



13106
LYNN HAVEN ST
CYPRESS, TX 77429
TOWER OAKS PLAZA



4
BEDROOMS



2.5
BATHROOMS



2,751
SQ FT



~0.43
ACRE LOT



OVERSIZED
4-CAR GARAGE



PROPERTY FLOOD HISTORY

13106 Lynn Haven St was built in 1973 and, according to the seller's disclosure and history provided with the listing, **has flooded only once: during Hurricane Harvey.**

TOWER OAKS PLAZA

DRAINAGE IMPROVEMENTS

A STRONGER, MORE RESILIENT COMMUNITY

Following the widespread flooding during Hurricane Harvey, Harris County, in partnership with the Harris County Flood Control District, designed and constructed a comprehensive drainage improvement project for Tower Oaks Plaza to reduce flooding risk and better protect homes in our neighborhood.

KEY IMPROVEMENTS COMPLETED



NEW STORM SEWER SYSTEM

Installed a new storm sewer system beneath existing roadside ditches to improve drainage and reduce blockages.



UPSIZED CULVERTS

Replaced and upsized driveway culverts to improve water flow and reduce the chance of flooding.



REGRADEING DITCHES

Regraded roadside ditches throughout the neighborhood to improve drainage capacity and convey stormwater more efficiently.



ROAD IMPROVEMENTS

Rebuilt affected driveways and brought subdivision roads up to current Harris County standards.



LARGER OUTFALLS

Increased drainage outfalls into HCFCD channel K161-00-00, including one outfall increased from 36" to 42".



DETENTION BASIN

Constructed a stormwater detention basin with approximately **43 acre feet** of detention capacity to help manage stormwater during heavy rainfall events.

PROJECT HIGHLIGHTS



Designed to reduce flooding risk for **173 homes**



Storm sewers as large as **5' x 3'** reinforced concrete boxes



6' x 6' storm sewer **trunk line**



One outfall increased from 36" to **42"**



Approximately **43 acre feet** of detention capacity



Provides a **50 year level of service**

These improvements significantly enhance the drainage system in Tower Oaks Plaza and were designed to reduce the risk of structural flooding for future storm events.

Drainage improvements are designed to reduce flood risk but cannot eliminate the possibility of future flooding. Buyers should independently verify flood zones, flood history and insurance requirements.