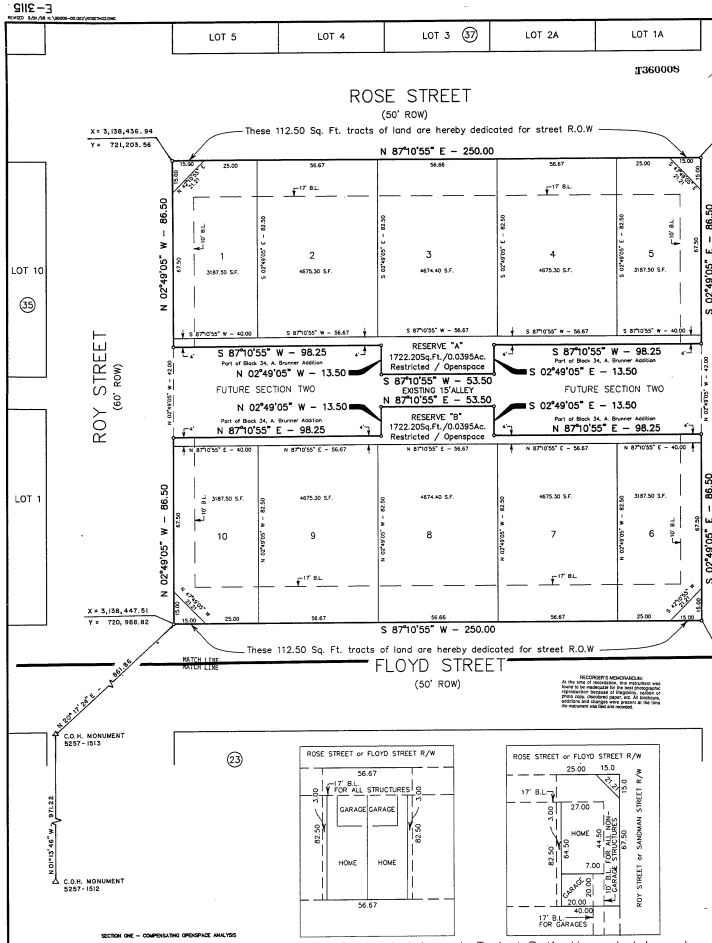
E-3115



Typical Duplex Lot Layout
Lots 2,3,4,7,8,& 9

Typical Patio Home Lot Layout
Lots 1,5,6,& 10

C.O.H. MONUMENT
5257-1513

C.O.H. MONUMENT
5257-1512

N 02°17'26" E - 4,461.94

N 01°13'46" W - 971.22

SECTION ONE - COMPENSATING OPENSPACE ANALYSIS

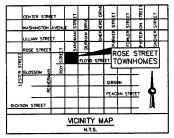
Total No. of Lots	10	Total Street ROW	
Total Area of Lots		Sq. Ft.	450
Sq. Ft.	40,800.00	Acres	0.0103
Acres	0.9366		
Average Lot Area		Density	
Sq. Ft.	4,080.00	11.8 Lots / Acre	
Typical Lot Size		Compensating Openspace Required:	
56.67' x 82.50'		Avg. Lot Area = 4,079.60 Sq. Ft.	
Total Area of Compensating Openspace		200 Sq. Ft. x 10 Lots = 2,000 Sq. Ft. = 0.05 Acres.	
Sq. Ft.	2,444.2		
Acres	0.076	Compensating Openspace Provided:	
Average Compensating Openspace		Sq. Ft.	2,444.2
Sq. Ft.	244.5	Acres	0.076
Acres	0.0076	Per Lot	244.4 Sq. Ft.
Total Lots & Openspace		Parking Spaces Required	32
Sq. Ft.	44,344.00	Parking Spaces Provided	32
Acres	1.0137		

SECTION TWO - COMPENSATING OPENSPACE ANALYSIS

Total No. of Lots	2	Total Street ROW	
Total Area of Lots		Sq. Ft.	0
Sq. Ft.	8,253.0	Acres	0
Acres	0.1894		
Average Lot Area		Density	
Sq. Ft.	4,126.50	0.02 Lots / Acre	
Typical Lot Size		Compensating Openspace Required:	
43.00' x 95.25'		Avg. Lot Area = 4,126.50 Sq. Ft.	
Total Area of Compensating Openspace		200 Sq. Ft. x 2 Lots = 400 Sq. Ft. = 0.01 Acres.	
Sq. Ft.	400.00		
Acres	0.0092	Compensating Openspace Provided:	
Average Compensating Openspace		Sq. Ft.	400
Sq. Ft.	40.35	Acres	0.0092
Acres	0.0009	Per Lot	40.35 Sq. Ft.
Total Lots & Openspace		Parking Spaces Required	8
Sq. Ft.	8,653.0	Parking Spaces Provided	8
Acres	0.1078		

