



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

# NOTICE

**Date:** September 09, 2024

**Subject:** CROSSING AT CYPRESS LAKES SEC 1

All,

Harris County has received the plat application to Approve the Revision of a Plat to be called "CROSSING AT CYPRESS LAKES SEC 1": Being a subdivision of a 20.4 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.

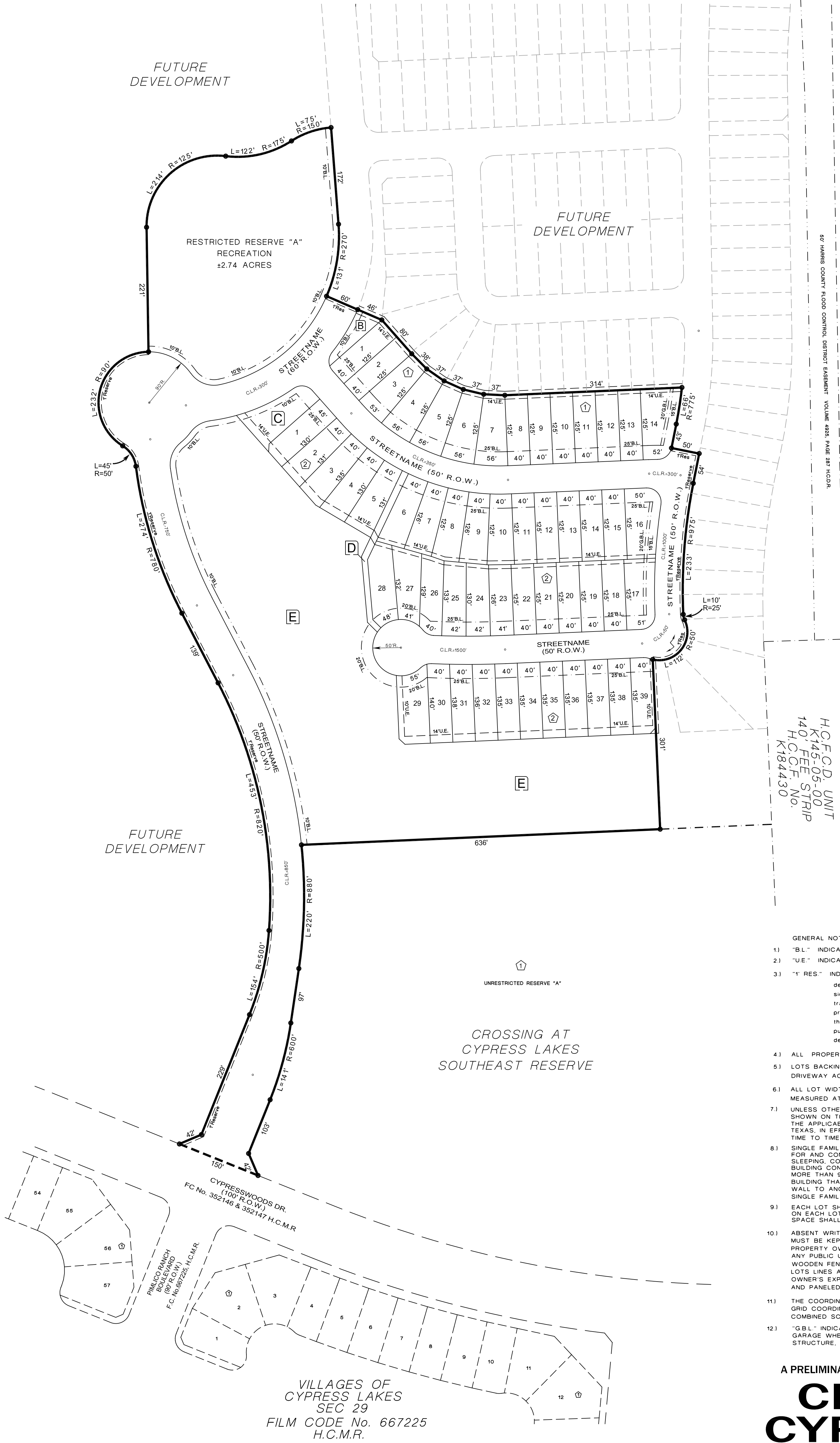
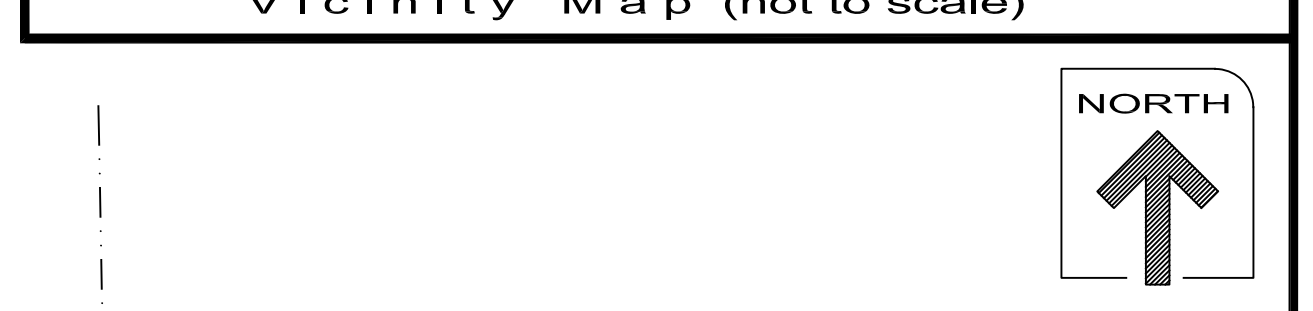
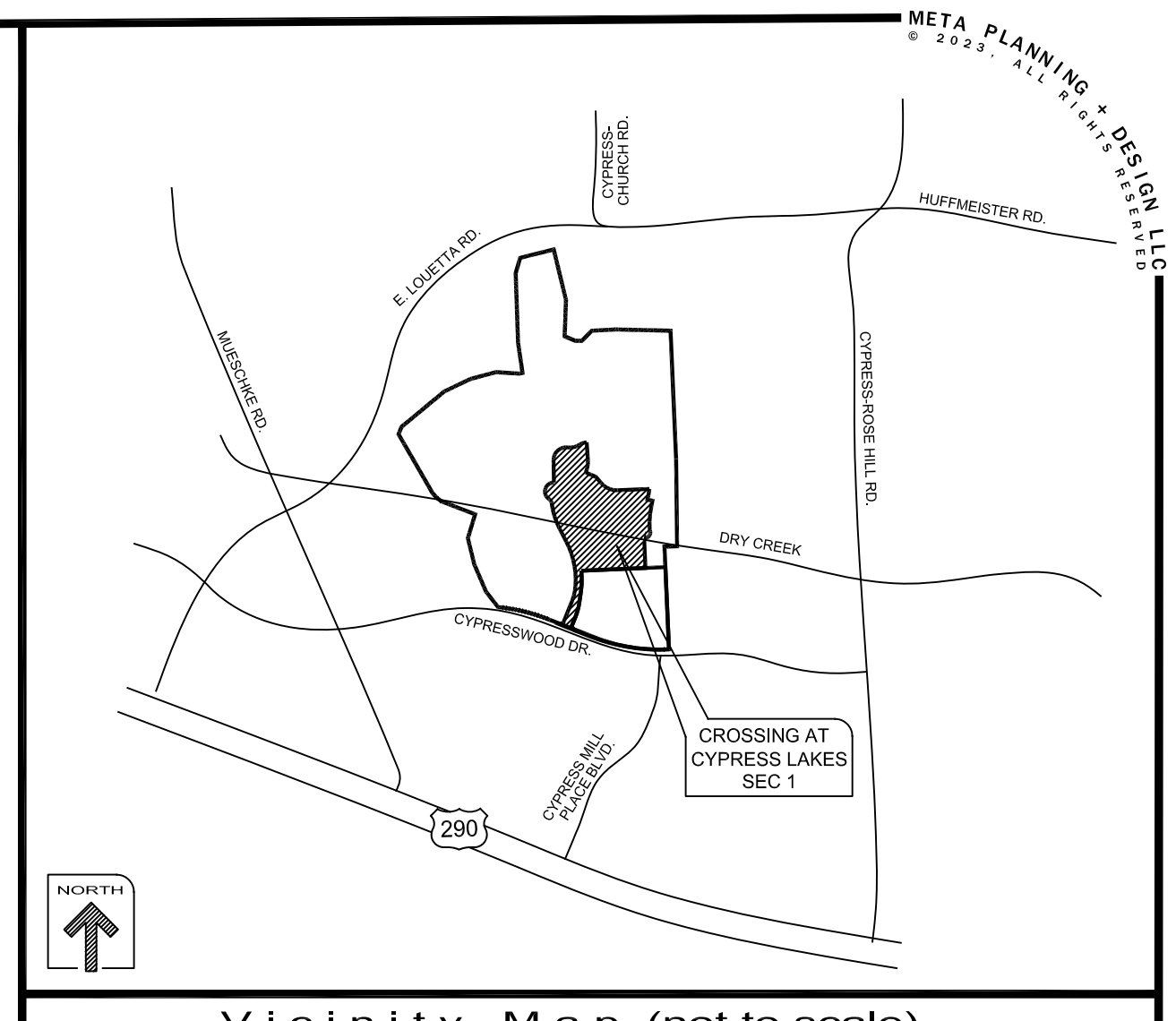
The public meeting may be held online so visit [www.harriscountytexas.gov](http://www.harriscountytexas.gov) or [www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos](http://www.harriscountytexas.gov/Government/Court-Agenda/Court-Videos). If you wish to speak at the meeting please call 713-274-1111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



