FINAL PLAT

Lake Shore Cove
Section 1

A UNIT DEVELOPMENT

A UNIT DEVELOPMENT SUBDIVISION OF
2.894 ACRES OF LAND
IN THE JAMES SMITH SURVEY, A-37
MONTGOMERY COUNTY, TEXAS
CONTAINING: 12 RESIDENTIAL LOTS & 0.202 ACRE OF LAND
IN 1 RESTRICTED RESERVE, 1 BLOCK

SEPTEMBER, 2019

OWNER/DEVELOPER
TRAN-HO INVESTMENTS, LLC
7457 HOLLISTER STREET
HOUSTON, TEXAS 77040
(713) 939-1281
(713) 939-1338 (FAX)
DREECE@MLLPC.COM

Addressed RP
Signature
Approved

OCT 2 1 2019

MCECD - 911
Montgomery 77356

Line Table			
Line #	Direction	Length	Call Bearing and Distance
L1	N50° 16′ 20″W	14.41	N46° 58′ 57″W 14.41
L2	N84° 18′ 46″W	26.56	N81° 01′ 23″W 26.56
L3	N62° 12′ 49″W	91.95	N59° 55′ 26″W 91.95
L4	N74° 47′ 03″W	62.93	N71° 29′ 40″W 62.93
L5	N79° 33′ 26″W	62.05	N76° 16′ 03″W 62.05
L6	N86° 27′ 22″W	57.26	N83° 09′ 59″W 57.26
L7	S87° 41′ 16″W	76.50	S89° 01′ 21″W 76.50
L8	N84° 29′ 10″W	43.58	N81° 11′ 47″W 45.45
L9	S87° 32′ 16″W	72.58	S89° 11′ 24″W 72.76′
L10	N58° 00′ 37″W	35.10	N54° 43′ 14″E
L11	N73° 33′ 09″W	50.32	N70° 15′ 32″W 50.32′
L12	S74° 47′ 26″W	16.58	S78° 04′ 49″W 16.58′
L13	N55° 42′ 28″W	25.91	N52° 25′ 05″W 25.91′
L14	N13° 49′ 58″W	41.14	N10° 32′ 35″W 41.14′
L15	N03° 30′ 51″W	131.42	N00° 40′ 39″E 131.14′

COMPENSATING OPEN SPACE TABLE	
A. TOTAL NO. OF LOTS < 5000 SQ. FT.:	9
B. TOTAL AREA OF LOTS < 5000 SQ. FT.:	56,072 SQ. FT.
C. 0 LOTS 3001–3500 SQ. FT.	0
0 LOTS 3501–4000 SQ. FT.	0
7 LOTS 4001–4500 SQ. FT. X 200 SQ. FT. REQUIRED	1400 SQ. FT.
2 LOTS 4501–5000 SQ. FT. X 100 SQ. FT. REQUIRED	200 SQ. FT.
D. TOTAL COMPENSATING OPEN SPACE REQUIRED:	1600 SQ. FT.
E. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	8,784 SQ. FT.

RESERVE TABLE			
RESERVE	ACREAGE	SQUARE FOOTAGE	TYPE
"A"	0.202	8,784	RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/UTILITIES
"B"	1.383	60,220	RESTRICTED TO RESIDENTIAL

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N: 10127764.9420
E: 3791269.6850
LAT: N30°20'01"4815
LONG: W95°33'14.9951
FND. 5/8" I.R. W/ CAP
STAMPED "GLEZMAN 4627"
NEC 2.203 ACRES (PARENT TRACT)

53.4720 ACRES
SOUTHBROOK DEVELOPMENT CORPORATION
C.C.F.N. 2009-065016 M.C.R.P.R.

Marina Drive
(60' Prescriptive Right -of-Way)
(County Maintained)

683' +/- (SCALED)

WILLIAM C. CLARK SURVEY, A-6
JAMES SMITH SURVEY, A-37
JOHN T. VINCE SURVEY, A-41

N87° 23' 15"E 599.09'

BENCHMARK (SEE DETAIL)
16' ACCESS EASEMENT (SEE DETAIL BELOW)
SET 5/8" I.R. W/CAP (JEFF MOON R.P.L.S. 4639)
FND. 4"X4" CONCRETE MONUMENT
NEC 2.203 ACRES (PARENT TRACT)
N: 10127792.2500'
E: 3791868.1570'
Lat: N030°21'48.3342"
Long: W095°35'26.3325"

CALLED 2.699 ACRES - PINEMONT INVESTMENTS LTD C.C.F.N. 2016-056272 M.C.R.P.R.

