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

Public Hearing Notice with special request

PHS

November 23, 2026

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2026-1799

PLAT NAME: Melanie Court partial replat no 2

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Melanie Court being lots 1-6 and the east half of Lot K, block 2, recorded Vol 725 Pg 33 of the H.C.M.R. The property is located at 2110 and 2124 S Shepherd Dr. The purpose of the replat is to create one unrestricted reserve.

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, Cathy Fontenot, with Pape-Dawson, on behalf of the developer, can be contacted at 713-428-2400 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, December 17, 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@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.

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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1799
Plat Name: Melanie Court partial replat no 2
Applicant: Pape-Dawson
Date Submitted: 11/2/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow an encroachment area into the building line along Shepherd Drive for an outside meal delivery canopy.

Chapter 42 Section: 152

Chapter 42 Reference:
Sec. 42-152. - Building line requirement along major thoroughfares. –
(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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
The subject property is located at the southwest corner of Avalon Street and Shepherd Drive and is a replat of Lots 1 through 6, Block 2 and the East half of Lot K of Melanie Court Addition, as recorded in Volume 725, Page 338, Harris County Map Records.

The proposed principal structure will be 5,112 square feet with an outside meal order canopy on the west side of the building and an outside meal delivery canopy on the east side of the building. The proposed structure will replace the existing 22,130 square foot structure and will be located approximately 31’ from the plat boundary along Shepherd Drive. The variance request is limited to 1600 square feet of the outside meal delivery canopy that will encroach into the 25’ building line along Shepherd Drive, while the principal building will remain outside the required building line and will comply with applicable setback requirements.

The outside meal delivery canopy encroachment will not interfere with vehicular circulation, sight distance, access points, utility easements, drainage facilities, or pedestrian movement.

Due to site specific constraints, including building placement, internal traffic circulation, drive through stacking requirements, and access configuration, strict compliance with the 25’ building line would significantly reduce the functionality and efficiency of the site. As a result, the requested variance is necessary to allow reasonable use and development of the property while maintaining safe and effective site operations.

(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;
na

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting this variance request arise from the physical constraints and operational requirements of the site rather than any action taken by the applicant. Granting this variance will allow the property to be developed in a manner that accommodates these constraints while continuing to meet the intent and overall purposes of Chapter 42 related to site safety, circulation, and functionality.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The requested encroachment is limited exclusively to the canopy structure, which is intended to provide weather protection and promote the safe operation of the drive-through facility. The project will comply with all other applicable City of Houston Development Regulations.

The applicant and design team will make every effort to ensure the trees located within the right-of-way will remain. The proposed principal structure will remain outside the required building line and will fully comply with setback requirements.

The canopy will not hinder site visibility, interfere with any public infrastructure, impact utility facilities, impede drainage patterns, or reduce access for emergency responders. The proposed development remains compatible with surrounding commercial properties and preserves the overall intent of Chapter 42 by maintaining appropriate setbacks and site design standards.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Approval of the requested variance will not be injurious to the public health, safety, or welfare, nor will it adversely affect adjacent properties or the surrounding area. The proposed outside meal delivery canopy provides a clearly defined, covered area for customer pick up, thus reducing congestion within the parking area and minimizing vehicle pedestrian interactions. As a result, the outside meal delivery canopy will enhance site circulation and promote a safe and more efficient site operation.

In addition, the proposed development will continue to comply with all applicable fire access, drainage, and sight distance requirements. To further improve safety, the site plan will eliminate the existing head in parking spaces along Shepherd Drive and will provide a 12’ safety buffer adjacent to the roadway. Removal of these parking spaces will eliminate vehicle backing maneuvers into the traffic flow, reducing the potential for vehicle pedestrian conflicts, improving visibility, and enhancing traffic flow along this major thoroughfare.

Accordingly, the requested variance promotes, rather than impairs, the public health,

safety, and welfare and is consistent with the intent of the City's development regulations.

(5) Economic hardship is not the sole justification of the variance.
This variance request is not based solely on economic considerations. Rather, it is necessary to address site design constraints and accommodate the operational needs of the proposed development while maintaining safe and efficient circulation.

The outside meal delivery canopy is an integral component of the drive through operation, providing a safe, organized, and weather protected customer pick up area. Approval of the variance will maintain adequate access, circulation, and connectivity throughout the site while allowing the property to be developed in a manner consistent with the intent of Chapter 42.

