

December MAK Questions

This questionnaire was provided to MAK from HCMUD 391 for the purpose of publishing the responses for our residents. These answers are subject to change and represent the current situation as of December 2025.

Development Timeline

1. What is the next major phase of development after the current clearing work, and do you have an anticipated start date or window for that phase (underground infrastructure, first streets and utilities, vertical home construction)?

Our next phase will be the mass grading and detention project. The job has been bid and we anticipate construction to commence later this month. WSD (Water Sewer and Drainage) construction for our first phase will take place next year with goal to deliver lots by 4th quarter of next year.

Construction Impacts

2. As the next phase begins, what should residents of MUD 391 expect in terms of visible activity, noise, dust, truck traffic routes, and hours of operation? Will dust and dirt be actively controlled so they stay within the MAK property boundaries?

Our next phase as mentioned above will be the mass grading and detention operation. While we cannot control wind and weather, we will put forth best effort and practices to minimize dust in the air.

Landscape Buffer & Fencing

3. In the October Q&A, you mentioned an “upgraded wood fence” on the new homes backing up to the landscape buffer. Can you provide more detail or a photo/example of what an upgraded wood fence will look like (height, style, cap board, stain/color, etc.)?

This will be a cap and top rail fence with a 2x6 rot board at the bottom. The total height of the fence will be 6’-10” when completed. We will have landscape architect provide a visual and send via separate email.

4. The Utility Agreement and prior answers reference phased construction of the landscape buffer. Can you share the planting plan (types of trees/shrubs, spacing, and approximate mature height) and confirm whether irrigation will be installed to help the buffer establish quickly?

We do not have details to provide as of yet. We will make certain we meet the requirements spelled out in the MUD agreement. The area will be irrigated.

Traffic & Safety Improvements

5. The October answers mentioned a Traffic Impact Analysis (TIA). Has the TIA been completed and submitted to Harris County? Are any new traffic signals, turn lanes, or other improvements planned for Cypresswood, Louetta, or nearby roads as a result of the development?

Still pending TIA (traffic impact analysis) approval.