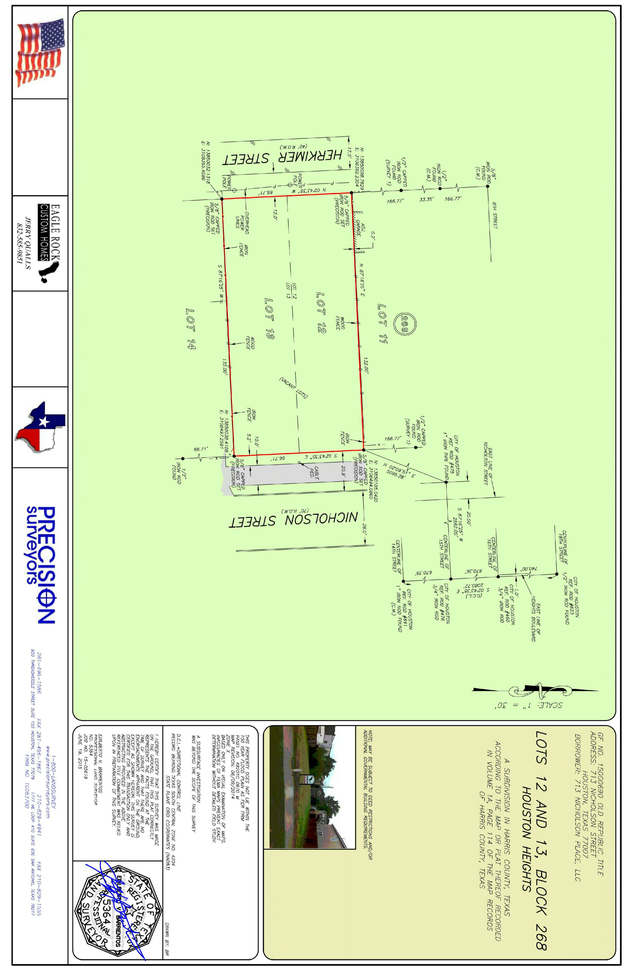
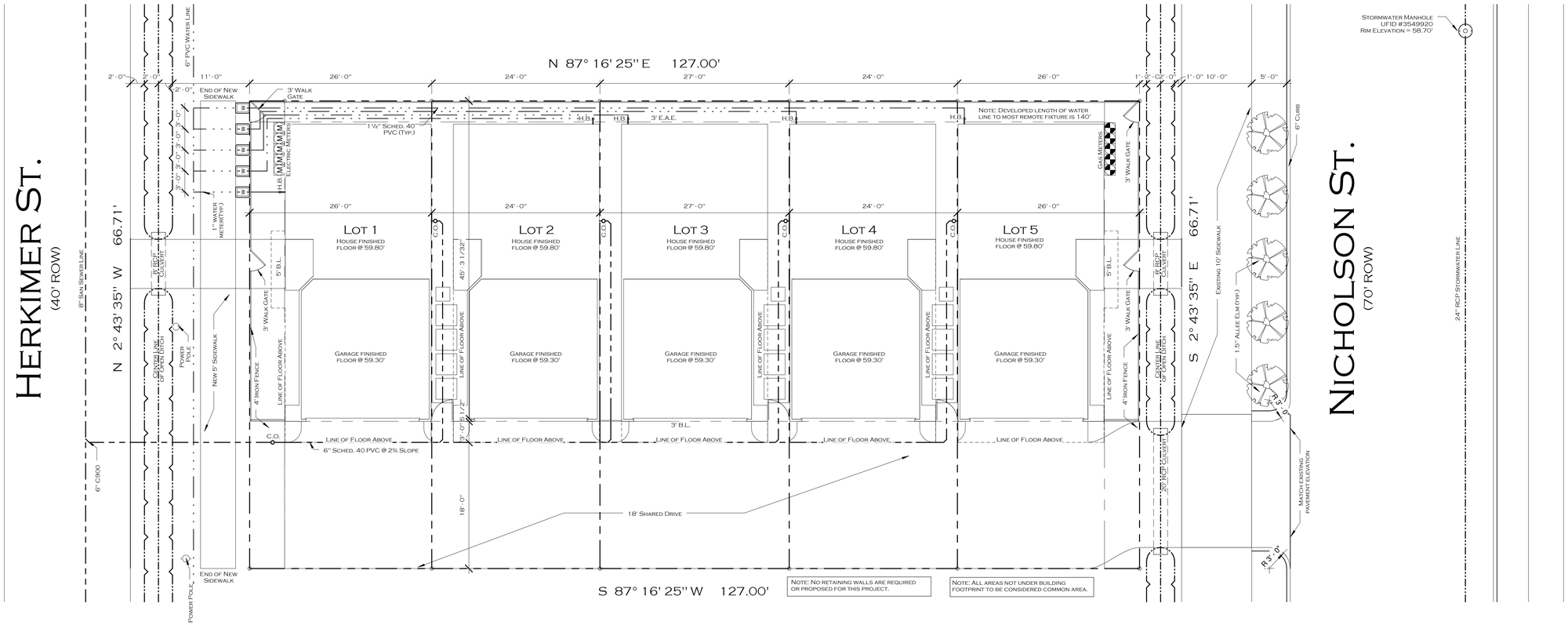
Nicholson Townhomes

