



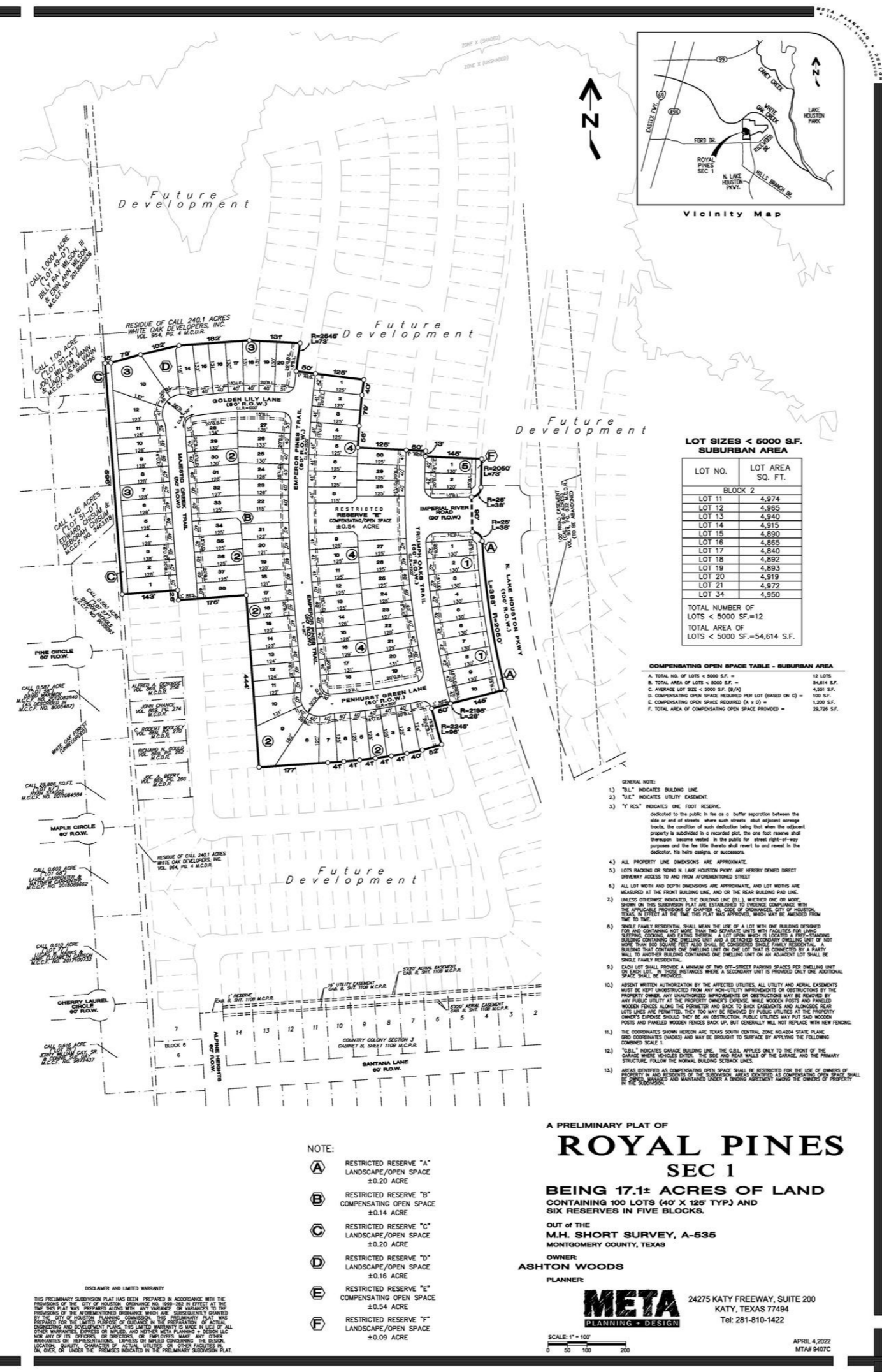
Max Kidd

10h · 🌐

Royal Pines Sec1, 17 acres, 100 lots

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LOT SIZES < 6000 S.F. SUBURBAN AREA

LOT NO.	LOT AREA SQ. FT.
BLOCK 2	
LOT 11	4,974
LOT 12	4,965
LOT 13	4,940
LOT 14	4,915
LOT 15	4,890
LOT 16	4,885
LOT 17	4,840
LOT 18	4,892
LOT 19	4,893
LOT 20	4,919
LOT 21	4,972
LOT 34	4,950
TOTAL NUMBER OF LOTS < 5000 SF.=12	
TOTAL AREA OF LOTS < 5000 SF.=54,614 S.F.	

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA

A. TOTAL NO. OF LOTS < 5000 S.F. =	12 LOTS
B. TOTAL AREA OF LOTS < 5000 S.F. =	54,614 S.F.
C. AVERAGE LOT SIZE < 5000 S.F. (B/A) =	4,551 S.F.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C) =	100 S.F.
E. COMPENSATING OPEN SPACE REQUIRED (A x D) =	1,200 S.F.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED =	28,728 S.F.

- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE.
 - "UL" INDICATES UTILITY EASEMENT.
 - "Y REL" INDICATES ONE FOOT RESERVE.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - LOTS SHOWN ON SHOWN & LAKE HOUSTON PARK ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFORESAID STREET.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND ON THE REAR BUILDING PAD LINE.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (BL) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN ARE ESTABLISHED TO EXCLUDE COMPENSATING OPEN SPACE PER THE PROVISIONS OF CHAPTER 92, CODE OF MUNICIPAL ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAN WAS APPROVED, WHICH MAY BE ADDED FROM THE TO THE.
 - SINGLE FAMILY RESIDENTIAL SHALL BE THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR RESIDENTIAL USE WITH TWO SEPARATE UNITS WITH INDIVIDUAL FIREplaces, BATHING, COOKING, AND LIVING SPACES. A LOT WHICH IS LOCATED A FIRST-STAGING BUILDING COMPRISED OF TWO UNITS WITH A SEPARATED SECTORIAL DRIVEWAY USE OF FIRST BUILDING THAT CONTAINS ONE DWELLING UNIT ON THE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH SIDE OF ROADS.
 - ASSENT WRITTEN AUTHORIZATION BY THE APPLICED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNIMPEDED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER, AND UNCONTROLLED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S RISK AND WITHOUT NOTICE AND WITHOUT ANY LOSS OF TIME TO THE PROPERTY OWNER AND BACK TO BACK EASEMENTS AND ADJACENT SIDE WALKS ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S RISK AND WITHOUT NOTICE. THESE UTILITIES MAY NOT USE WOODEN POSTS AND PANELLED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THE COORDINATE SHOWN HEREON ARE BEING SHOWN IN CENTRAL ZONE NAD 83 STATE PLANE (GEO COORDINATES) (FOOT) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE:
 - "GLB" INDICATES GARAGE BUILDING LINE. THE G.B.L. APPLIES ONLY TO THE FRONT OF THE GARAGE BEHIND THE FRONT PORCH AND REAR WALLS OF THE GARAGE, AND THE PRIMARY STRUCTURE, FOLLOW THE NORMAL BUILDING SETBACK LINES.
 - AREAS SHOWN AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND SHALL BE MAINTAINED UNDER A BROWN AGREEMENT AS TO THE OWNERSHIP OF PROPERTY BY THE SUBDIVISION.

- NOTE:
- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.20 ACRE
 - (B) RESTRICTED RESERVE "B" COMPENSATING OPEN SPACE ±0.14 ACRE
 - (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.20 ACRE
 - (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.16 ACRE
 - (E) RESTRICTED RESERVE "E" COMPENSATING OPEN SPACE ±0.54 ACRE
 - (F) RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.09 ACRE

A PRELIMINARY PLAT OF
ROYAL PINES
 SEC 1
 BEING 17.1± ACRES OF LAND
 CONTAINING 100 LOTS (40' X 120' TYP) AND
 SIX RESERVES IN FIVE BLOCKS.
 OUT OF THE
M.H. SHORT SURVEY, A-535
 MONTGOMERY COUNTY, TEXAS
 OWNER:
ASHTON WOODS
 PLANNER:
META
 PLANNING • DESIGN
 24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77484
 Tel: 281-810-1422
 SCALE: 1" = 100'
 0 50 100 200
 APRIL 4, 2022
 META 9407/C

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON, ORDINANCE NO. 1099-200 OR AS APPLIED BY THE CITY OF HOUSTON PLANNING COMMISSION. THE CITY OF HOUSTON PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF HOUSTON PLANNING COMMISSION'S STANDARDS AND REGULATIONS. HOWEVER, THE CITY OF HOUSTON PLANNING COMMISSION DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED HEREON IS COMPLETELY ACCURATE OR THAT THE INFORMATION CONTAINED HEREON WILL BE USED IN ACCORDANCE WITH THE CITY OF HOUSTON PLANNING COMMISSION'S STANDARDS AND REGULATIONS. THE CITY OF HOUSTON PLANNING COMMISSION DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED HEREON IS COMPLETELY ACCURATE OR THAT THE INFORMATION CONTAINED HEREON WILL BE USED IN ACCORDANCE WITH THE CITY OF HOUSTON PLANNING COMMISSION'S STANDARDS AND REGULATIONS. THE CITY OF HOUSTON PLANNING COMMISSION DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED HEREON IS COMPLETELY ACCURATE OR THAT THE INFORMATION CONTAINED HEREON WILL BE USED IN ACCORDANCE WITH THE CITY OF HOUSTON PLANNING COMMISSION'S STANDARDS AND REGULATIONS.