STATE OF TEXAS
COUNTY OF HARRIS

WE, FRIENDSWOOD SERGI, LLC, ACTING BY AND THROUGH BRUCE SHELBY, MANAGER, OF FRIENDSWOOD SERGI, LLC, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.961 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MELANIE COURT PARTIAL REPLAT NO 2, 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 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 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, THE 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 AREA COVERED BY THE PREVIOUS PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, FRIENDSWOOD SERGI, LLC, AUTHORIZED REPRESENTATIVE HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRUCE SHELBY, MANAGER THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2026.

FRIENDSWOOD SERGI, LLC,

By:_____
BRUCE SHELBY, MANAGER

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE SHELBY, MANAGER OF FRIENDSWOOD SERGI, LLC, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

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

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES:_____

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MELANIE COURT PARTIAL REPLAT NO 2, 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:_____
LISA M. CLARK, CHAIRMAN 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 UTHENTICATION 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.

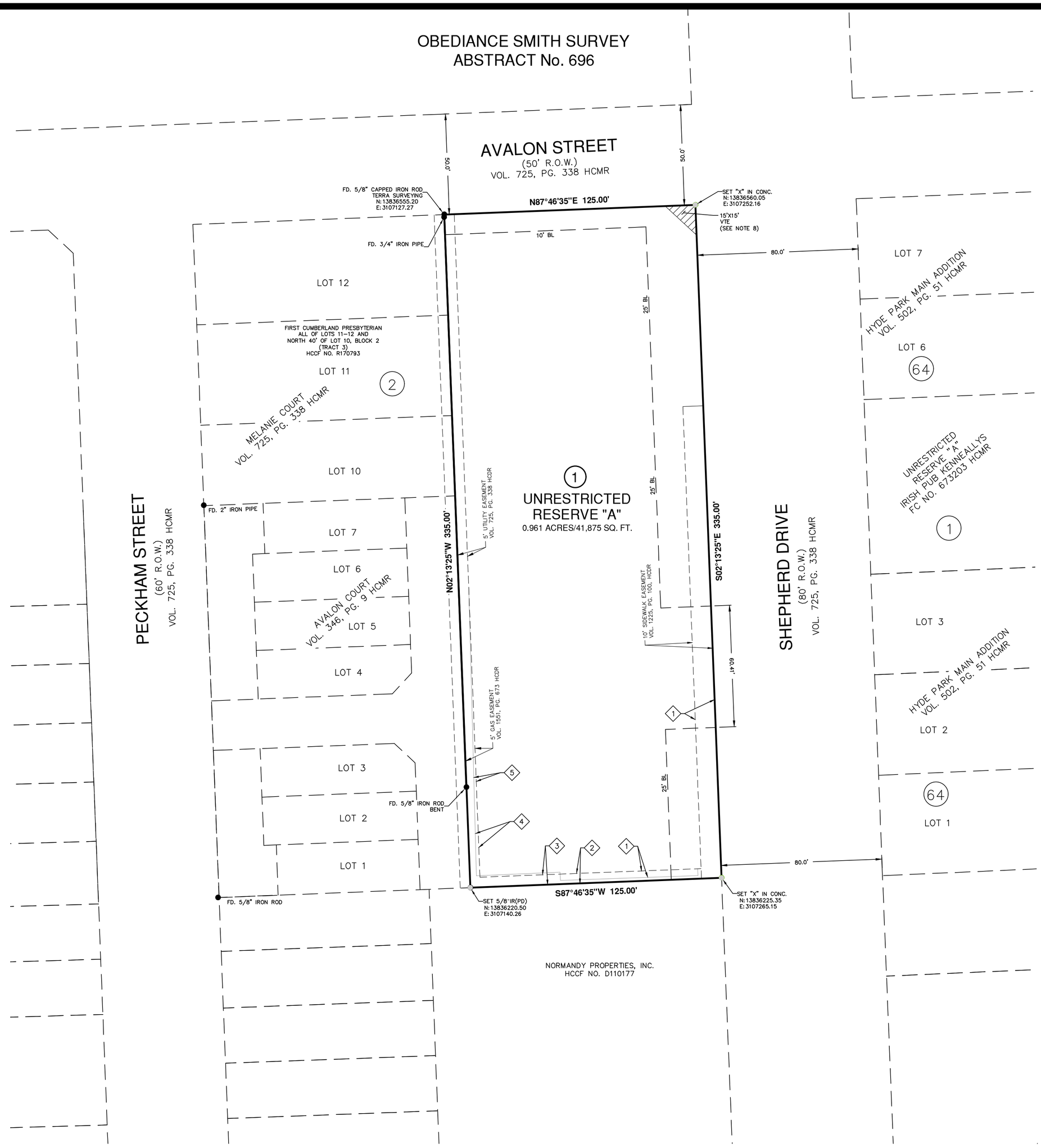
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

