



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran

Director

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Houston, Texas 77251-1562

Public Hearing Notice with special request

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September 22, 2026

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2026-1485

PLAT NAME: Mill Ridge Village Sec 1

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Regency Green Place being lot 1, block 1, per Film Code No. 686197 H.C.M.R.. The property is located at 11145 Saathof Drive east of Mill Ridge Drive. The purpose of the replat is to create 15 Reserves and 147 Lots.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Department has mailed written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

Attached you will also find a copy of the Variance being requested with this application.

The applicant, Bob Terry, with McKim & Creed, Inc., on behalf of the developer, can be contacted at 713-568-7440 for additional information regarding this project. You may also contact the planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice via email at Dorianne.Powe@houstontx.gov or call (832) 393-6570.

The Houston Planning Commission will hold a public hearing 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 at the entrance to the Council Chamber.**

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

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.



Application Number: 2026-1485
Plat Name: Mill Ridge Village Sec 1
Applicant: McKim & Creed, Inc.
Date Submitted: 9/8/2026

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Requesting a variance to allow terminating Regency Wood Drive in a cul-de-sac and having no intersecting street.

Chapter 42 Section: 128 and 134

Chapter 42 Reference:

42-128 – Intersections of local streets.

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:

(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

42-134 – Street extension.

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

- (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan;
- (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application;
- (3) The existing stub street is only one lot in depth;
- (4) The proposed subdivision will not extend residential development; and
- (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Mill Ridge Village will be a single family residential patio home development which will be comprised of two sections. Section 1 will contain 147 residential lots and Section 2 will contain approximately 79 lots. Traffic circulation within the project will consist of Type 1 PAEs. Both sections will be gated. The lot count necessitates having two points of access to public streets. This is being achieved by extending Saathoff Drive along the southerly line of Sec 1 and extending the right-of-way of Regency Wood Drive from Regency Green Drive to the northerly line of Section 1, terminating it with a cul-de-sac and accessing it with a Type 1 PAE. The extension of Saathoff Drive will also be accessed via a Type 1 PAE. The extension off a public street through the center of the property will have a negative impact on the development and the privacy of the future residents. The property is adjoined by a wastewater plant and an acreage tract on the north, a Harris County Flood Control channel with apartments and other development on the east, a platted subdivision (Mill Ridge North) to the south and an acreage tract and platted properties to the west. An extension of Regency Wood Drive through the property would offer no particular convenience to the surrounding properties. The Type 1 PAEs will maintain the privacy of the development while still offering good traffic circulation throughout the project. As for street intersections, the existing right-of-way of Saathoff Drive is being extended. It is located approximately 1,465 feet south of Regency Green Drive, which is approximately 5% over the minimum required intersection spacing. It would seem impractical to create another intersecting street when the existing one is such a small distance beyond the required spacing distance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The developer has not created a hardship. By terminating the right-o-way of Regency Wood Drive in a cul-de-sac, the developer is able to make full use of the property, maintain the security and privacy of the future residents while still meeting the access requirements of Chapter 42.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Implementing the project in this way will achieve the goal of having two points of public street access while at the same time utilizing the property to its fullest potential and providing sufficient internal traffic circulation via the Type 1 PAEs.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. It will make for a practical use of the land and also provide the required access

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance. It does allow for full use of the land while meeting the other requirements of Chapter 42.

STATE OF TEXAS
COUNTY OF HARRIS

WE, _____, ACTING BY AND THROUGH _____, BEING AN OFFICER OF _____, ITS GENERAL PARTNER, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 20.86 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MILL RIDGE VILLAGE, SEC 1, 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, SUCCESSORS 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 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 PROPERTY ARE ORIGINALLY INTENDED FOR THE 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

FURTHER, OWNERS CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, _____, ACTING BY AND THROUGH _____, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE _____ THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

XXXXXXXXXXXX
XXXXXXXXXXXX
XXXXXXXXXXXX
XXXXXXXXXXXX

BY: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME

(AFFIX NOTARY SEAL)

MY COMMISSION EXPIRES: _____

I, ROBERT W. TERRY, AM REGISTERED 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 A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (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.

ROBERT W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4420
TBPELS FIRM NO. 10177600

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MILL RIDGE VILLAGE, SEC 1, N 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: _____
LISA M CLARK , CHAIR (OR) M. SONNY GARZA,
VICE CHAIRMAN

BY: _____
VONN TRAN
SECRETARY

I, MILTON RAHMAN, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

MILTON RAHMAN, P.E.
COUNTY ENGINEER

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 2026 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

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

TOTAL RESERVE AREA= 5.119 ACRES

(A) RESTRICTED RESERVE "A"
(RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.380 ACRE 16,537 SQ. FT.

