

Scott Shelburne, Chairman  
Anne Sundquist, Vice Chairman  
Josh Jakubik, Secretary  
Trevor Brown  
Robert Franklin  
Holly Knee  
Tom Mayhew



City Administrator, Don Doering  
City Secretary, Kandice Garrett  
City Attorney, Leonard Schneider  
City Engineer, Mike Kurzy  
Planning Consultant, Tana Ross

## **NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION**

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### **AGENDA PUBLIC HEARING AND REGULAR MEETING THURSDAY, MAY 19, 2022 - 4:30 P.M. Sewall Smith Council Chambers 18111 Buddy Riley Blvd., Magnolia, Texas 77354**

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- 1. CALL TO ORDER**
  - a. INVOCATION
  - b. PLEDGE OF ALLEGIANCE
  - c. ROLL CALL AND CERTIFICATION OF QUORUM

## **2. OPEN PUBLIC HEARING**

### **NOTICE OF PUBLIC HEARING**

On May 19, 2022 at 4:30 pm., City of Magnolia Planning and Zoning Commission will hold a public hearing in the Council Chambers of Magnolia City Hall, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, giving all interested persons the right to appear and be heard, and to discuss the following text amendments to the City of Magnolia Unified Development Code:

- Chapter 2 - Zoning Districts and Land Uses, Table 2-2-1.02 Land Uses concerning alcohol sales, offsite and onsite consumption, and light industry in a Business Park district

## **3. CLOSE PUBLIC HEARING AND CONVENE REGULAR MEETING**

## **4. CONSENT AGENDA**

*This portion of the agenda consists of items considered to be routine and will be enacted by one motion unless separate discussion is requested by a Commission member or a citizen.*

a. **CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the meeting held April 21, 2022.

5. **REQUESTS/ PETITIONS FROM THE PUBLIC**

6. **PUBLIC COMMENTS**

*(For matters not on the agenda. Comments shall be limited to **three (3) minutes per person**. Comments by the Commission members shall be limited to:*

- a. Statements of specific factual information given in response to an inquiry;*
- b. A recitation of existing policy in response to an inquiry;*
- c. A proposal to place the subject on a future agenda.*

7. **ANNOUNCEMENTS**

*(Hear announcements concerning items of community interest from the Board Members of the Planning Commission and City Staff for which no action will be taken or discussed.)*

8. **UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS** (Tana Ross)

9. **CONSIDERATION AND POSSIBLE ACTION ON CARRILLO BROTHERS PRELIMINARY, PLAT +/- 4.926 ACRES**

10. **CONSIDERATION AND POSSIBLE ACTION ON WAN BRIDGE PRELIMINARY PLAT, +/- 15 ACRES**

11. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA VILLAGE SOUTH, FINAL PLAT +/- 76.993 ACRES**

12. **CONSIDERATION AND POSSIBLE ACTION ON CARRILLO BROTHERS, FINAL PLAT +/- 4.926 ACRES**

13. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA RIDGE FOREST SEC. 17, FINAL PLAT +/- 50.434 ACRES**

14. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA RIDGE FOREST SEC. 18, FINAL PLAT +/- 27.589 ACRES**

15. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA RIDGE FOREST SEC. 19, FINAL PLAT +/- 33.709 ACRES**
16. **CONSIDERATION AND POSSIBLE ACTION ON MUSTANG RIDGE SEC. 3, FINAL PLAT +/- 25.522 ACRES**
17. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA COTTAGES AT 38634 SPUR 149, SITE PLAN +/- 15.04 ACRES**
18. **CONSIDERATION AND POSSIBLE ACTION ON PRADOO CROSSING AT ESCONDIDO, SITE PLAN +/- 0.15 ACRES**
19. **CONSIDERATION AND POSSIBLE ACTION CONCERNING UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS REGARDING SALE OF ALCOHOL IN SUBURBAN VILLAGE DISTRICT(S)**
20. **CONSIDERATION AND POSSIBLE ACTION CONCERNING UNIFIED DEVELOPMENT CODE TEXT AMENDMENT REGARDING LIGHT INDUSTRIAL USE IN BUSINESS PARK DISTRICT(S).**
21. **CONSIDERATION AND POSSIBLE ACTION TO SET PUBLIC HEARING DATE FOR CONDITIONAL USE PERMIT FILED BY MAGNOLIA ISD FOR PRECONSTRUCTED TEMPORARY BUILDINGS**
22. **REQUEST FOR AGENDA ITEM**
23. **ADJOURN**

The Planning & Zoning Commission of the City of Magnolia, Texas, reserves the right to adjourn into Closed Executive Session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Title 5, Chapter 551, of the Texas Government Code. 551.071(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations about competitive matters), and 551.087 (Deliberation about Economic Development Matters).

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office at (281-305-0550), two working days prior to the meeting for appropriate arrangements.**

## CERTIFICATE

I certify that a copy of the *Notice of Meeting* was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofmagnolia.com](http://www.cityofmagnolia.com), in compliance with Chapter 551, Texas Government Code.

DATE

TIME

TAKEN DOWN

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Kandice Garrett, City Secretary





## Hearst Newspapers, LLC Order Confirmation

**Ad Order Number**

0034199142

**Sales Rep.**

0630-HOU

**Order Taker**

bvanstraten

**Order Source**

Rep

**Customer**

CITY OF MAGNOLIA

**Customer Account**

20017370

**Customer Address**18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA**Customer Phone**

2813562266

**Payor Customer**

CITY OF MAGNOLIA

**Payor Account**

20017370

**Payor Address**18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA**Payor Phone**

2813562266

**PO Number****Ordered By**

Tana Ross

**Customer Fax****Customer Email****Special Pricing****Tear Sheets**

0

**Proofs**

0

**Affidavits**

1

**Blind Box****Promo Type****Materials****Invoice Text**

amendments to the City of Magnolia Unified Development Code and rezonings to the City

**Ad Order Notes****Gross Amount**

79.76

**Net Amount**

\$79.76

**Tax Amount**

\$0.00

**Total Amount**

\$79.76

**Payment Method**

Credit Card Pymt

**Payment Amount**

\$0.00

**Amount Due**

\$79.76

**Ad Number**

0034199142-01

**Ad Type**

Legal

**Production Method**

AdBooker

**Production Notes****External Ad Number****Ad Attributes****Ad Released**

No

**Pick Up****Ad Size**

2 X 14 li

**Color****NOTICE OF PUBLIC HEARING**

On May 19, 2022 at 4:30 pm., City of Magnolia Planning and Zoning Commission will hold a public hearing in the Council Chambers of Magnolia City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354, giving all interested persons the right to appear and be heard, and to discuss the following text amendments to the City of Magnolia Unified Development Code:

- Chapter 2 - Zoning Districts and Land Uses, Table 2-2-1.02 Land Uses concerning 1) alcohol sales, offsite consumption in a Suburban Village district, and; 2) light industry in a Business Park district.

**Product**

HCN Conroe Courier

HOU Online

**Placement**

Legals

Legals

**Position**

Legal Notices

Legal Notices

**First Run Date**

Monday, May 2, 2022

Monday, May 2, 2022

**Last Run Date**

Monday, May 2, 2022

Monday, May 2, 2022

Scott Shelburne, Chairman  
Anne Sundquist, Vice Chairman  
Josh Jakubik, Secretary  
Trevor Brown  
Robert Franklin  
Holly Knee  
Tom Mayhew



City Administrator, Don Doering  
City Secretary, Kandice Garrett  
City Attorney, Leonard Schneider  
City Engineer, AEI, Mike Kurzy  
Planning Consultant, Tana Ross

## **MINUTES OF THE PLANNING & ZONING COMMISSION REGULAR MEETING APRIL 21, 2022**

A meeting of the Planning & Zoning Commission was held on April 21, 2022, beginning at 4:30 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

### **1. CALL TO ORDER**

Chairman Scott Shelburne called the regular meeting to order at 4:30 pm.

#### **a. INVOCATION**

Scott Shelburne delivered the invocation.

#### **b. PLEDGE OF ALLEGIANCE**

Chairman Scott Shelburne led the Pledge of Allegiance.

#### **c. ROLL CALL AND CERTIFICATION OF QUORUM**

Chairman Scott Shelburne called roll and certified a quorum present with the following Planning & Zoning Commission members in attendance: Scott Shelburne, Anne Sundquist arrived at 4:32 p.m., Josh Jakubik, Trevor Brown, Robert Franklin, and Holly Knee.

Absent: Tom Mayhew

Staff present: City Administrator Don Doering, City Secretary Kandice Garrett, and Planning Consultant Tana Ross.

### **2. CONSENT AGENDA**

*This portion of the agenda consists of items considered to be routine and will be enacted by one motion unless separate discussion is requested by a Commission member or a citizen.*

#### **a. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the meeting held March 24, 2022.

**MOTION:** Upon a motion to approve Consent Agenda made by Josh Jakubik and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 6-0.

**3. REPORT – PLANNING AND ZONING COMMISSIONER DUTIES**

Presentation by City Attorney Leonard Schneider.

City Attorney Leonard Schneider gave a presentation to the Commissioners.

**4. REQUESTS/ PETITIONS FROM THE PUBLIC**

None

**5. PUBLIC COMMENTS**

*(For matters not on the agenda. Comments shall be limited to **three (3) minutes per person**. Comments by the Commission members shall be limited to:*

- a. Statements of specific factual information given in response to an inquiry;*
- b. A recitation of existing policy in response to an inquiry;*
- c. A proposal to place the subject on a future agenda.*

None

**6. ANNOUNCEMENTS**

*(Hear announcements concerning items of community interest from the Board Members of the Planning Commission and City Staff for which no action will be taken or discussed.)*

Vice Chairman Anne Sundquist announced the Magnolia Festival Committee is holding the Annual Magnolia Showdown BBQ Cook-Off on April 29-30, 2022.

**7. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS**

Planning Consultant Tana Ross noted the updates report was provided in their packet.

**8. CONSIDERATION CONSIDERATION AND POSSIBLE ACTION ON MILL CREEK ESTATES SECTION 8, PRELIMINARY PLAT +/-19.2 ACRES**

Planning Consultant Tana Ross stated the plat has been reviewed by City Engineer, a letter of no objection provided, and recommends approval.

**MOTION:** Upon a motion to approve Mill Creek Estates Section 8, Preliminary Plat, +/- 19.2 acres made by Robert Franklin and seconded by Josh Jakubik, the Commission members present voted and the motion carried unanimously, 6-0.

**9. CONSIDERATION AND POSSIBLE ACTION ON MILL CREEK ESTATES SECTION 9, PRELIMINARY PLAT +/-10.5 ACRES**

Planning Consultant Tana Ross stated the plat has been reviewed by City Engineer, a letter of no objection provided, and recommends approval.

**MOTION:** Upon a motion to approve Mill Creek Estates Section 9, Preliminary Plat, +/- 10.5 acres made by Anne Sundquist and seconded by Holly Knee, the Commission members present voted and the motion carried unanimously, 6-0.

**10. CONSIDERATION AND POSSIBLE ACTION ON MILL CREEK ESTATES SECTION 10, PRELIMINARY PLAT +/- 11.6 ACRES**

Planning Consultant Tana Ross stated the plat has been reviewed by City Engineer, a letter of no objection provided, and recommends approval.

**MOTION:** Upon a motion to approve Mill Creek Estates Section 10, Preliminary Plat, +/- 11.6 acres made by Josh Jakubik and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 6-0.

**11. CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA VILLAGE SOUTH, FINAL PLAT +/-76.993 ACRES**

No action taken.

**12. CONSIDERATION AND POSSIBLE ACTION ON SITE PLAN FOR ALLORA MAGNOLIA AT 4255 MAGNOLIA VILLAGE DRIVE**

Planning Consultant Tana Ross stated the site plan has been reviewed by City Engineer, a letter of no objection provided, and recommends approval with condition to receive the landscape plans within the next 30 days.

**MOTION:** Upon a motion to approve Allora Magnolia at 4255 Magnolia Village Drive with condition of a revised landscape plan within 30 days made by Anne Sundquist and seconded by Holly Knee, the Commission members present voted and the motion carried unanimously, 6-0.

**13. CONSIDERATION AND POSSIBLE ACTION ON SITE PLAN FOR MAGNOLIA COTTAGES AT 38634 SPUR 149**

No action taken.

**14. CONSIDERATION AND POSSIBLE ACTION ON SITE PLAN FOR MAGNOLIA VILLAGE RETAIL AT SPUR 149 AND FM 1488**

No action taken.

**15. CONSIDERATION AND POSSIBLE ACTION ON SITE PLAN FOR MAGNOLIA VILLAGE RETAIL RESERVE A (13770, 13380 AND 13396 FM 1488)**

Planning Consultant Tana Ross recommended approval with conditions they provide the MUD 108 letter and the landscape plan within the next 30 days. Daniel Grimaldi with LJA also addressed the Board on this item.

**MOTION:** Upon a motion to approve the site plan for Magnolia Village Retail Reserve A (13770, 13380 AND 13396 FM 1488) with conditions of a MUD 108 letter and a revised landscape plan within 30 days made by Holly Knee and seconded by Anne Sundquist, the Commission members present voted and the motion carried unanimously, 6-0.

**16. CONSIDERATION AND POSSIBLE ACTION ON AMENDMENT TO WINDMILL ESTATES PLANNED DEVELOPMENT AGREEMENT**

Planning Consultant Tana Ross stated the amendment to the agreement has been reviewed by City Engineer and recommends approval.

**MOTION:** Upon a motion to approve amendment to Windmill Estates Planned Development Agreement made by Josh Jakubik and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 6-0.

