CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
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Special Request Notice

VAR/SE

November 18, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1845

PLAT NAME：Winged Oaks

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at 1334 Brittmoore Road, along the east side of Brittmoore Road, north of Westview Drive. 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 the 20 single-family lots to take access to Brittmoore Road through recorded access easements across Unrestricted Reserve “A”, instead of platted Type 2 permanent access easements. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, RHONDA CHILDS, with ALTAR GROUP, PLLC, on behalf of the developer, can be contacted at 832-390-1714 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 17, 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: 2026-1845
Plat Name: Winged Oaks
Applicant: ALTAR GROUP, PLLC
Date Submitted: 11/13/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow the 20 single-family lots in Winged Oaks to take access to Brittmoore Road through recorded, perpetual, non-exclusive access easements across Unrestricted Reserve “A”, Block 1, instead of platted Type 2 permanent access easements. The easements cover the existing paved drive from Brittmoore Road to the residential tract and proposed 28-foot internal access drives that serve the lots.

Chapter 42 Section: 188(a)

Chapter 42 Reference:
Sec. 42-188. - Lot access.
This section sets forth requirements for lot access. Subsections (b)(2) and (d) through (h) apply only in the city boundary.

(a)Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

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;
Strict application of Chapter 42 would require a 28-foot Type 2 permanent access easement, designed and built as a private street, from Brittmoore Road through the middle of an operating office campus to the residential tract. The existing physical conditions make that impractical:
(a) Reverse curves. Near Brittmoore Road the drive follows the plat boundary on reverse curves of 3.40-ft and 59.17-ft radius separated by a 32.56-ft tangent. Sec. 42-132(c) requires a minimum 65-ft centerline radius for reverse curves on a private street, with a 25-ft tangent between them. Meeting that standard would require land outside the plat boundary and the removal of parking near the entrance.
(b) Commercial access. Staff has stated that vehicular access from a Type 2 PAE

is denied for commercial reserves. Head-in parking rows (approximately 70 spaces) line the north side of the drive, and 10 parallel spaces and the building's covered entries line the south side, all taking access directly from the drive aisle. Platting the drive as a Type 2 PAE would place the office campus's parking and loading on a private street from which it may not take access.
(c) Width and building lines. Widening the 22- to 24-ft drive to 28 ft and imposing the 5-ft building lines required along a type 2 PAE (Sec. 42-158) on both sides would remove parking along the drive and place portions of the office building and its covered entries within the building line.
(d) Land-locked rear tract. The utility fee strip and third-party reserves surround the residential tract on three sides, so no other route to a public street exists.
(e) Internal access drives. Because no Type 2 PAE can connect the residential tract to Brittmoore Road, Type 2 PAEs inside the tract would be isolated private streets with no platted connection to the street system. The internal drives are instead part of the same recorded access easement system, so one instrument governs access from Brittmoore Road to every lot.
A residential private street threaded through a commercial campus, maintained by a homeowners' association and shared with office parking, would be an impractical development and contrary to sound public policy. One shared drive, governed by a recorded perpetual access agreement with defined maintenance, insurance and enforcement rights for the residents, is the safer and more workable arrangement.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The owners of the office campus and the residential tract share common ownership, and all owners are joining this plat. The residential tract is therefore not land-locked by any conveyance: the plat unifies the property and gives every lot a recorded right of access. The circumstances that support the request are physical and predate this application:
- the reserve configuration created by the C.C.N. Park plat (F.C. No. 386089, H.C.M.R.);
- the 50-ft utility fee strip and the adjoining third-party reserves, which prevent any other street connection; and
- the location of the existing office building, parking and drive.

The request concerns the form of access over those existing improvements, not a lack of access.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Every lot will have permanent legal and physical access to a public street. The amended access easement agreement will:
- be recorded before the plat;
- replace and supersede the existing access easements recorded under H.C.C.F. Nos. RP-2023-333179 and RP-2023-333357, so that a single instrument governs all access to the lots;
- provide that access to the residential lots cannot be amended, released or impaired without the written consent of the property owners' association and any approval required by the City of Houston;
- be perpetual and non-exclusive, run with the land, and not be subject to merger;
- benefit every lot, reserve and common area and the property owners'

association, including residents, guests, delivery and service providers, utility providers and emergency personnel;

- be enforceable by any lot owner or the association; and
- prohibit gates, barriers or parking that obstruct emergency access, and require any gate to meet City of Houston and Houston Fire Department requirements.