GENERAL PLAN - COMPENSATING OPENSPACE ANALYSIS

Total No. of Lots	12	Total Street ROW	
Total Area of Lots		Sq. Ft.	450
Sq. Ft.	49,053.00	Acres	0.0103
Acres	1.126		
Average Lot Area		Density	
Sq. Ft.	4,087.75	5.83 Lots / Acre	
Typical Lot Size		Compensating Openspace Required:	
56.67' x 82.50'		Avg. Lot Area = 4,042.29 Sq. Ft.	
Total Area of Compensating Openspace		200 Sq. Ft. x 12 Lots = 2,400 Sq. Ft. = 0.055 Acres.	
Sq. Ft.	4,247.00		
Acres	0.0975	Compensating Openspace Provided:	
Average Compensating Openspace		Sq. Ft.	4,247.00
Sq. Ft.	353.975	Acres	0.0975
Acres	0.0081	Per Lot	353.93 Sq. Ft.
Total Lots & Openspace		Parking Spaces Required	40
Sq. Ft.	53,750.00	Parking Spaces Provided	40
Acres	1.23		



VICINITY MAP
N.T.S.

GENERAL NOTES

(1) B.L. indicates Building Line.
(2) U.E. indicates Utility Easement.
(3) S.S.E. indicates Sanitary Sewer Easement.
(4) All easements extend equidistant from either side of the property lines unless otherwise noted.
(5) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.

SCALE: 1"=20'
0 10 20 40 FEET

STATE OF TEXAS
COUNTY OF HARRIS

ROSE STREET TOWNHOMES, LTD., a Texas Limited Partnership, acting by and through G. M. B. DEVELOPMENT, INC., its managing General Partner, owner Owners (after referred to as owners) of the 1.026 acre tract of land described in the above and foregoing map of ROSE STREET TOWNHOMES, SECTION ONE, do hereby make subdivision and development plat of said property according to the plat, and do hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind themselves, their heirs, successors and assigns to warrant and forever defend all the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 (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 each public utility easements that are shown on the plat hereon and marked "U.E. & A.E.", as indicated and depicted hereon, whereby the aerial easement totals twenty feet (20' 0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 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 each public utility easements that are shown on the plat hereon and marked "U.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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any floor drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening less than one and three quarters (1 3/4) square feet (0.1 square feet) for each lineal foot of frontage to be provided for at private driveway or individual driveway such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, drains, 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 channel, will 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 do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon, and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions. To 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, ROSE STREET TOWNHOMES, LTD., a Texas Limited Corporation, by G. M. B. DEVELOPMENT INC., MANAGING GENERAL PARTNER, has caused these presents to be signed by GREGORY M. BAXTER, President, thereunto authorized, and its common and hereunto affixed this 30th day of September, 1998.

OWNER
ROSE STREET TOWNHOMES, LTD.
A TEXAS LIMITED PARTNERSHIP
G. M.B. DEVELOPMENT INC.,
ITS MANAGING GENERAL PARTNER
GREGORY M. BAXTER, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared G. M. B. DEVELOPMENT, MANAGING GENERAL PARTNER of ROSE STREET TOWNHOMES, LTD., A TEXAS LIMITED PARTNERSHIP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 1998.

Notary Public in and for the
State of Texas
My Notary Commission Expires 11/22/2001

I, ROBERT T. RUSS, JR., R.P.L.S., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and to the City of Houston survey marker system.

ROBERT T. RUSS, JR.
Registered Professional Land Surveyor
Texas Registration No. 1485

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of ROSE STREET TOWNHOMES, SECTION ONE, 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 3rd day of Nov, 1998.

