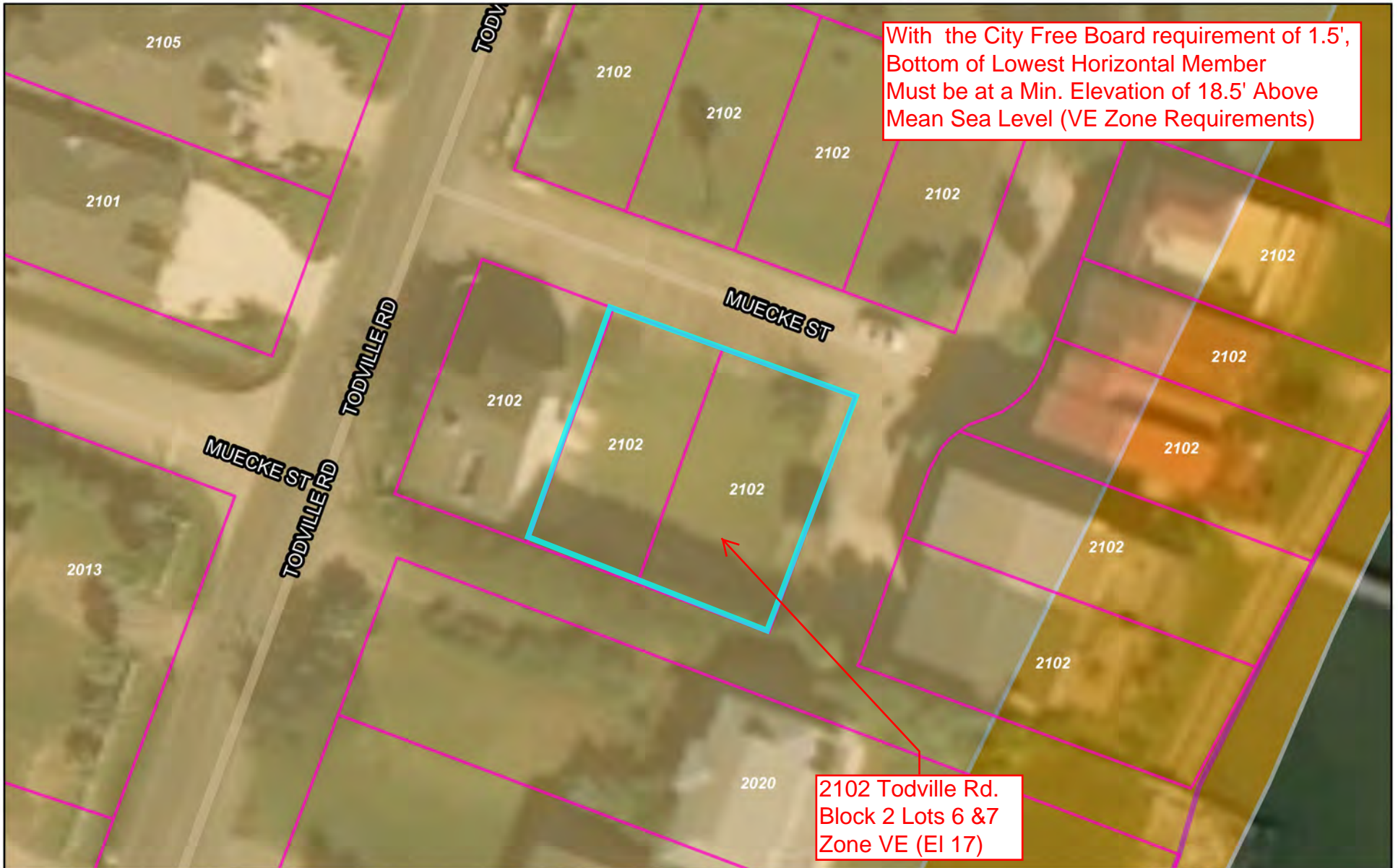
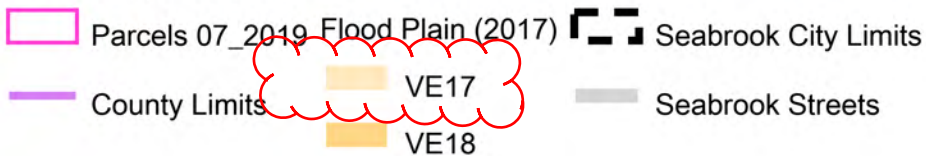


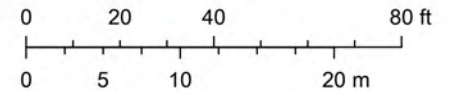
2102 Todville Rd (Lot 6 & 7)