The internal access drives are 28 ft wide, and the subdivision provides 8 guest parking spaces (3 required). The lots are part of a unified development scheme governed by a property owners' association with the authority to assess lot owners, consistent with Sec. 42-188(c). The association will maintain the internal access drives, water, sanitary sewer and detention.

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

The access route is an existing paved drive that already serves the office campus and is maintained under a recorded agreement.

- Twenty single-family homes would add about 190 vehicle trips per day (ITE single-family rate of about 9.4 trips per dwelling unit). This development is within walking distance of places of work and worship and is anticipated to generate fewer trips than the ITE estimated rate.
- Emergency vehicle access is guaranteed at all times under the agreement. Fire hydrants will be provided to meet hose-lay requirements, including the additional hydrant at the rear of the development requested by staff.

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

The obstacle is physical: an occupied building, parking and drive geometry that a private-street standard cannot accommodate, and a rear tract enclosed by a utility fee strip and third-party property. Cost is not the basis for this request.

ABBREVIATIONS LEGEND

A	ABSTRACT
ESMT.	EASEMENT
B.L.	BUILDING LINE
FND	FOUND
H.C.C.F. No.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
W.L.E.	WATER LINE EASEMENT

SYMBOLS LEGEND

- IRON ROD FOUND
- 5/8" I.R. W/ "DVJ 10194609" CAP SET
- POINT FOR CORNER
- PROPOSED PRIVATE FIRE HYDRANT LOCATION
- EXISTING PUBLIC FIRE HYDRANT LOCATION
- EXISTING PRIVATE FIRE HYDRANT LOCATION

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	59.17'	89.17'	80.97'	N 42°04'03" E	86°20'52"
C2	3.40'	5.18'	4.69'	N 41°36'34" E	87°12'49"
C3	20.02'	32.19'	28.83'	N 45°08'03" E	92°07'22"
C4	20.00'	31.42'	28.28'	N 45°57'07" W	90°00'00"
C5	20.00'	31.42'	28.28'	N 44°02'53" E	90°00'00"
C6	19.85'	11.13'	10.98'	N 75°01'01" W	32°06'52"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 01°06'20" W	41.03'
L2	N 85°14'26" E	32.56'
L3	N 02°01'17" W	92.28'
L4	N 00°07'55" W	9.61'

GRAPHIC SCALE

40 0 20 40

1 inch = 40 ft.

IVYRIDGE ROAD (60' R.O.W.)

MAYFIELD ROAD (60' R.O.W.)

BRITTMOORE ROAD (80' R.O.W.) VOL. 10, PG. 69, H.C.M.R. VOL. 12, PG. 16, H.C.M.R. VOL. 1913, PG. 459, H.C.D.R. VOL. 1916, PG. 454, H.C.D.R.

TULLY AN UNRECORDED SUBDIVISION

LOT 3

LOT 4

LOT 9

EXISTING PUBLIC F.H. #7429240

FND. 5/8" I.R. W/ "PINNELL" CAP N: 13852784.06 E: 3056320.27

N 89°08'20"E 197.91'

FND. MAG NAIL W/ "PINNELL" SHINER

L1

FND. "X" CUT

N 01°51'19"W 159.89'

25' B.L.

10' EASEMENT TO CITY OF HOUSTON (PARCEL 17) H.C.C.F. No. 20070481353

25'X35' W.M.E. H.C.C.F. No. RP-2019-39794

FND. 1" I.P. N: 13852624.25 E: 3056325.45

FND. 1/2" I.R. W/ "PRECISION" CAP

REMAINDER OF LOT 39 MOORE ACRES VOL. 10, PG. 69, H.C.M.R.

RESTRICTED RESERVE "A" BLOCK 1 WOODWAY POINTE F.C. No. 631140, H.C.M.R. CALLED 4.7857 ACRES BUFFALO WINGS, LLC H.C.C.F. No. 20140172536

FND. 5/8" I.R. W/ "PINNELL" CAP

STORM WATER DRAINAGE DITCH EASEMENT H.C.C.F. No. RP-2017-309

SANITARY SEWER ESMT. H.C.C.F. No. RP-2017-308

N 88°23'27"E 192.89'

FND. 5/8" I.R. W/ "PINNELL" CAP

FND. MAG NAIL W/ SHINER

FND. 5/8" I.R. W/ "RPLS 5349" CAP

L4

279.79'