BY: Robert M. Litke, Secretary
BY: J. SCROGGINS VICE CHAIRMAN

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 3 day of Nov, 1998 at 10:00 o'clock A.M. and duly recorded on the 3 day of Nov, 1998 at 10:00 o'clock A.M. and in Film Code No. 570162 of the map Records of Harris County this said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

BEVERLY B. KAUFMAN
County Clerk Clerk of the County Court
Harris County, Texas

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT TO WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THIS TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 570162

ROSE STREET TOWNHOMES
SECTION 1

THIS IS PAGE 1 OF 3 PAGES

REDUCTION N/A CAMERA DESIGNATION NBG:

KEY MAP

ROSE STREET TOWNHOMES SECTION ONE

BEING A SUBDIVISION OF A 1.026 ACRE TRACT: ALSO BEING A REPLAT OF PART OF BLOCK 34, OF THE A. BRUNNER ADDITION AS RECORDED IN HARRIS COUNTY ON SEPTEMBER 21, 1888 AT VOLUME 42, PAGE 26, H. C. D. R. IN THE J. AUSTIN SURVEY, ABSTRACT 1, HOUSTON, HARRIS COUNTY, TEXAS.

10 LOTS 1 BLOCK 2 RESERVES

PURPOSE OF REPLAT: REDUCE LOT SIZE

OWNER: ROSE STREET TOWNHOMES, LTD.
A TEXAS LIMITED PARTNERSHIP
By: G. M. B. DEVELOPMENT INC.,
ITS MANAGING GENERAL PARTNER
5327 ALLEN STREET
HOUSTON, TEXAS 77007
713 / 869-3638

SEPTEMBER, 1998

EDMINSTER, HINSHAW, RUSS AND STANDLEY, INC.
Engineers / Land Planners / Surveyors
5000 WESTHEIMER, SUITE 100 HOUSTON, TEXAS 77056 / 713-961-9450

RUSS & STANDLEY SURVEYING COMPANY
Professional Land Surveyors
5000 WESTHEIMER, SUITE 100 HOUSTON, TEXAS 77056 / (713) 871-2176

JOB NO.: 98006-00

E-3115

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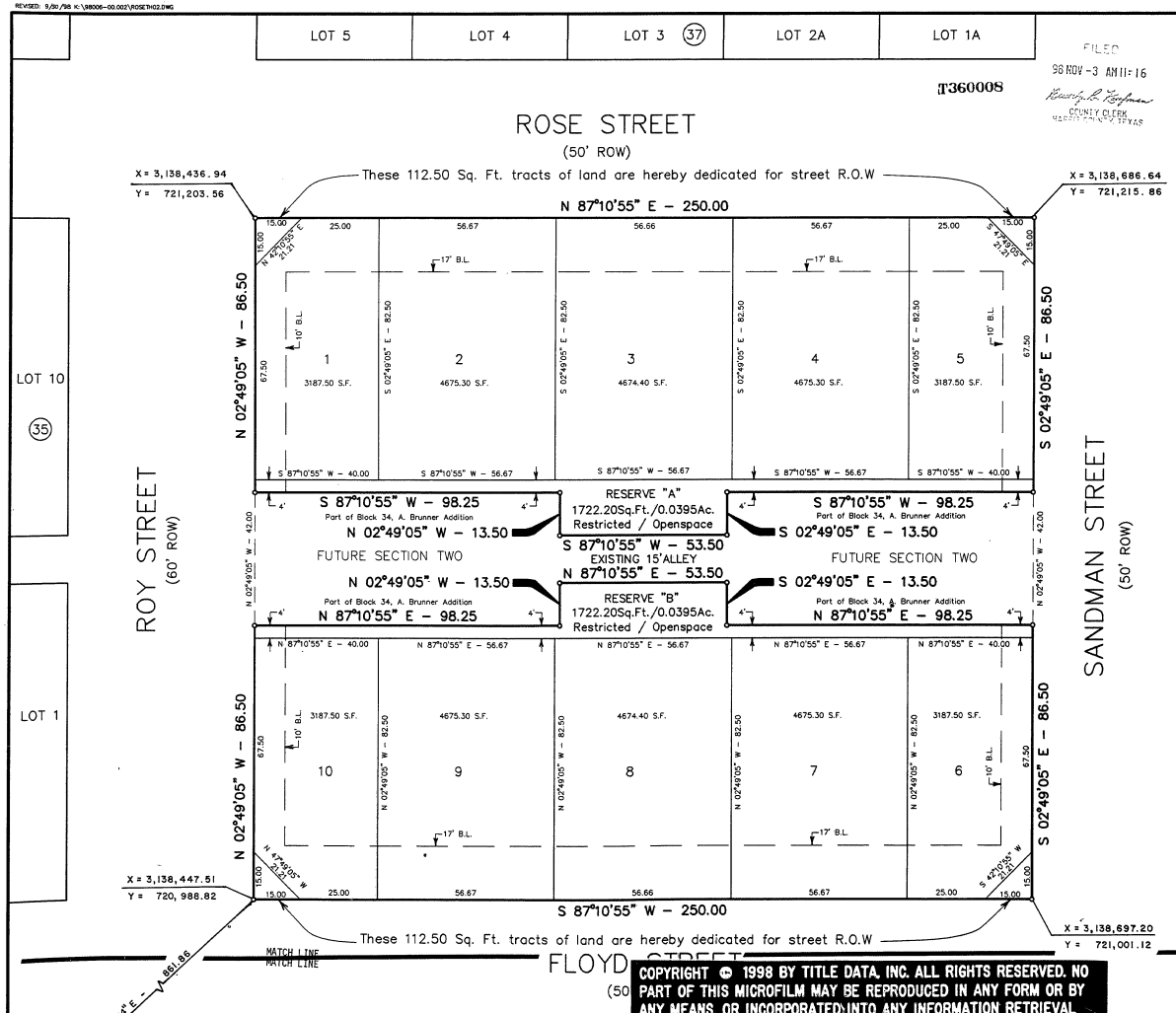
E-3115

