



OFFICE OF THE COUNTY ENGINEER  
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

# NOTICE

**Date:** September 09, 2024

**Subject:** CROSSING AT CYPRESS LAKES SOUTHEAST RESERVE

All,

Harris County has received the plat application to Approve the Revision of a Plat to be called "CROSSING AT CYPRESS LAKES SOUTHEAST RESERVE": Being a subdivision of a 15.011 of an Acre tract of land situated in the H.T.& B. RR CO. SURVEY SECTION 1, Abstract No. 403 and also being a Partial Replat of CYPRESS LAKES GOLF COURSE as recorded in Volume 429, Page 38 of the Map Records of Harris County, Texas.

Notice is hereby given that a public meeting of the Commissioners Court of Harris County, Texas, will be held on **October 29<sup>th</sup>, 2024, at 10:00 a.m.** in the Courtroom of the Commissioners Court of Harris County, Texas, on the first floor of the Harris County Administration Building, 1001 Preston Avenue, Houston, Texas 77002, for the purpose of considering and taking action on this matter brought before the Court.

The public meeting may be held online so visit [www.harriscountytexas.gov](http://www.harriscountytexas.gov) or [www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos](http://www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos). If you wish to speak at the meeting please call 713-274-1111 or sign up at [appearancerequest.harriscountytexas.gov](http://appearancerequest.harriscountytexas.gov)

If any other further assistance is needed, please contact me directly.

Sincerely,

Milton Rahman, PhD, P.E., PMP, CFM, ENV SP  
Executive Director | County Engineer

MR/jb  
attachments

STATE OF TEXAS  
 COUNTY OF HARRIS

We, CYPRESS LAKES INVESTMENT, LTD., a Texas limited partnership, acting by and through (PERSON NAME), (PERSON TITLE), hereinafter referred to as Owners (whether one or more) of the 15.0110 acre tract described in the above and foregoing map of CROSSING AT CYPRESS LAKES SOUTHEAST RESERVE, do hereby make and establish said subdivision and development plan of said property according to all laws, 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' 06") 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 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 toxic liquids 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C, as amended by Chapter 614, Acts of 1973, 63rd Legislature, and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioner's Court of Harris County.

IN TESTIMONY WHEREOF, CYPRESS LAKES INVESTMENT, LTD., a Texas limited partnership, has caused these presents to be signed by (PERSON NAME), its (PERSON TITLE) hereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2023.

COMPANY NAME  
 a Texas limited liability corporation,  
 By: \_\_\_\_\_  
 PERSON NAME  
 PERSON TITLE

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared (PERSON NAME), the (PERSON TITLE) of CYPRESS LAKES INVESTMENT, LTD., a Texas limited partnership, 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, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Notary Public  
 In and for \_\_\_\_\_ County, Texas

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman, P.E.  
 County Engineer

I, Tennesha Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on \_\_\_\_\_, 2023, by an order entered into the minutes of the court.

Tennesha Hudspeth  
 County Clerk  
 of Harris County, Texas  
 By: \_\_\_\_\_  
 Deputy

I, Tennesha 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 \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_ M., and at Film Code No \_\_\_\_\_, 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.

Tennesha Hudspeth  
 County Clerk  
 of Harris County, Texas  
 By: \_\_\_\_\_  
 Deputy

GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, IN04204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF \_\_\_\_\_.
- 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 PERMETER 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.
- 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.
- 5/8" IRON RODS WITH CAPS STAMPED "(\_\_\_\_\_)'" HAVE BEEN SET AT EACH LOT/BLOCK CORNER.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS, FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- THE UNOBSTRUCTED VISIBILITY EASEMENT AS SHOWN HEREON AND RECORDED BY THIS PLAT MEETS OR EXCEEDS ALL THE DESIGN STANDARDS AS OUTLINED IN CHAPTER 10 TO APPENDIX 1, SECTION 10.6 OF THE CITY OF HOUSTON INFRASTRUCTURE DESIGN MANUAL AND ANY CHANGES THERETO WILL CONSTITUTE A REPLAT.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN F.C. NO'S 352146 AND 429038 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN HARRIS COUNTY CLERK'S FILE NO'S G996708, H289851, H289853, H289854, T320586, T689223, 20100307673 UNDER CAUSE NO. 2011-43702, AND RP-2018-384580 (A RE-FILED OF RP-2018-313527).