**17. DISCUSSION – UPDATE ON PUBLIC HEARING FOR TEXT AMENDMENT TO CITY OF MAGNOLIA UNIFIED DEVELOPMENT CODE LAND USE TABLE 2-2-1.02 REGARDING LIGHT INDUSTRIAL USE IN BUSINESS PARK DISTRICTS**

Planning Consultant Tana Ross gave an update and told the Commissioners the public hearing will be set.

**18. DISCUSSION – UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS TO LAND USE TABLE 2-2-1.02 REGARDING ALCOHOL SALES**

Planning Consultant Tana Ross presented this item. There was discussion on City Attorney's recommendation of this item and procedures to follow.

**19. CONSIDERATION AND POSSIBLE ACTION TO SET PUBLIC HEARING DATE FOR TEXT AMENDMENTS TO CITY OF MAGNOLIA UNIFIED DEVELOPMENT CODE**

## **CHAPTER 2, TABLE 2-2-1.02 LAND USE TABLES**

**MOTION:** Upon a motion to set a public hearing for the next Planning and Zoning regular meeting for text amendments to City of Magnolia Unified Development Code Chapter 2, Table 2-2-1.02 Land Use Tables regarding light industrial use in business park districts and alcohol sales based on the recommendations of City Attorney made by Anne Sundquist and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 6-0.

### **20. DISCUSSION – MAGNOLIA HERITAGE ACADEMY SITE WORK PERMIT APPLICATION AND CONDITIONAL USE PERMIT APPLICATION**

Planning Consultant Tana Ross presented this item on 823 Magnolia Blvd. and a review was provided by Chairman Scott Shelburne. The applicant Morgan Honeycutt also addressed the Commissioners and answered questions.

**MOTION:** Upon a motion to approve a site plan/permit for Jiffy Lube at 218 Smith Street made by Tom Mayhew and seconded by Anne Sundquist, the Commission members present voted and the motion carried unanimously, 6-0.

### **21. DISCUSSION – CONDITIONAL USE PERMIT JOINT PUBLIC HEARING, MAY 10 (Scott Shelburne)**

The Commissioners discussed the Conditional Use Permit to be considered at a joint public meeting at the City Council's May 10<sup>th</sup> regular meeting with the time to be determined.

### **22. CONSIDERATION AND POSSIBLE ACTION FOR PAINT COLORS IN THE STROLL OVERLAY DISTRICT AT 415 MAGNOLIA BLVD**

Planning Consultant Tana Ross and applicant Paul Michna presented this item.

**MOTION:** Upon a motion to approve the paint colors in the Stroll Overlay District at 415 Magnolia Blvd. made by Anne Sundquist and seconded by Holly Knee, the Commission members present voted and the motion carried unanimously, 6-0.

### **23. FUTURE AGENDA ITEMS**

- Item numbers 11,13, 14 and 19 (17 & 18).

### **24. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Robert Franklin and seconded by Josh Jakubik, the Commission members present voted, the motion carried unanimously, 6-0 and Chairman Shelburne adjourned the meeting at 5:52 pm.

Planning & Zoning Commission

\_\_\_\_\_  
Scott Shelburne, Chairman

**CERTIFICATION**

I certify this to be a true and correct copy of the minutes of the meeting of the City of Magnolia Planning and Zoning Commission held on April 21, 2022.

**ATTEST:**

\_\_\_\_\_  
Kandice Garrett, City Secretary

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Application	Project Name	Applicant Name	Acreage	Next Event Date	Status	Status Date	Address	Date Submitted	Review	Reply	LONO	
2	Preliminary-Pla	Mill Creek Section 10	Katy Harris	19.2	PZC 4/21/2022	Approved	4/13/2022	Mill Creek Section 10	4/7/2022			4/15/2022	
3	Preliminary-Pla	Mill Creek Section 9	Katy Harris	10.5	PZC 4/21/2022	Approved	4/13/2022	Mill Creek Section 9	4/7/2022			4/15/2022	
4	Preliminary-Pla	Mill Creek Section 8	Katy Harris	11.6	PZC 4/21/2022	Approved	4/13/2022	Mill Creek Section 8	4/7/2022			4/15/2022	
5	Final-Plat	Magnolia Village South Final Plat	Carla Padilla	76.993	PZC 04/21/2022 & 05/19/22	Accepted	5/16/2022	East of Spur 149 Rd and south of FM 1488	4/5/2022	4/15/2022	5/12/2022		
6	Site-Work-Perr	Magnolia Cottages	Lesley Reel	15.04	PZC 4/21/2022 & 5/19/2022	Accepted	5/16/2022	38634 Spur 149	3/24/2022	4/8/2022			
7	Site Work	Mag Village Retail	Gregory Patch		PZC 4/21/2022	Accepted	5/12/2022	FM 1488 and Spur 149	12/14/2021	12/29/2021	3/15/2022		Pending landscaping and lighting submissions.
8	Site Work	Mag Village Retail Resv A	Jade Sanchez		PZC 4/21/2022	Approved by PZC 04/21/22 Pending City apprvl of Indscpng plan	5/12/2022	13370, 13380, 13396 FM 1488	4/6/2022	4/15/2022- Site and 5/13/2022 Landscaping Review by AEI			Site Work approved conditionally by PZC on 4/21/22, penidng City approval of landscape plans - 2nd submittal of landscaping plans sent to AEI
9	Site Work	Allora Magnolia	Tyler Miller		PZC 4/21/2022	Approved pending Indspng plans approval by City	5/16/2022	4255 Magnolia Village Dr.	2/21/2022 resubmitted 04/11/2022	4/15/2022 - Site and Landscaping Review by Planner approved 5/12/2022	3/21/2022	4/15/2022	Site Work approved conditionally by PZC on 4/21/22, penidng City approval of landscape plans; as of 5/16 - pending lighting review.



	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Application	Project Name	Applicant Name	Acreage	Next Event Date	Status	Status Date	Address	Date Submitted	Review	Reply	LONO	
10	CUP	Magnolia Heritage Academy	Morgan Honeycutt		PZC/CC It Public Hearing and actions 5/10/2022	Accepted	5/10/2022	823 Magnolia Blvd	4/11/2022	Letter of Decision pending Site Work Permit approval, as per City Council instructions Ltr of Decision sent			
11	Stroll Paint	Britton Tyson Services	Paul Michna		PZC 4/21/2022	Approved	4/22/2022	415 Magnolia Blvd	4/18/2022	4/21/2022			
12	Site Work	SM DADA Convenience Store - Site Work	Gmostafa Midstream		PCZ 5/19/2022	Accepted	5/4/2022	31515 Nichols Sawmill Rd.	4/11/2022 3/17/2022 Resubmitted	4/26/2022			Pending landscaping and lighting submission and possible resubmission of rezoning.
13	Preliminary Plat	Carrillo Brothers	Armando Reyna	4.926	PZC 5/19/2022	Accepted	5/16/2022	18200 FM 1488	5/2/2022	5/2/2022			
14	Final Plat	Carrillo Brothers	Armando Reyna	4.926	PZC 5/19.2022	Accepted Approved, permit issued	5/16/2022	18200 FM 1488	5/9/2022	5/2/2022 AEI Email approval			
15	Site Work	Timber Hollow Site Work Hard/Landscape	Victor Hugo Duron	Res. H	Permit issued		5/10/2022	Timber Hollow	4/21/2022 4/25/2022 resubmitted	4/25/22			
16	Final Plat	Magnolia Ridge Forest Sec 18	Zach Zarse	27.589	PZC 5/19/2022	Accepted	5/16/2022	Magnolia Ridge Forest	5/9/2022 4/25/2022 resubmitted	5/4/2022			
17	Final Plat	Magnolia Ridge Forest Sec 19	Zach Zarse Shauna L.	33.709	PZC 05/19/2022	Accepted	5/16/2022	Magnolia Ridge Forest	5/9/2022	5/4/2022			
18	Site Work	Escondido Pradoo Crossing	Weaver NP Sign	0.15	AEI Review 5/24/2022	Accepted	5/16/2022	Escondido	4/29/2022	3/21/2022			
19	Variance	CVS Sign	Systems, Inc. Magnolia ISD	N/A	BOA meeting TBD/Special	Accepted	5/13/2022	13642 FM 1488	5/2/2022	Pending			
20	CUP	Magnolia ISD Temp Bldg	Tim Bruner	N/A	CC	Pending	5/10/2022	Not on application	5/4/2022	Pending			

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Application	Project Name	Applicant Name	Acreage	Next Event Date	Status	Status Date	Address	Date Submitted	Review	Reply	LONO	
21	Replat	Magnolia Place Sec. 1 Replat Resrv B (replat No 3)	Marie Escue - LJA	4.849	5/17/2022 Special CC	Accepted	5/16/2022		5/5/2022	5/12/2022	5/16/2022	5/16/2022	
22	Perliminary Plat	Wan Bridge 15 ac FM 1486 - ETJ	Jennifer Curtis - META Planning	PZC 15	05/19/2022	Accepted by email	5/9/2022	5/16/2022 FM 1486 & FM 1774	5/5/2022			5/16/2022	
23	Final Plat	Mustang Ridge Sec 3	Zach Zarse	25.522	PZC 5/19/2022	Accepted	5/16/2022	Mustang Ridge Sec 3	5/9/2022	5/16/2022			
24	Final Plat	Magnolia Ridge Sec 17	Alex Santibanes	50.434	PZC 5/19/2022	Accepted	5/15/2022	Magnolia Ridge Forest	4/25/2022 and 5/11/2022	5/16/2022			

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 9

**BACKGROUND/INFORMATION**

An application for a Preliminary Plat was received from Armando Reyna on May 9 on behalf of owners, Carrillo Brothers, for 4.926 acres. Note: this application was originally submitted as a replat on April 20, 2022. City Engineer recommended preliminary plat and final plat submittals.

**COMMENTS:**

On May 9 the City Engineer issued a Review Letter. The plat is pending a Reply from the applicant.

**Action Requested**

Approve preliminary plat for Carrillo Brothers.

**Recommendation:**

Approve Carrillo Brothers preliminary plat for +/- 4.926 acres at 18200 FM 1488 (if a Letter of No Objection has been issued by the City Engineer).

**Attachments:**

Preliminary plat

STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, CARRILLO BROTHERS CORPORATION, acting by and through \_\_\_\_\_ President and \_\_\_\_\_ Secretary, being officers of CARRILLO BROTHERS CORPORATION, owner of the property subdivided in the above and foregoing map of CARRILLOS MAGNOLIA RESERVE, do hereby make subdivision of said property, according to the lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as CARRILLOS MAGNOLIA RESERVE situated in the Gamble Dawson Survey, Abstract No. 177, in Montgomery County, Texas; and dedicate to the public use, as such, the streets, alleys, parks and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the title to the land so dedicated. There is also dedicated for utilities an unobstructed easement five (5) feet wide from a plane twenty (20) feet above ground upward located as shown hereon. We have also complied with all regulations hereto before adopted by the Planning and Commission of the City of Magnolia, located in Montgomery County, Texas.

IN TESTIMONY WHEREOF, the CARRILLO BROTHERS CORPORATION, has caused these presents to be signed by \_\_\_\_\_ its president, thereunto authorized, attested by its Secretary \_\_\_\_\_ this \_\_\_\_\_ day of April, 2022.

CARRILLO BROTHERS CORPORATION

By: \_\_\_\_\_  
Print name ( \_\_\_\_\_ ), PRESIDENT

Attest: \_\_\_\_\_  
Print name, ( \_\_\_\_\_ ), SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ President for CARRILLO BROTHERS CORPORATION, and \_\_\_\_\_ Secretary, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "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 April, 2022.

Notary Public in and for the State of Texas

My Commission expires:

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_ 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded on \_\_\_\_\_ 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and in Cabinet \_\_\_\_\_ Sheet of Record Map for said County.

Witness my hand and seal of office, at Houston, the day and date last above written.

Mark Turnbull  
Clerk of the County Court  
Montgomery County, Texas

BY: \_\_\_\_\_  
Deputy

I, Richard S. Willett, am authorized (or registered) 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 and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than 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.

