



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran

Director

P.O. Box 1562

Houston, Texas 77251-1562

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www.houstontx.gov

Special Request Notice

VAR/SE

September 23, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER : 2026-1570

PLAT NAME: Bacher Manor

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at 5603 Bacher Street, Houston, TX 77028. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance for a 5' side building line on the south side of the property, along an undeveloped local street. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project. You may also contact the Planner, Petra Hsia, with the Planning and Development Department regarding this notice via email at Petra.Hsia@houstontx.gov or call (832) 393-6626.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 15, 2026, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located**

See reverse side for useful information.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Joe Panzarella • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman • Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

at the entrance to the Council Chamber .

You may submit comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

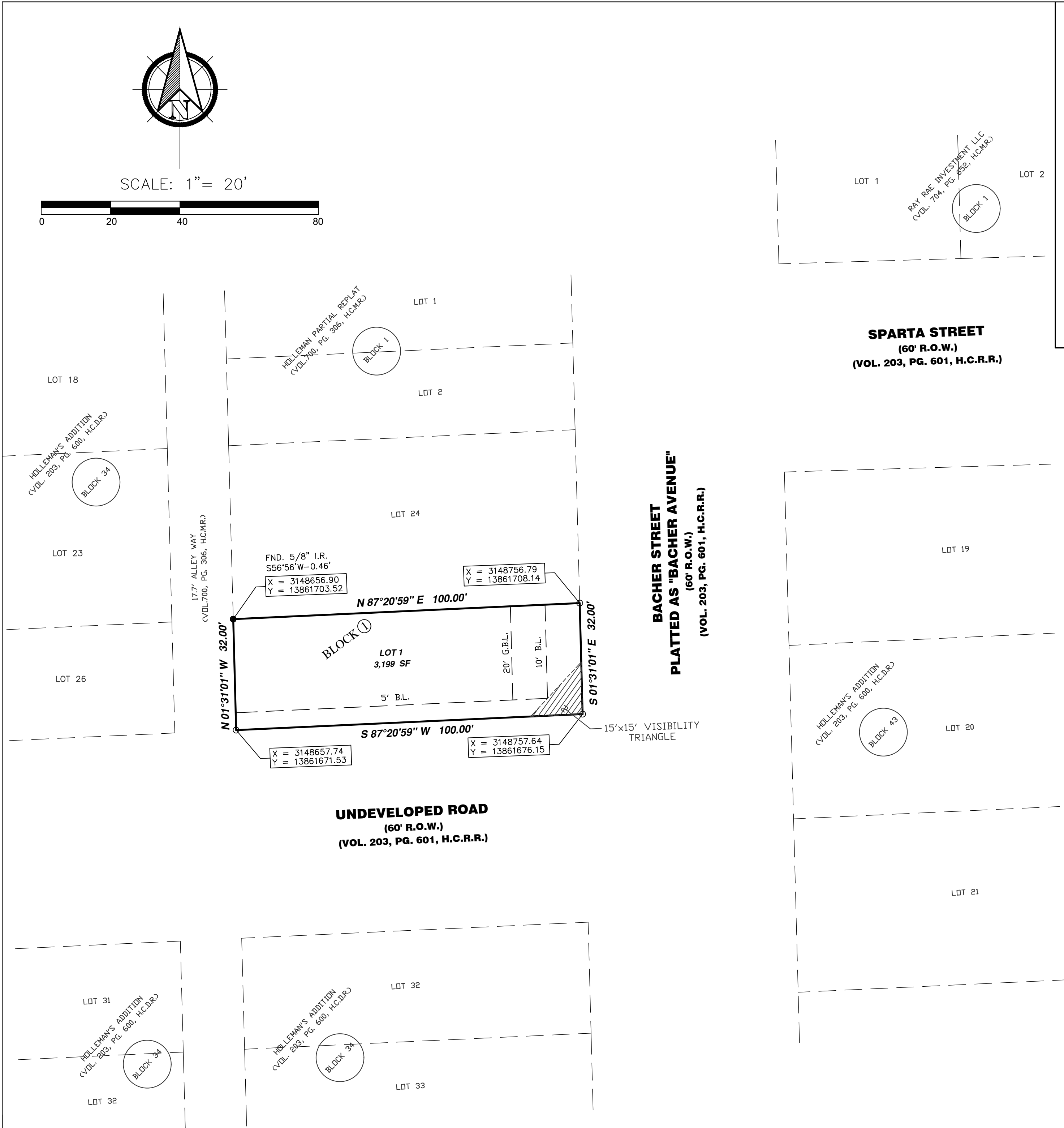
- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.



