

GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "D.E." indicates "Drainage Easement".
- "W.L.E." indicates "Water Line 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".
- "I.R.F." indicates "Iron Rod Found".
- 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.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999935308.
- 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.
- This subdivision contains one or more 28' Paved Private Streets 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 Governmental agency have any obligation, to maintain or improve any 28' Paved Private Streets within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
- This property is located in Park Sector Number 8.
- 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.
- The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.
- 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 300 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.
- Lots backing to LABRADOR DRIVE are hereby denied direct driveway access to and from aforementioned street.
- Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.

PARKING FOR SINGLE FAMILY RESIDENTIAL USE

# OF LOTS	# OF ADDITIONAL PARKING REQUIRED	# OF ON-STREET PARKING	# OF ON-SITE PARKING
29	4	0	4

PARKS AND OPEN SPACE TABLE

A. NUMBER OF EXISTING DWELLING UNITS:	0
<input checked="" type="checkbox"/> B. NUMBER OF PROPOSED DWELLING UNITS:	29
C. INCREMENTAL NUMBER OF DWELLING UNITS:	29

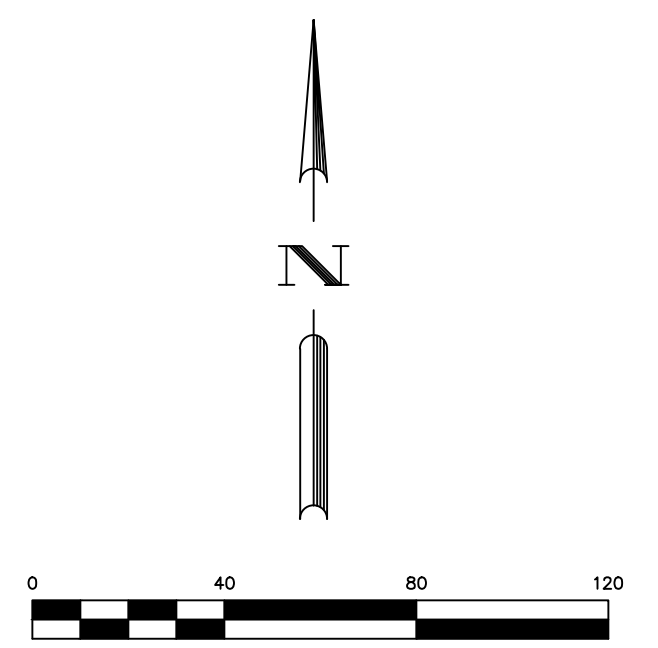
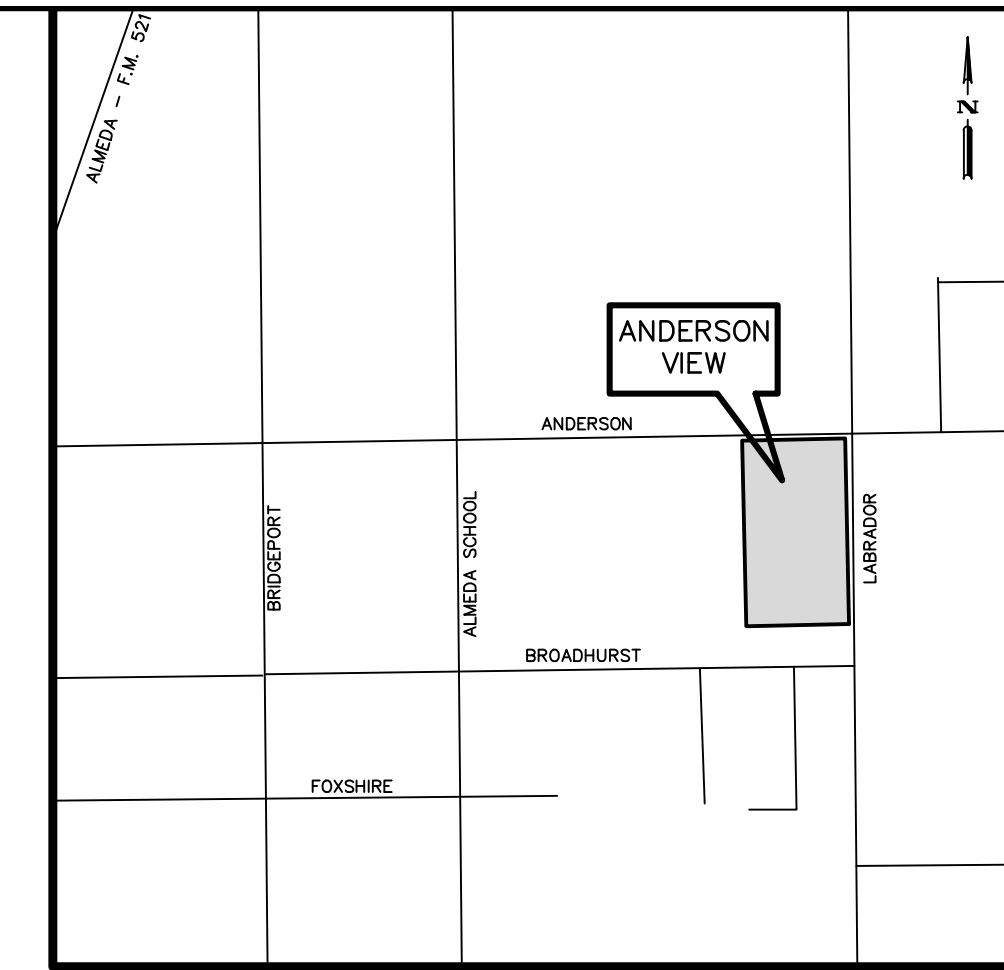
COMPENSATING OPEN SPACE TABLE

TOTAL NUMBER OF LOTS UNDER 3,500 S.F.:	8
TOTAL AREA OF LOTS UNDER 3,500 S.F.:	24,000 S.F.
AVERAGE LOT SIZE:	3,000 S.F.
COMPENSATING OPEN SPACE REQUIRED PER LOT:	240 S.F.
COMPENSATING OPEN SPACE REQUIRED:	1,920 S.F.
TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	3,480 S.F. (RESERVE C & F)

LOTS 2-9, BLOCK 2 3,000 S.F.

RESERVE TABLE

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.817 ACRES/ 35,600 S.F.	DETENTION AND RELATED USES
B	0.0046 AC./ 200 S.F.	PARKING AND RELATED USES
C	0.0399 AC./ 1,740 S.F.	COMPENSATING OPEN SPACE
D	0.0068 AC./ 300 S.F.	PARKING AND RELATED USES
E	0.0068 AC./ 300 S.F.	PARKING AND RELATED USES
F	0.0399 AC./ 1,740 S.F.	COMPENSATING OPEN SPACE
G	0.0046 AC./ 200 S.F.	PARKING AND RELATED USES



RESERVE AT ANDERSON

A SUBDIVISION OF 4.507 ACRES OF LAND LOCATED IN THE B.B.B & C. R.R. CO. SURVEY, ABSTRACT NO. 176 CITY OF HOUSTON, HARRIS COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF ORIGINAL TOWNSITE OF ALMEDA BLOCK R, LOT 4 RECORDED AT VOL. 3, PAGE 36, H.C.M.R.

LOTS: 29 RESERVES: 7 BLOCKS: 3
SCALE: 1"=40' DATE: JANUARY, 2023

REASON FOR REPLAT:
TO CREATE 29 LOTS AND 7 RESERVES

OWNER:
565 EAST ANDERSON RD DEVELOPMENT LLC
4211 S MAIN ST STE 23
STAFFORD, TX 77477