713 Nicholson, Houston TX


EAGLE ROCK CUSTOM HOMES
JERRY GRAALS
832.368.6861
PRECISION surveyors
1-800-LAND-SURVEY
www.precisionsurveyors.com
713.524.4481 FAX 713.524.7515
609 Westcott Street Houston, Texas 77007
Firm Registration No. 10046400
Job No. 2-2849
Surveyed on 09/09/2011
Date: 09/09/2011
Scale: 1" = 20'
Drawn by: JJ
Field Crew: AR, JM
Reference: Plat Book 14 Page 114 M.R.H.C.T.
Reference Monument Found
Reference Monument Set
Iron Rod Found
Iron Rod Set
Iron Pipe Found
Iron Pipe Set
Cut "X" Found
Cut "X" Set
Concrete Nail Found
Concrete Nail Set
Wood Fence
Chain Link Fence
Brick Wall
Concrete Curb
Asphalt Paving
Concrete Paving
Overhead Utility Line
Water Meter
Gas Meter
Electric Meter
Fire Hydrant
Water Valve
Gas Valve
Electric Box
Telephone Pedestal
Cable Pedestal
Light Pole
Wood Utility Pole
Concrete Utility Pole
Sign
Mailbox
Trees
Shrubs
Grass
Flowline
Edge of Pavement
Centerline
Property Line
Building Line
Easement Line
Block Line
Lot Line
Subdivision Boundary Line
Adjacent Property Line
Adjacent Property Owner
Subject Property
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Block 268
Nicholson Street
(50' R.O.W.)
Herkimer Street
(50' R.O.W.)
Scale: 1" = 20'
LOTS 12 AND 13, BLOCK 268
HOUSTON HEIGHTS
A SUBDIVISION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 14, PAGE 114 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS
GF NO. 15000980 OLD REPUBLIC TITLE
ADDRESS: 713 NICHOLSON STREET
HOUSTON, TEXAS 77007
BORROWER: 713 NICHOLSON FOCAL, LLC
STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR
No. 5486
Richard A. Vaughan
Jr.
RICHARD A. VAUGHAN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
THIS SURVEY IS CERTIFIED TO THE PARTIES LISTED ABOVE AND NOT TO ANY OTHER PARTIES.
THIS SURVEY IS CERTIFIED TO THE EFFECTIVE DATE SHOWN ABOVE AND NOT TO ANY SUBSEQUENT DATE.
THIS SURVEY IS CERTIFIED TO THE EXISTING FACTS AS OF THE DATE OF THE FIELD SURVEY.
THIS SURVEY IS CERTIFIED TO THE EXISTING RIGHTS OF ACCESS AS OF THE DATE OF THE FIELD SURVEY.
THIS SURVEY IS CERTIFIED TO THE EXISTING RIGHTS OF WATER AS OF THE DATE OF THE FIELD SURVEY.
THIS SURVEY IS CERTIFIED TO THE EXISTING RIGHTS OF SEWER AS OF THE DATE OF THE FIELD SURVEY.
THIS SURVEY IS CERTIFIED TO THE EXISTING RIGHTS OF UTILITIES AS OF THE DATE OF THE FIELD SURVEY.
THIS SURVEY IS CERTIFIED TO THE EXISTING RIGHTS OF PARKING AS OF THE DATE OF THE FIELD SURVEY.
THIS SURVEY IS CERTIFIED TO THE EXISTING RIGHTS OF INGRESS AND EGRESS AS OF THE DATE OF THE FIELD SURVEY.
THIS SURVEY IS CERTIFIED TO THE EXISTING RIGHTS OF ADJOINER