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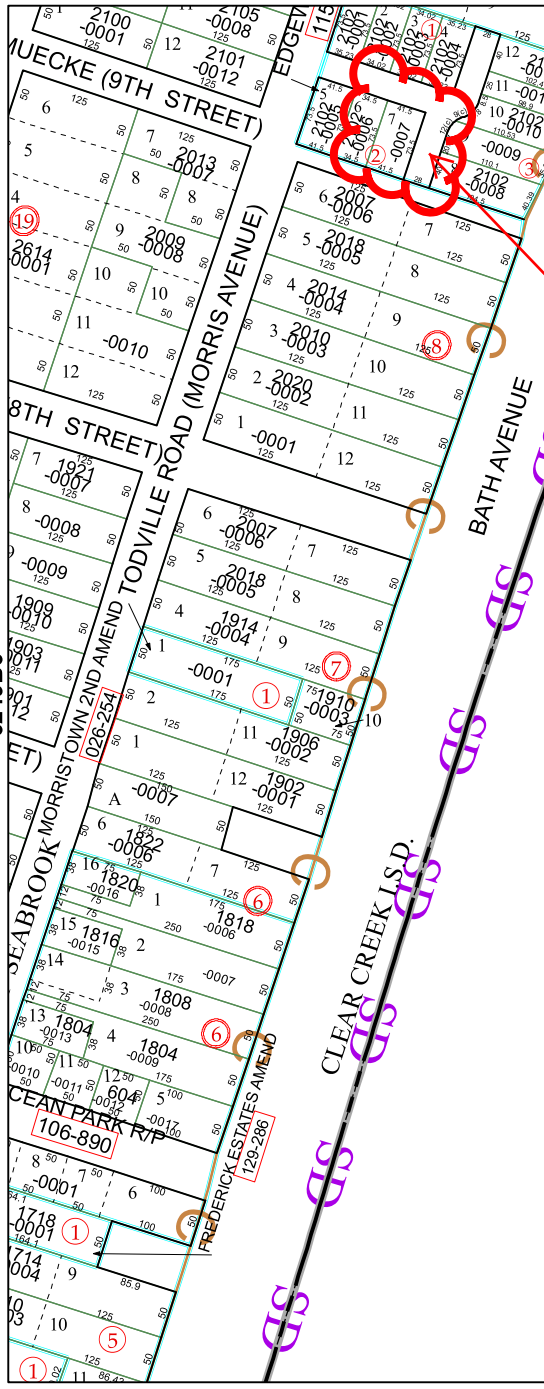


1:564



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Seabrook Staff
www.seabrooktx.gov



2102 Todville Rd.
Block 2 Lots 6 & 7

Harris County Appraisal District



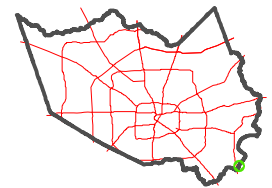
0 50 100 200 Feet

PUBLICATION DATE:
2/22/2019

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



MAP LOCATION



FACET 6249B

1	2	3	4	
5	6	7	8	
9	10	11	12	

6249B8

FILED
 JUN 16 1981
 Harris County, Texas
 814790

STATE OF TEXAS
 COUNTY OF HARRIS

I, Samuel D. Pilkinton, owner of the property subdivided in the above and foregoing map of Edgewater Townhomes, do hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as Edgewater Townhomes in the Ritson Morris Survey, Abstract 52, an addition to the City of Seabrook, Harris County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to each side of all utility easements shown hereon.

I do hereby dedicate forever to the public a strip of land twenty-five (25) feet wide on each side of the centerline for any and all gullies, ravines, draws, sloughs, or other natural drainage courses shown located in said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, I hereby relinquish all rights of access to major or larger streets or highways shown hereon except by way of the platted streets shown.

Witness my hand and seal, Harris County, Texas, this 13th day of June, 1981.

Samuel D. Pilkinton, Owner

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared Samuel D. Pilkinton, 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 set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of June, 1981.

Mary Spive Marshall
 Notary Public in and for Harris County, Texas
 My commission expires 10-4-81

I, Tom E. Wilson, Vice-President, San Jacinto State Bank, owner and holder of lien upon said property do hereby ratify and confirm said subdivision and dedication, and do hereby in all things to said subdivision and dedication subordinate the lien against said property owned and held by me.

Thomas E. Wilson, Vice-President
 San Jacinto State Bank



RECORDERS MEMORANDUM
 At the time of recording, this instrument was found to be defective for the following reasons: reproduction defective of signature, date, or other data; incorrect page, etc. All corrections, additions and changes were present at the time this instrument was filed and recorded.

This is to certify that I, Jimmie D. Coker, a Registered Professional Engineer of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron rods (1/2" x 18"), and that this plat correctly represents that survey made by me.