RICHARD S. WILLETT  
Texas Registration No. 4615

GENERAL NOTES:

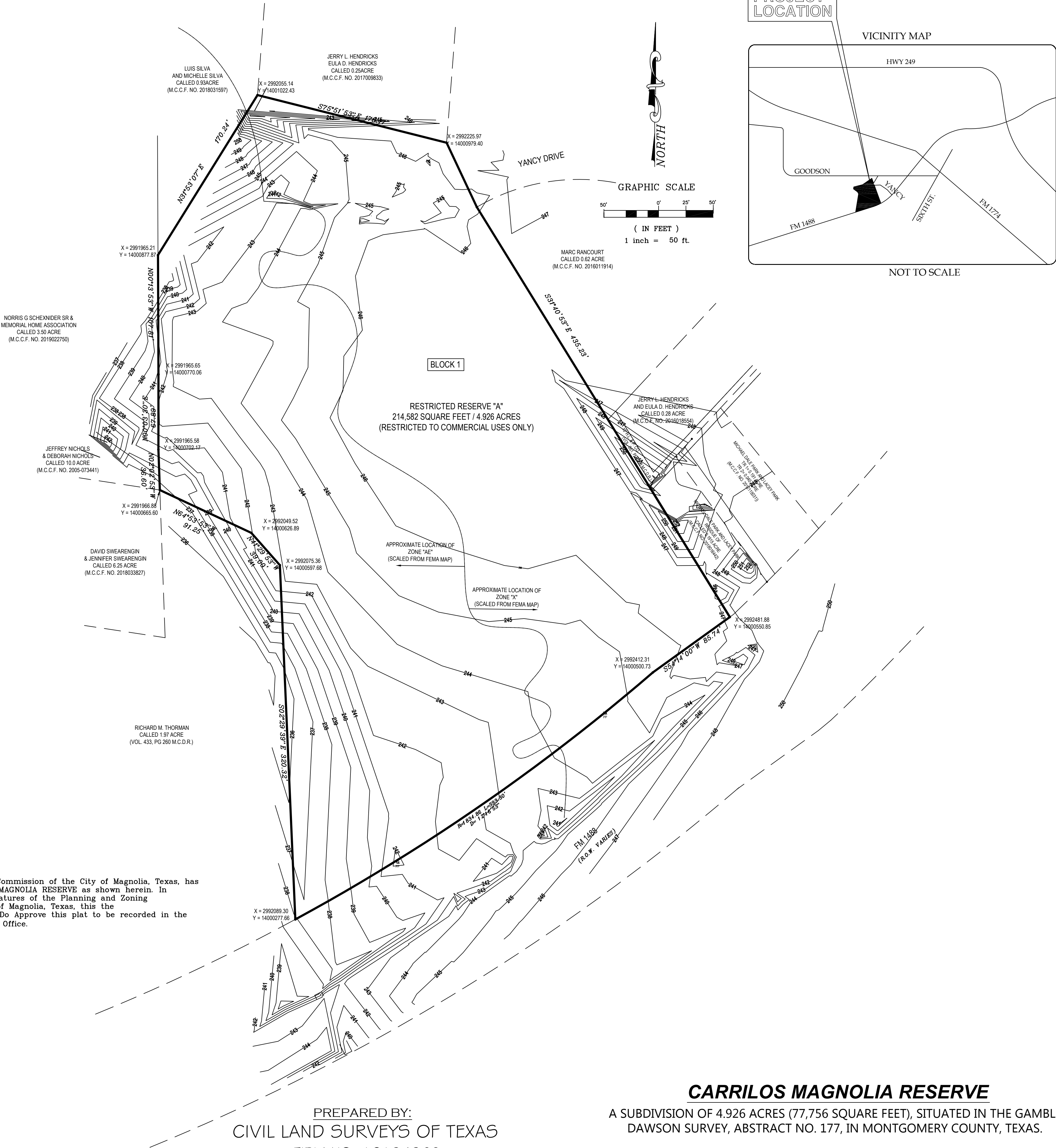
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 AND WERE DERIVED BY THE POST-PROCESSING OF STATIC GPS OBSERVATIONS USING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY (ONLINE POSITIONING USER SERVICE).
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999999897899.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN OWNERS POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 21071131C-098, DATE OF POLICY: FEBRUARY 18, 2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAVE BEEN PERFORMED BY THE SURVEYOR.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48339 C 0475 G, REVISED DATE OF 08/08/2014. THE SURVEYED PROPERTY LIES WITHIN ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PER SAID COMMITMENT FOR TITLE INSURANCE, THE SURVEYED PROPERTY IS NOT AFFECTED BY AN RESTRICTIVE COVENANTS
- PER CITY OF MAGNOLIA, TEXAS, UNIFIED DEVELOPMENT CODE ZONING MAP VIEWER, SUBJECT PROPERTY IS ZONED "SV".
- PROJECT BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 100195 IS A N.G.S. BRASS DISK STAMPED A1281, LOCATED FROM THE INTERSECTION OF FM 1488 AND FM 1774, SOUTHEAST ALONG FM 1774 0.4 MILES TO NICHOLS SAWMILL RD. SOUTH ALONG NICHOLS SAWMILL RD. 0.8 MILES TO THE BENCHMARK ON THE RIGHT, IN KEYMAP 212N IN THE SPRING CREEK WATERSHED NEAR STREAM J100-00-00. ELEV.= 231.72 FEET, NAVD 1988, 2001 ADJUSTED. NAVD88, GEOID99
- TEMPORARY BENCHMARK (TBM) "A": BEING A TXDOT HIGHWAY BRASS DISK LOCATED FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND. ELEVATION: 247.31' NAVD88, GEOID99
- ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID99, TO CONVERT TO 1988 (NAVD88), 2001 ADJUSTMENT SUBTRACT 0.08' FROM ELEVATIONS.

This is to certify that the Planning and Zoning Commission of the City of Magnolia, Texas, has approved this plat and subdivision of CARRILLOS MAGNOLIA RESERVE as shown herein. In testimony whereof, in witness of the Official Signatures of the Planning and Zoning Chairperson, and the City Secretary of the City of Magnolia, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_ 2022. Do Approve this plat to be recorded in the Official Record at the Montgomery County Clerk's Office.

\_\_\_\_\_  
Scott Shelburne, Chairman

\_\_\_\_\_  
Josh Jakubik, City Secretary

LEGEND	
M.C.M.R.	MONTGOMERY COUNTY MAP RECORDS
M.C.C.F.#	MONTGOMERY COUNTY CLERK'S FILE NUMBER
M.C.D.R.	MONTGOMERY COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG. LINE	BUILDING LINE



CARRILOS MAGNOLIA RESERVE

A SUBDIVISION OF 4.926 ACRES (77,756 SQUARE FEET), SITUATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT NO. 177, IN MONTGOMERY COUNTY, TEXAS.

0 LOTS, 1 RESERVES AND 1 BLOCK

SCALE: 1"= 50' DATE 01/20/2022

OWNER:  
CARRILLO BROTHERS CORPORATION

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 10

**BACKGROUND/INFORMATION**

An application for a preliminary plat was received on May 5, 2022.

**COMMENTS:**

On May 12 the City Engineer issued a Review Letter and a Reply was sent on May 16. On May 16 the City Engineer issued a Letter of No Objection

**Action Requested**

Approve preliminary plat for Wan Bridge.

**Recommendation:**

Approve preliminary plat of 15 acres known as Wan Bridge tract near FM 1774 and FM 1486.

**Attachments:**

Preliminary Plat



METES AND BOUNDS DESCRIPTION  
OF 15.000 ACRES (653,400 SQUARE FEET) OF LAND  
IN THE WILLIAM T. DUNLAVY SURVEY, A-168  
MONTGOMERY COUNTY, TEXAS

BEING 15,000 acres (653,400 square feet) of land in the William T. Dunlavy Survey, Abstract 168, Montgomery County, Texas, and being a portion of the residue of the called 30.137 acre tract described in the deed from AFFILIATED CROWN DEVELOPMENTS, LTD. to TODD MISSION CORNER, LLC recorded in File Number 2008-117803 of the Official Public Records of Real Property of Montgomery County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System if 1983, Central Zone:

BEGINNING at a 5/8-inch rod with cap stamped "MOYER SURVEYING" found for the northeast corner of the herein described tract and of said called 30.137 acre tract, being an angle corner of the called 78.760 acre tract of land described in the deed from JAMES EDWARD WARE, et al. to MAGNOLIA INDEPENDENT SCHOOL DISTRICT RECORDED IN FILE NUMBER 2002-131656 of the OFFICIAL PUBLIC RECORDS of Real Property of Montgomery County, Texas;

THENCE South 03° 01' 27" East - 1170.82 feet, with the line common to said called 30.137 acre tract and said 78.760 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of herein described tract;

THENCE South 88° 35' 09" West - 579.25 feet, across said called 30.137 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract and being on the east right-of-way line of F.M. 1486 (width varies) as described in Volume 217, Page 68 of the Montgomery County Deed Records;

THENCE North 01° 24' 51" West - 1149.96 feet, with the east right-of-way line of F.M. 1486 and the west line of the herein described tract, to a 5/8-inch iron rod with cap stamped "IDS" found for the northwest corner of the herein described tract and the southwest corner of a called 0.535 acre tract described in the deed to MAGNOLIA ISD recorded in Document Number 2004091153 of the Official Public Records of Real Property of Montgomery County, Texas, from which a found 5/8-inch iron rod with 4-inch aluminum cap bears North 02° 16' 50" West - 58.77 feet;

THENCE North 86° 18' 09" East - 424.70 feet, with the line common to the herein described tract and said 0.535 acre tract to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

THENCE North 86° 57' 09" East - 122.04 feet, continuing with the north line of the herein described tract to the POINT OF BEGINNING and containing 15.000 acres (653,400 square feet) of land.

CALLLED 0.535 ACRE  
JULIA E. EVERETT  
TO  
MAGNOLIA ISD  
FILE NO. 2004-091153  
O.P.R.R.P.M.C.

MAGNOLIA ETJ  
MAGNOLIA CITY LIMIT

CALLLED 78.760 ACRES  
JAMES EDWARD WARE  
&  
JUANITA VIRGINIA WARE  
MAGNOLIA ISD  
FILE NO. 2002-131656  
O.P.R.R.P.M.C.

MAGNOLIA ETJ  
MAGNOLIA CITY LIMIT

F.M. 1486  
(R.O.W. VARIES)  
VOL 217, PG. 68 M.C.D.R.

FINAL PLAT OF MAGNOLIA  
ROAD INVESTMENTS  
FILE NO. 2018-013113,  
CABINET Z, SHEETS  
4960-4962  
O.P.R.R.P.M.C.

MONTBRETIA CREEK DRIVE,  
(60' R.O.W.)

ASHLAND BLUFF TRAIL  
(60' R.O.W.)

ROSEBUD VALLEY LANE  
(60' R.O.W.)

MILLER COTTAGE TRAIL  
(60' R.O.W.)

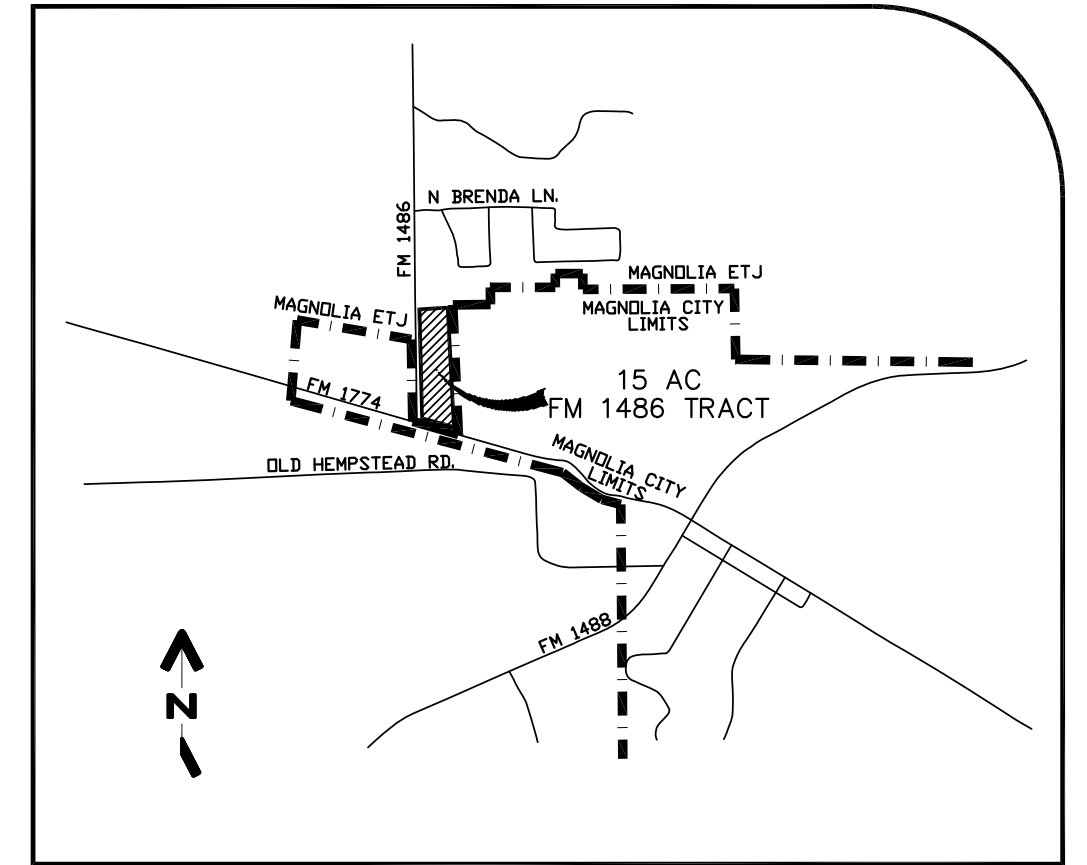
PEPPERWOOD  
BEND WAY  
(60' R.O.W.)

MAGNOLIA  
TERRACE DR.  
(90' R.O.W.)

BLOSSOM  
HOLLOW LANE  
(60' R.O.W.)

RESIDUE OF A  
CALLED 30.137 ACRES  
AFFILIATED CROWN  
DEVELOPMENTS, LTD.  
TO

TODD MISSION CORNER, LLC  
FILE NO. 2008-117803  
O.P.R.R.P.M.C.