I, (NAME), am authorized 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 have been marked with iron (or other objects of a permanent nature) rods having an outside diameter of 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.

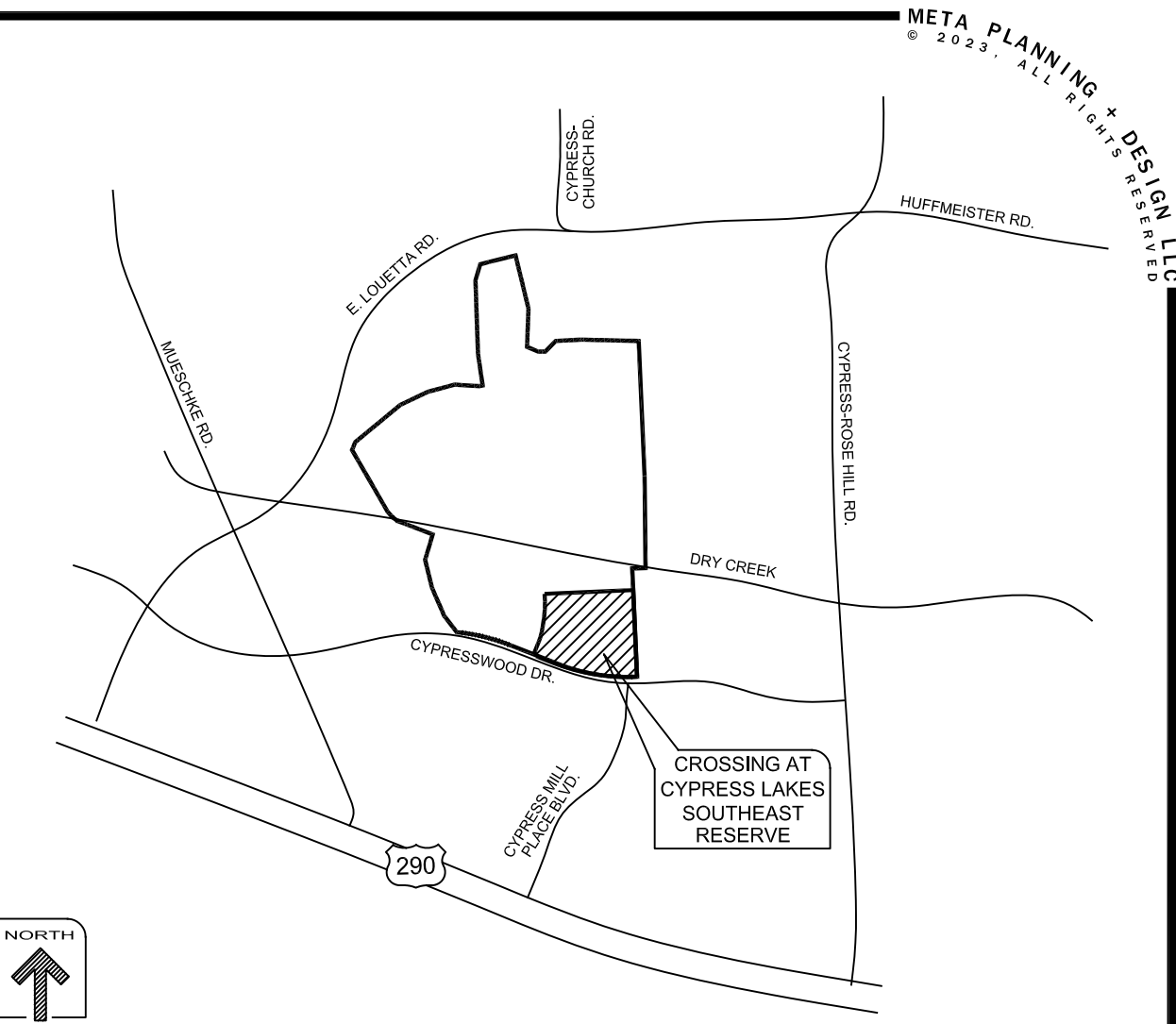
(NAME)  
 Registered Professional Land Surveyor  
 Texas Registration No. \_\_\_\_\_