PLAT NOTES:

1) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.

2) ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, WHICH MAY BE AMENDED FROM TIME TO TIME.

3) AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 150 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.

4) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.

5) NO BUILDING PERMIT OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF HOUSTON, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE FUNDS REQUIRED UNDER PROVISIONS OF SECTION 42-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY.

6) NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.

7) THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 4.

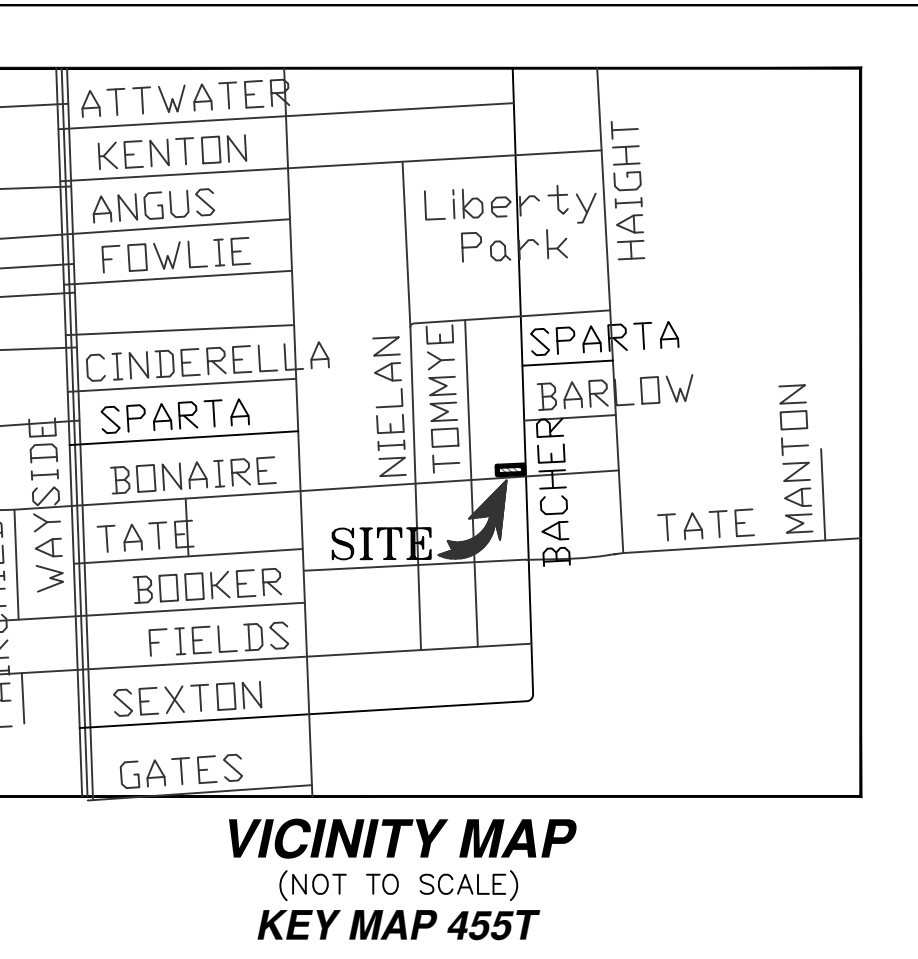
8) THIS PERCENTAGE (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.

9) THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THE INCREMENTAL (PROPOSED MINUS EXISTING) DWELLING UNITS.

10) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLAN GRID COORDINATE (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE xxxxxxxxxxxx.

11) 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 LOTS 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.