Vicinity Map  
(NOT TO SCALE)

NOTE:

- A** RESTRICTED RESERVE "A"  
MULTI-FAMILY  
±6.04 ACRE
- B** RESTRICTED RESERVE "B"  
MULTI-FAMILY  
±0.96 ACRE
- C** RESTRICTED RESERVE "C"  
MULTI-FAMILY  
±0.87 ACRE
- D** RESTRICTED RESERVE "D"  
MULTI-FAMILY  
±1.57 ACRE
- E** RESTRICTED RESERVE "E"  
MULTI-FAMILY  
±0.95 ACRE

15 AC  
FM 1486 TRACT  
BEING 15.00 ACRES OF LAND  
FIVE RESERVES IN FIVE BLOCKS.

OUT of THE  
WILLIAM T. DUNLAVY SURVEY, A-168  
MONTGOMERY COUNTY, TEXAS

OWNER:  
WAN BRIDGE LAND, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6847 SAN FELIPE STREET, SUITE 2800  
HOUSTON, TEXAS 77057  
PHONE: (832) 298-1058  
EMAIL: ANDREW@WLANDDEVELOPMENT.COM

ENGINEER:  
BGE INC.  
10777 WESTHEIMER, SUITE 400  
HOUSTON, TEXAS 77042  
PHONE: (281) 668-8700

SCALE: 1" = 100'  
0 50 100 200

APRIL 27, 2022  
MTA# 53018

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS 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 MONTGOMERY COUNTY COMMISSIONERS COURT. 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.



May 16, 2022

Mr. Don Doering  
City Administrator  
City of Magnolia  
18111 Buddy Riley Boulevard  
Magnolia, Texas 77354

**Reference: 15 AC FM 1486 Tract Preliminary Plat – Letter of No Objection  
City of Magnolia  
AEI Job No. 220969.80-001**

Dear Mr. Doering:

We received the revised preliminary plat for the proposed 15 AC FM 1486 Tract development on May 16, 2022. On behalf of City of Magnolia (the "City"), we have reviewed the submitted documents and offer no objection to the approval of this project, subject to the following comments:

1. Final plat shall be signed and sealed by a Professional Surveyor licensed in the State of Texas.
2. Provide approval for proposed street names from Montgomery County Emergency Communication District.
3. In the event that any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes prior to initiating the change.

Should you have any questions or require additional information, please contact the undersigned or Michael A. Kurzy, P.E. at (281) 350-7027.

Sincerely,

A handwritten signature in blue ink that reads 'Robel E. Giackero'.

Robel E. Giackero, P.E.  
Project Engineer

AEI Engineering, a Baxter & Woodman Company  
TBPELS Registration No. F-21783

XC: Ms. Tana Ross – City of Magnolia - Planning and Zoning Commission  
Mr. Burt Smith – City of Magnolia – Director of Public Works  
Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company  
Ms. Jennifer Curtis – META Planning + Design

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 11

**BACKGROUND/INFORMATION**

An application for a final plat was received on April 5, 2022.

**COMMENTS:**

On April 15 the City Engineer issued a Review Letter. The applicant sent a Reply on May 12.

**Action Requested**

Approve Final Plat of Magnolia Village South.

**Recommendation:**

Approve final plat, 76.993 acres east of Spur 149 Rd and south of FM 1488, for Magnolia Village South (if a Letter of No Objection has been issued by the City Engineer.)

**Attachments:**

Final Plat



\\Fs3\Project\2300\238200100 Magnolia BBQ Equity Tract\CAD\DWG\MS C-SP\plat.dwg [1] plotted Apr 28, 2022 at 2:46pm by TAltman (Last Saved by: TAltman)

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, Nathan Thomas Newman, managing member of BBQ EQUITY PARTNERS, LLC, a Texas limited liability company, and Bryan McLain, managing member of LCP MAGNOLIA COTTAGE 146 PROP, LLC, a Texas limited liability company, being owners of the property subdivided in the above and foregoing map of the MAGNOLIA VILLAGE SOUTH, do hereby make subdivision of said property, according to the lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as MAGNOLIA VILLAGE SOUTH in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and do hereby bind ourselves, or our heirs and assigns to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed easement 5 feet wide from a plane 20 feet above ground upward located as shown hereon. We have also complied with all regulations hereto before adopted by the Planning and Zoning Commission of the City of Magnolia, located in Montgomery County, Texas.

IN TESTIMONY WHEREOF, BBQ EQUITY PARTNERS, LLC, a Texas limited liability company, has caused these presents to be signed by Nathan Thomas Newman, managing member, thereunto authorized, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BBQ EQUITY PARTNERS, LLC  
a Texas limited liability company

BY: \_\_\_\_\_  
Nathan Thomas Newman  
Managing Member

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Nathan Thomas Newman, managing member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said entity.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

My Commission expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, LCP MAGNOLIA COTTAGE 146 PROP, LLC, a Texas limited liability company, has caused these presents to be signed by Bryan McLain, managing member, thereunto authorized, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LCP MAGNOLIA COTTAGE 146 PROP, LLC  
a Texas limited liability company

BY: \_\_\_\_\_  
Bryan McLain  
Managing Member

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Bryan McLain, managing member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said entity.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

My Commission expires: \_\_\_\_\_

I, Michael L. Swan, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner and NAD83 state plane projections.

"PRELIMINARY, THIS  
DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED,  
VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT."

\_\_\_\_\_  
Michael L. Swan  
Registered Professional Land Surveyor  
Texas Registration No. 5551

This is to certify that the Planning and Zoning Commission of the City of Magnolia, Texas, has approved this plat and subdivision of MAGNOLIA VILLAGE SOUTH as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signatures of the Planning and Zoning Chairperson, and the City Secretary of the City of Magnolia, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, do approve this plat to be recorded in the official record at the Montgomery County Clerk's Office.

\_\_\_\_\_  
Scott A. Shelburne  
Chairperson

\_\_\_\_\_  
Kandace Garrett  
City Secretary

This is to certify that the City Council of the City of Magnolia, Texas, has approved this plat and subdivision of MAGNOLIA VILLAGE SOUTH as shown herein.

IN TESTIMONY WHEREOF, in witness of the official signatures of the Mayor, and the City Secretary of the City of Magnolia, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, do approve this plat to be recorded in the official record at the Montgomery County Clerk's Office.

\_\_\_\_\_  
Todd Kana  
Mayor

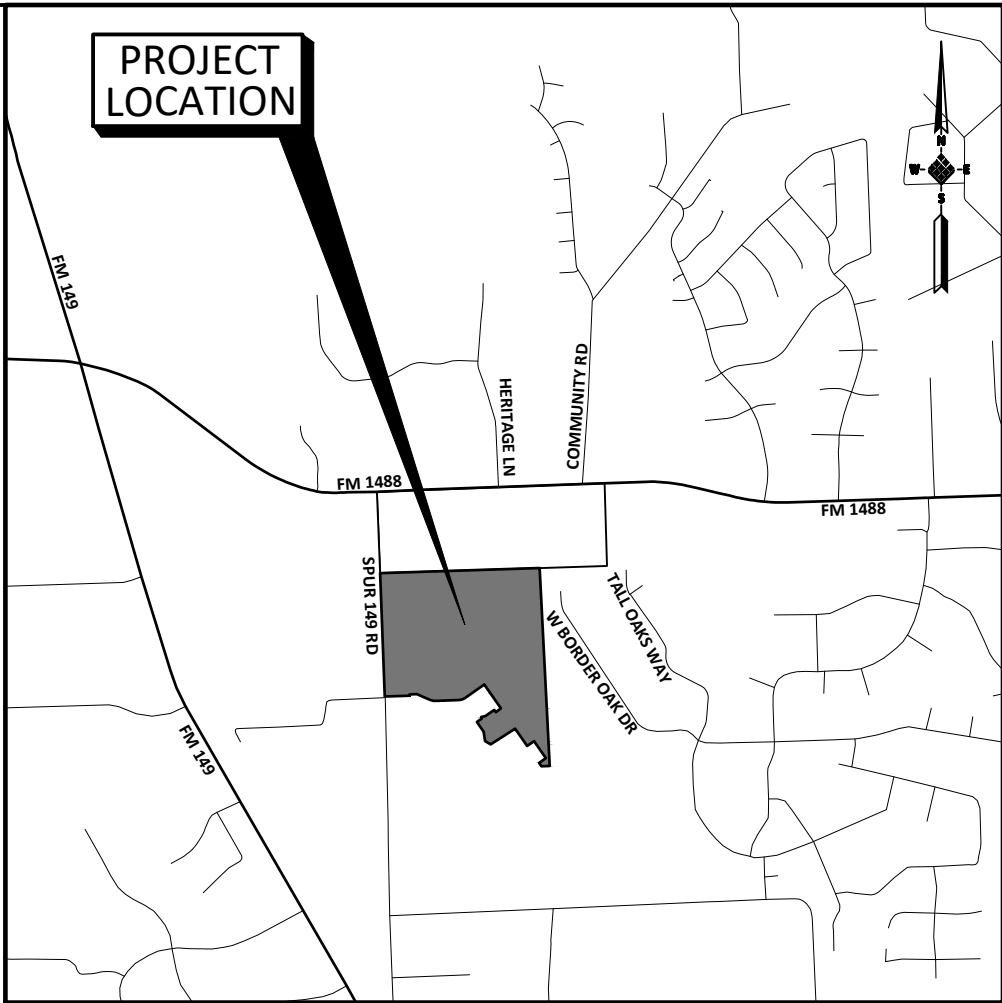
\_\_\_\_\_  
Kandace Garrett  
City Secretary

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_.M., and duly recorded on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_.M., in Cabinet \_\_\_\_\_, Sheet \_\_\_\_\_, of record of \_\_\_\_\_ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

\_\_\_\_\_  
Mark Turnbull, Clerk of the County Court  
Montgomery County, Texas.

Issued \_\_\_\_\_ By: \_\_\_\_\_  
Deputy



LOCATION MAP  
N.T.S.  
(KEY MAP # 213 L)

NOTES:

- B.L. indicates a building line  
U.E. indicates a utility easement  
A.E. indicates a aerial easement  
W.S.E. indicates a water line and sewer easement  
STM. S.E. indicates a storm sewer easement  
W.L.E. indicates a water line easement  
S.S.E. indicates a sanitary sewer easement  
D.E. indicates a drainage easement  
ESMT. indicates easement  
VOL., PG. indicates Volume, Page  
M.C.M.R. indicates Montgomery County Map Records  
E.T.J. indicates Extraterritorial jurisdiction  
I.R. indicates Iron Rod  
FND. I.R. indicates Found Iron Rod  
● indicates found 5/8" iron rod (unless otherwise noted)  
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
- All bearings based on the the Texas Coordinate System of 1983, Central Zone.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the combined scale factor of 0.99997000.
- 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 property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision 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.
- According to Flood Insurance Rate Map No. 48339C0485 G, dated August 18, 2014, published by the Federal Emergency Management Agency, the property shown on this plat lies within Zone X, defined as areas determined to be outside the 500-year floodplain.
- This subdivision plat is consistent with the Development Agreement between the City of Magnolia and BBQ Equity Partners, LLC, executed April 6, 2018.
- The tract shown hereon is subject to the easement as recorded under File No. 2021162739 in the Official Public Records of Real Property of Montgomery County, Texas.
- This plat was prepared from information furnished by Integrity Title, effective date February 9, 2022.

## MAGNOLIA VILLAGE SOUTH

A SUBDIVISION OF  
**76.993 ACRES**  
OUT OF  
HAMPTON TILLONS SURVEY, A-556  
MONTGOMERY COUNTY, TEXAS

**1 BLOCK &  
2 RESERVES (75.988 AC.)**

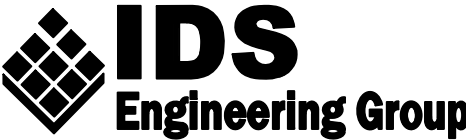
**OWNERS: BBQ EQUITY PARTNERS, LLC (RESERVE 'A')**

A TEXAS LIMITED LIABILITY COMPANY  
25241 FM 2978, SUITE C  
TOMBALL, TEXAS 77375  
PH: 281-703-0715

**LCP MAGNOLIA COTTAGE 146 PROP, LLC**  
(RESERVE 'B')

A TEXAS LIMITED LIABILITY COMPANY  
5900 BALCONES DRIVE, SUITE 100  
AUSTIN, TEXAS 78731  
PH: 337-456-4690

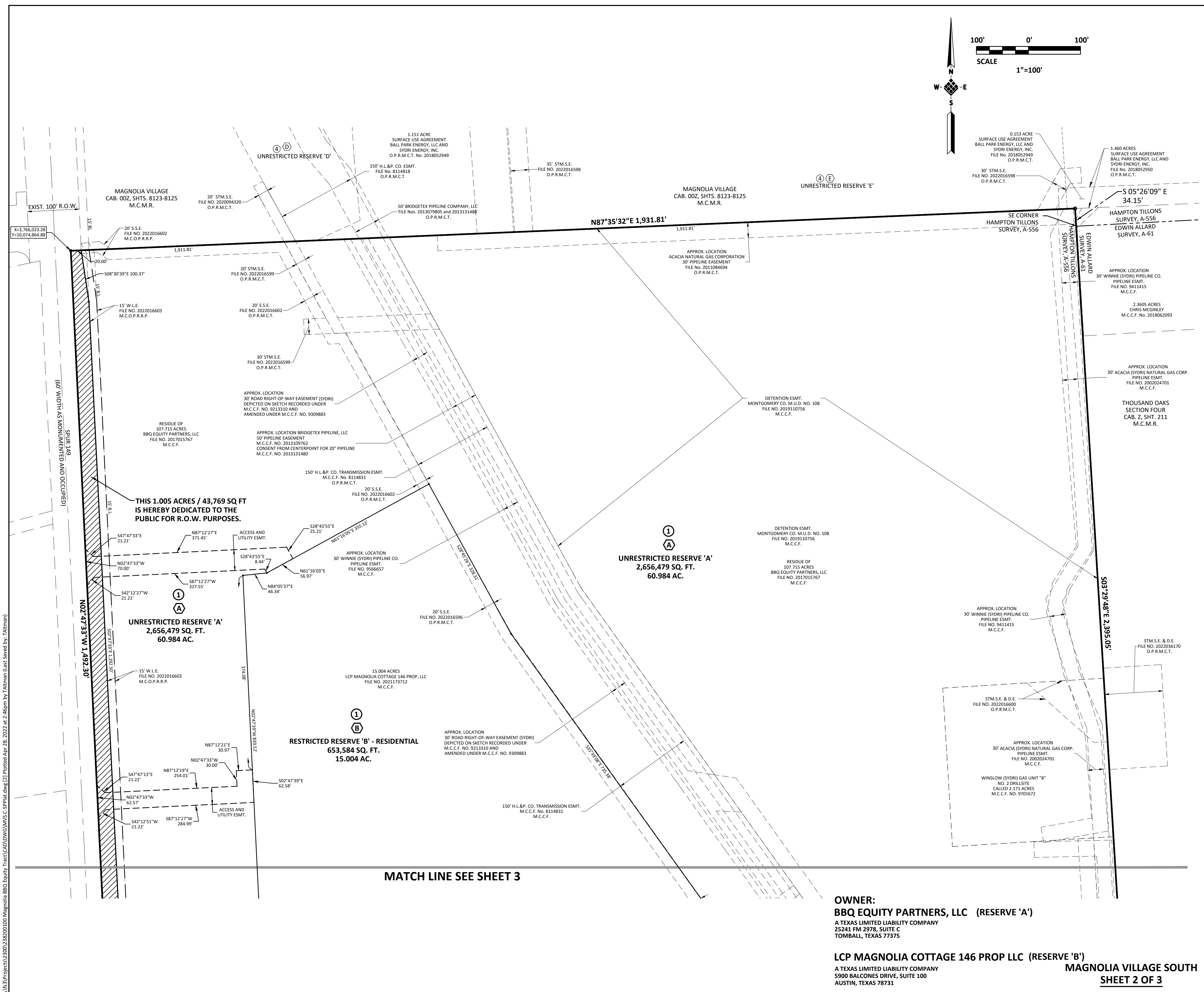
ENGINEER:



