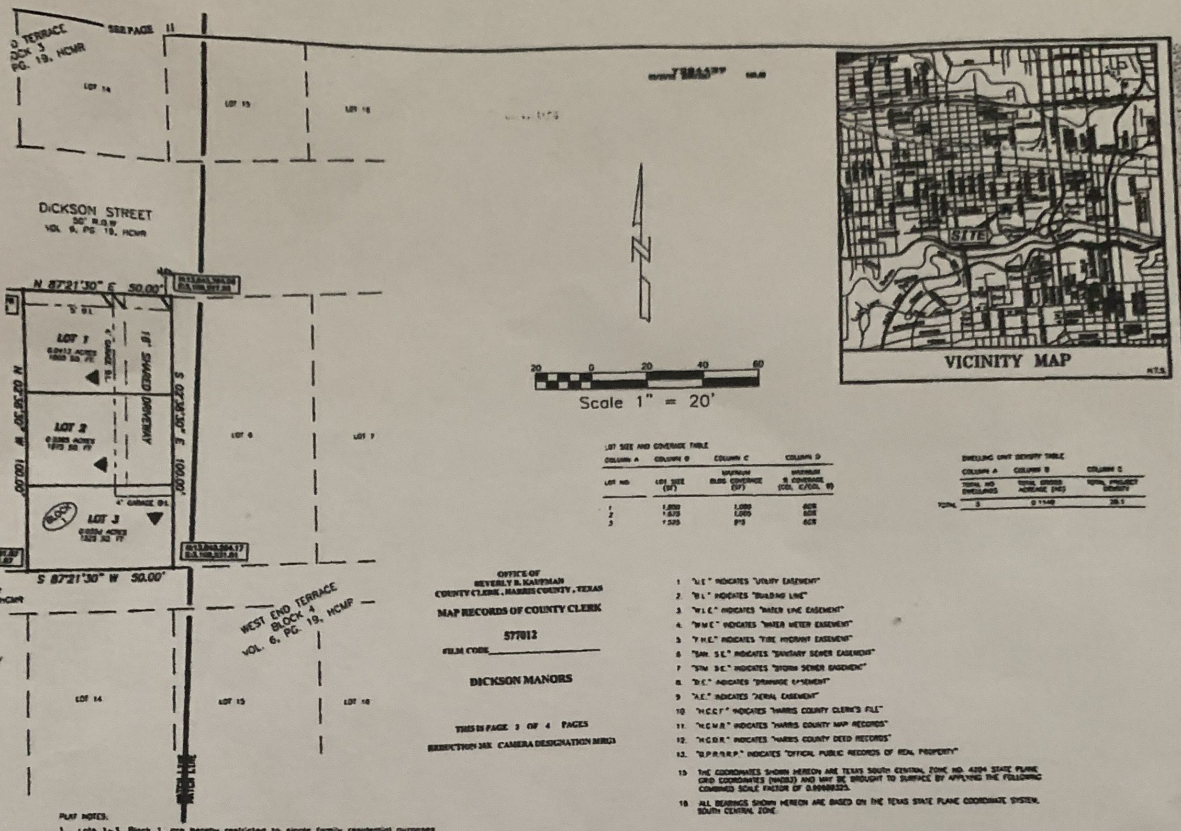

LOT SIZE AND COVERAGE TABLE

COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG. COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
1	1,200	1,080	60%
2	1,670	1,005	60%
3	1,320	792	60%

DWELLING UNIT DENSITY TABLE

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. ENCLAVES	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
TOTAL 3	0.1148	26.1

OFFICE OF
BEVERLY B. KAUFFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
577012
FILM CODE
DICKSON MANORS
THIS IS PAGE 3 OF 4 PAGES
REFERENCE MAP CAMERA DESIGNATION MR03

1. "U.E." INDICATES "UTILITY EASEMENT"
2. "B.L." INDICATES "BUILDING LINE"
3. "W.L.E." INDICATES "WATER LINE EASEMENT"
4. "W.M.E." INDICATES "WATER METER EASEMENT"
5. "F.H.E." INDICATES "FIRE HYDRANT EASEMENT"
6. "SAN. S.E." INDICATES "SANITARY SEWER EASEMENT"
7. "STM. S.E." INDICATES "STORM SEWER EASEMENT"
8. "D.E." INDICATES "DRAINAGE EASEMENT"
9. "A.E." INDICATES "AERIAL EASEMENT"
10. "H.C.C.F." INDICATES "HARRIS COUNTY CLERK'S FILE"
11. "H.C.M.R." INDICATES "HARRIS COUNTY MAP RECORDS"
12. "H.C.D.R." INDICATES "HARRIS COUNTY DEED RECORDS"
13. "O.P.R.R.P." INDICATES "OFFICIAL PUBLIC RECORDS OF REAL PROPERTY"
15. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99988523.
16. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE

PLAT NOTES:

1. Lots 1-3, Block 1, are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 367).
2. 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 900 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.
3. 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.
4. 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 additional space shall be provided.
5. Lot 1, Block 1, are hereby denied direct driveway access to Dickson Street.
6. Vehicular access to lots 1-3, Block 1 is provided for by a shared driveways only.
7. The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.
8. The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
9. This subdivision contains one or more shared driveways 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 government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be sole responsibility of the owners of the property in this subdivision.
10. At least 150 square feet of permeable area is required per lot. 450 square feet of permeable area shall be provided within the boundary of this subdivision.
11. Any fence or wall up to 8 feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.
13. All lots shall have adequate wastewater collection service
14. ▲ denotes primary driveway access to each lot.
15. Building coverage limited to 60% of area of each lot.
16. All bearings are referenced to Texas State Plane Coordinates South Central Zone.

DICKSON MANORS

A SUBDIVISION OF 0.1148 ACRES OF LAND LOCATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 1, HARRIS COUNTY, TEXAS AND BEING ALL OF LOT 5, BLOCK 4, WEST END TERRACE ACCORDING TO THE PLAT OR PLAT THEREOF AS RECORDED UNDER VOL. 6, PG. 19, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

3 LOTS | 1 BLOCK

SCALE: 1" = 20' | DATE: DECEMBER, 2004

OWNER: LOYD RUSSEL HOMES, L.P.

REASON FOR REPLAT:
TO CREATE 3 SINGLE FAMILY LOTS

TOTAL SURVEYORS, INC.
A PROFESSIONAL LAND SURVEYING COMPANY
4201 CENTER STREET
DEER PARK, TEXAS 77536
281-479-8719

SURVEYOR'S INFORMATION:
As the term of consultation, this information was found to be inadequate for the best interpretation of boundaries, locations of improvements, easements or encroachments, unless otherwise noted. Underground pipes, etc. All buildings, setback and easement lines shown on the face of the hereon are true and accurate.

CLASS 2