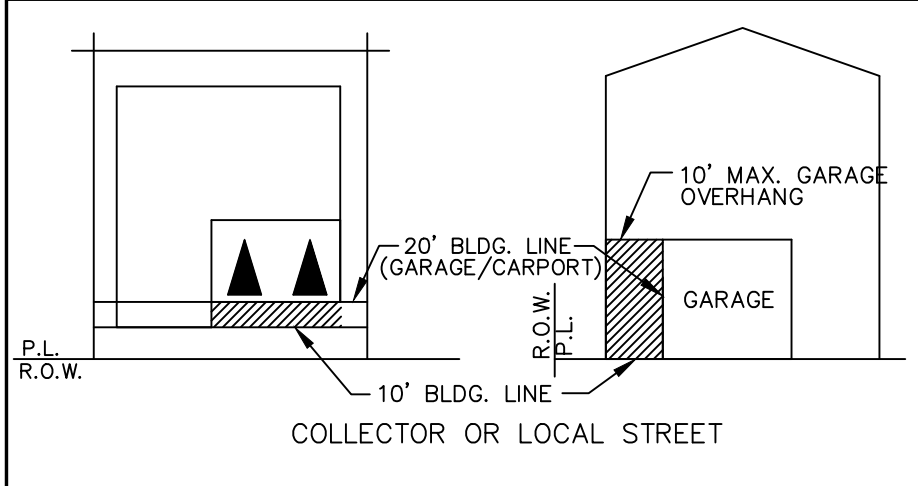
12) THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION. THE MAXIMUM HEIGHT OF THE VISIBILITY TRIANGLE SHALL BE 20 FEET AS MEASURED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



- LEGEND:**
- 1.) "B.L." INDICATES BUILDING LINE
 - 2.) "U.E." INDICATES UTILITY EASEMENT
 - 3.) "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
 - 4.) "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
 - 5.) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
 - 6.) "R.O.W." INDICATES RIGHT OF WAY
 - 7.) "ESMT." INDICATES EASEMENT
 - 8.) "H.L. & P." INDICATES HOUSTON LIGHTING & POWER COMPANY
 - 9.) "o" INDICATES IRON ROD SET
 - 10.) "•" INDICATES IRON ROD FOUND
 - 11.) "G.B.L." INDICATES GARAGE BUILDING LINE

LOT SIZE AND COVERAGE TABLE			
LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ FOOT)
1	2,205	75% MAX	1,653

ENDEAVOR ONE S LLC			
BY: _____			
xxxxxxxxxxxxxx, MANAGER			



1. A 10-FOOT BUILDING LINE IS ESTABLISHED FOR THE PRINCIPAL STRUCTURE ONLY.
2. A 19-FOOT BUILDING LINE IS FOR ANY CARPORT OR GARAGE FACING THE STREET.
3. THE BUILDING ABOVE THE CARPORT OR GARAGE MAY OVERHANG THE BUILDING UP TO 9- FEET.
4. REFERENCE ABOVE TYPICAL LOT LAYOUT.
5. MEET THE PERFORMANCE STANDARD REQUIREMENTS OF SEC 42-157(b)(3).

DWELLING UNIT DENSITY TABLE		
DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
2	0.0734 ACRES	27.24

PARKS AND OPEN SPACE TABLE	
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	X
NUMBER OF EXISTING DWELLING UNITS (DU)	0

STATE OF TEXAS
COUNTY OF HARRIS

WE, ENDEAVOR ONE S LLC, ACTING THROUGH xxxxxxxxxxxxxxxx, ITS MANAGER, BEING OFFICERS OF ENDEAVOR ONE S LLC, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS "OWNERS" (WHETHER ONE OR MORE) OF THE 0.0734 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BACHER MANOR, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSOR AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, ENDEAVOR ONE S LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY xxxxxxxxxxxxxxxx, ITS MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

ENDEAVOR ONE S LLC

BY: _____

xxxxxxxxxxxxxx, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED xxxxxxxxxxxxxxxx, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

X: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

BACHER MANOR

A SUBDIVISION OF 0.0734 ACRES (3,199 SQUARE FEET) TRACT OF LAND, BEING A REPLAT OF LOT 25, IN BLOCK 34, OF HOLLEMAN'S ADDITION, RECORDED IN VOLUME 203, PAGE 600, OF H.C.D.R., HARRIS, COUNTY

REASON FOR REPLAT: CHANGE BUILDING LINE

LOTS: 1 BLOCK: 1

SEPTEMBER, 2026

OWNERS
ENDEAVOR ONE S LLC

CE ENGINEERS & DEVELOPMENT CONSULTANTS
T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458
CE ENGINEERS & DEVELOPMENT CONSULTANTS, INC.
(CEEDC PROJ 26-1061)

I, PIOTR A. DEBSKI AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, (SOUTH CENTRAL) ZONE.