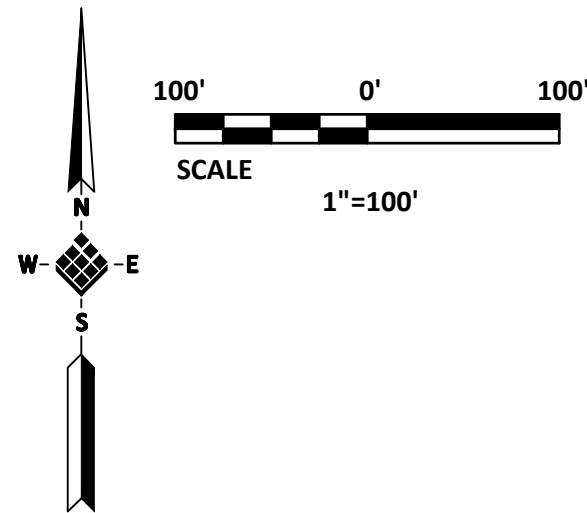
13430 NW. Freeway  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
TxEng Firm 2726  
TxSurv Firm 10110700

April 28, 2022 PROJECT No. 2382-001-00

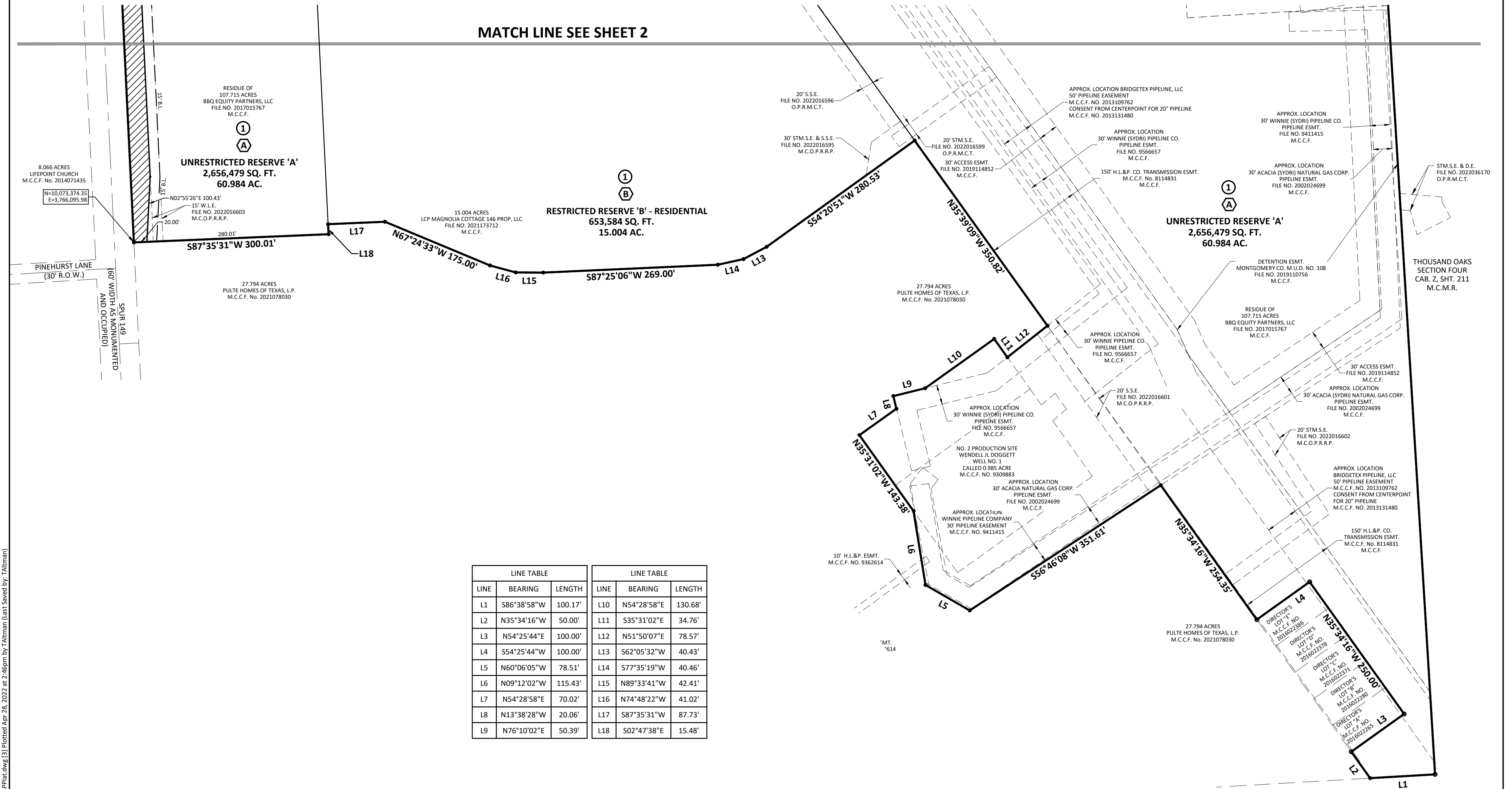
SHEET 1 OF 3



\\Fs3\Projects\2300\238200100 Magnolia BBQ Equity Tract\CAD\DWG\MS C-SP\plat.dwg [3] Plotted Apr 28, 2022 at 2:46pm by TAltman (Last Saved by: TAltman)



MATCH LINE SEE SHEET 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°38'58"W	100.17'
L2	N35°34'16"W	50.00'
L3	N54°25'44"E	100.00'
L4	S54°25'44"W	100.00'
L5	N60°06'05"W	78.51'
L6	N09°12'02"W	115.43'
L7	N54°28'58"E	70.02'
L8	N13°38'28"W	20.06'
L9	N76°10'02"E	50.39'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N54°28'58"E	130.68'
L11	S35°31'02"E	34.76'
L12	N51°50'07"E	78.57'
L13	S62°05'32"W	40.43'
L14	S77°35'19"W	40.46'
L15	N89°33'41"W	42.41'
L16	N74°48'22"W	41.02'
L17	S87°35'31"W	87.73'
L18	S02°47'38"E	15.48'

**OWNER:**  
**BBQ EQUITY PARTNERS, LLC (RESERVE 'A')**  
A TEXAS LIMITED LIABILITY COMPANY  
25241 FM 2978, SUITE C  
TOMBALL, TEXAS 77375

**LCP MAGNOLIA COTTAGE 146 PROP LLC (RESERVE 'B')**  
A TEXAS LIMITED LIABILITY COMPANY  
5900 BALCONES DRIVE, SUITE 100  
AUSTIN, TEXAS 78731

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 12

**BACKGROUND/INFORMATION**

An application for a Final Plat was received from Armando Reyna on May 9 on behalf of owners, Carrillo Brothers, for 4.926 acres. Note: this application was originally submitted as a replat on April 20, 2022. City Engineer recommended preliminary plat and final plat submittals.

**COMMENTS:**

On May 2 the City Engineer issued a Review Letter. A Reply from the applicant is pending.

**Action Requested**

Approve final plat for Carrillo Brothers.

**Recommendation:**

Approve Carrillo Brothers final plat, 4.926 acres at 18200 FM 1488 (if a Letter of No Objection has been issued by the City Engineer.)

**Attachments:**

Please see Item 9 preliminary plat

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 12

**BACKGROUND/INFORMATION**

An application for a Final Plat was received from Armando Reyna on May 2 on behalf of owners, Carrillo Brothers, for 4.926 acres. Note: this application was originally submitted as a replat on April 20, 2022. City Engineer recommended preliminary plat and final plat submittals.

**COMMENTS:**

The plat was issued a Review Letter by the City Engineer on May 2. The plat is pending a Reply from the applicant.

**Action Requested**

Approve final plat for Carrillo Brothers.

**Recommendation:**

Approve final plat, 4.926 acres at 18200 FM 1488 (if a Letter of No Objection has been issued by the City Engineer).

**Attachments:**

Please see Item 9 preliminary plat

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 13

**BACKGROUND/INFORMATION**

An application for a final plat of Magnolia Ridge Forest Section 17 was received on April 25, 2022 and supporting documents were received May 11.

**COMMENTS:**

On May 12 the City Engineer issued a Review Letter. Applicant's Reply is pending.