(I) RESTRICTED RESERVE "I"
(RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.297 ACRE 12,944 SQ. FT.

(B) RESTRICTED RESERVE "B"
(RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.032 ACRE 1,393 SQ. FT.

(J) RESTRICTED RESERVE "J"
(RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.032 ACRE 1,380 SQ. FT.

(C) RESTRICTED RESERVE "C"
(RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.021 ACRE 929 SQ. FT.

(K) RESTRICTED RESERVE "K"
(RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.033 ACRE 1,439 SQ. FT.

(D) RESTRICTED RESERVE "D"
(RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/INCIDENTAL UTILITIES/ MAINTENANCE PURPOSES ONLY)
1.019 ACRES 44,368 SQ. FT.

(L) RESTRICTED RESERVE "L"
(RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.090 ACRE 3,901 SQ. FT.

(E) RESTRICTED RESERVE "E"
(RESTRICTED TO DRAINAGE AND DETENTION PURPOSES ONLY)
2.923 ACRES 127,308 SQ. FT.

(M) RESTRICTED RESERVE "M"
(RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.030 ACRE 1,320 SQ. FT.

(F) RESTRICTED RESERVE "F"
(RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.163 ACRE 7,120 SQ. FT.

(N) RESTRICTED RESERVE "N"
(RESTRICTED TO LANDSCAPE/COMPENSATING OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.042 ACRE 1,832 SQ. FT.

(G) RESTRICTED RESERVE "G"
(RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.016 ACRE 718 SQ. FT.

(O) RESTRICTED RESERVE "O"
(RESTRICTED TO LANDSCAPE/SIGNAGE/OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.010 ACRE 450 SQ. FT.

(H) RESTRICTED RESERVE "H"
(RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITY PURPOSES ONLY)
0.031 ACRE 1,340 SQ. FT.

NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING (DIVIDING BY) THE FOLLOWING COMBINED SCALE FACTOR OF 0.99992074015.
- BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), 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.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."
- 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.
- 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.
- 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 ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- EXCEPT AS NOTED ALL PERIMETER BOUNDARY CORNERS ARE MARKED WITH 5/8-INCH IRON RODS WITH PLASTIC CAPS STAMPED "MCKIM & CREED".
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

12. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION.

13. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY; THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

14. ABBREVIATIONS:

ROW INDICATES RIGHT-OF-WAY

PL INDICATES PROPERTY LINE

FND. INDICATES FOUND PROPERTY CORNER

NO. INDICATES "NUMBER"

BL INDICATES BUILDING LINE.

GBL INDICATES GARAGE BUILDING LINE.

UE INDICATES UTILITY EASEMENT.

UVE INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.

SSE INDICATES SANITARY SEWER EASEMENT.

WLE INDICATES WATER LINE EASEMENT.

STMSE INDICATES STORM SEWER EASEMENT.

H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.

H.C.C.F.NO. INDICATES HARRIS COUNTY CLERK'S FILE NUMBER.

H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.

CM INDICATES A CONTROLLING MONUMENT.

BLOCK NO. 1
LOTS LESS THAN 5,000 SQ. FT.

LOT NO	AREA
1	2320
2	2343
3	2343
4	2344
5	2345
6	2346
7	2347
8	2347
9	2348
10	2349
11	2350
12	2350
13	2351
14	2352
15	2353
16	2353
17	3139
18	3118
21	3181
22	3205
23	3206
24	3207
25	3208
26	3209
27	3203

BLOCK NO. 2
LOTS LESS THAN 5,000 SQ. FT.

LOT NO	AREA
1	3205
2	3213
3	3214
4	3215
5	3215
6	3216
7	3217
8	3218
9	3219
10	3297
11	3320
12	3320
13	3320
14	3320
15	3320
16	3320
17	3320
18	3813
19	3240
20	3200
21	3197

BLOCK NO. 3
LOTS LESS THAN 5,000 SQ. FT.