S 04°22'51" E 326.47'

15145 | 15141 | 15137 | 15133 | 15129 | 15125 | 15121 | 15117 | 15113 | 15109 | 15105 | 15101 | 15097 | 15085

LOT 1 4,687 SQ. FT. S03° 30' 51"E 136.43'
LOT 2 4,124 SQ. FT. S03° 30' 51"E 137.70'
LOT 3 4,133 SQ. FT. S03° 30' 51"E 137.85'
LOT 4 4,139 SQ. FT. S03° 30' 51"E 138.57'
LOT 5 4,205 SQ. FT. S03° 30' 51"E 141.82'
LOT 6 4,307 SQ. FT. S03° 30' 51"E 146.13'
LOT 7 4,488 SQ. FT. S03° 30' 51"E 153.12'
LOT 8 4,701 SQ. FT. S03° 30' 51"E 160.86'
LOT 9 4,971 SQ. FT. S03° 30' 51"E 170.56'
LOT 10 5,272 SQ. FT. S03° 30' 51"E 182.62'
LOT 11 5,745 SQ. FT. S03° 30' 51"E 200.39'
LOT 12 6,277 SQ. FT. S03° 30' 51"E 218.16'
0.202 ACRE RESTRICTED RESERVE "A" (8,784 SQ. FT.) N02° 36' 45"W 164.28'
1.383 ACRES RESIDENTIAL RESERVE 'B'

197.09
THE TEXAS PIPE LINE COMPANY VOL. 329, PG. 77 M.C.D.R.
SINCLAIR PIPE LINE VOL. 428, PG. 17 M.C.D.R. & C.C.F.N. 9220843 M.C.R.P.R.
S16° 47' 19"E 124.21'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15

FND. P.K. NAIL
ZONE AE
ZONE X
FEMA ZONE AE & X GRAPHICALLY PLOTTED FROM THE MAP SEE NOTE #1

Lake Conroe
SAN JACINTO RIVER AUTHORITY VOL. 525, PG. 22 M.C.D.R.

Key Harbour Drive
(50' PRIVATE R.O.W.)

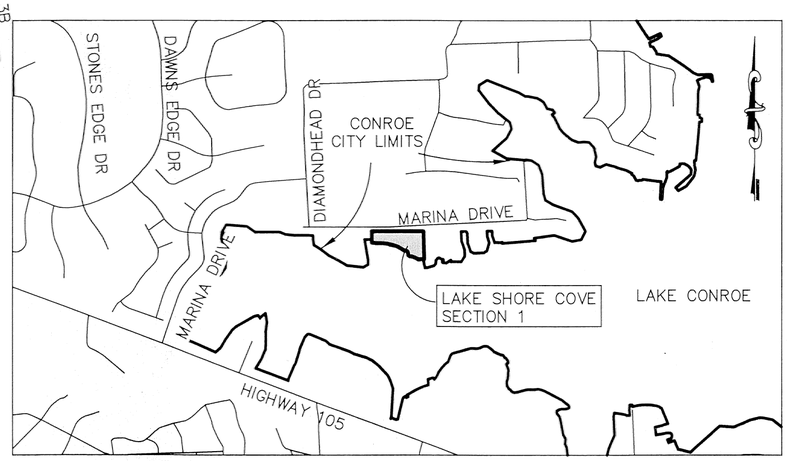
Recreational Reserve "C"
KEY HARBOUR BLOCK 1 CAB. J, SHT. 130 M.C.P.R.
LOT 23A, LOT 22A, LOT 21A, LOT 20A, LOT 19A, LOT 18A, LOT 17A, LOT 16A, LOT 15A, LOT 14A, LOT 13A, LOT 12A, LOT 11A
LOT 23B, LOT 22B, LOT 21B, LOT 20B, LOT 19B, LOT 18B, LOT 17B, LOT 16B, LOT 15B, LOT 14B, LOT 13B, LOT 12B
RESTRICTED DRAINAGE RESERVE "D"

STANDARD ABBREVIATIONS:
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
W.L.E. WATER LINE EASEMENT
U.E. UTILITY EASEMENT
R-O-W RIGHT-OF-WAY
I.R. IRON ROD
D.R.M.C.T. DEED RCORDS OF MONTGOMERY COUNTY, TEXAS
M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
C.F. NO.: CLERK'S FILE NUMBER
S.S.E. SANITARY SEWER EASEMENT
▶ INDICATES ZERO LOT LINE

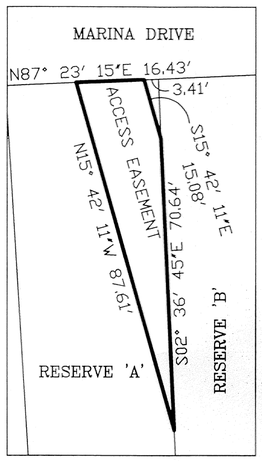
LOCAL STREET
25' B.L. 3' B.L. 3' B.L. 20' B.L.

BUILDING SETBACK DIAGRAM

NOTES:
1.) ▶ INDICATES ZERO LOT LINE
2.) THERE IS A THREE FOOT SIDE LOT BUILDING LINE WITH A ZERO LOT LINE ON THE OPPOSITE SIDE OF THE LOT.



Vicinity Map – N.T.S.



Detail – N.T.S.

SHEET 2 OF 2

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