REVISED: 9/30/98 K:\98006-00.002\ROSETH02.DWG

11/03/98 300240275 T360008 $50.00

FILED
98 NOV -3 AM 11:16
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

T360008



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STATE OF TEXAS ‖
COUNTY OF HARRIS ‖

We, ROSE STREET TOWNHOMES, LTD., a Texas Limited Partnership, acting by and through G. M. B. DEVELOPMENT, INC., its Managing General Partner, owner (herein after referred to as owners) of the 1.026 acre tract of land described in the above and foregoing map of ROSE STREET TOWNHOMES, SECTION ONE, do hereby make 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), 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & 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 purposes 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 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. & 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening less than one and three quarters (1 3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon, and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners 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, ROSE STREET TOWNHOMES, LTD., a Texas Limited Corporation, by G. M. B. DEVELOPMENT INC., MANAGING GENERAL PARTNER, has caused these presents to be signed by GREGORY M. BAXTER, President, thereunto authorized, and its common seal hereunto affixed this 30th day of September 1998.

OWNER

ROSE STREET TOWNHOMES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: Gregory M. Baxter

G. M.B. DEVELOPMENT INC.,
ITS MANAGING GENERAL PARTNER
GREGORY M. BAXTER, PRESIDENT

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 409063

ROSE STREET TOWNHOMES
SECTION 1

THIS IS PAGE 2 OF 3 PAGES

REDUCTION 20x CAMERA DESIGNATION MRG1

STATE OF TEXAS ‖
COUNTY OF HARRIS ‖

BEFORE ME, the undersigned authority, on this day personally appeared G. M. B. DEVELOPMENT, MANAGING GENERAL PARTNER of ROSE STREET TOWNHOMES, LTD., A TEXAS LIMITED PARTNERSHIP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 1998.

Sherina K. Graham

SHERINA K GRAHAM
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-22-2001

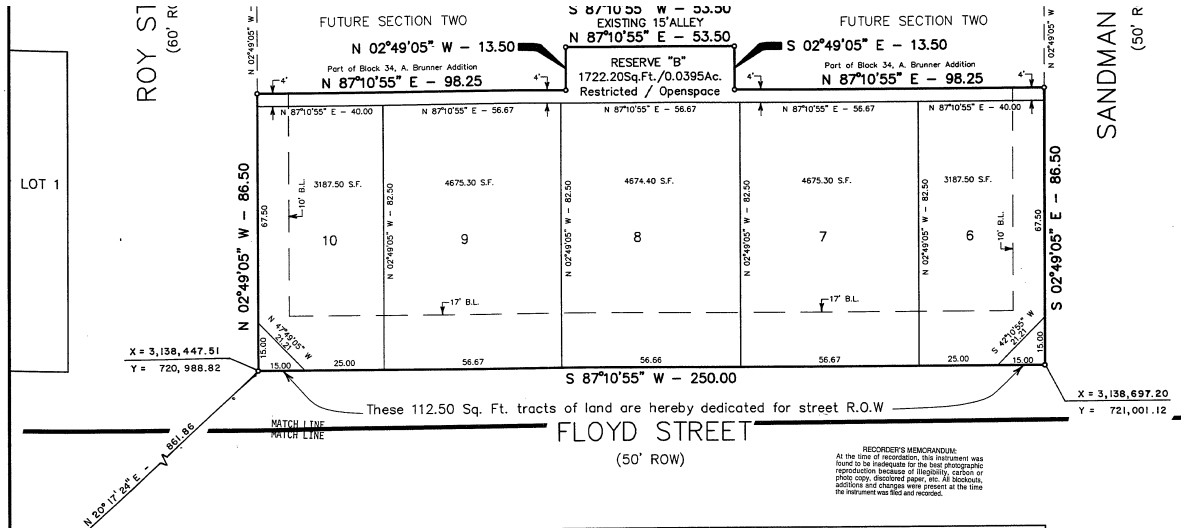
Notary Public in and for the
State of TEXAS
My Notary Commission Expires 11/22/2001

