



CITY OF HOUSTON

Planning & Development Department

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Special Request Notice

VAR/SE

May 5, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER : 2026-0678

PLAT NAME: Wildcat Industrial

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at 222 Holmes Road, along the south side of Holmes Road, between Hiram Clarke Road and Buffalo Speedway. 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 excessive intersection spacing by not providing a new north-south street between Parcel Three Street and Buffalo Speedway or a new east-west street between Holmes Road and W Airport Boulevard. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Robert Kness, with Kimley Horn, on behalf of the developer, can be contacted at 281-920-6300 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 staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 28, 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 • Abbie Kamin • 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.



Application Number: 2026-0678
Plat Name: Wildcat Industrial
Applicant: Kimley Horn
Date Submitted: 5/1/2026

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

Specific Variance is being sought and extent of variance:

Allow the applicant to exceed major thoroughfare and local street intersection spacing requirements by not providing a new east-west street between Parcel Three St and Buffalo Speedway or a new north-south street between Holmes Rd and W Airport Blvd

Chapter 42 Section: Sec 42-127 & Sec 42-128

Chapter 42 Reference:

Sec. 42-127. – Intersections of major thoroughfares.

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Sec. 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

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 tract (Holmes Landing) is a flagpole-shaped site on the south side of Holmes Road, approximately 2,300 feet east of Hiram Clarke Road. The tract is generally bounded by the Harris County Flood Control District channel C156-0000 to the west (near Parcel Three Street), Holmes Road to the north, a Houston Lighting and Power high-voltage transmission corridor to the south, and vacant land to the east.

Strict application of the intersection spacing standards would require construction of additional east-west and north-south public streets across the tract. Due to existing physical and infrastructure constraints, such connections are not feasible and are not necessary to achieve the intent of Chapter 42.

An east-west street connection to Parcel Three Street is constrained by the Harris County Flood Control District drainage channel (approximately 100 feet wide), which creates a physical barrier to establishing a practicable public street crossing.

In addition, Parcel Three Street is an unaccepted right-of-way and functions as private industrial access drives. The operator (METRO) has indicated a connection that would facilitate truck access over the existing roadway would not be supported; therefore, the corridor does not provide a viable public east-west connection.

North-south connectivity is addressed by the planned extension of Landmark Drive, located a few hundred feet east of the tract, which will provide a connection between Holmes Road and West Airport Boulevard. This planned facility meets the intent of the thoroughfare network without a redundant street through the site. Accordingly, the required additional streets would be impracticable and would not provide commensurate public benefit.

(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;

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

The circumstances are not self-imposed. Site constraints are due to existing external conditions, including the Harris County Flood Control District channel, the unaccepted status and functional limitations of Parcel Three Street, and the planned future construction of Landmark Drive.

The applicant does not control off-site property or infrastructure needed to establish connections beyond the tract; surrounding development patterns and rights-of-way were established independently of the applicant.

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

Approval would preserve the intent and general purposes of Chapter 42 by maintaining a logical, efficient street framework that supports safe circulation, while avoiding street segments that are impracticable to construct or unlikely to operate as functional public connections.

Circulation and access are adequately served by the existing street system and the planned Landmark Drive extension. Additional streets through the tract would be redundant, would not materially improve connectivity, and could complicate access management in an already constrained area.

Requiring additional streets would add unnecessary intersections and turning movements, increasing potential conflict points and the likelihood of cut-through traffic. Rather than advancing Chapter 42's objectives, these redundant connections could degrade traffic operations and safety without providing a meaningful public benefit.

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

Approval of the variance will not be detrimental to public health, safety, or welfare.

On the contrary, it will reduce the potential for unnecessary conflict points by limiting additional intersections along already active corridors.

Introducing new streets in this constrained environment would increase turning movements, driver decision points, and overall traffic complexity — particularly given the presence of existing private access drives in the area. Holmes Road is more than adequate to handle the traffic generation from the planned facility and the site's proximity to the Business Alternate US Highway 90 freeway addresses much of the regional traffic flow.

By avoiding redundant and impractical connections, the proposed plan supports safer

traffic operations, clearer access management, and more efficient emergency response.

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

The variance request is not based solely on economic considerations. Rather, it is driven by the physical constraints of the site, including the presence of the Harris County Flood Control drainage channel, the nature of Parcel Three Street, and the surrounding development pattern.

Additionally, the planned extension of Landmark Drive provides the necessary north-south connectivity, eliminating any functional need for additional thoroughfares within the site.