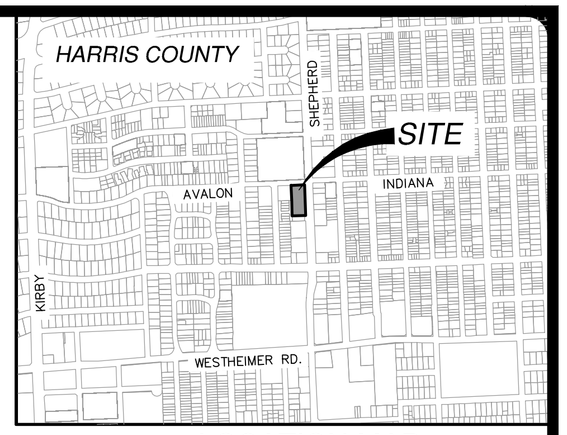
_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, JAMES B. MCALLISTER, Jr. AM AUTHORIZED (OR 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 A 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.

_____
JAMES B. MCALLISTER, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO 5717





LOCATION MAP

NOT–TO–SCALE
KEY MAP NO. 492 Q
ZIP CODE: 77019

SCALE: 1"= 30'

0' 30' 60' 90'

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.9998700169.
2. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791026–08259 DATED OCTOBER 27, 2026.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
4. 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.
5. 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.
6. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 14.
7. IF THIS PLAT IS PROPOSED TO BE MULTI–FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42–251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN–CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATIONS MUST BE SHOWN ON THE FACE OF THE PLAT AT THIS TIME.
8. THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ENSURE 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.

EXISTING EASEMENTS

1. CONSENT TO ENCROACHMENT HCCF NO. 20120514251
2. 5' GAS EASEMENT VOL. 1551, PG. 673 HCDR
3. 5' UTILITY EASEMENT HCCF NO. M544647 & VOL. 1225, PG. 100 HCDR
4. CONSENT TO ENCROACHMENT HCCF NO. R970089
5. CONSENT TO ENCROACHMENT HCCF NOS. 20120549397 & 20120549398

LEGEND

●		FOUND IRON ROD (UNLESS NOTED OTHERWISE)
⊙		SET 5/8" IRON ROD (PD)
AC	=	ACRE
BL	=	BUILDING LINE
ROW	=	RIGHT–OF–WAY
SF	=	SQUARE FEET
IR	=	IRON ROD
FD	=	FOUND
HCCF	=	HARRIS COUNTY CLERK'S FILE NUMBER
HCMR	=	HARRIS COUNTY MAP RECORDS
VOL.	=	VOLUME
PG.	=	PAGE
VTE	=	VISIBILITY TRIANGLE EASEMENT
(1)	=	BLOCK NUMBER

OWNER/DEVELOPER:

FRIENDSWOOD SERGI, LLC
1800 BERING DR. STE 730
HOUSTON, TEXAS 77057

MELANIE COURT PARTIAL REPLAT NO 2

A SUBDIVISION OF A 0.961 ACRE BEING A REPLAT OF LOTS 1 - 6, IN BLOCK 2, AND THE EAST HALF OF LOT K OF MELANIE COURT ADDITION, AS RECORDED IN VOLUME 725, PAGE 338 HCMR LOCATED IN THE OBEDIANCE SMITH SURVEY ABSTRACT No. 696 CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE ONE RESERVE

