CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Special Request Notice

VAR/SE

November 3, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1739

PLAT NAME：Aeric Oaks

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at 50 Briar Hollow, at the southeast intersection of Briar Hollow Lane and Emmett Road. 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 to allow for 5' of right-of-way dedication for widening for Emmett Road, in lieu of the required 15'. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Karla Martinez, with Pioneer Engineering, LLC, on behalf of the developer, can be contacted at 832-307-0010 for additional information regarding this project.You may also contact the Planner, Tammi Williamson, with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623.

The Planning and Development Department staffis currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission isthe 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, December 3, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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 .**

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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1739
Plat Name: Aeric Oaks
Applicant: Pioneer Engineering, LLC
Date Submitted: 10/19/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for a 5' ROW dedication for Emmett Lane

Chapter 42 Section: Sec. 42-121. - Dedication of rights-of-way. (b)

Chapter 42 Reference:
When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

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;
The plat for Aeric Oaks is located off of Briar Hollow Lane and Emmett Lane. The development will consist of 20 lots on a 3.1708 acre tract of land.

The existing development pattern and dead-end configuration of Emmett Lane limit the practical benefit of requiring the full 15-foot dedication. Properties along the north side are fully developed with residential homes and are unlikely to provide the remaining dedication necessary to achieve the intended street width. Requiring the full dedication from our property would create an isolated widening without a reasonable expectation of achieving a consistent right-of-way width along the street.

Emmett Lane terminates at an existing apartment development, limiting opportunities for future extension or additional through traffic. Our development's primary entrance will be on Briar Hollow Lane, reducing its reliance on Emmett Lane. We propose a 5-foot dedication to provide additional public right-of-way appropriate to the street's limited circulation function. We have also coordinated with Houston Public Works staff, who have expressed support for our proposed paving width.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The surrounding residential development, existing right-of-way configuration, and termination of Emmett Lane are preexisting conditions outside our control. Neighbors are homeowners that are unlikely to dedicate additional right-of-way or extend the street through existing development. These established conditions support a reduced dedication appropriate to the street's location and function.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Our proposed 5-foot dedication provides additional right-of-way while accommodating a paving width supported by Houston Public Works staff. By locating our primary entrance on Briar Hollow Lane, we direct the development's principal access demand to that street ensuring there is adequate circulation on Emmett Lane.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Our request would not change Emmett Lane's existing dead-end configuration or introduce a new through-traffic connection. Our primary entrance on Briar Hollow Lane will limit the development's dependence on Emmett Lane. We have coordinated our proposed paving width with Houston Public Works staff, who are in favor of the proposal. Our final paving, drainage, and emergency-access design will remain subject to applicable City reviews.

(5) Economic hardship is not the sole justification of the variance.
Our request is based on the established development pattern, the limited opportunity to obtain corresponding right-of-way from properties to the north, Emmett Lane's termination at an existing apartment development, and our primary entrance being located on Briar Hollow Lane. Public Works staff's support for our proposed paving width provides additional justification. These physical and circulation conditions support our request not economic hardship.

STATE OF TEXAS
COUNTY OF HARRIS

WE, AERIC OAKS, LLC, ACTING BY AND THROUGH DHANESH KUMAR, ITS MANAGER, BEING OFFICERS OF AERIC OAKS, LLC, OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 3.1708-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF AERIC OAKS, 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 PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) 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, THE AERIC OAKS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY DHANESH KUMAR, ITS MANAGER, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2026.

AERIC OAKS, LLC

_____
DHANESH KUMAR, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, NEIL MIKE MATHIS, 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.

_____
NEIL MIKE MATHIS
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4517

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF AERIC OAKS 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 (OR INSTRUMENT WHEN APPROPRIATE) THIS ___ DAY OF _____, 2026.

BY: _____
LISA M. CLARK, CHAIR
OR
M. SONNY GARZA, VICE CHAIRMAN

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 _____, 20__, AT _____ O'CLOCK __M., AND DULY RECORDED ON _____, 20__, 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

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	BUILDING COVERAGE NOT TO EXCEED
1	3,673	60%	2,204
2	3,096	60%	1,857
3	3,307	60%	1,984
4	3,307	60%	1,984
5	3,096	60%	1,857
6	3,096	60%	1,857
7	3,096	60%	1,857
8	3,097	60%	1,858
9	3,104	60%	1,862
10	3,042	60%	1,825
11	5,816	60%	3,489
12	3,661	60%	2,196
13	4,566	60%	2,739
14	4,251	60%	2,550
15	3,505	60%	2,103
16	3,281	60%	1,969
17	3,207	60%	1,924
18	4,326	60%	2,595
19	4,581	60%	2,748
20	3,984	60%	2,390