N 89°02'53"E

FND. "X" CUT

37.68'

SANITARY SEWER ESMT. H.C.C.F. No. RP-2017-308

STORM WATER DRAINAGE DITCH EASEMENT H.C.C.F. No. RP-2017-309

629.83'

FND. 1/2" I.R. W/ "PINNELL" CAP N: 13853012.09 E: 3057426.46

L3

FND. 5/8" I.R. W/ "PINNELL" CAP FND. "X" CUT

FND. 5/8" I.R. W/ "PINNELL" CAP

L2

C2

C1

1.1134 ACRES BRITTMOORE FOUNDERS DISTRICT, LLC H.C.C.F. No. RP-2026-112611

REMAINDER OF RESTRICTED RESERVE "A" BLOCK 1 C.C.N. PARK F.C. No. 386089, H.C.M.R.

CANNON ROADWAY ACCESS EASEMENT

CANNON ROADWAY ESMT. (BLANKET IN NATURE) H.C.C.F. No. RP-2023-333358

BLOCK ①
UNRESTRICTED RESERVE "A"
6.4276 ACRES
(279,986 SQ. FT.)

UNRESTRICTED RESERVE "A" BLOCK 1 BAYOU CITY FELLOWSHIP BRITTMOORE F.C. No. 682228, H.C.M.R.

LOT 1 | LOT 2 | LOT 3 | LOT 4

54.36' | 50.00' | 50.00' | 50.77' | 28.00'

N 00°57'07"W 76.98' | N 00°58'11"W 79.99' | N 00°58'16"W 79.99' | N 00°58'14"W 79.99' | S 00°57'07"E 59.99'

43.82' | 50.00' | 50.00' | 30.74'

C6 | C5

S 89°02'44"W 174.56'

ACCESS EASEMENT H.C.C.F. No. RP-2026-_____

N 89°02'44"E 161.00'

LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9

79.23' | 55.00'

55.01' | S 89°02'04"W 79.93' | S 89°01'47"W 80.64' | S 89°01'30"W 81.34' | S 88°38'15"W 82.05'

55.01' | 55.00' | 55.01' | 55.55' | 55.01'

S 10°49'19"E 366.96'

ACCESS EASEMENT H.C.C.F. No. RP-2026-_____

N 00°57'07"W 286.88'

C4

C3

LOT 20 | LOT 19 | LOT 18 | LOT 17

48.27' | 44.73' | 43.27' | 24.73'

N 00°58'10"W 65.42' | N 00°57'07"W 65.41' | N 00°58'13"W 65.40'

65.34' | 45.34'

N 89°08'48"E 48.29' | N 89°01'48"E 44.71' | N 89°01'48"E 43.29' | N 88°58'36"E 44.71'

LOT 13 | LOT 14 | LOT 15 | LOT 16

48.27' | 44.73' | 43.27' | 23.97'

N 00°56'04"W 65.26' | N 00°57'07"W 65.27' | N 00°55'52"W 65.29'

65.34' | 45.34'

S 89°02'53"W 160.23'

ACCESS EASEMENT H.C.C.F. No. RP-2026-_____

N 89°02'53"E 144.83'

DUMPSTER/CHILLER YARD ESMT. H.C.C.F. No. RP-2026-_____

ACCESS EASEMENT H.C.C.F. No. RP-2026-_____

LOT 12 | LOT 11 | LOT 10

48.20' | 48.00' | 48.63'

S 00°56'15"E 90.78' | N 00°56'15"W 90.86' | N 00°56'15"W 90.55' | N 00°56'23"W 90.44'

81.54'

S 88°38'17"W 82.75'

S 88°55'00"W 144.83'

55.01' | 91.94'

30' DRAINAGE ESMT. VOL. 1255, PG. 412, H.C.D.R.

FND. 2" I.P. N: 13852645.28 E: 3057437.17

UNRESTRICTED RESERVE "C" BLOCK 1 CLARBOROUGH PARK VOL. 324, PG. 98, H.C.M.R.