LOT NO	AREA
1	3193
2	3200
3	3200
4	3200
5	3200
6	3200
7	3200
8	3200
9	3200
10	3200

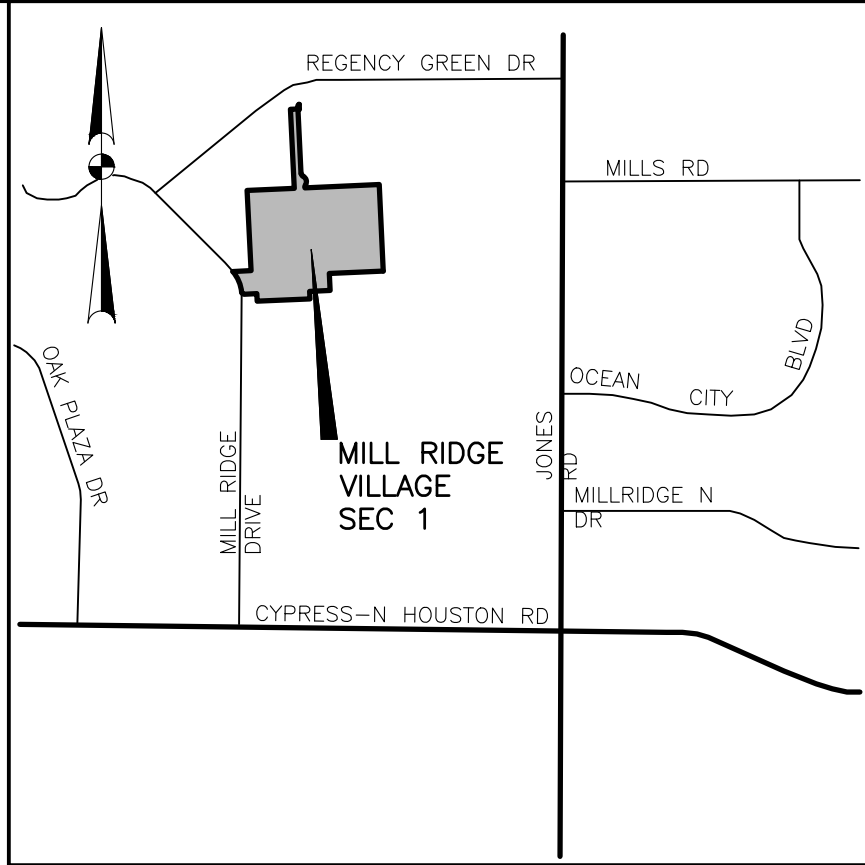
COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA (ETJ)

- | | |
|--|----------------|
| A. TOTAL NUMBER OF LOTS <5,000 SQ.FT.: | 148 LOTS |
| B. TOTAL AREA OF LOTS <5,000 SQ.FT.: | 415,559 SQ.FT. |
| C. AVERAGE LOT SIZE <5000 SQ.FT. (B/A): | 2,808 SQ.FT. |
| D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C) | 500 SQ.FT. |
| E. COMPENSATING OPEN SPACE REQUIRED (AxD) | 74,000 SQ.FT. |
| F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED | 74,304 SQ.FT. |

COMPENSATING OPEN SPACE PROVIDED

RESERVE "D"	44,368 SQ.FT.
RESERVE "F"	7,120 SQ.FT.
RESERVE "I"	12,944 SQ.FT.
RESERVE "J"	1,380 SQ.FT.
RESERVE "K"	1,439 SQ.FT.
RESERVE "L"	3,901 SQ.FT.
RESERVE "M"	1,320 SQ.FT.
RESERVE "N"	1,832 SQ.FT.

TOTAL 74,304 SQ.FT.



VICINITY MAP
(N/S)
KEY MAP 369J

BLOCK NO. 5
LOTS LESS THAN 5,000 SQ. FT.

LOT NO	AREA
1	2379
2	2400
3	2400
4	2400
5	2400
6	2400
7	2400
8	2400
9	2400
10	3200
11	3200
12	3200
13	3200
14	3200
15	3200
16	3173
17	2377
18	2400
19	2400
20	2400
21	2400
22	2400
23	2400
24	2400
25	2400
26	3200
27	3200
28	3200
29	3200
30	3200
31	3200
32	3175

BLOCK NO. 6
LOTS LESS THAN 5,000 SQ. FT.