LINE TABLE - PROPERTY BOUNDARY

LINE NO.	BEARINGS	DISTANCE
L44	S 00°06'18" W	75.54'
L45	S 66°41'32" W	28.65'
L46	S 46°49'13" W	71.17'
L47	S 16°51'43" E	80.46'
L48	S 20°22'49" W	15.47'
L49	S 55°29'50" W	15.10'
L50	S 80°03'42" W	11.90'
L51	N 70°00'57" W	29.20'
L52	S 86°11'29" W	53.02'
L53	S 70°16'20" W	77.11'
L54	N 30°02'36" W	77.33'
L57	N 41°30'27" E	7.14'

PARKS AND OPEN SPACE TABLE

NUMBER OF EXISTING DWELLING UNITS ☒ I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE	1

DWELLING UNIT DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY
20	3.1708	6.30

RESERVE CHART

RESERVE	DESCRIPTION	SQUARE FEET	ACRES
RES A	PARKING	153	0.0035
RES B	PARKING	153	0.0035
RES C	PARKING	153	0.0035
RES D	PARKING	153	0.0035
RES E	PARKING	153	0.0035
RES F	OPEN SPACE/LANDSCAPE	61,983	1.4229
RES G	PARKING	192	0.0044
RES H	PARKING	192	0.0044

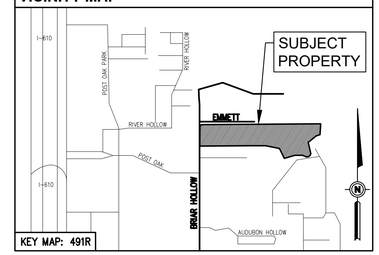
PARKING FOR SINGLE FAMILY USE

PROPOSED DWELLING UNITS ALONG SHARED DRIVEWAY	ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
20	3	0	3

LEGEND

1. B.L.	BUILDING LINE
2. H.C.C.F.	HARRIS COUNTY CLERK'S FILE
3. H.C.M.R.	HARRIS COUNTY MAP RECORDS
4. H.C.D.R.	HARRIS COUNTY DEED RECORDS
5. R.O.W.	RIGHT-OF-WAY
6. FND. IR/IP	FOUND IRON ROD/IRON PIPE
7. VOL., PG.	VOLUME, PAGE
8. ◉	FOUND/SET, IRON ROD/PIPE
9. ▲	PRIMARY DRIVEWAY ACCESS
10. E.A.E.	EMERGENCY ACCESS EASEMENT
11. RES	RESERVE
12. CM	CONTROL MONUMENT
13. COH	CITY OF HOUSTON
14. U.E.	UTILITY EASEMENT

