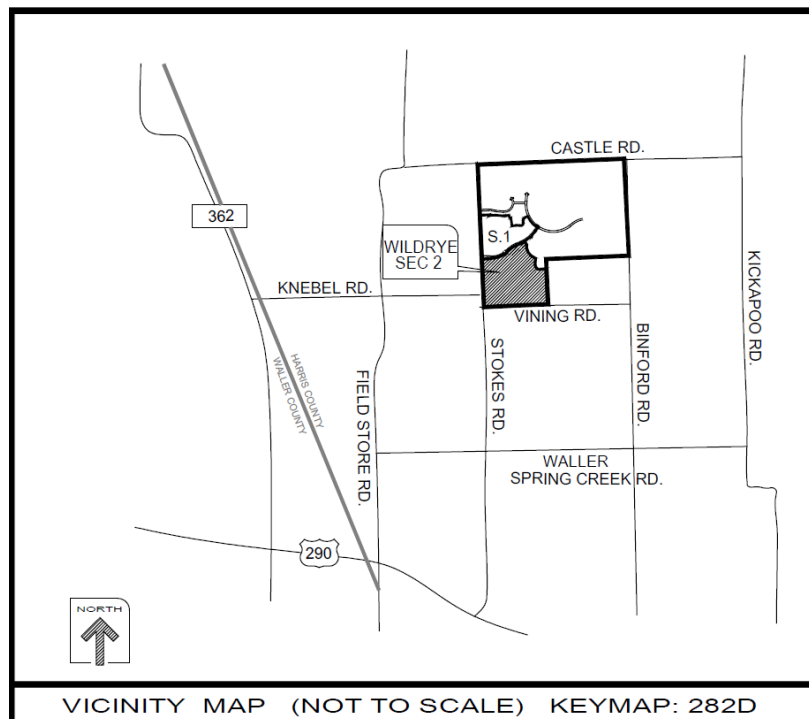




OFFICE OF THE COUNTY ENGINEER
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

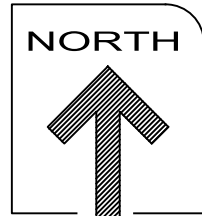
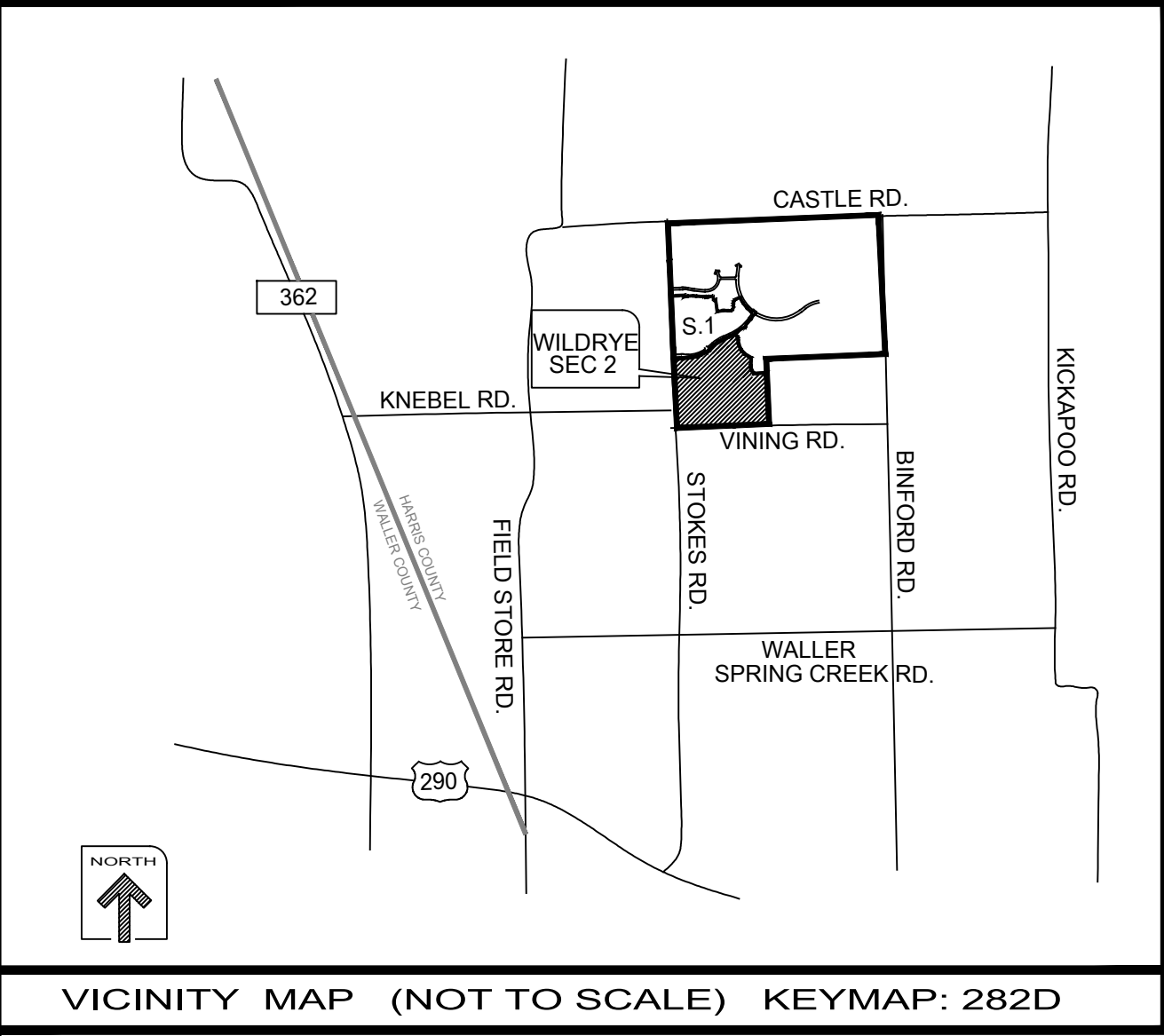
Public Notice – Replat Request