**Action Requested**

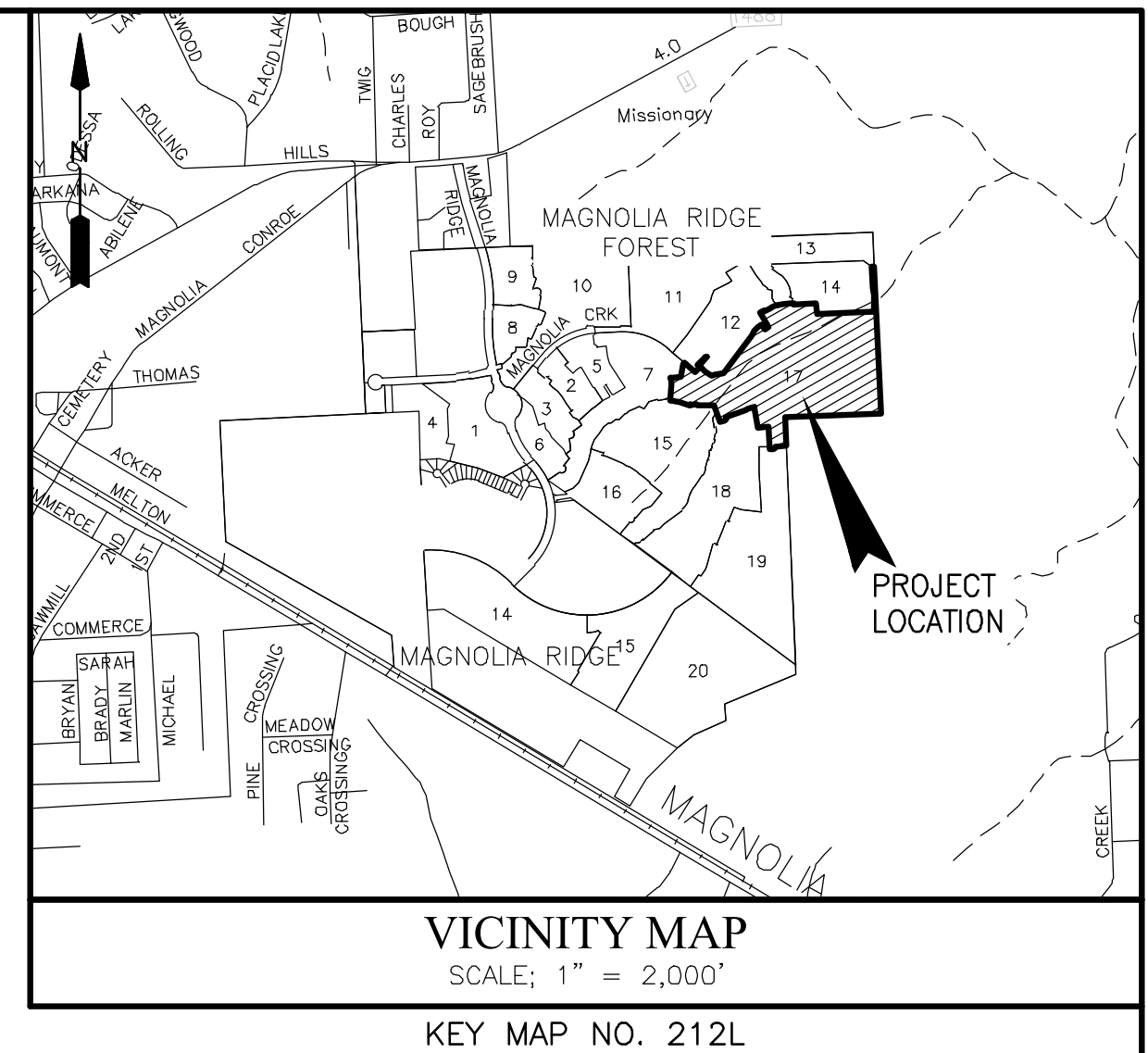
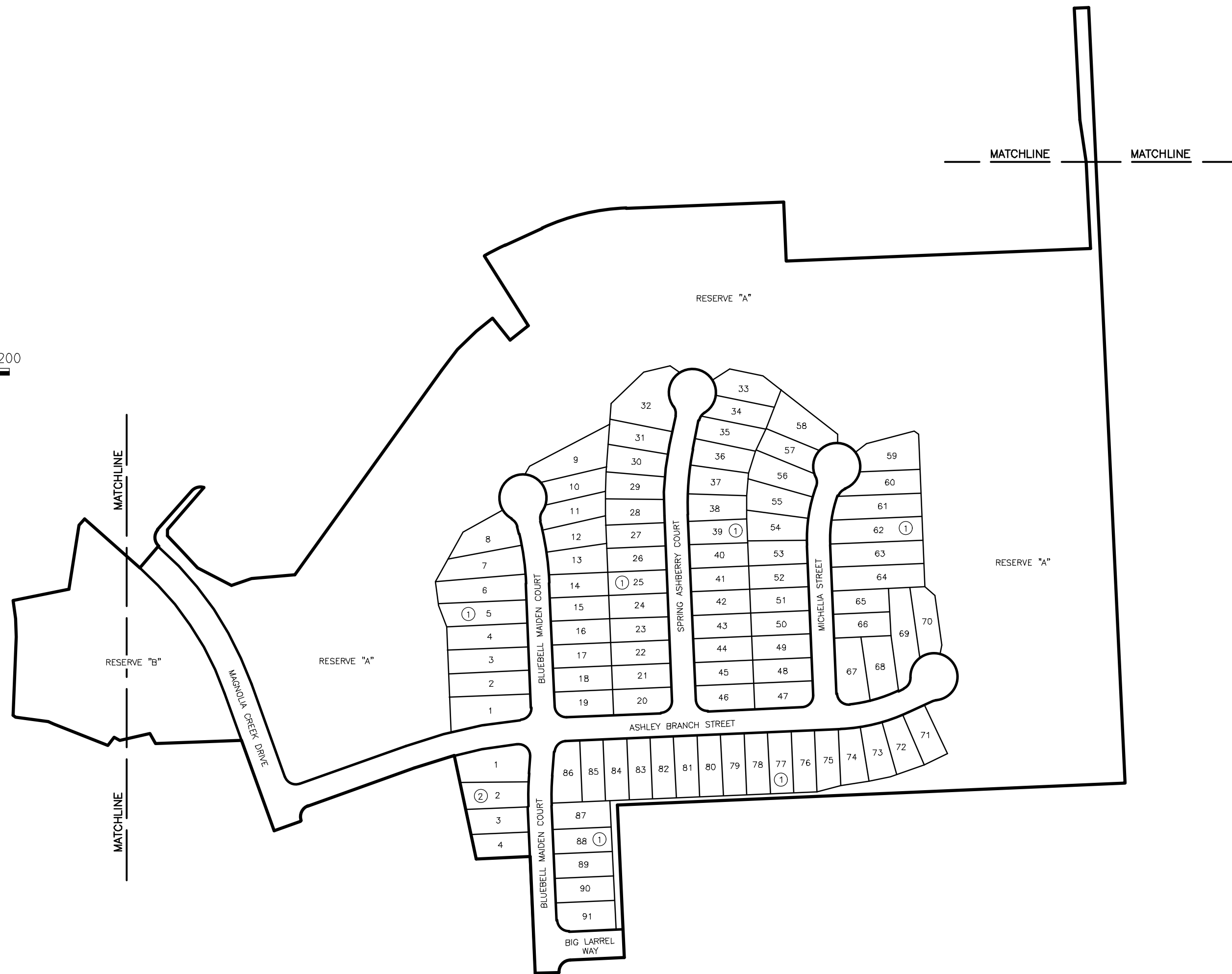
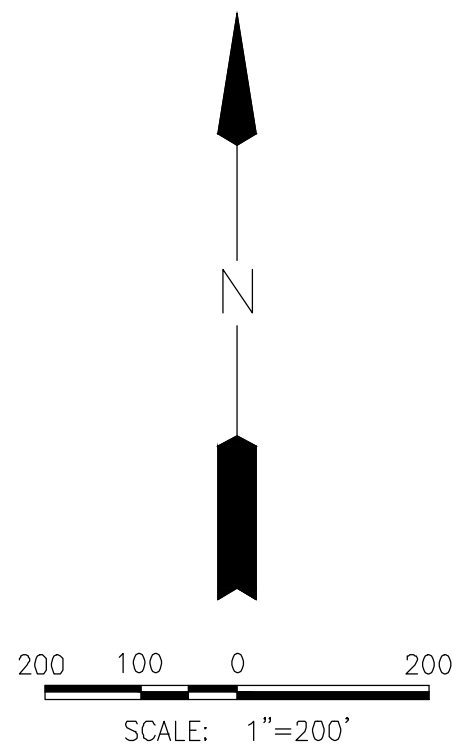
Approve final plat of Magnolia Ridge Forest Section 17.

**Recommendation:**

Approve final plat of Magnolia Ridge Forest Section 17, +/-50.434 acres (if a Letter of No Objection has been issued by the City Engineer).

**Attachments:**

Final Plat



## FINAL PLAT OF MAGNOLIA RIDGE FOREST SECTION 17

A SUBDIVISION OF 50.434 ACRES OF LAND SITUATED IN  
THE EDWARD TAYLOR SURVEY, ABSTRACT 554,  
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, BEING A REPLAT  
OF RESERVE "C", MAGNOLIA RIDGE FOREST SECTION 7,  
A SUBDIVISION RECORDED IN CABINET Z, SHEETS 7557-7561,  
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, A REPLAT  
OF RESERVES "D" AND "F", MAGNOLIA RIDGE FOREST SECTION 12,  
A SUBDIVISION RECORDED IN CABINET Z, SHEET 7549-7552  
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS AND A REPLAT  
OF RESERVES "A" AND "C", MAGNOLIA RIDGE FOREST SECTION 14,  
A SUBDIVISION RECORDED IN CABINET Z, SHEETS 8113-8116,  
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 100  
HOUSTON, TEXAS 77064  
(832) 678-2500

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

DATE: APRIL 25, 2022

SURVEYOR:

ENGINEER:

95 LOTS  
2 BLOCKS  
2 RESERVES  
28.985 ACRES IN RESERVES

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386



I, KEITH W. MONROE, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, BRANNON BOOZER, VICE PRESIDENT OF LAND, RESPECTIVELY OF M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND I, MICHAEL W. JOHNSON, VICE PRESIDENT RESPECTIVELY OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MAGNOLIA RIDGE FOREST SECTION 17, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDWOOD DEVELOPMENT COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAGNOLIA RIDGE FOREST SECTION 17, LOCATED IN THE EDWARD TAYLOR SURVEY, ABSTRACT 554, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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' 6") 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES 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.

WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 17 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

M/I HOMES OF HOUSTON, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
BRANNON BOOZER, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND, OF M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, THE LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT, MICHAEL W. JOHNSON, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME CORPORATION  
A DELAWARE CORPORATION,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
MICHAEL W. JOHNSON, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER, OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 17 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

ROBERT FRANKLIN, CHAIRMAN

KANDICE GARRETT, CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 17 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

TODD KANA, MAYOR

KANDICE GARRETT, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (EPOCH 2010.00)
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 TEXAS COORDINATE SYSTEM, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99997177219.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0097, DATED JULY 30, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0480G, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT ARE AS SHOWN.
- BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS RECORDED UNDER CLERK'S FILE NO. 2010019737 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AFFECTED BY A PARTIAL RELEASE AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2020005785.
- BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS RECORDED UNDER CLERK'S FILE NO. 2021122282.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES BY AND BETWEEN CENTERPOINT ENERGY HOUSTON, LLC AND M/I HOMES OF HOUSTON, LLC AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2021142192.

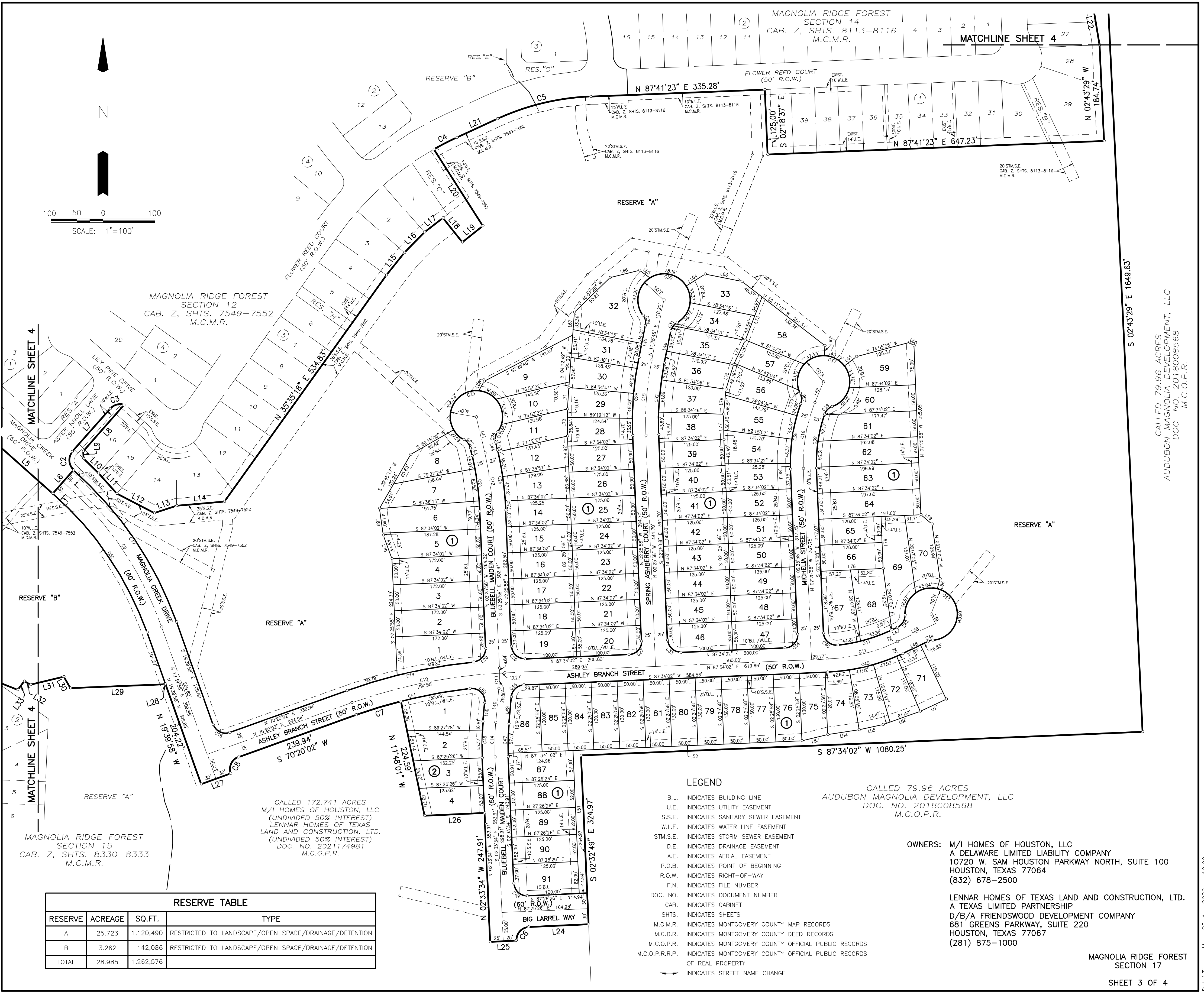
OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 100  
HOUSTON, TEXAS 77064  
(832) 678-2500

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

MAGNOLIA RIDGE FOREST  
SECTION 17

SHEET 2 OF 4





RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	25.723	1,120,490	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION
B	3.262	142,086	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION
TOTAL	28.985	1,262,576	