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	600.00'	13°28'44"	141.15'	N 15°05'52" E	140.82'
C2	880.00'	14°18'17"	219.70'	N 01°12'22" E	219.13'
C3	1950.00'	24°20'20"	828.34'	N 80°20'13" W	822.13'

LINE	DISTANCE	BEARING
L1	42.43'	N 23°09'45" W

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	15.01	653,878	UNRESTRICTED RESERVE

- LEGEND
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "A.E." INDICATES AERIAL EASEMENT.
  - "R.O.W." INDICATES RIGHT-OF-WAY.
  - "P.O.B." INDICATES POINT OF BEGINNING.
  - "FND" INDICATES FOUND.
  - "IP" INDICATES IRON PIPE.
  - "IR" INDICATES IRON ROD.
  - "VOL." INDICATES VOLUME.
  - "PG." INDICATES PAGE.
  - "SQ. FT." INDICATES SQUARE FEET.
  - "H.C.C.F." INDICATES HARRIS COUNTY CLERK'S FILE.
  - "G.B.L." INDICATES GARAGE BUILDING LINE.
  - "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS.
  - "W.L.E." INDICATES WATER LINE EASEMENT.
  - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
  - "D.E." INDICATES DRAINAGE EASEMENT.
  - "E.S.M.T." INDICATES EASEMENT.
  - "S.T.M.S.W.R.E.S.M.T." INDICATES STORM SEWER EASEMENT.
  - "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
  - "O.P.R.R.P." INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
  - "H.C.T." INDICATES HARRIS COUNTY, TEXAS.
  - "NO." INDICATES NUMBER.
  - "C.F.N." INDICATES CLERK'S FILE NUMBER.
  - "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
  - "R." INDICATES RADIUS.
  - "M.R.H.C.T." INDICATES MAP RECORDS HARRIS COUNTY, TEXAS.
  - "D.R.H.C.T." INDICATES DEED RECORDS HARRIS COUNTY, TEXAS.
  - "F.C. No." INDICATES FILM CODE NUMBER.



VICINITY MAP (NOT TO SCALE) KEYMAP: XXXXXX

# CROSSING AT CYPRESS LAKES SOUTHEAST RESERVE

## BEING 15.0110 ACRES OF LAND

OUT OF THE  
**H. T. & B. RR SURVEY SECTION 1, A-403**  
 HARRIS COUNTY, TEXAS

CONTAINING ONE RESERVE IN ONE BLOCK.

ALSO BEING A PARTIAL REPLAT OF CYPRESS LAKES GOLF COURSE AS RECORDED IN VOLUME 429038 PAGE 38, HARRIS COUNTY MAP RECORDS.

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE.

OWNER:  
**CYPRESS LAKES INVESTMENT, LTD.,**  
 A TEXAS LIMITED PARTNERSHIP  
 ADDRESS  
 XXXXXXXXXX, TEXAS XXXXX  
 (XXX) XXX-XXXX