10' H.L.&P. Co. ESMT. W/ 5'X20' A.E. (NORTH SIDE) AS SHOWN ON SKETCH A-W-13093-H, DATED DECEMBER 31, 1958 (EASEMENT IS UNRECORDED)

10' H.L.&P. Co. ESMT. (CENTERLINE SHOWN HEREON) AS SHOWN ON SKETCH A-W-13093-H, DATED DECEMBER 31, 1958 (EASEMENT IS UNRECORDED)

10' CENTERPOINT ESMT. W/11'6"X16' A.E. (NORTH) H.C.C.F. No. 20110350660

FND. "X" CUT

S 88°54'59"W 1111.92'

50' H.L. & P. Co. FEE STRIP VOL. 3488, PG. 360, H.C.D.R.

1,062.10'

FND. 5/8" I.R. (BENT)

UNRESTRICTED RESERVE "A" BLOCK 1 BRITTMOORE FOUNDERS DISTRICT F.C. No. 705731, H.C.M.R.

I, Christopher E. Garcia., 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.

Christopher E. Garcia
Texas Registration No. 7179

WINGED OAKS

A SUBDIVISION OF 8.1535 ACRES OF LAND
BEING A PARTIAL REPLAT OF
RESTRICTED RESERVE "A", BLOCK 1,
C.C.N. PARK, F.C. No. 386089, H.C.M.R.
LOCATED IN THE
C. WILLIAMS SURVEY, ABSTRACT 834,
CITY OF HOUSTON,
HARRIS COUNTY, TEXAS

SCALE: 1"=40' NOVEMBER 2026

1 BLOCK 20 LOTS 1 RESERVE

REASON FOR REPLAT:
TO CREATE 1 UNRESTRICTED RESERVE,
AND 20 LOTS

OWNER:
CANNON OFFICE OWNER, LLC
1334 BRITTMOORE ROAD,
HOUSTON, TEXAS 77043

OWNER:
BRITTMOORE FOUNDERS DISTRICT, LLC
1334 BRITTMOORE ROAD,
HOUSTON, TEXAS 77043

SURVEYOR:
DVJ GROUP
ENGINEERS • SURVEYORS

ENGINEERING FIRM NO. F-22322
SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

JOB NUMBER: 26-0515
SHEET 2 OF 2

ABBREVIATIONS LEGEND

A	ABSTRACT
ESMT.	EASEMENT
B.L.	BUILDING LINE
FND.	FOUND
H.C.C.F. No.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG(S).	PAGE(S)
W.L.E.	WATER LINE EASEMENT

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- EXISTING PRIVATE FIRE HYDRANT LOCATION

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IVYRIDGE ROAD (60' R.O.W.)

MAYFIELD ROAD (60' R.O.W.)

BRITTMOORE ROAD (80' R.O.W.) VOL. 10, PG. 69, H.C.M.R. VOL. 19-3, PGS. 12, 24, 25, H.C.D.R. VOL. 1916, PG. 559, H.C.D.R.

LOT 3

LOT 4

LOT 9

TULLY AN UNRECORDED SUBDIVISION

REMAINDER OF LOT 39 MOORE ACRES VOL. 10, PG. 69, H.C.M.R.

RESTRICTED RESERVE "A" BLOCK 1 WOODWARD POINTE F.C. No. 631140, H.C.M.R. CALLED 4.757 ACRES BRITTMOORE HOLDINGS, LTD H.C.C.F. No. 20140172536

EXISTING PUBLIC F.H. #7429240

FND. 5/8" I.R. W/ "PINNELL" CAP N: 13857784.06 E: 3056320.27

FND. 5/8" I.R. W/ "PINNELL" CAP

FND. 1/2" I.R. W/ "PRECISION" CAP

FND. 1" I.P. N: 13852624.25 E: 3056325.45

N 89°08'20"E 197.91'

N 01°51'19"W 159.89'

25' B.L.

10' EASEMENT TO CITY OF HOUSTON (PARCEL 17) H.C.C.F. No. 20070481353

25'X35' W.M.E. H.C.C.F. No. RP-2019-39794

10' H.L.&P. Co. ESMT. W/ 5'X20' A.E. (NORTH SIDE) AS SHOWN ON SKETCH A-W-13093-H, DATED DECEMBER 31, 1958 (EASEMENT IS UNRECORDED)

10' H.L.&P. Co. ESMT. (CENTERLINE SHOWN HEREON) AS SHOWN ON SKETCH A-W-13093-H, DATED DECEMBER 31, 1958 (EASEMENT IS UNRECORDED)

10' CENTERPOINT ESMT. W/11'6"X16' A.E. (NORTH) H.C.C.F. No. 20110350660

50' H.L. & P. Co. FEE STRIP VOL. 3488, PG. 360, H.C.D.R.