Harris County Commissioners' Court will consider and act upon a plat application for **WILDRYE SEC 2**, to create a reserve for unrestricted use. The property contains 101.16 Acres tract of land and a Partial Replat of Lots 11, 12, 13, and 14 of Block 2 of Harris County School Land Four Leagues recorded in Volume 17 Page 222 of the Deed Records of Harris County, Texas.



The replat will be presented before the Commissioners Court on Thursday, **May 22nd, 2025 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.

The public meeting may be held online: www.harriscountytexas.gov or 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.



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - LOTS BACKING OR SIDING WILDRIE PARK DRIVE 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 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.
 - 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:
- "G.B.L." INDICATES GARAGE BUILDING LINE. THE G.B.L. 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.

NOTE:

- | | |
|---|--|
| A RESTRICTED RESERVE "A"
DRAINAGE/DETENTION
±23.77 ACRES | B RESTRICTED RESERVE "B"
DRAINAGE/MITIGATION
±4.25 ACRES |
| C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.61 ACRE | D RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±1.74 ACRES |
| E RESTRICTED RESERVE "E"
LANDSCAPE/OPEN SPACE
±0.08 ACRE | F RESTRICTED RESERVE "F"
LIFT STATION
±0.17 ACRE |
| G RESTRICTED RESERVE "G"
DETENTION
±18.02 ACRE | H RESTRICTED RESERVE "H"
DRAINAGE/DETENTION
±15.83 ACRE |
| J RESTRICTED RESERVE "J"
LANDSCAPE/OPEN SPACE
±.08 ACRE | |

A PRELIMINARY PLAT OF

WILDRIE SEC 2

BEING 101.16± ACRES OF LAND
CONTAINING 146 LOTS (50'/60' X 125' TYP.) AND
NINE RESERVES IN SIX BLOCKS.

OUT OF THE
HARRIS CSL SURVEY, A-332
HARRIS COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF "HARRIS COUNTY SCHOOL LAND FOUR LEAGUES"
RECORDED IN VOL. 17, PG. 222, BEING PART OF LOTS 11, 12, 13, AND 14 OF BLOCK 2.

REASON FOR REPLAT:
TO CREATE 146 LOTS AND 9 RESERVES IN 6 BLOCKS.