I, ROBERT T. RUSS, JR., R.P.L.S., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and to the City of Houston survey marker system.

Robert T. Russ, Jr.

ROBERT T. RUSS, JR., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 1485

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of ROSE STREET TOWNHOMES, SECTION ONE, 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 22nd day of Oct 1998.



LOT 5

IN TESTIMONY WHEREOF, ROSE STREET TOWNHOMES, LTD., a Texas Limited Corporation, by G. M. B. DEVELOPMENT INC., MANAGING GENERAL PARTNER, has caused these presents to be signed by GREGORY M. BAXTER, President, thereunto authorized, and its common seal hereunto affixed this 30th day of September 1998.

OWNER
ROSE STREET TOWNHOMES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: G. M.B. DEVELOPMENT INC.,
ITS MANAGING GENERAL PARTNER
GREGORY M. BAXTER, PRESIDENT

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared G. M. B. DEVELOPMENT, MANAGING GENERAL PARTNER of ROSE STREET TOWNHOMES, LTD., A TEXAS LIMITED PARTNERSHIP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 1998.

SHERINA K GRAHAM
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-22-2001

Notary Public in and for the
State of TEXAS
My Notary Commission Expires 11/22/2001

I, ROBERT T. RUSS, JR., R.P.L.S., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and to the City of Houston survey marker system.

ROBERT T. RUSS, JR., R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 1485

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of ROSE STREET TOWNHOMES, SECTION ONE, 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 2nd day of Aug 14 1998.

BY: Robert M. Lilke
Robert M. Lilke, Secretary

BY:
L.S.BROWN VICE CHAIRMAN

HOUSTON PLANNING COMMISSION
HOUSTON, TEXAS

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on NOV 3 1998, at 11:46 o'clock A.M. and duly recorded on NOV 5 1998, at 11:30 o'clock A.M. and at Film Code No. 420062 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, this day and date last above written.

BEVERLY B. KAUFMAN
Beverly B. Kaufman, Clerk of the County Court
Harris County, Texas

BY: Tina Wade
TINA WADE

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

(23)

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

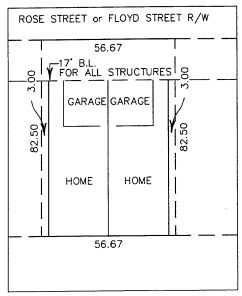
MAP RECORDS OF COUNTY CLERK

FILM CODE 409064

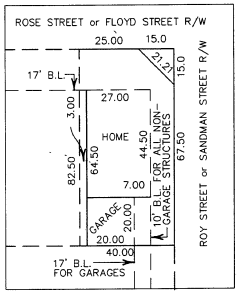
ROSE STREET TOWNHOMES
SECTION 1

THIS IS PAGE 3 OF 3 PAGES

REDUCTION 20x CAMERA DESIGNATION MRG1



Typical Duplex Lot Layout
Lots 2,3,4,7,8,& 9



Typical Patio Home Lot Layout
Lots 1,5,6,& 10

SECTION ONE – COMPENSATING OPENSPACE ANALYSIS

Total No. of Lots 10
Total Area of Lots
Sq. Ft. 40,800.00
Acres 0.9366
Average Lot Area
Sq. Ft. 4,080.00
Typical Lot Size
56.67' x 82.50'
Total Area of Compensating Openspace
Sq. Ft. 3,444.5
Acres 0.079
Average Compensating Openspace
Sq. Ft. 344.4
Acres 0.0079
Total Lots & Openspace
Sq. Ft. 44,244.00
Acres 1.0157

Total Street ROW
Sq. Ft. 450
Acres 0.0103
Density
11.8 Lots / Acre
Compensating Openspace Required:
Avg. Lot Area = 4,079.60 Sq. Ft.
200 Sq. Ft. x 10 Lots = 2,000 Sq. Ft. = 0.05 Acres.