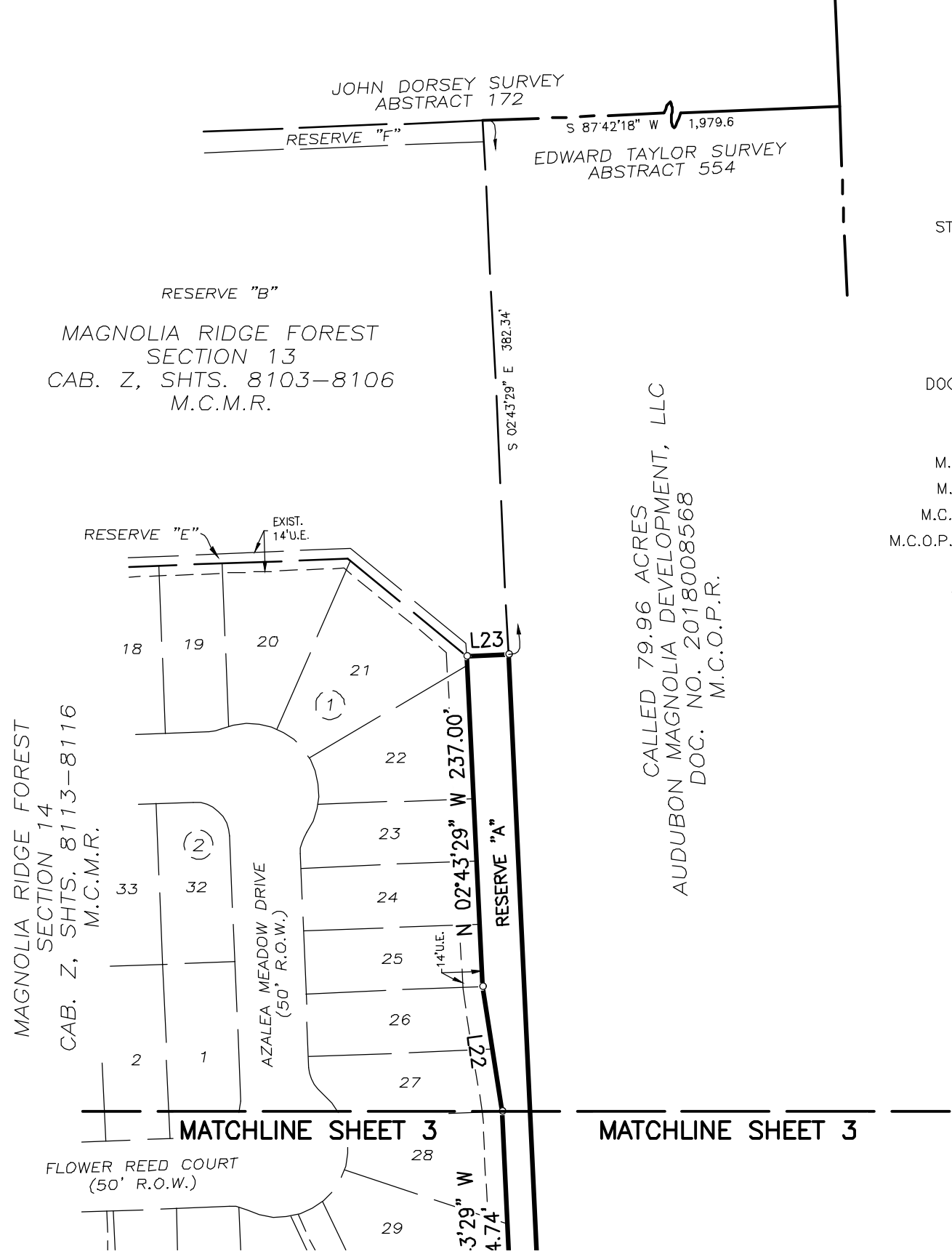
- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - A.E. INDICATES AERIAL EASEMENT
  - P.O.B. INDICATES POINT OF BEGINNING
  - R.O.W. INDICATES RIGHT-OF-WAY
  - F.N. INDICATES FILE NUMBER
  - DOC. NO. INDICATES DOCUMENT NUMBER
  - CAB. INDICATES CABINET
  - SHTS. INDICATES SHEETS
  - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
  - M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
  - M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
  - M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - INDICATES STREET NAME CHANGE

CALLLED 79.96 ACRES  
AUDUBON MAGNOLIA DEVELOPMENT, LLC  
DOC. NO. 2018008568  
M.C.O.P.R.


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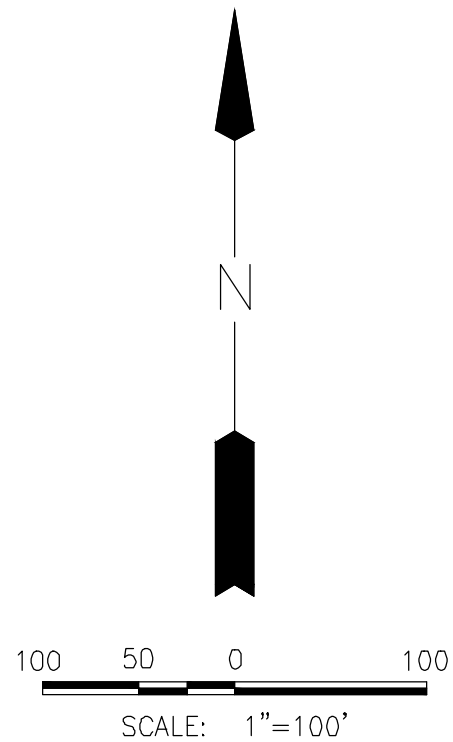
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MAGNOLIA RIDGE FOREST  
SECTION 17



## LEGEND

B.L.	INDICATES	BUILDING LINE
U.E.	INDICATES	UTILITY EASEMENT
S.S.E.	INDICATES	SANITARY SEWER EASEMENT
W.L.E.	INDICATES	WATER LINE EASEMENT
STM.S.E.	INDICATES	STORM SEWER EASEMENT
D.E.	INDICATES	DRAINAGE EASEMENT
A.E.	INDICATES	AERIAL EASEMENT
P.O.B.	INDICATES	POINT OF BEGINNING
R.O.W.	INDICATES	RIGHT-OF-WAY
F.N.	INDICATES	FILE NUMBER
DOC. NO.	INDICATES	DOCUMENT NUMBER
CAB.	INDICATES	CABINET
SHTS.	INDICATES	SHEETS
M.C.M.R.	INDICATES	MONTGOMERY COUNTY MAP RECORDS
M.C.D.R.	INDICATES	MONTGOMERY COUNTY DEED RECORDS
M.C.O.P.R.	INDICATES	MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
M.C.O.P.R.R.P.	INDICATES	MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
	INDICATES	STREET NAME CHANGE



BLOCK 1		BLOCK 1		BLOCK 1	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	10,486	36	6,756	71	6,086
2	8,600	37	6,913	72	6,197
3	8,600	38	6,722	73	6,284
4	8,600	39	6,250	74	6,348
5	9,004	40	6,250	75	6,250
6	9,612	41	6,250	76	6,500
7	9,318	42	6,250	77	6,500
8	8,549	43	6,250	78	6,500
9	10,436	44	6,250	79	6,500
10	6,681	45	6,250	80	6,500
11	6,989	46	5,741	81	6,500
12	7,068	47	6,741	82	6,500
13	6,843	48	6,250	83	6,500
14	6,251	49	6,250	84	6,500
15	6,250	50	6,250	85	6,500
16	6,250	51	6,250	86	7,685
17	6,250	52	6,250	87	7,142
18	6,250	53	6,416	88	6,500
19	6,741	54	7,097	89	6,500
20	6,741	55	7,711	90	6,500
21	6,250	56	7,990	91	7,616
22	6,250	57	6,182		
23	6,250	58	9,655	BLOCK 2	
24	6,250	59	8,847		
25	6,250	60	7,451	LOT NO.	SQ.FT.
26	6,250	61	9,282	1	10,967
27	6,250	62	9,765	2	7,691
28	6,496	63	9,850	3	6,781
29	6,608	64	9,850	4	6,324
30	6,699	65	6,000		
31	6,754	66	6,000		
32	13,048	67	9,008		
33	7,517	68	8,118		
34	5,505	69	9,905		
35	6,858	70	6,991		

BLOCK 2	
LOT NO.	SQ.FT.
1	10,967
2	7,691
3	6,781
4	6,324

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°22'20" E	166.93'
L2	N 78°32'22" E	120.87'
L3	N 08°58'19" E	137.46'
L4	N 41°22'18" E	17.14'
L5	S 48°36'43" E	156.69'
L6	N 41°23'17" E	60.00'
L7	N 41°23'17" E	110.00'
L8	S 41°23'17" W	118.15'
L9	S 02°06'44" E	14.51'
L10	S 45°36'45" E	40.07'
L11	S 42°10'44" E	53.01'
L12	S 62°43'56" E	80.92'
L13	N 72°03'32" E	44.93'
L14	N 84°55'06" E	92.42'
L15	N 38°04'01" E	55.52'
L16	N 44°57'50" E	55.34'
L17	N 51°56'22" E	44.65'
L18	S 38°44'50" E	59.92'
L19	N 51°15'10" E	50.00'
L20	N 32°26'49" W	174.71'
L21	N 65°21'16" E	85.53'
L22	N 09°03'35" W	90.63'
L23	N 87°16'31" E	30.00'
L24	S 87°26'26" W	114.93'
L25	S 87°26'26" W	50.00'
L26	S 87°26'26" W	115.00'
L27	S 70°16'35" W	60.00'
L28	S 75°38'24" W	2.23'
L29	S 87°41°07" W	180.64'
L30	N 29°26'47" W	25.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 76°08'15" W	65.67'
L32	N 59°23'57" W	14.00'
L33	S 37°00'22" W	21.03'
L34	N 68°31'27" W	123.99'
L35	N 69°16'41" W	13.09'
L36	N 81°47'00" W	69.85'
L37	N 58°26'44" W	6.43'
L38	N 64°38'56" E	81.06'
L39	N 25°21'04" W	20.00'
L40	S 05°06'01" W	65.59'
L41	S 13°07'28" E	71.43'
L42	N 22°17'56" E	43.12'
L43	N 13°07'28" W	15.53'
L44	S 13°07'28" E	15.53'
L45	N 11°25'45" E	62.30'
L46	S 11°25'45" W	62.30'
L47	N 64°38'56" E	12.32'
L48	S 64°38'56" W	54.14'
L49	S 05°06'01" W	51.77'
L50	N 05°06'01" E	36.23'
L51	N 02°33'34" W	275.00'
L52	N 87°34'02" E	440.55'
L53	N 76°15'26" E	50.99'
L54	N 80°17'36" E	60.81'
L55	N 78°01'28" E	47.13'
L56	N 70°16'42" E	75.87'
L57	N 64°58'17" E	55.02'
L58	N 14°13'37" E	20.00'
L59	N 50°16'30" W	27.49'
L60	N 52°21'06" W	10.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S 52°21'09" W	30.00'
L62	N 02°15'07" E	20.00'
L63	N 78°34'15" W	72.34'
L64	S 57°50'29" W	43.79'
L65	N 54°23'04" W	25.00'
L66	S 75°58'27" W	58.04'
L67	S 04°12'49" W	44.41'
L68	S 30°25'28" W	21.48'
L69	S 08°05'31" E	51.83'
L70	S 20°25'16" E	48.14'
L71	S 03°06'07" W	41.56'
L72	S 00°05'11" E	51.99'
L73	N 21°02'59" E	88.50'
L74	S 25°43'38" W	51.60'
L75	S 17°26'55" W	49.39'
L76	S 05°00'09" W	48.39'
L77	S 00°54'39" E	48.88'
L78	S 87°34'02" W	120.00'
L79	N 02°25'58" W	100.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	325.00'	13°49'59"	78.46'	N 04°32'39" W	78.27'
C2	25.00'	90°00'00"	39.27'	N 03°36'43" W	35.36'
C3	25.00'	66°25'19"	28.98'	N 74°35'56" E	27.39'
C4	575.00'	4°56'15"	49.55'	N 62°53'08" E	49.5'
C5	475.00'	22°20'07"	185.17'	N 76°31'19" E	184.00'
C6	25.00'	90°00'00"	39.27'	S 42°26'26" W	35.36'
C7	975.00'	5°16'56"	89.89'	S 72°58'31" W	89.86'
C8	25.00'	90°00'00"	39.27'	S 25°20'02" W	35.36'
C9	675.00'	28°56'45"	341.01'	S 34°08'20" E	337.40'
C10	1000.00'	17°13'59"	300.77'	N 78°57'02" E	299.64'
C11	350.00'	22°55'06"	140.00'	N 76°06'29" E	139.07'
C12	600.00'	10°41'30"	111.96'	S 07°46'43" E	111.80'
C13	300.00'	7°31'59"	39.44'	N 01°20'16" E	39.41'
C14	500.00'	7°39'35"	66.84'	S 01°16'13" W	66.79'
C15	600.00'	13°51'43"	145.16'	N 04°29'53" E	144.81'
C16	300.00'	24°43'54"	129.49'	N 09°55'59" E	128.49'
C17	705.00'	28°56'45"	356.17'	S 34°08'20" E	352.39'
C18	25.00'	90°00'00"	39.27'	S 64°39'58" E	35.36'
C19	1025.00'	13°57'12"	249.62'	N 77°18'38" E	249.00'
C20	25.00'	86°43'13"	37.84'	N 40°55'38" E	34.33'
C21	575.00'	10°41'30"	107.30'	N 07°46'43" W	107.14'
C22	25.00'	48°11'23"	21.03'	N 37°13'10" W	20.41'
C23	50.00'	276°22'46"	241.19'	N 76°52'32" E	66.67'
C24	25.00'	48°11'23"	21.03'	S 05°58'13" W	20.41'
C25	625.00'	10°41'30"	116.63'	S 07°46'43" E	116.46'
C26	25.00'	90°00'00"	39.27'	S 47°25'58" E	35.36'
C27	25.00'	90°00'00"	39.27'	N 42°34'02" E	35.36'
C28	625.00'	13°51'43"	151.21'	N 04°29'53" E	150.84'
C29	25.00'	48°11'23"	21.03'	N 12°39'57" W	20.41'
C30	50.00'	276°22'46"	241.19'	S 78°34'15" E	66.67'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C31	25.00'	48°11'23"	21.03'	S 35°31'26" W	20.41'
C32	575.00'	1°35'1'43"	139.11'	S 04°29'53" W	138.77'
C33	25.00'	90°00'00"	39.27'	S 47°25'58" E	35.36'
C34	25.00'	90°00'00"	39.27'	N 42°34'02" E	35.36'
C35	325.00'	22°36'14"	128.22'	N 08°52'08" E	127.39'
C36	25.00'	46°18'31"	20.21'	N 02°59'00" W	19.66'
C37	50.00'	276°18'18"	241.12'	S 67°59'07" E	66.72'
C38	25.00'	50°04'03"	22.14'	S 44°30'00" W	21.42'
C39	275.00'	21°51'57"	104.95'	S 08°30'00" W	104.31'
C40	25.00'	93°52'28"	40.96'	S 49°22'12" E	36.53'
C41	325.00'	19°02'38"	108.02'	N 74°10'15" E	107.53'
C42	25.00'	66°25'19"	28.98'	N 31°21'16" E	27.29'
C43	50.00'	26°27'41"	233.40'	S 48°02'33" E	72.26'
C44	25.00'	21°02'22"	9.18'	S 75°10'07" W	9.13'
C45	375.00'	22°55'06"	150.00'	S 76°06'29" W	149.00'
C46	25.00'	82°28'01"	35.98'	S 46°20'11" W	32.96'
C47	475.00'	7°39'35"	63.50'	S 01°16'13" W	63.45'
C48	25.00'	90°00'00"	39.27'	S 47°33'34" E	35.36'
C49	525.00'	7°39'35"	70.19'	N 01°16'13" E	70.13'
C50	25.00'	101°31'18"	44.30'	N 45°39'38" W	38.73'
C51	975.00'	1°31'44"11"	225.38'	S 76°57'23" W	224.88'
C52	645.00'	28°56'45"	325.86'	N 34°08'20" W	322.40'

OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 100  
HOUSTON, TEXAS 77064  
(832) 678-2500

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 14

**BACKGROUND/INFORMATION**

An application for a final plat of Magnolia Ridge Forest Section 18 was received on April 15, 2022 and resubmitted on May 9.