While constructing unnecessary roadways would negatively impact the viability of the development, the primary justification for the variance is that such roadways would not provide meaningful public benefit and are not feasible given existing conditions.

STATE OF TEXAS
COUNTY OF HARRIS

WE, VAULT PARTNERS, ACTING BY AND THROUGH TJ CHOLNOKY, MANAGING DIRECTOR OF VAULT PARTNERS HEREINAFTER REFERRED TO AS OWNER OF THE 22.002 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WILDCAT INDUSTRIAL, 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 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 VAULT PARTNERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY PTJ CHOLNOKY, ITS MANAGING PARTNER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026

VAULT PARTNERS

BY: _____

TJ CHOLNOKY
MANAGING PARTNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TJ CHOLNOKY, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 _____, 202, _____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: (DATE)

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WILDCAT INDUSTRIAL 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 _____, 202, _____

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

BY: VONN TRAN
SECRETARY

I, ROBERT KNESS, AM 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 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, (CENTRAL OR SOUTH CENTRAL) ZONE.



ROBERT KNESS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6486

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. _____, 20____, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

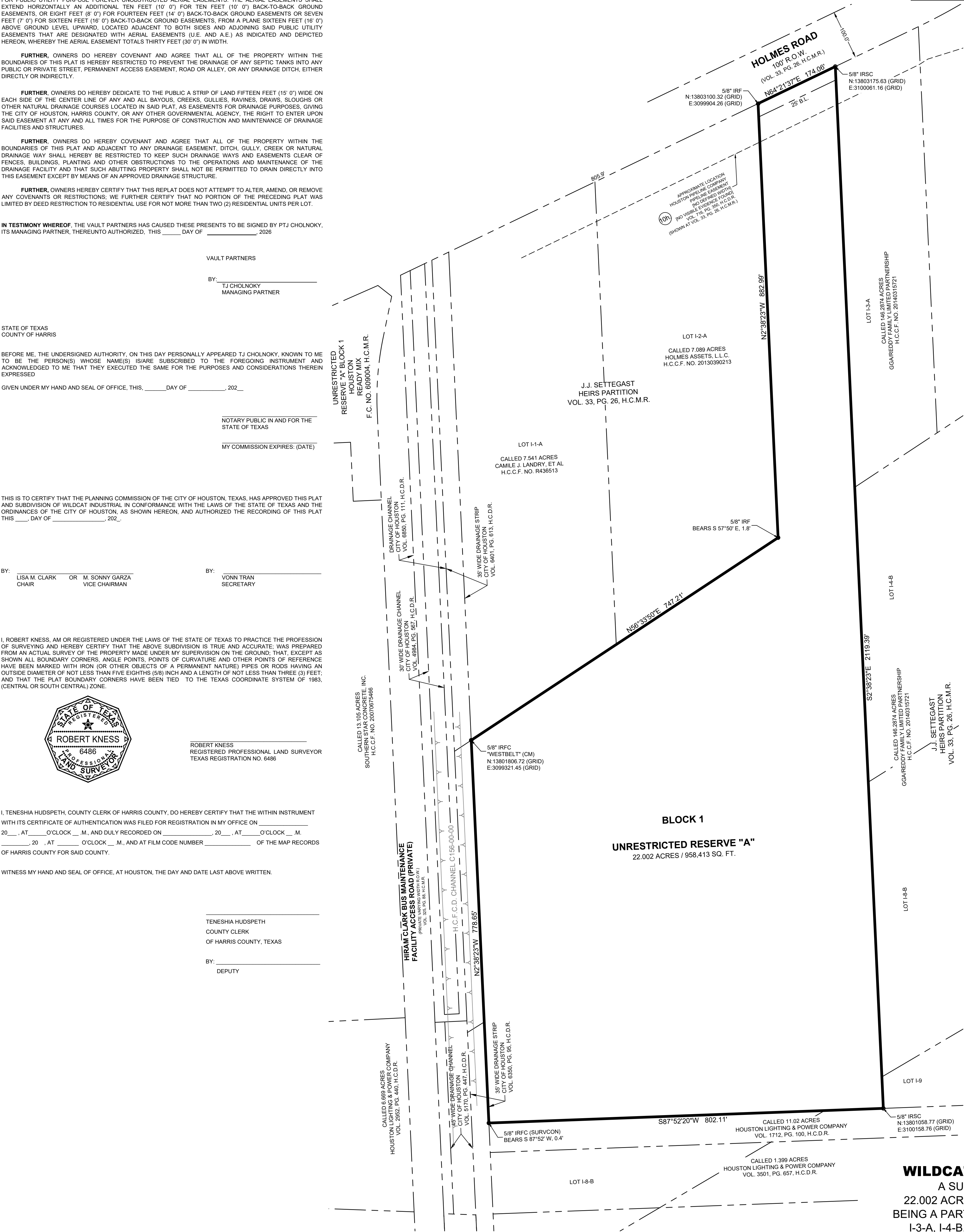
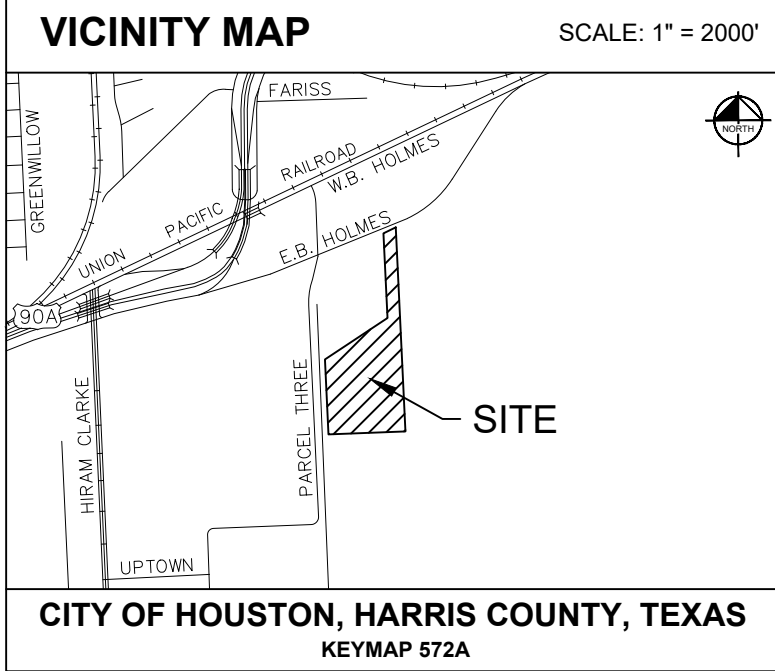
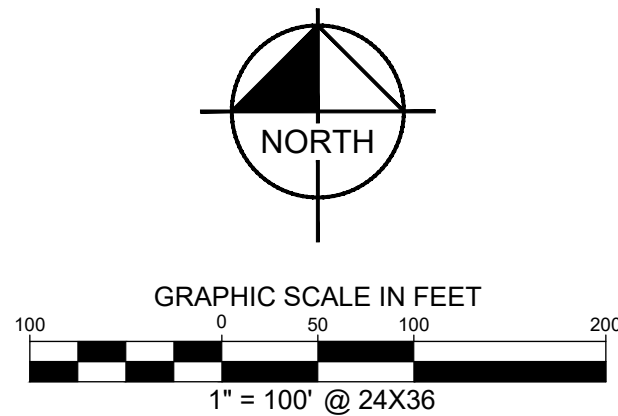
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES

- ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999870170.
- 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.
- 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 DEDICATION MUST BE SHOWN ON THE FACE OF PLAT AT THIS TIME.
- THIS PROPERTY IS LOCATED IN PARK SECTOR NO. 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 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.



BLOCK 1

UNRESTRICTED RESERVE "A"
22.002 ACRES / 958,413 SQ. FT.

WILDCAT INDUSTRIAL

A SUBDIVISION OF
22.002 ACRES / 958,413 SQ. FT.
BEING A PARTIAL REPLAT OF LOTS
I-3-A, I-4-B, I-8-A & I-9B OF THE
J.J. SETTEGAST HEIRS PARTITION
VOL. 33, PG. 26, H.C.M.R.
SITUATED IN THE
B.B.B. & C.R.R. CO. SURVEY, A-1030
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE
REASON FOR REPLAT
TO CREATE 1 UNRESTRICTED RESERVE

OWNER
VAULT PARTNERS
4203 YOAKUM BLVD., SUITE 200
HOUSTON, TX 77006

ABBREVIATIONS	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
F.C.	FILM CODE
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
ESMT.	EASEMENT

Kimley»Horn

11700 Katy Freeway, Suite 800 Houston, Texas 77079 FIRM # 10115500 Tel. No. (281) 597-9300

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	RK	RK	May, 2026	065064600	1 OF 1