OWNER:
HINES INTERESTS

PLANNER:

META
PLANNING + DESIGN

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

SCALE: 1" = 100'
0 100 200

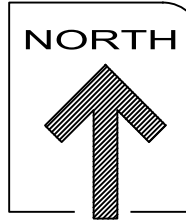
MAY 6, 2024

PAGE: 2 OF 2

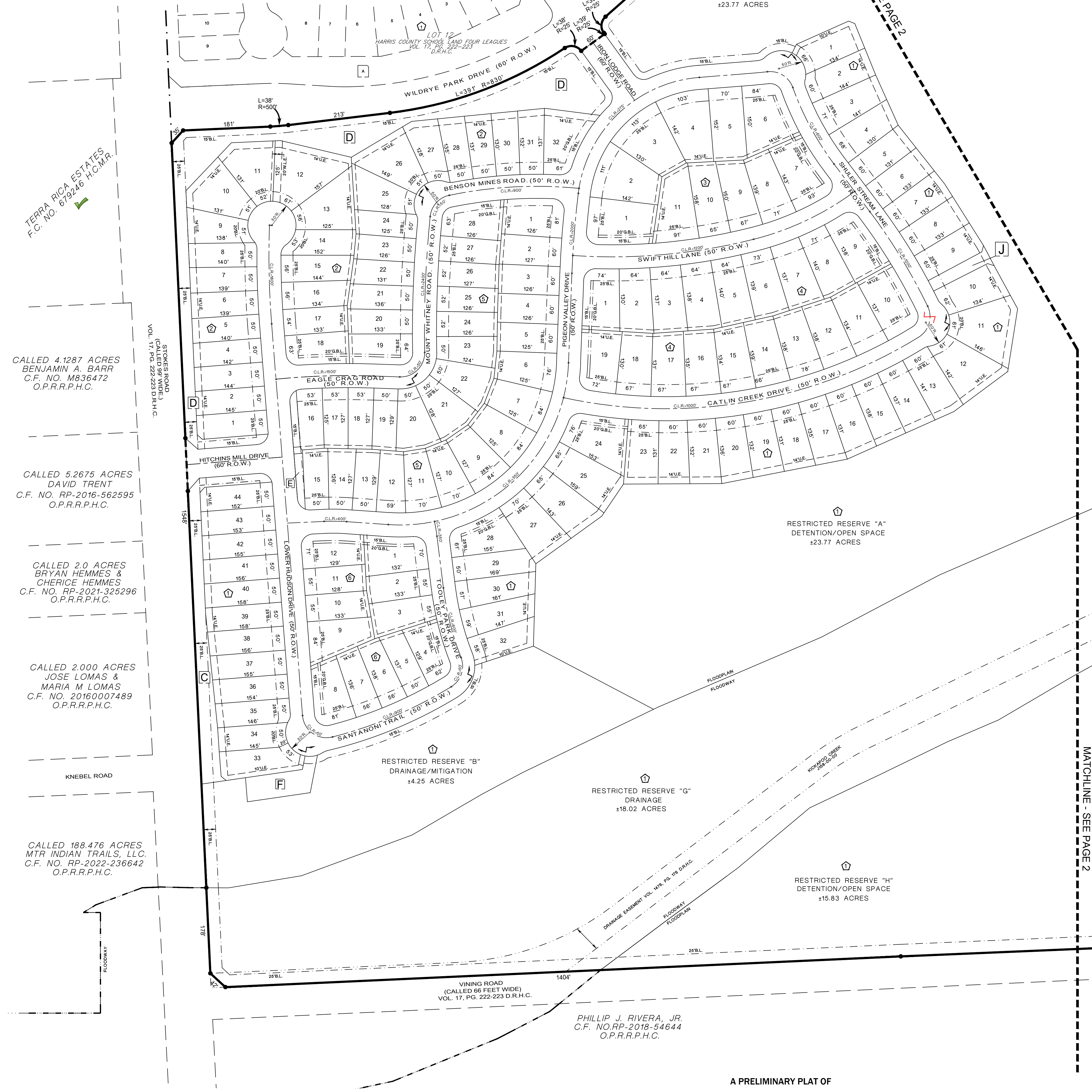
HOU-89001

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-282 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED 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 IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



VICINITY MAP (NOT TO SCALE) KEYMAP: 282D



- NOTE:
- | | |
|---|--|
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 - "OBL" 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

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OWNER: HINES INTERESTS

PLANNER: **META** PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
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SCALE: 1" = 100'

MAY 6, 2024 PAGE: 1 OF 2 HOU-89001



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

(V1, Approved 9.24.24, ESM)