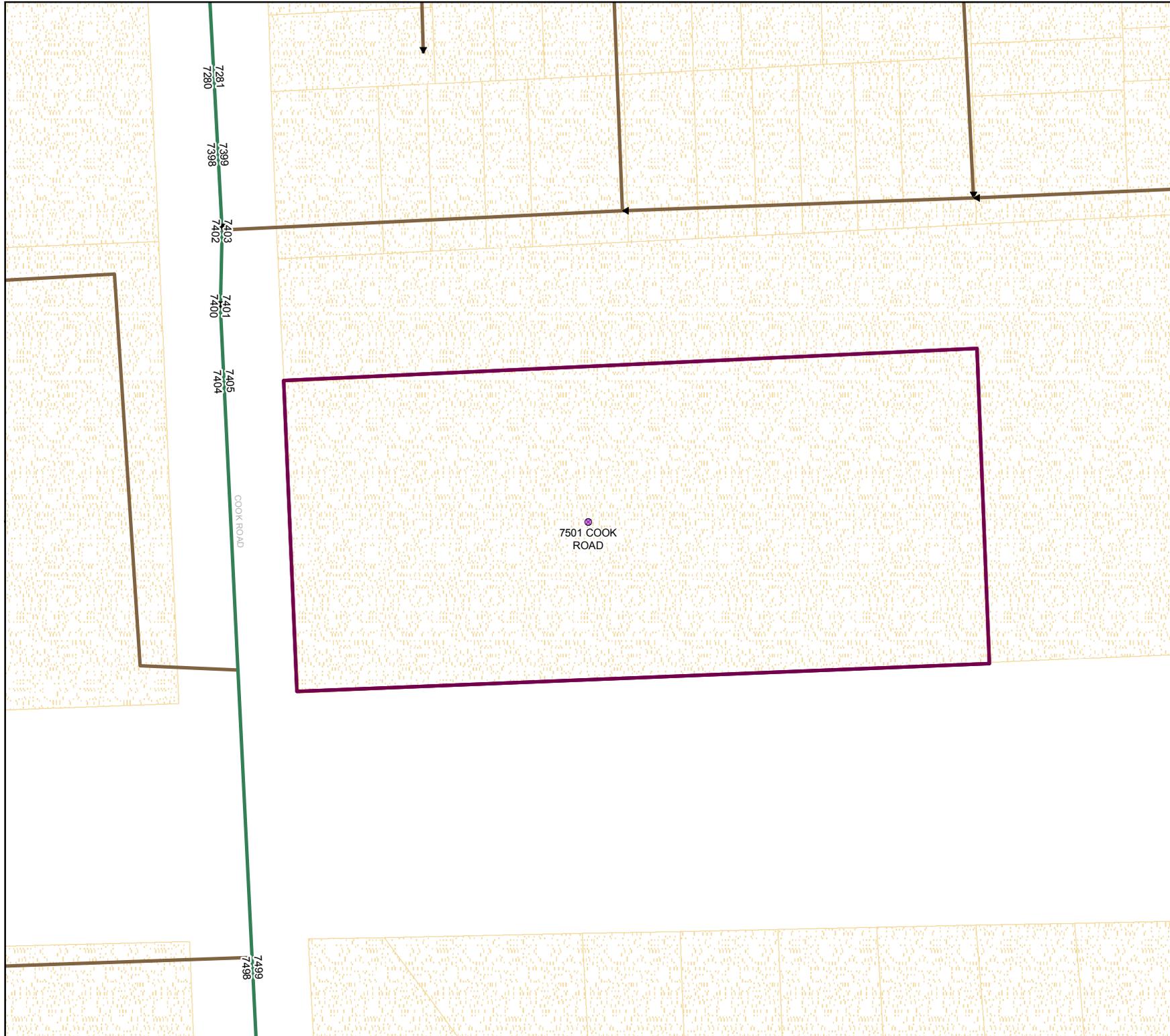
If blue there has been a change on the preliminary data resulting in the modification of attributes or addresses.

All addresses on this map are considered preliminary until its parent plat has been recorded. Once recorded address changes are handled by Code Enforcement, \$100 per change.

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use. All costs and new fees associated with this plat will be paid at recordation.