H.C.F.O.D. UNIT  
 K145-05-00  
 140' FEE STRIP  
 H.C.C.F. No.  
 K184430

- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE.
  - "UE" INDICATES UTILITY EASEMENT
  - "1" RES." INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - LOTS BACKING OR SIDING (XXXXXXXXXXXXXX) ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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.
  - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - 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.
  - 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
  - "GBL" INDICATES GARAGE BUILDING LINE. THE GBL APPLIES ONLY TO THE FRONT OF THE GARAGE WHERE VEHICLES ENTER. THE SIDE AND REAR WALLS OF THE GARAGE, AND THE PRIMARY STRUCTURE, FOLLOW THE NORMAL BUILDING SETBACK LINES.

A PRELIMINARY PLAT OF  
**CROSSING AT CYPRESS LAKES SEC 1**

BEING 20.4± ACRES OF LAND CONTAINING 53 LOTS (40' X 125' TYP.) AND FIVE RESERVES IN TWO BLOCKS.

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

OWNER: MAK DEVELOPMENT

PLANNER: META PLANNING + DESIGN LLC

24285 KATY FREEWAY, SUITE 525 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

SEPTEMBER 1, 2023 MTA-I-570

- NOTE:
- |   |   |
|---|---|
| <b>A</b> RESTRICTED RESERVE "A" RECREATION ±2.74 ACRES          | <b>D</b> RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.08 ACRE |
| <b>B</b> RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.06 ACRE | <b>E</b> RESTRICTED RESERVE "E" DRAINAGE/DETENTION ±5.70 ACRES  |
| <b>C</b> RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.16 ACRE |   |

DISCLAIMER AND LIMITED WARRANTY  
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1809-262 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.