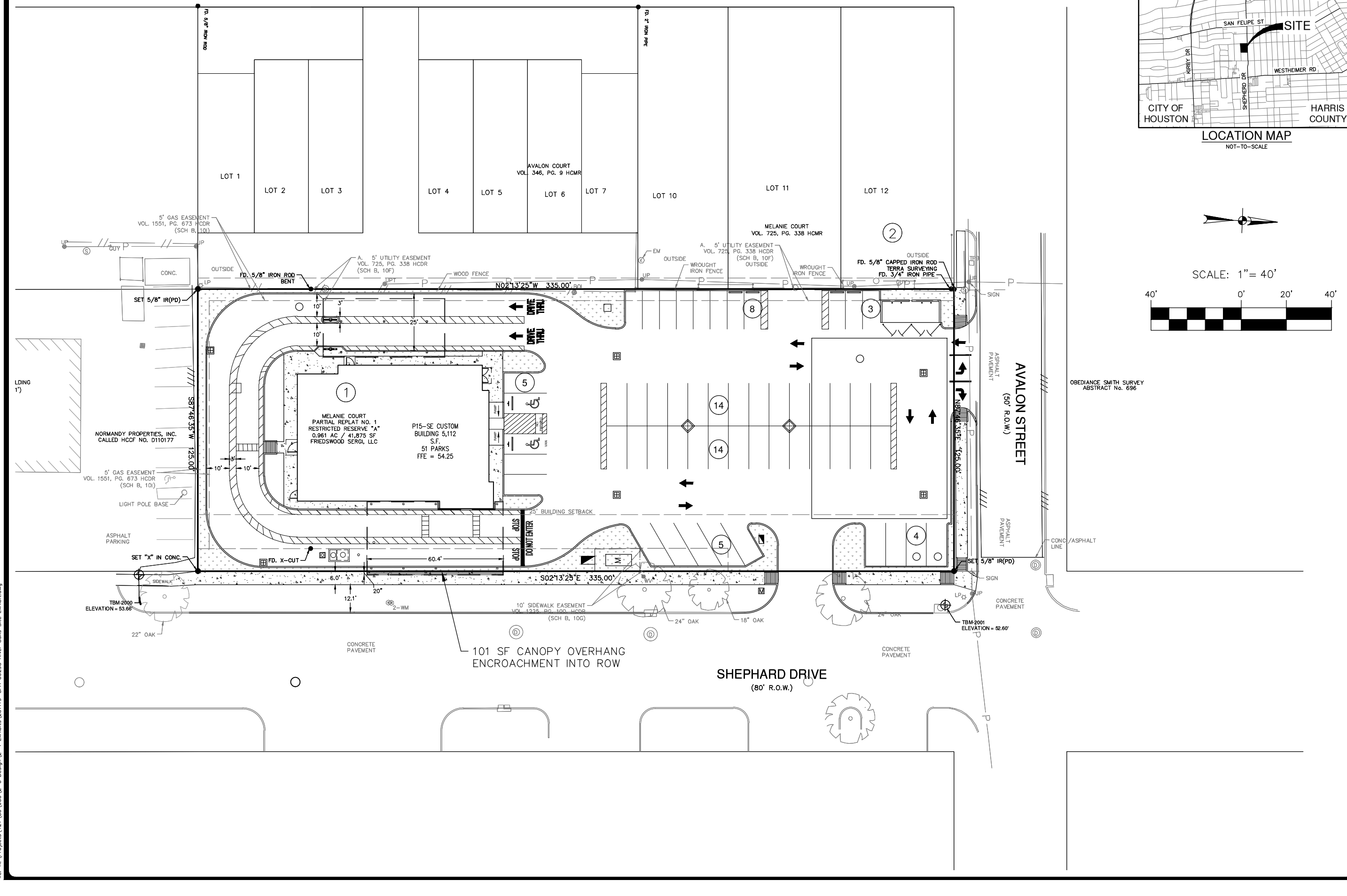
1 RESERVE - 1 BLOCK

SCALE: 1"= 30' - OCTOBER 2026

PAPE–DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

PD JOB 42786–000

Date: Nov 05, 2026, 12:23pm User ID: cfontenot
File: K:\Survey\PROJECTS\CIVIL HOUSTON\42786-000\2-3 Plat\2-3-1 Preliminary\PL42786-000 Prelim.dwg



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 40'

40' 0' 20' 40'