LOT NO	AREA
1	2377
2	2400
3	2160
4	2160
5	2375

PRELIMINARY PLAT OF

MILL RIDGE VILLAGE SEC 1

A SUBDIVISION OF 20.86 ACRES IN THE SAMUEL EVERETT SURVEY A-956 AND THE JAMES MORGAN SURVEY A 788, AND BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1, OUT OF REGENCY GREEN PLACE AS RECORDED AT FILM CODE NO. 686197, H.C.M.R., IN HARRIS COUNTY, TEXAS

147 LOTS 7 BLOCKS 15 RESERVES

SCALE: 1"=60' DATE: SEPTEMBER, 2026

REASON FOR REPLAT: CREATE 15 RESERVES AND 147 LOTS

OWNER:
DAVID R. SAATHOFF FAMILY SNT TRUST, DAVID R. SAATHOFF FAMILY TRUST, JAGMEET MANN, SARDOOL SINGH MANN, HARGURMAT SINGH MANN, SARDEEP SINGH MANN AND KARTER INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY

DEVELOPER:
MERITAGE HOMES
3250 BRIARPARK DRIVE
HOUSTON, TEXAS 77042
PHONE: 713-357-1118



FIRM # F-10890
11011 RICHMOND
AERIAL, SUITE 200
HOUSTON, TX 77042
PHONE: 713 965 9996
FAX: 713 965 0044



ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525

www.mckimcreed.com
TBPELS Firm Registration No. 10177600

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°15'13"E	60.00'
L2	N02°44'47"W	24.75'
L3	N35°48'54"E	14.06'
L4	S02°44'47"E	41.85'
L5	S87°15'13"W	19.89'
L6	S02°32'36"E	7.17'
L7	S02°31'52"E	136.93'
L8	S87°31'01"W	164.13'
L9	S02°28'59"E	60.00'
L10	N02°48'19"W	60.00'
L11	S87°05'42"W	105.26'
L12	N47°53'01"W	21.41'
L13	N87°03'34"E	145.84'
L14	S02°28'59"E	50.00'
L15	S02°32'36"E	10.00'
L16	N02°32'36"W	6.76'
L17	N02°32'36"W	14.06'
L18	S02°32'36"E	10.00'
L19	N02°32'36"W	50.00'
L20	N87°27'24"E	36.86'
L21	S87°31'01"W	21.47'
L22	S85°10'41"W	18.91'
L25	N47°41'05"W	12.50'
L26	N02°44'47"W	5.00'

UNRESTRICTED RESERVE "A"
REGENCY GREEN SECTION 1
VOL. 312, PG. 32 H.C.M.R.

UNRESTRICTED RESERVE "B"
REGENCY GREEN SECTION 1
VOL. 312, PG. 32 H.C.M.R.

REGENCY GREEN DRIVE
(60' ROW)
VOL. 312, PG. 32
H.C.M.R.

REGENCY WOOD DRIVE
VOL. 312, PG. 32 H.C.M.R.

UNRESTRICTED RESERVE "K"
REGENCY GREEN SECTION 2
VOL. 312, PG. 41 H.C.M.R.

JAGMEET MANN, ET AL
CALLED 3.3061 ACRES
H.C.C.F. NO. 20140402304

RESTRICTED RESERVE "J"
REGENCY GREEN SECTION 2
VOL. 312, PG. 41 H.C.M.R.

KARTER INVESTMENTS LLC
H.C.C.F. NO. RP-2019-5508

RESTRICTED RESERVE "A"
NORTHWEST HARRIS COUNTY
WASTEWATER TREATMENT PLANT SITE
VOL. 338, PG. 43 H.C.M.R.

METROPOLITAN
BAPTIST CHURCH, SBC
CALLED 8.053 ACRES
H.C.C.F. NO. K333025

SAMUEL EVERETT SURVEY A-956
JAMES MORGAN SURVEY A-788

SAMUEL EVERETT SURVEY A-956
JAMES MORGAN SURVEY A-788

JAMES MORGAN SURVEY A-788
SAMUEL EVERETT SURVEY A-956

N = 13912763.12
E = 3047495.36

N = 13912810.81
E = 3048555.90

10' TEMP. CONSTRUCTION ESMT.
H.C.C.F. NO. RP-2021-725777

HARRIS COUNTY FLOOD CONTROL DISTRICT
UNIT NO. K 143-00-00
90' ESMT
H.C.C.F. NO. F753396

MERLE SEAN DULIAN TRUST
CALLED 4.2100 ACRES
H.C.C.F. NO. T499239

HOUSTON PORTFOLIO JOINT VENTURE II
CALLED 4.2100 ACRES
H.C.C.F. NO. M111856

ELEVEN FIVE, LTD.
CALLED 8.000 ACRES
H.C.C.F. NO. H754961

HOUSTON PORTFOLIO JOINT VENTURE II
CALLED 3.2777 ACRES
H.C.C.F. NO. M111856

QE INVESTMENTS, LLC
CALLED 3.4674 ACRES
H.C.C.F. NO. RP-2022-17503

PRELIMINARY PLAT OF MILL RIDGE VILLAGE SEC 1

A SUBDIVISION OF 20.86 ACRES IN THE
SAMUEL EVERETT SURVEY A-956 AND
THE JAMES MORGAN SURVEY A 788,
AND BEING A PARTIAL REPLAT OF LOT 1,
BLOCK 1, OUT OF REGENCY GREEN PLACE
AS RECORDED AT FILM CODE NO. 686197,
H.C.M.R., IN HARRIS COUNTY, TEXAS