Compensating Openspace Provided:
Sq. Ft. 3,444.5
Acres 0.079
Per Lot 344.4 Sq. Ft.
Parking Spaces Required 32
Parking Spaces Provided 32

SECTION TWO – COMPENSATING OPENSPACE ANALYSIS

Total No. of Lots 2
Total Area of Lots
Sq. Ft. 8,253.0
Acres 0.1894
Average Lot Area
Sq. Ft. 4,126.50
Typical Lot Size
42.00' x 98.25'
Total Area of Compensating Openspace
Sq. Ft. 802.50'
Acres 0.0184
Average Compensating Openspace
Sq. Ft. 401.25
Acres 0.0092
Total Lots & Openspace
Sq. Ft. 9,055.5
Acres 0.2078

Total Street ROW
Sq. Ft. 0
Acres 0
Density
9.62 Lots / Acre
Compensating Openspace Required:
Avg. Lot Area = 4,126.50 Sq. Ft.
200 Sq. Ft. x 2 Lots = 400 Sq. Ft. = 0.01 Acres.

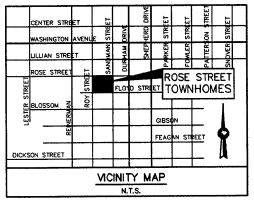
Compensating Openspace Provided:
Sq. Ft. 802.50
Acres 0.0160
Per Lot 401.25 Sq. Ft.
Parking Spaces Required 8
Parking Spaces Provided 8

GENERAL PLAN – COMPENSATING OPENSPACE ANALYSIS

Total No. of Lots 12
Total Area of Lots
Sq. Ft. 49,053.00
Acres 1.126
Average Lot Area
Sq. Ft. 4,087.75
Typical Lot Size
56.67' x 82.50'
Total Area of Compensating Openspace
Sq. Ft. 4,247.00
Acres 0.0975
Average Compensating Openspace
Sq. Ft. 353.875
Acres 0.0081
Total Lots & Openspace
Sq. Ft. 53,300.0
Acres 1.22

Total Street ROW
Sq. Ft. 450
Acres 0.0103
Density
9.83 Lots / Acre
Compensating Openspace Required:
Avg. Lot Area = 4,042.29 Sq. Ft.
200 Sq. Ft. x 12 Lots = 2,400 Sq. Ft. = 0.055 Acres.

Compensating Openspace Provided:
Sq. Ft. 4,247.00
Acres 0.0975
Per Lot 353.92 Sq. Ft.
Parking Spaces Required 40
Parking Spaces Provided 40



VICINITY MAP
N.T.S.

I certify that this plat lies wholly within the City Limits.
Verified by H.C. COUNTY ENGINEER
BY: Jim Rivers

SCALE: 1"=20'
0 10 20 40 FEET

GENERAL NOTES

(1) B.L. indicates Building Line.
(2) U.E. indicates Utility Easement.
(3) S.S.E. indicates Sanitary Sewer Easement.
(4) All easements extend equidistant from either side of the property lines unless otherwise noted.
(5) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.

ROSE STREET TOWNHOMES SECTION ONE

BEING A SUBDIVISION OF A 1.026 ACRE TRACT: ALSO BEING A REPLAT OF PART OF BLOCK 34, OF THE A. BRUNNER ADDITION AS RECORDED IN HARRIS COUNTY ON SEPTEMBER 21, 1888 AT VOLUME 42, PAGE 26, H. C. D. R., IN THE J. AUSTIN SURVEY, ABSTRACT 1, HOUSTON, HARRIS COUNTY, TEXAS.

10 LOTS 1 BLOCK 2 RESERVES

PURPOSE OF REPLAT: REDUCE LOT SIZE

OWNER: ROSE STREET TOWNHOMES, LTD.
A TEXAS LIMITED PARTNERSHIP
By: G. M. B. DEVELOPMENT INC.,
ITS MANAGING GENERAL PARTNER
5327 ALLEN STREET
HOUSTON, TEXAS 77007
713 / 869-3838

SEPTEMBER, 1998

EHRS
EDMINSTER, HINSHAW, RUSS AND STANDLEY, INC.
Engineers / Land Planners / Surveyors
10555 WESTOFFICE DRIVE HOUSTON, TEXAS 77042 / 713-784-4500

RUSS & STANDLEY SURVEYING COMPANY
LAND SURVEYS – MAPPING – LAND PLANNING
10555 WESTOFFICE DRIVE – HOUSTON, TEXAS 77042 – (713) 977-2575

JOB NO.: 98006-00

E-3115

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