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

CFA 06295 RIVER OAKS FSU

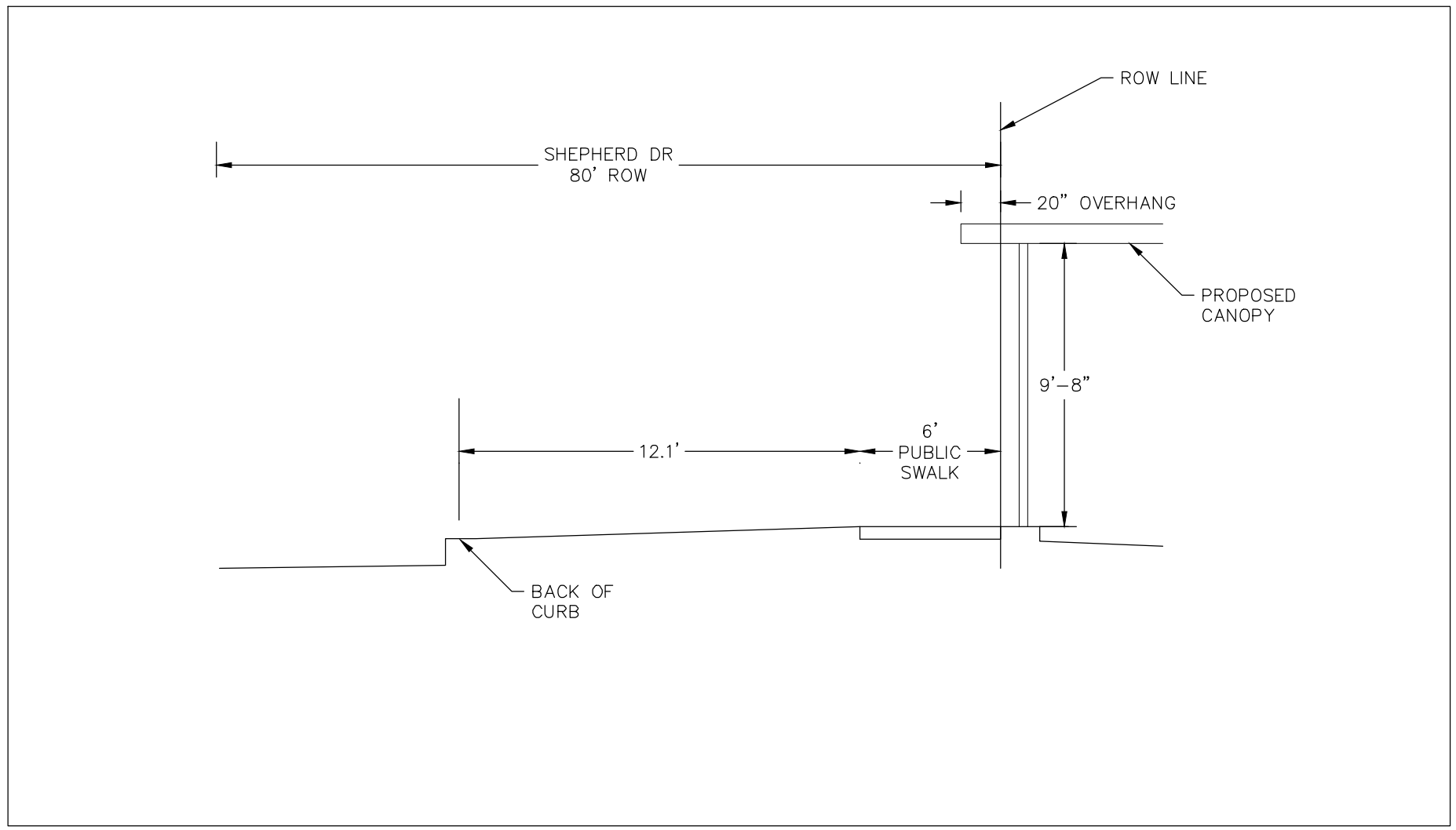
HOUSTON, TEXAS

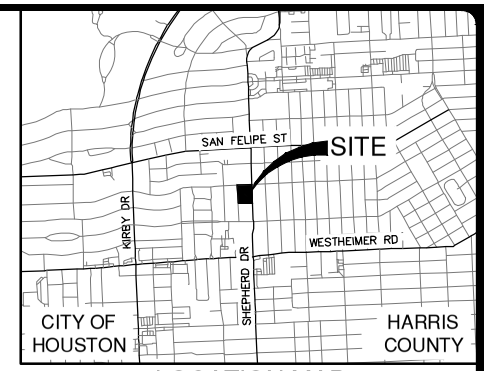
ROW ENCROACHMENT EXHIBIT

JOB NO. 42786-00
DATE NOV 2026
DESIGNER RO
CHECKED WB
DRAWN RA

SHEET 1 of 2

Date: November 19, 2026, 10:00 AM - User ID: rattek.owens
File: K:\Projects\427\86\000\2-0 Design\2-4 Exhibits\261119-CFA 06295 River Oaks Site Exhibit.dwg





LOCATION MAP
NOT-TO-SCALE

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

CFA 06295 RIVER OAKS FSU

HOUSTON, TEXAS

PROFILE VIEW

JOB NO. 42786-00
DATE NOV 2026
DESIGNER RO
CHECKED WB
DRAWN RA

SHEET 2 of 2

Date: November 19, 2026, 10:00 AM - User ID: rettek.owens
File: K:\Projects\427\86\000\2-0 Design\2-4 Exhibits\26119-CFA 06295 River Oaks Site Exhibit.dwg