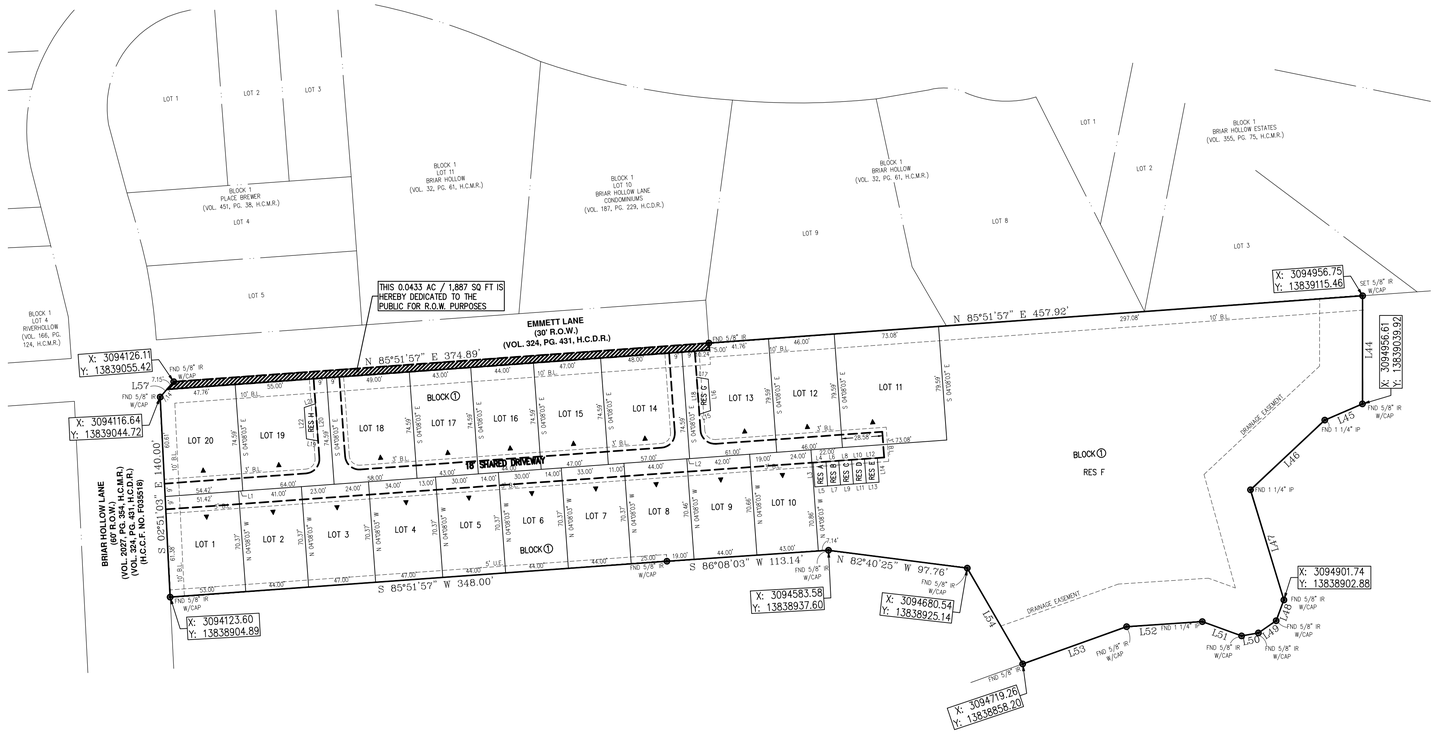
VICINITY MAP



KEY MAP: 491R

PLAT NOTES

1. 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.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), 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.
3. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
4. 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.
5. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 14.
6. THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.
7. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THE INCREMENTAL (PROPOSED MINUS EXISTING) DWELLING UNITS.
8. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00000.
9. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
10. 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.
11. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 3,000 S.F. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
12. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
13. THE NUMBER OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 35 UNITS TO THE GROSS ACRE OF ALL LAND WITHIN THE BOUNDARIES OF THE SUBDIVISION PLAT IF ALL LOTS WITHIN THE SUBDIVISION TAKE VEHICULAR ACCESS FROM THE REAR OR SIDE VIA AN ALLEY, FLAG STAFF, SHARED DRIVEWAY OR PERMANENT ACCESS EASEMENT.
14. VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
15. THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY SHARED DRIVEWAYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
16. THE RESIDENTIAL UNITS OR LOTS ENCOMPASSED BY THIS PLAT ARE ELIGIBLE FOR SOLID WASTE COLLECTION SERVICES BY THE CITY AT THE TIME OF THE FILING OF THE PLAT. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE COLLECTION SERVICES IT PROVIDES.
17. NO HEAVY OR OVERSIZE TRASH COLLECTION SERVICE SHALL BE PROVIDED TO RESIDENTIAL UNITS ELIGIBLE FOR COLLECTION PURSUANT TO ITEM 2 OF SEC. 39-65 OF THE CODE OF ORDINANCES.



LINE TABLE

LINE NO.	BEARINGS	DISTANCE
L1	N 85°51'57" E	3.00'
L2	N 85°51'57" E	2.00'
L3	N 04°08'03" W	17.00'
L4	S 85°51'57" W	9.00'
L5	N 85°51'57" E	9.00'
L6	S 85°51'57" W	9.00'
L7	N 85°51'57" E	9.00'
L8	S 85°51'57" W	9.00'
L9	N 85°51'57" E	9.00'
L10	S 85°51'57" W	9.00'
L11	N 85°51'57" E	9.00'
L12	S 85°51'57" W	9.00'
L13	N 85°51'57" E	9.00'
L14	N 04°08'03" W	17.00'
L15	S 71°49'47" W	8.25'
L16	S 04°08'03" E	22.00'
L17	N 80°05'53" W	8.25'
L18	S 04°08'03" E	26.00'
L19	S 80°05'53" E	8.25'
L20	S 04°08'03" E	26.00'
L21	N 71°49'47" E	8.25'
L22	S 04°08'03" E	22.00'

PIONEER ENGINEERING

2301 COMMERCE STREET, SUITE 250, HOUSTON, TEXAS 77002
(832) 307-0010
FIRM NO. 18084

PEPN: 26059

AERIC OAKS

A SUBDIVISION OF ALL THAT CERTAIN 3.1708-ACRE TRACT OF LAND BEING A REPLAT OF LOT 9, ROY B. NICHOLS SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED AT VOLUME 321, PAGE 431 HARRIS COUNTY DEED RECORDS.