ENGINEER:  
**F. C. MILLER**  
 15340 PARK TEN PLACE, SUITE 350,  
 HOUSTON, TEXAS 77084  
 (XXX) XXX-XXXX

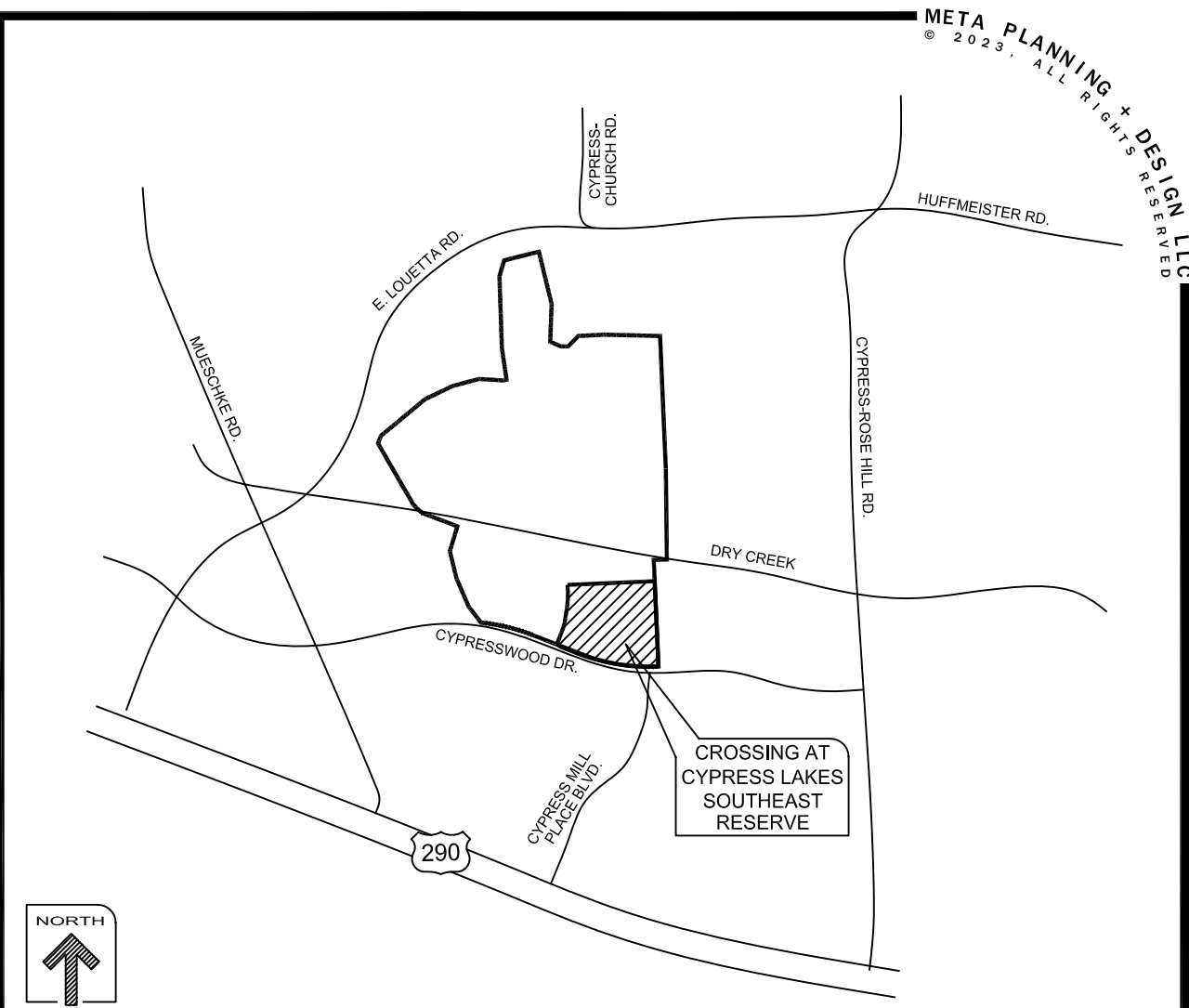
SURVEYOR:  
**MILLER SURVEY**  
 1760 W. SAM HOUSTON PKWY N.  
 HOUSTON, TEXAS 77043  
 (713) 413-1900  
 TBPELS Firm Registration No. 10047100



Meta Planning + Design LLC  
 24285 KATY FRIEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422

CALLED 184.2447 ACRES  
 CYPRESS LAKES INVESTMENT, LTD  
 H.C.C.F. No. 20120216892

CALLED 184.2447 ACRES  
 CYPRESS LAKES INVESTMENT, LTD  
 H.C.C.F. No. 20120216892



VICINITY MAP (NOT TO SCALE) KEYMAP: XXXXXX



- LEGEND
- 1) "BL" INDICATES BUILDING LINE.
  - 2) "UE" INDICATES UTILITY EASEMENT.
  - 3) "AE" INDICATES AERIAL EASEMENT.
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**CYPRESS LAKES INVESTMENT, LTD.,**  
 A TEXAS LIMITED PARTNERSHIP  
 ADDRESS  
 XXXXXXXXXX, TEXAS XXXXX  
 (XXX) XXX-XXXX

ENGINEER:  
**R. G. MILLER**  
 15340 PARK TEN PLACE, SUITE 350,  
 HOUSTON, TEXAS 77084  
 (XXX) XXX-XXXX

SURVEYOR:  
**MILLER SURVEY**  
 1760 W. SAM HOUSTON PKWY N.  
 HOUSTON, TEXAS 77043  
 (713) 413-1900  
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SCALE: 1" = 60'  
 0 60 120