Jimmie D. Coker, P.E., R.P.S.
 Jimmie D. Coker, P.E.
 Tex. Lic. No. 10259

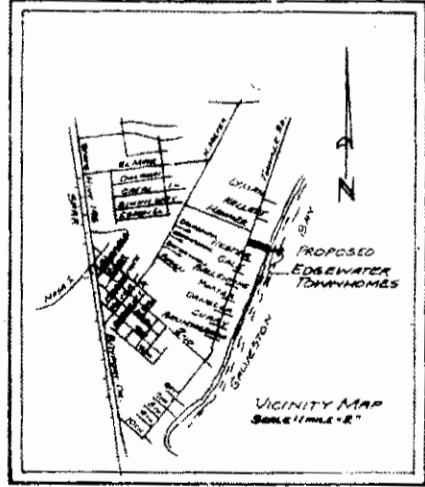
We, the City Manager and the City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance.

Steve Walters, City Manager
 Charles Billard, City Engineer

This is to certify the City Council of the City of Seabrook, Texas, on motion made and seconded and adopted, has approved this plat and subdivision of Edgewater Townhomes as shown hereon, and ordered said plat filed on record in the office of County Clerk of Harris County, Texas.

IN TESTIMONY WHEREOF, witness the official signatures this day of June, 1981.

Evelyn Purswell, City Secretary
 Jimmy White, Mayor



PLAT OF
 EDGEWATER TOWNHOMES
 SEABROOK, TEXAS
 CONTAINING: 12 Lots - 3 Blocks
 OWNER: SAMUEL D. PILKINTON

LOTS 1,2,3,10,11,12, &
 NORTH 1/2 OF NINETH
 STREET 50' R.O.W. (ABANDONED)
 BLOCK NO. 9 - MORRISSTOWN SUBDIVISION
 RITSON MORRIS LEAGUE, ABSTRACT NO. 52
 SEABROOK, HARRIS COUNTY, TEXAS
 RECORDED IN VOLUME 1, PAGE 34
 HARRIS COUNTY MAP RECORDS
 NOVEMBER 10, 1980
 SCALE: 1" = 20'

METROPOLITAN ENGINEERING
 4117-B VISTA ROAD,
 PASADENA, TEXAS

OFFICE OF ANITA RODEHEAVER, COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 VOL. 502 PAGE 132
 EDGEWATER TOWNHOMES
 THIS IS PAGE 1 OF 1 PAGES

I, Anita Rodeheaver, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on June 16, 1981, at 1:47 o'clock, P.M., and duly recorded on June 16, 1981, at 9:00 o'clock, A.M., Volume 502, Page 132, of the Map Records of Harris County, Texas.

WITNESS my hand and seal of office, at Harris County, the day and date last above written.

I certify that this plat lies wholly within the City Limits.

Richard P. Doss, County Engineer
 Anita Rodeheaver, County Clerk of Harris County, Texas

THIS INSTRUMENT IS FILED ONLY AS TO BE APPLIED TO ONLY THAT TO THE EXTENT THAT EACH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.



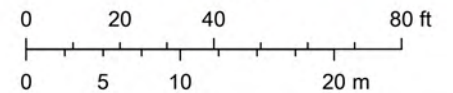
2102 Todville Rd (Lot 6 & 7)



10/28/2019, 3:26:10 PM

- Parcels 07_2019
- Official Zoning Districts March 2019
- Seabrook City Limits
- County Limits
- R-1: Single Family Detached
- Seabrook Streets

1:564



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Sec. 3.03. - R-1 Single-family detached residential district.

3.03.01. Description: This district is primarily intended for single-family detached residential dwellings and related religious, educational, and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment. Internal stability, attractiveness, order, efficiency, security, and the maintenance of property values are encouraged by the provision of adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of these various elements. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in parts 4.0 and 5.2 of the Comprehensive Master Plan 2030.

3.03.02. Uses permitted by right and conditional uses: Please see the comprehensive land use regulation matrix at the end of this article of the ordinance.

