



- GENERAL NOTES**
- 1) AC "As Constructed"
 - 2) AS "As Shown"
 - 3) BL "Building Line"
 - 4) CE "Cement"
 - 5) CL "Clear"
 - 6) CR "Curbside"
 - 7) FC "Footprint"
 - 8) GE "Grade"
 - 9) GL "Glass"
 - 10) GR "Gravel"
 - 11) H "Hatched"
 - 12) HCL "Hatched Concrete"
 - 13) HCS "Hatched Concrete Slab"
 - 14) HCSL "Hatched Concrete Slab with Reinforcement"
 - 15) HCSL "Hatched Concrete Slab with Reinforcement"
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OAK FOREST VILLAS

A SUBDIVISION OF 0.6428 ACRES OF LAND OUT OF THE SAMUEL McCLELLAND SURVEY BEING A REPLAT OF LOTS 135 & 136, BLOCK F, ELLA LEE FOREST RECORDED UNDER VOL. 49, PG. 5 HCMR AND PORTION OF LOTS 14 & 15, BLOCK 3, ROSLYN HEIGHTS ACRE HOMES, SECTION 2, RECORDED UNDER VOL. 5, PG. 27 HCMR HARRIS COUNTY, TEXAS

7 LOTS 1 BLOCK
MAY 2023

REASON FOR REPLAT- TO CREATE 7 LOTS AND A SHARED DRIVEWAY DEVELOPMENT

OWNER / DEVELOPER
RANDY HARGROVE
GAINI PRECISION INC.
3721 PINEMONT DRIVE
HOUSTON, TX 77018

SUBDIVISION SURVEYORS
BOB THREADEWELL STREET
SUITE 150
HOUSTON, TX 77079

ENGINEER / PLANNER
QUIDDITY
12000 Katy Freeway, Suite 1000
Houston, TX 77024

LOT COVERAGE TABLE

LOT NO.	LOT AREA (a. f.)	BUILDING COVERAGE (a. f.)	% COVERAGE
1	2,808	1,884	60%
2	1,450	870	60%
3	1,450	870	60%
4	1,450	870	60%
5	1,856	1,115	60%
6	9,339	N/A	N/A
7	9,331	N/A	N/A

DWELLING UNIT DENSITY CALCULATION

# of Lots	Project Acreage	Project Square Footage	Density
7	0.64	27,796 s.f.	10.94 du./ac.

PARK LAND DEDICATION

A (Number of Existing Dwelling Units)	B (Number of Proposed Dwelling Units)	C (Number of Incremental Dwelling Units (B-A))
1	7	6

- 1) No land to be established as Private Park or dedicated to the public for Park purposes.
- 2) This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
- 3) The then-current fee in lieu of dedication shall be applied to this number (6 units) of dwelling units.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°58'44"W	8.75'
L2	S00°07'11"E	30.00'
L3	N00°07'11"E	20.00'
L4	N89°58'44"W	36.05'