



VICINITY MAP  
H.T.S.

OFFICE OF  
BEVERLY E. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
810314

FILM CODE  
CAROLINE MANOR

THIS IS PAGE 1 OF 2 PAGES  
SCANNER KM-4850W  
KEY MAP

BLODGETT PARK TOWNHOMES  
SECTION 2  
F.C. No. 550258  
H.C.M.R.

BLODGETT PARK TOWNHOMES  
SECTION 2  
F.C. No. 47234  
H.C.M.R.

# CAROLINE MANOR

A SUBMISSION OF 0.6457 ACRES OF LAND  
BEING ALL OF LOTS 1, 2, 6, 7 AND  
A PORTION OF LOTS 3 AND 12 OF BLOCK  
35 OF MACGREGOR'S BLODGETT PARK, RECORDED  
IN VOL. 5, PG. 12, H.C.M.R. LOCATED IN  
THE OBEDIENCE SMITH SURVEY, ABSTRACT 696  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 13 SINGLE FAMILY LOTS  
13 LOTS 1 BLOCK  
SCALE: 1"=20' DATE: AUGUST, 2008

BY  
HOUSTON CADRYNE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY  
433 N. 71st HOUSTON PARKWAY 222  
SUITE 310  
HOUSTON, TEXAS 77002  
(713) 909-5414

**BROWN & GAY**  
CIVIL ENGINEERS & SURVEYORS  
10777 WESTHEIMER, SUITE 403  
HOUSTON, TEXAS 77042  
(281) 568-0700

RECORDER'S REMOVAL NOTICE  
In the event of any errors in this plat, the same shall be corrected by the recorder at the expense of the person who caused the error, and the same shall be corrected as soon as possible after the recording of this plat.

### LOT SIZE COVERAGE TABLE - URBAN AREA

LOT NO.	LOT AREA	MAXIMUM FIRST FLOOR BLDG. FOOTPRINT	MAXIMUM COVERAGE
1	2,064 S.F.	1,238 S.F.	60%
2	2,064 S.F.	1,238 S.F.	60%
3	2,064 S.F.	1,238 S.F.	60%
4	2,064 S.F.	1,238 S.F.	60%
5	2,382 S.F.	1,420 S.F.	60%
6	2,320 S.F.	1,392 S.F.	60%
7	1,924 S.F.	1,154 S.F.	60%
8	1,924 S.F.	1,154 S.F.	60%
9	2,889 S.F.	1,730 S.F.	60%
10	1,971 S.F.	1,182 S.F.	60%
11	1,971 S.F.	1,182 S.F.	60%
12	1,971 S.F.	1,182 S.F.	60%
13	2,388 S.F.	1,431 S.F.	60%

TOTAL NO. OF DWELLINGS: 13  
TOTAL CROSS ACRES: 0.6457  
TOTAL PROJECT DEASITY: 20.13

1. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a second unit is provided only one more additional space shall be provided.

2. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established in accordance with the applicable provisions of Chapter 43, Code of Ordinances, City of Houston, in effect at the time this plat was approved, which may be amended from time to time.

3. This tract is subject to Chapter 43, Article III, Division 2, of the City of Houston Code of Ordinances. Specifically a Storm Water Quality Permit may need to be obtained before the issuance of any construction permit, as that term is defined in Division 2, for all or part of the tract.

4. Access to Lots 1 through 5, 8 and 10 through 13 is hereby denied except driveway access to Caroline Street Westworth Avenue and 3rd Junction Street. Vehicular access to each lot is provided for by a shared driveway only.

5. The building line for property adjacent to an intersecting street shall not encroach into any visibility triangle. This area shall contain adequate visibility sight triangles for vehicular traffic approaching the intersection.

6. The garage portion of each single-family residential unit is to setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

7. Any fence or wall up to eight feet high shall be erected at least two feet from the present line along the exterior street or local street. This area shall be planted and maintained with landscaping.

8. The building line for property adjacent to an intersecting street shall not encroach into any visibility triangle. This area shall contain adequate visibility sight triangles for vehicular traffic approaching the intersection.

FILED  
2007 MAR 20 PM 3:00  
County Clerk  
HARRIS COUNTY TEXAS

20070148743  
3/20/2007 03:16:00