For changes or modifications to the preliminary addresses or roads on this document submit your request to the Plat Tracker and pdaddressing@houstontx.gov.

Date: 9/25/2019



NEEDS CODE ENFORCEMENT FINAL APPROVAL ~ MUST ACCOMPANY RECORDED PLAT TO BE PERMITTED

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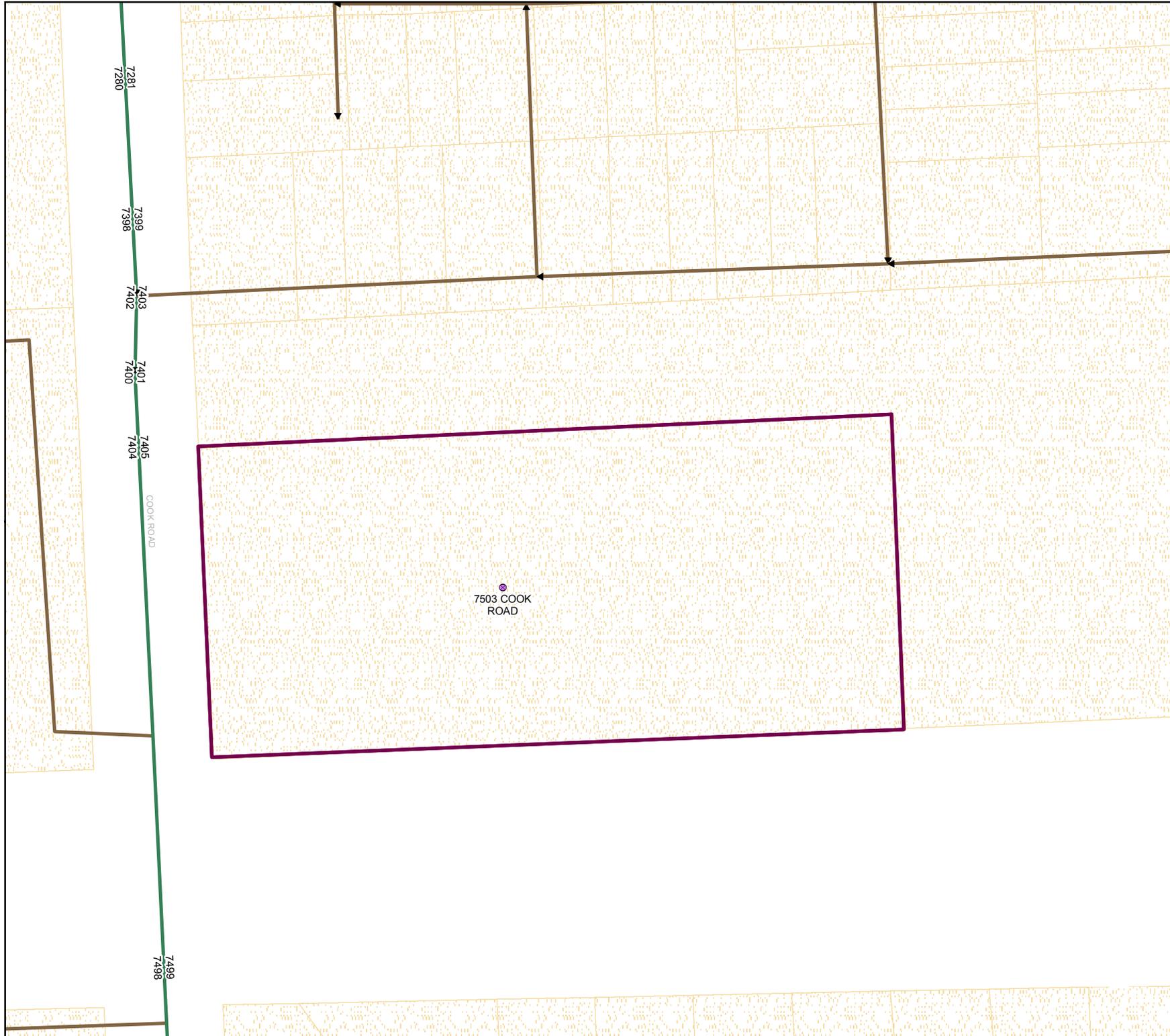
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