1 Site Plan
1/8" = 1'-0"

Lot Calculations Table

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Size	1934.59	1601.04	1801.17	1601.04	1934.59
Building Coverage	968.18	946.18	946.18	946.18	968.18
% Coverage	50.05%	59.10%	52.53%	59.10%	50.05%
Allowable max. coverage is 60% Allowable max. coverage for corner lots is 75%					
Drives & Walks	399.46	489.86	543.87	467.37	503.39
Total Impervious	1367.64	1436.04	1490.05	1413.55	1471.57
% Impervious	70.69%	89.71%	80.94%	89.69%	76.07%

Water-Supply Fixture-Unit Values:

		W.S.F.U.			
Qty.	Fixture Type or Group	Hot	Cold	Both	Total
1	Bathtub (with/without shower head)	1.0	1.0	1.4	1.4
0	Clothes washer	1.0	1.0	1.4	0
0	Dishwasher	1.4	-	1.4	0
3	Full-bath group with bathtub or shower stall	1.5	2.7	3.6	10.8
1	Half-bath group (water closet and lavatory)	0.5	2.5	2.6	2.6
2	Hose bibb (sillcock)	-	2.5	2.5	5
1	Kitchen group (dishwasher and sink)	1.9	1.0	2.5	2.5
0	Kitchen sink	1.0	1.0	1.4	0
1	Laundry group (clothes washer and laundry tub)	1.8	1.8	2.5	2.5
0	Laundry tub	1.0	1.0	1.4	0
0	Lavatory	0.5	0.5	0.7	0
0	Shower stall	1.0	1.0	1.4	0
0	Water closet (tank type)	-	2.2	2.2	0
IRC 2006: Table P2903.6				Total Water Fixture Units:	24.8

All ideas, plans and specifications are the property of the Orest Group. Purchaser's right is conditional and limited to a one time use to construct a single project on the lot stated herein, and use is limited to official approval and construction of that project. The Orest Group should be notified immediately if any conflict is found. The Orest Group assumes no responsibility for any construction done in the absence of any conflicts. Failure to do so will be at the sole risk of the contractor and subcontractors. Failure to do so will be at the sole risk of the contractor and subcontractors.

Richard Gerlitzes Designs, Inc.
Residential • Commercial • Land Planning
8734 Dawnbluff Lane
Houston, TX 77055
Phone: 713-686-8000 Fax: 713-686-8001
rich@gerlitzesdesigns.com
TBPE Registration No. F-2009
AIBD Member

Nicholson Townhomes
713 Nicholson, Houston TX

Last Modified:
11/30/2015 12:37:33 PM

Last Plot:
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Job Number:
2015.0012

Sheet Name:
Site Plan

Sheet Number:
A0.1