3.03.03. Density: One dwelling unit per lot.

3.03.04. Area regulations:

- A. *Front yard:* All buildings shall be set back from the street right-of-way lines a minimum depth of 25 feet, except cul-de-sac bulbs may have a minimum front setback of 20 feet.
- B. *Rear yard:* A lot with a primary building located on it must have a rear yard of no less than 15 feet.
- C. *Water-abutting yard:*
 - 1. If there are two adjoining structures, the minimum waterfront setback shall be the greater of the average of the setbacks of the adjoining main structures within 100 feet of the proposed structure or the minimum water-abutting yard setback of 25 feet.
 - 2. If there is only one adjoining structure within 100 feet of the proposed structure, the minimum water-abutting yard setback shall be the greater of two-thirds of the adjoining property setback or 25 feet.
 - 3. If there are no adjoining structures within 100 feet of the proposed structure, the minimum water-abutting yard setback requirement of 25 feet shall be met.
 - 4. Impervious fences are not permitted in any required waterfront setback.
- D. *Side yard:* A total of 15 feet for both sides and no less than five feet on any one side. Corner lots shall have a side setback of not less than ten feet on the corner.
- E. *Side yards for older subdivisions:* For lots platted prior to July 19, 1970 which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet.
- F. *Lot size:* For each single-family dwelling there shall be a lot area of not less than 7,500 square feet. Only one principal building shall be permitted on any lot.
- G. *Lot width:* Except in the case of those dwellings located on a cul-de-sac terminus, each lot shall have a minimum width of not less than 50 feet at the front building line. Every lot shall abut on a street for a distance of not less than 20 feet.
- H. *Lot depth:* Each lot must have a minimum depth of not less than 90 feet.

3.03.05. Height: No building or structure may exceed 40 feet in height.

3.03.06. Accessory structures: Accessory structures shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on the site. Accessory structures shall be set back at least five feet from interior side and rear property lines. A minimum distance of not less than five feet shall be maintained between the main structure and accessory buildings. Connecting breezeways shall not exceed eight feet in width at the eaves. Buildings shall be separated by an approved firestop in the roof and walls. The total ground floor area (or the area covered by any elevated floor area) of accessory structures more than 30 inches in height shall not exceed 45 percent of the floor area of the required rear yard. **No accessory structures or other obstructions including decks, pools, paving, landscaping structures or trees and fountains may be erected on any utility easement.**

3.03.07. Buffering and screening:

The developer of any single-family detached subdivision in this zone shall provide a screen fence or wall around the perimeter of the subdivision which shall be 100-percent impervious to sight and at least six feet in height, except that this fence or wall shall not be located in any waterfront setback. All sides of the wall or fence that are visible to the public shall be landscaped as specified in article 5.

Other properties containing uses by right in this zone are not required to provide buffering and screening when adjacent to other zones. With the exception of properties in the R-LD zone, all other zones shall provide the buffering and screening when abutting this zone.

Conditional uses in this zone may be required to provide buffering and screening to other properties in the R-1 zone and to properties in other zones as a condition of the use.

3.03.08. Outside storage and display: No storage shall be permitted beyond the front building line.

3.03.09. Animal control: No farm fowl or animals shall be kept within 100 feet of any property line; provided however, that small domestic animals for school projects may be kept on the premises within 100 feet of the property line if all terms and conditions of the school project exception as set out in the domestic animals ordinance are followed.

3.03.10. Parking: Parking shall be in accordance with the article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix, found at the end of article 5.

3.03.11. Landscaping: Shall be in accordance with article 5 of this ordinance.

3.03.12. Reserved.

3.03.13. Supplementary regulations:

- A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.
- B. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.
- C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

(Ord. No. 93-19, arts. 2, 4, 9-7-1993; Ord. No. 2000-09, § 1, 8-15-2000; Ord. No. 2010-11, § 2, 6-15-2010)



New Home Permit Submittal

When submitting for a new home permit please fill out a Seabrook Building Permit application and include the following list of required plans and supporting documentation.

1. Legal Property Survey (Sealed by Surveyor).
2. FEMA Elevation Certificate (based on construction drawings).
3. Energy Code Report (Res Check or equivalent with construction checklist) based on the 2015 IECC.
4. Electric load analyses with one line service diagram.
5. Plot Plan showing: structure location, dimensions to all property lines, mechanical equipment, paving, and all setbacks and utility easements. Note the location of electrical service and mechanical equipment in the plan set.
6. Architectural plan set including Plans, Elevations, Sections, Electrical Layouts (Based on the 2017 NEC), Plumbing / Gas Layout (on Architectural), and Construction Details (Based on the 2015 IRC).
7. Engineered Plans Including: Foundation, Framing, and Windstorm Plans (to meet 150 Mph. (Ultimate Wind Speed). Engineer shall indicate proposed finished floor elevation (Zone AE) or height of lowest horizontal member (Zone VE) in the foundation plan or details.

Additional Documents: *In some cases additional documents may be required when construction a new home, including:*

V-Zone Certificate (filled out and sealed by engineer), provided when construction is in a FEMA Designated Coastal Velocity Zone.

New Plat / Re-Plat, required when combining or subdividing a property prior to construction of a new home.

Note: The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the documentation or during the construction of said building or structure. The Building Official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of the City of Seabrook are found.