147 LOTS 7 BLOCKS 15 RESERVES
SCALE: 1"=60' DATE: SEPTEMBER 2026

REASON FOR REPLAT: CREATE 15 RESERVES
AND 147 LOTS

OWNER:
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PHONE: 713.965.9996
FAX: 713.965.0044

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www.mckimcreed.com
TAPES Firm Registration No. 10177600

CURVE TABLE				
NO.	ARC	DELTA	RADIUS	CHORD BRG.
C1	11.18'	0°48'03"	800.00'	N81°33'36"E
C2	27.13'	62°10'55"	25.00'	S33°50'15"E
C3	84.81'	97°11'25"	50.00'	N16°20'00"W
C4	15.19'	34°48'18"	25.00'	S14°51'34"W
C5	185.70'	35°27'56"	300.00'	N22°45'34"W
C6	26.85'	30°46'05"	50.00'	N72°07'58"E
C7	51.99'	59°34'30"	50.00'	N26°57'41"E
C8	78.79'	90°16'59"	50.00'	N42°18'55"E
C9	78.24'	89°39'24"	50.00'	S47°39'17"E
C10	102.49'	90°20'36"	65.00'	N42°20'43"E
C11	39.42'	90°20'36"	35.00'	N42°20'43"E
C12	6.48'	10°36'06"	25.00'	N8°07'37"W
C13	97.29'	111°29'10"	50.00'	S42°18'55"W
C14	6.48'	10°36'06"	35.00'	S87°14'33"E
C15	39.27'	90°00'00"	50.00'	N42°27'24"E
C16	15.88'	18°11'42"	50.00'	N11°38'26"W
C17	15.88'	18°11'42"	50.00'	S11°38'26"E
C18	21.73'	49°47'30"	25.00'	N27°26'21"W

CURVE TABLE				
NO.	ARC	DELTA	RADIUS	CHORD BRG.
C19	15.88'	18°11'42"	50.00'	N6°33'15"E
C20	15.88'	18°11'42"	50.00'	S6°33'15"W
C21	126.53'	144°59'44"	50.00'	S75°14'25"E
C22	39.27'	90°00'00"	25.00'	S47°32'36"E
C23	39.39'	90°16'59"	25.00'	S42°18'55"W
C24	77.98'	59°34'30"	75.00'	N26°57'41"E
C25	40.28'	30°46'05"	75.00'	N72°07'58"E
C26	39.27'	90°00'00"	25.00'	S42°31'01"W
C27	39.27'	90°00'00"	25.00'	S47°28'59"E
C28	39.27'	90°00'00"	25.00'	N42°31'01"E
C29	39.27'	90°00'00"	25.00'	N47°28'59"W
C30	39.12'	89°39'24"	25.00'	S47°39'17"E
C31	39.39'	90°16'59"	25.00'	S42°18'55"W
C32	39.15'	89°43'01"	25.00'	N47°41'05"W
C33	117.36'	89°39'24"	75.00'	S47°39'17"E
C34	141.91'	90°20'36"	90.00'	N42°20'43"E
C35	39.39'	90°16'59"	25.00'	S42°18'55"W
C36	39.15'	89°43'01"	25.00'	N47°41'05"W

CURVE TABLE				
NO.	ARC	DELTA	RADIUS	CHORD BRG.
C37	25.99'	59°34'30"	25.00'	N26°57'41"E
C38	13.43'	30°46'05"	25.00'	N72°07'58"E
C39	39.15'	89°43'01"	25.00'	S47°41'05"E
C40	39.39'	90°16'59"	25.00'	S42°18'55"W
C41	39.15'	89°43'01"	25.00'	N47°41'05"W
C42	39.39'	90°16'59"	25.00'	N42°18'55"E
C43	39.39'	90°16'59"	25.00'	S42°18'55"W
C44	39.15'	89°43'01"	25.00'	N47°41'05"W
C45	63.07'	90°20'36"	40.00'	N42°20'43"E
C46	39.12'	89°39'24"	25.00'	S47°39'17"E