X
PIOTR A. DEBSKI
TEXAS REGISTRATION NO. 5902

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BACHER MANOR IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

BY: _____ OR BY: _____
LISA M. CLARK, CHAIR M. SONNY GARZA, VICE CHAIRMAN
AND
BY: _____
VONN TRAN, SECRETARY

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2026, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2026, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

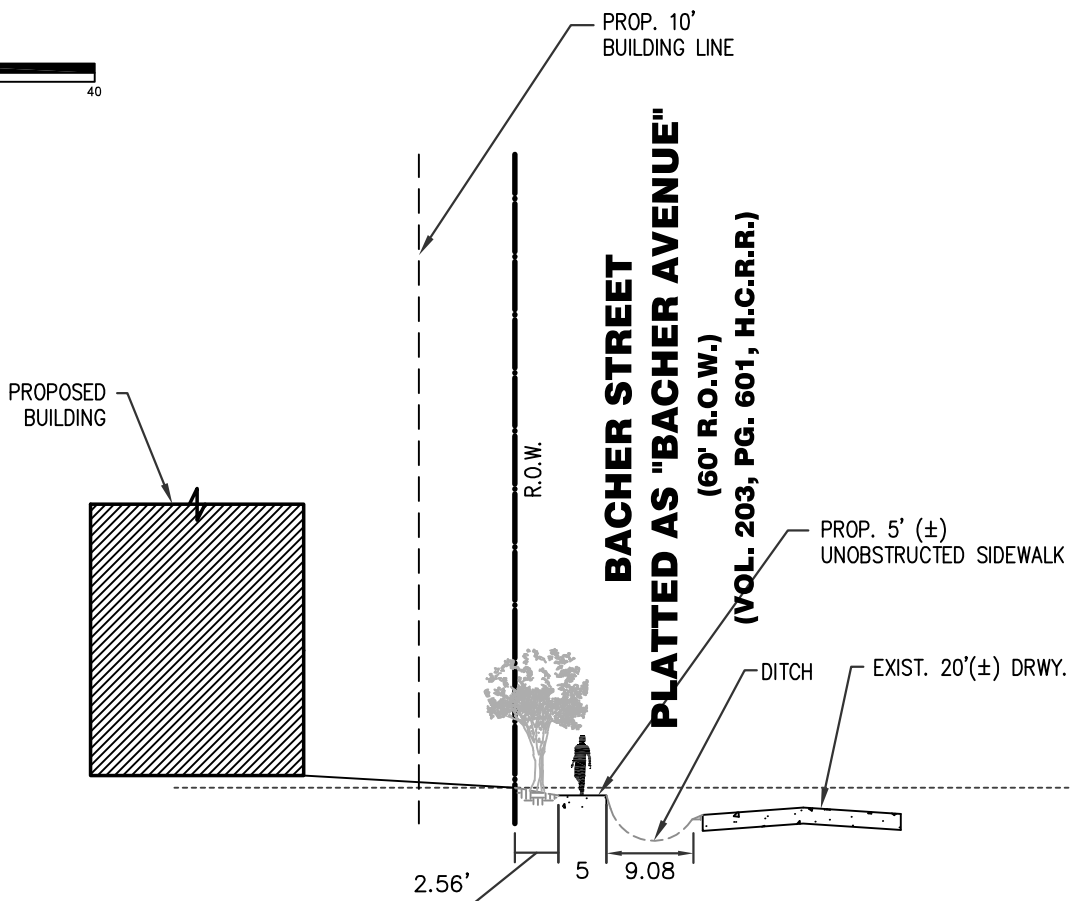
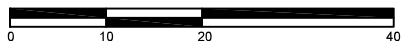
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



SCALE: 1" = 10'



CROSS SECTION @ BACHER STREET

SCALE: 1"=10'

BACHER MANOR

OWNERS

ENDEAVOR ONE S LLC

TITLE

CROSS SECTION PLAN @ BACHER STREET

PROJECT

BACHER MANOR

DATE: 09/20/26

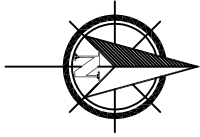
JOB #: 26-1061

DRAWN BY: ML

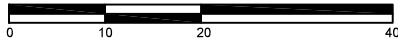
CHECKED BY: ML

SHEET NO.