S 88°54'59"W 1111.92'

1,062.10'

FND. "X" CUT

FND. 2" I.P. N: 13852645.28 E: 3057437.17

FND. 5/8" I.R. (BENT)

UNRESTRICTED RESERVE "A" BLOCK 1 BRITTMOORE FOUNDERS DISTRICT F.C. No. 705731, H.C.M.R.

1.113± ACRES BRITTMOORE FOUNDERS DISTRICT, LLC H.C.C.F. No. RP-2026-112611

REMAINDER OF RESTRICTED RESERVE "A" BLOCK 1 C.C.N. PARK F.C. No. 386089, H.C.M.R.

BLOCK ① UNRESTRICTED RESERVE "A" 6.4276 ACRES (279,986 SQ. FT.)

UNRESTRICTED RESERVE "A" BLOCK 1 BAYOU CITY FELLOWSHIP BRITTMOORE F.C. No. 682228, H.C.M.R.

STORM WATER DRAINAGE DITCH EASEMENT H.C.C.F. No. RP-2017-309

SANITARY SEWER ESMT. H.C.C.F. No. RP-2017-308

FND. MAG NAIL W/ SHINER

FND. 5/8" I.R. W/ "RPLS 5349" CAP

N 88°23'27"E 192.89'

279.79'

N 89°02'53"E

FND. "X" CUT

37.68'

CANNON ROADWAY ACCESS EASEMENT

CANNON ROADWAY ESMT. (BLANKET IN NATURE) H.C.C.F. No. RP-2025-333358

FND. 5/8" I.R. W/ "PINNELL" CAP

FND. "X" CUT

FND. MAG NAIL W/ "PINNELL" SLUG

L1 L2 L3 L4 C1 C2

SANITARY SEWER ESMT. H.C.C.F. No. RP-2017-308

STORM WATER DRAINAGE DITCH EASEMENT H.C.C.F. No. RP-2017-309

FND. 1/2" I.R. W/ "PINNELL" CAP N: 13853012.00 E: 3057426.45

629.83'

N 89°02'44"E 174.56'

N 89°02'44"E 161.00'

S 89°02'53"W 160.23'

N 89°02'53"E 144.83'

S 89°02'53"W 144.83'

ACCESS EASEMENT H.C.C.F. No. RP-2026-

ACCESS EASEMENT H.C.C.F. No. RP-2026-

ACCESS EASEMENT H.C.C.F. No. RP-2026-

ACCESS EASEMENT H.C.C.F. No. RP-2026-

ACCESS EASEMENT H.C.C.F. No. RP-2026-

DUMPSTER/CHILLER PAD ESMT. H.C.C.F. No. RP-2026-

ACCESS EASEMENT H.C.C.F. No. RP-2026-

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20

S 0°40'19"E 366.96'

UNRESTRICTED RESERVE "C" BLOCK 1 CLABORROUGH PARK VOL. 324, PG. 98, H.C.M.R.

TOTAL REMAINDER ESMT. H.C.C.F. No. RP-2017-312, H.C.D.R.

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I, Christopher E. Garcia., 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.

Christopher E. Garcia
Texas Registration No. 7179

WINGED OAKS

A SUBDIVISION OF 8.1535 ACRES OF LAND
BEING A PARTIAL REPLAT OF
RESTRICTED RESERVE "A", BLOCK 1,
C.C.N. PARK, F.C. No. 386089, H.C.M.R.
LOCATED IN THE
C. WILLIAMS SURVEY, ABSTRACT 834,
CITY OF HOUSTON,
HARRIS COUNTY, TEXAS

SCALE: 1"=40' NOVEMBER 2026

1 BLOCK 20 LOTS 1 RESERVE

PURPOSE OF REPLAT:
TO CREATE 1 UNRESTRICTED RESERVE, AND 20 LOTS

OWNER:
CANNON OFFICE OWNER, LLC
1334 BRITTMOORE ROAD,
HOUSTON, TEXAS 77043

OWNER:
BRITTMOORE FOUNDERS DISTRICT, LLC
1334 BRITTMOORE ROAD,
HOUSTON, TEXAS 77043

SURVEYOR:
DVJ GROUP
ENGINEERS • SURVEYORS
ENGINEERING FIRM NO. F-22322
SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
JOB NUMBER: 26-0515
SHEET 2 OF 2