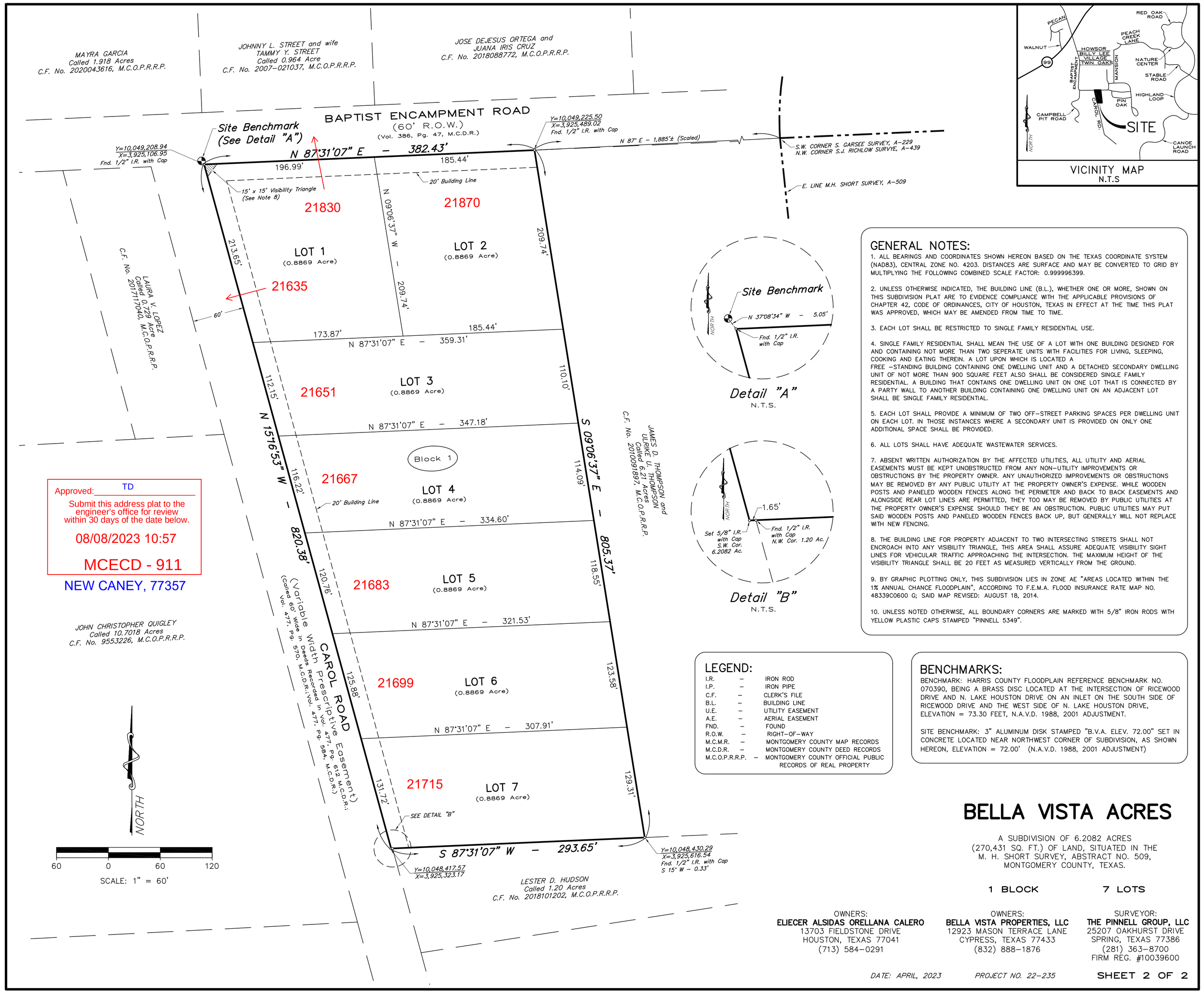

Approved: TD

Submit this address plat to the engineer's office for review within 30 days of the date below.

08/08/2023 10:57

MCECD - 911

NEW CANEY, 77357

VICINITY MAP
N.T.S

GENERAL NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), CENTRAL ZONE NO. 4203. DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999996399.

2. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE 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.

3. EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

4. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPERATE 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.

5. 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 ON ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

6. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER SERVICES.

7. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON–UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

8. THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE, THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION. THE MAXIMUM HEIGHT OF THE VISIBILITY TRIANGLE SHALL BE 20 FEET AS MEASURED VERTICALLY FROM THE GROUND.

9. BY GRAPHIC PLOTTING ONLY, THIS SUBDIVISION LIES IN ZONE AE "AREAS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48339C0600 G; SAID MAP REVISED: AUGUST 18, 2014.

10. UNLESS NOTED OTHERWISE, ALL BOUNDARY CORNERS ARE MARKED WITH 5/8" IRON RODS WITH "YELLOW PLASTIC CAPS STAMPED "PINNELL 5349".

LEGEND:

I.R.	–	IRON ROD
I.P.	–	IRON PIPE
C.F.	–	CLERK'S FILE
B.L.	–	BUILDING LINE
U.E.	–	UTILITY EASEMENT
A.E.	–	AERIAL EASEMENT
FND.	–	FOUND
R.O.W.	–	RIGHT–OF–WAY
M.C.M.R.	–	MONTGOMERY COUNTY MAP RECORDS
M.C.D.R.	–	MONTGOMERY COUNTY DEED RECORDS
M.C.O.P.R.R.P.	–	MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

BENCHMARKS:

BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 070390, BEING A BRASS DISC LOCATED AT THE INTERSECTION OF RICEWOOD DRIVE AND N. LAKE HOUSTON DRIVE ON AN INLET ON THE SOUTH SIDE OF RICEWOOD DRIVE AND THE WEST SIDE OF N. LAKE HOUSTON DRIVE, ELEVATION = 73.30 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.

SITE BENCHMARK: 3" ALUMINUM DISK STAMPED "B.V.A. ELEV. 72.00" SET IN CONCRETE LOCATED NEAR NORTHWEST CORNER OF SUBDIVISION, AS SHOWN HEREON, ELEVATION = 72.00' (N.A.V.D. 1988, 2001 ADJUSTMENT)

BELLA VISTA ACRES

A SUBDIVISION OF 6.2082 ACRES
(270,431 SQ. FT.) OF LAND, SITUATED IN THE
M. H. SHORT SURVEY, ABSTRACT NO. 509,
MONTGOMERY COUNTY, TEXAS.

1 BLOCK 7 LOTS

OWNERS:
ELIECER ALSIDAS ORELLANA CALERO
13703 FIELDSTONE DRIVE
HOUSTON, TEXAS 77041
(713) 584–0291

OWNERS:
BELLA VISTA PROPERTIES, LLC
12923 MASON TERRACE LANE
CYPRESS, TEXAS 77433
(832) 888–1876

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
(281) 363–8700
FIRM REG. #10039600

DATE: APRIL, 2023 PROJECT NO. 22–235