CSP-1



SCALE: 1" = 10'



UNDEVELOPED ROAD
(60' R.O.W.)
(VOL. 203, PG. 601, H.C.R.R.)

PROP. 5'
BUILDING LINE

R.O.W.

PROPOSED
BUILDING

CROSS SECTION @ UNDEVELOPED STREET

SCALE: 1"=10'

BACHER MANOR

OWNERS

CE PARTNER, LLC
9545 KATY FWY #410
HOUSTON, TX 77024

TITLE

CROSS SECTION PLAN @ UNDEVELOPED STREET

PROJECT

BACHER MANOR

DATE: 09/20/26

JOB #: 26-1061

SHEET NO.

DRAWN BY: ML

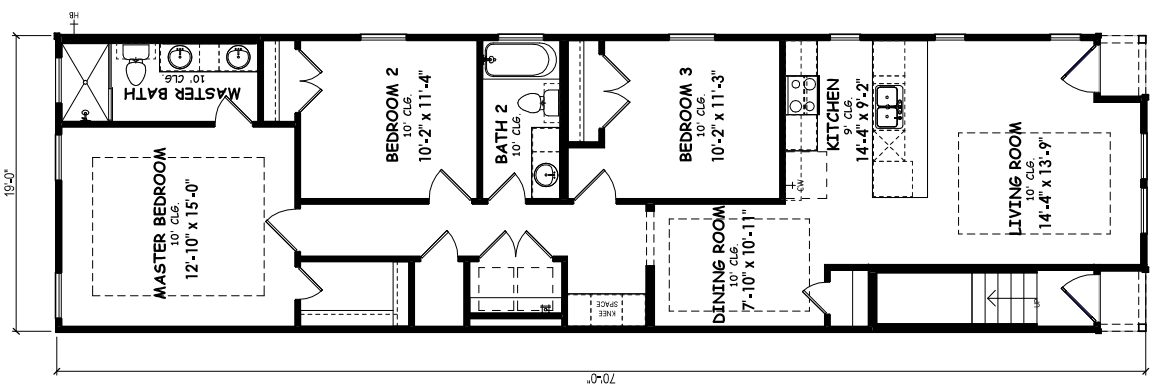
CHECKED BY: ML

CSP-1

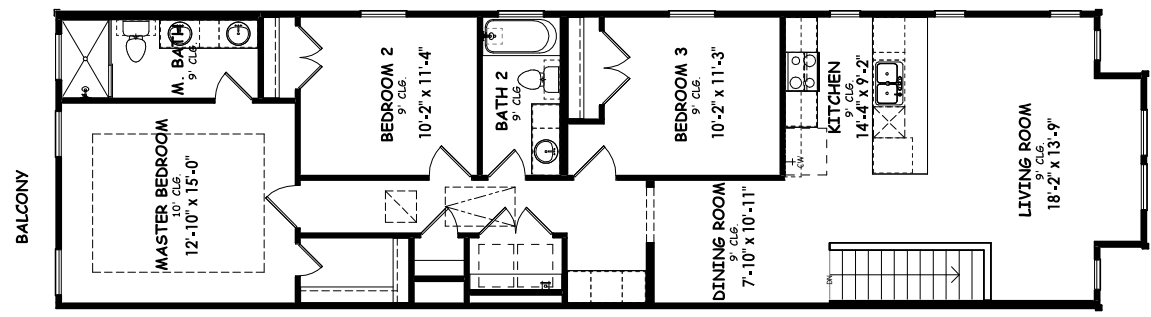


The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

Copyright Notice: Drawings and specifications are instruments of services and shall remain the property of Middle Housing Design Co., LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to Middle Housing Design Co., LLC. Any use of the drawings and/or specifications without a written agreement from Middle Housing Design Co., LLC, will be subjected to legal actions and compensation per Architectural Works Copyright Protection Act of 1990.



1ST FLOOR PLAN



2ND FLOOR PLAN

AREAS	
Heated Area - Unit 1	1245 SF
1st Floor Livable	1245 SF
Heated Area - Unit 2	65 SF
1st Floor Livable	1245 SF
2nd Floor Livable	1331 SF
Unheated Area	24 SF
Front Porch	24 SF
Unheated Area - Unit 1	54 SF
Rear Porch	54 SF
Unheated Area - Unit 2	54 SF
Deck	54 SF
Total	2707 SF