REASON FOR REPLAT: TO CREATE TWENTY (20) SINGLE-FAMILY RESIDENTIAL LOTS AND EIGHT (8) RESERVES.

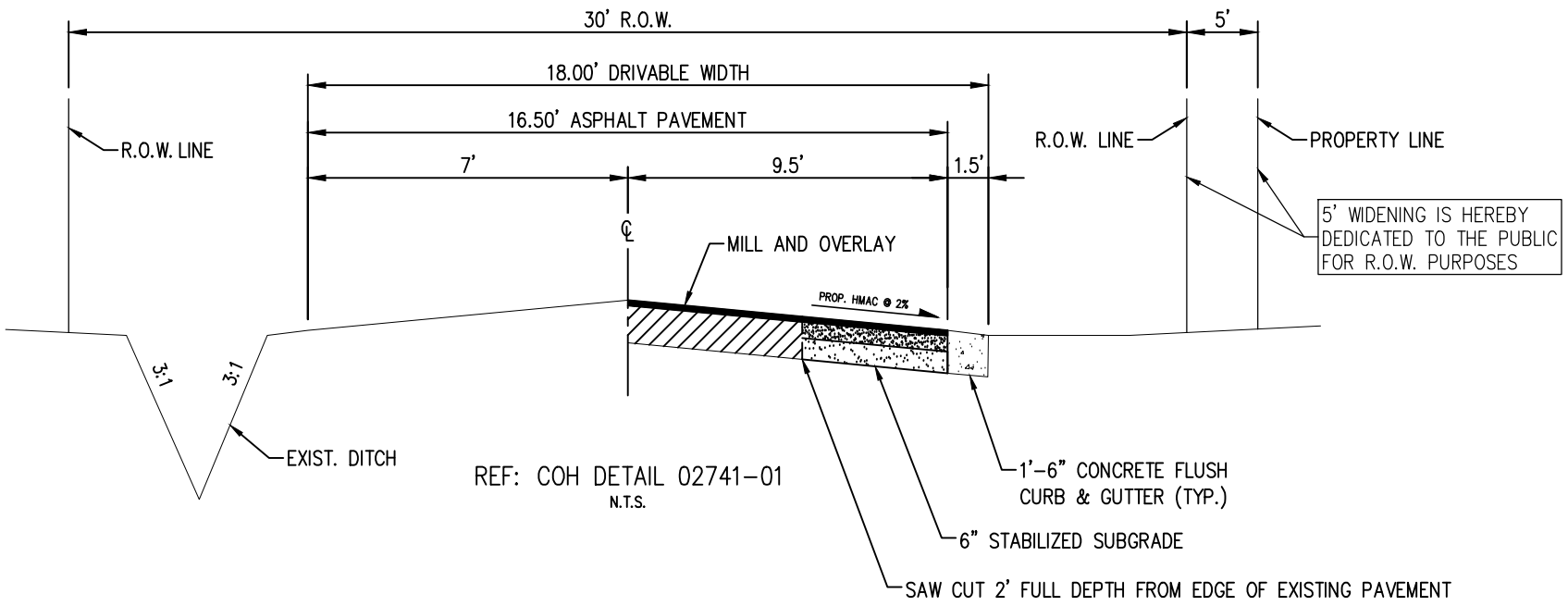
1 BLOCK 20 LOTS 8 RESERVES
OCTOBER 2026

OWNER/DEVELOPER:
AERIC OAKS, LLC
4603 CLEAR CREEK DRIVE
SUGARLAND, TEXAS 77479
PHONE: 346-382-5343

SURVEYOR:
PRE-JEAN & COMPANY, INC.
9324 WESTVIEW DRIVE
HOUSTON, TEXAS 77055
PHONE: 713-467-MAPS
FIRM # 10083000

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0 50 100
GRAPHIC SCALE: 1" = 50'



PIONEER ENGINEERING
7050 EAST FREEWAY, SUITE 1A, HOUSTON, TEXAS 77020
PHONE: (832) 307-0010
FIRM NO. 18084

EMMET LANE ROADWAY WIDENING SECTION

AERIC OAKS, LLC
50 BRIAR HOLLOW, HOUSTON, TEXAS 77027

PEPN: 26059	DATE: 10/13/26
DRAWN BY: CM	CHECKED BY: AG