**COMMENTS:**

On May 4 the City Engineer issued a Review Letter. The applicant's Reply is pending.

**Action Requested**

Approve final plat of Magnolia Ridge Forest Section 18.

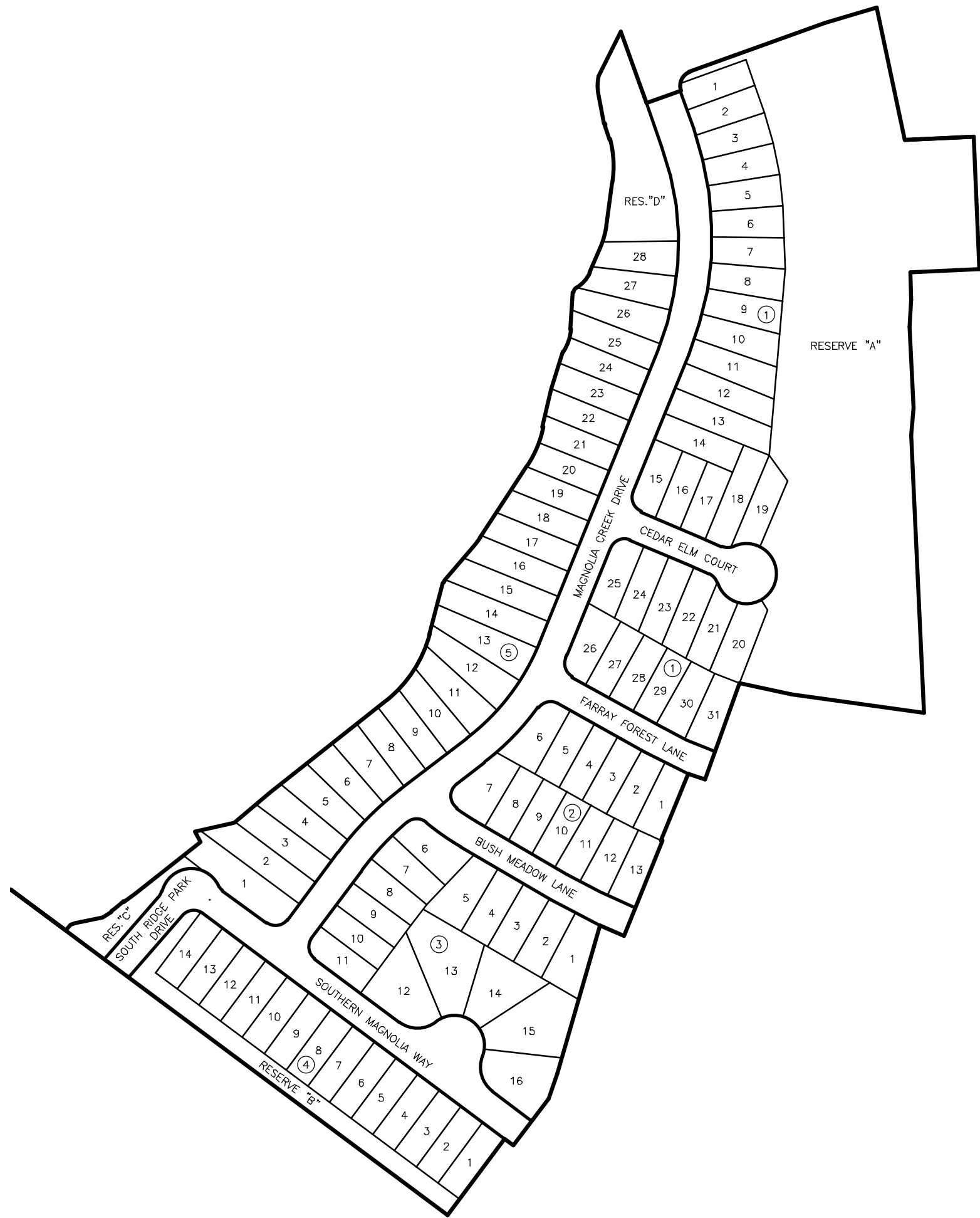
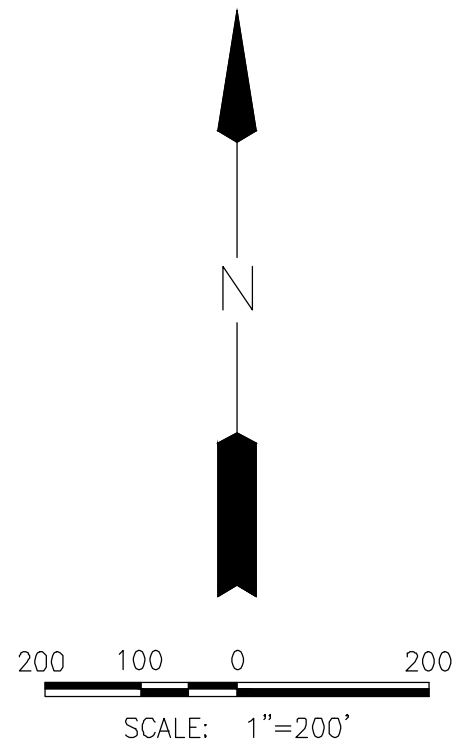
**Recommendation:**

Approve final plat of Magnolia Ridge Forest Section 18, +/-27.589 acres (if a Letter of No Objection has been issued by the City Engineer.)

**Attachments:**

Final Plat





# FINAL PLAT OF MAGNOLIA RIDGE FOREST SECTION 18

A SUBDIVISION OF 27.599 ACRES OF LAND SITUATED IN  
THE EDWARD TAYLOR SURVEY, ABSTRACT 554,  
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS.

OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH  
HOUSTON, TEXAS 77064  
(832) 678-2507

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

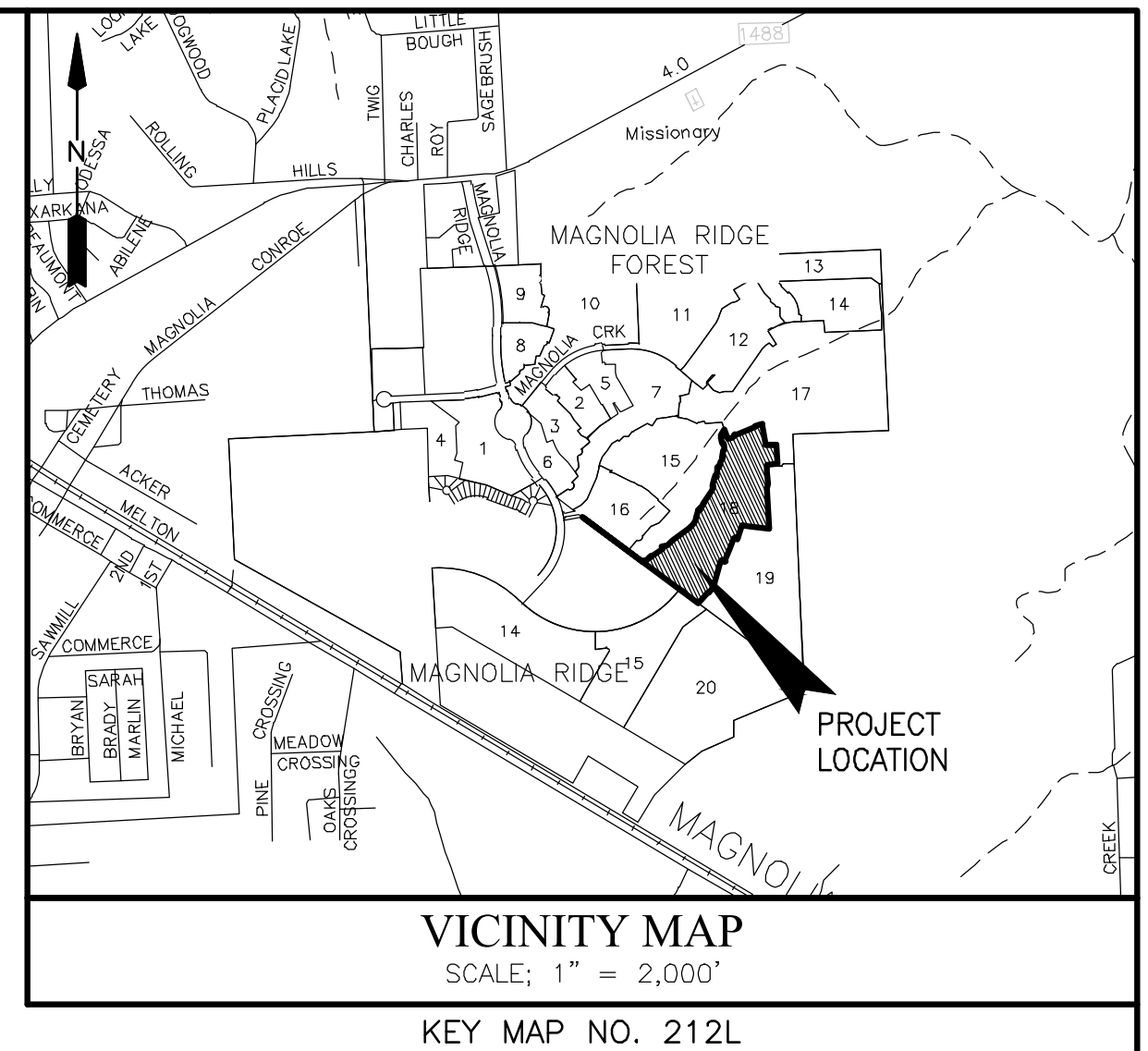
102 LOTS  
5 BLOCKS  
4 RESERVES  
7.990 ACRES IN RESERVES

SURVEYOR:

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386



STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, BRANNON BOOZER, VICE PRESIDENT OF LAND, RESPECTIVELY OF M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND I, MICHAEL W. JOHNSON, VICE PRESIDENT RESPECTIVELY OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MAGNOLIA RIDGE FOREST SECTION 18, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDWOOD DEVELOPMENT COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAGNOLIA RIDGE FOREST SECTION 18, LOCATED IN THE EDWARD TAYLOR SURVEY, ABSTRACT 554, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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' 6") 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES 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.

WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 18 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_, 2022.

M/I HOMES OF HOUSTON, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
BRANNON BOOZER, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND, OF M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, THE LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT, MICHAEL W. JOHNSON, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME CORPORATION  
A DELAWARE CORPORATION,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
MICHAEL W. JOHNSON, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER, OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\_\_\_\_\_  
KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 18 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
SCOTT SHELburnE, CHAIRMAN

\_\_\_\_\_  
KANDICE GARRETT, CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 18 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
TODD KANA, MAYOR

\_\_\_\_\_  
KANDICE GARRETT, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

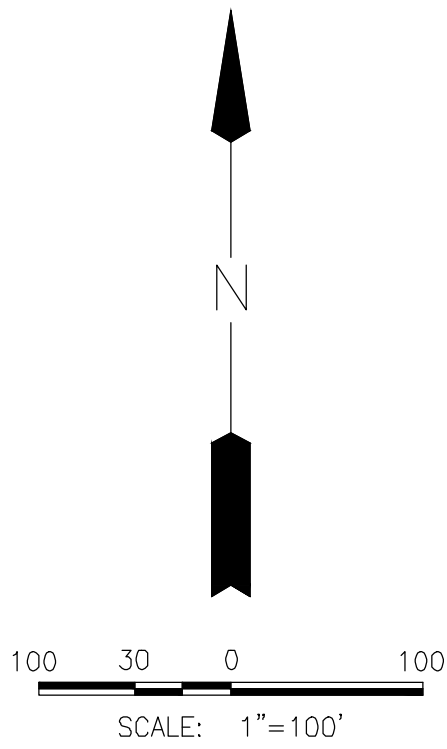
OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 500  
HOUSTON, TEXAS 77064  
(832) 678-2507

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

MAGNOLIA RIDGE FOREST  
SECTION 18

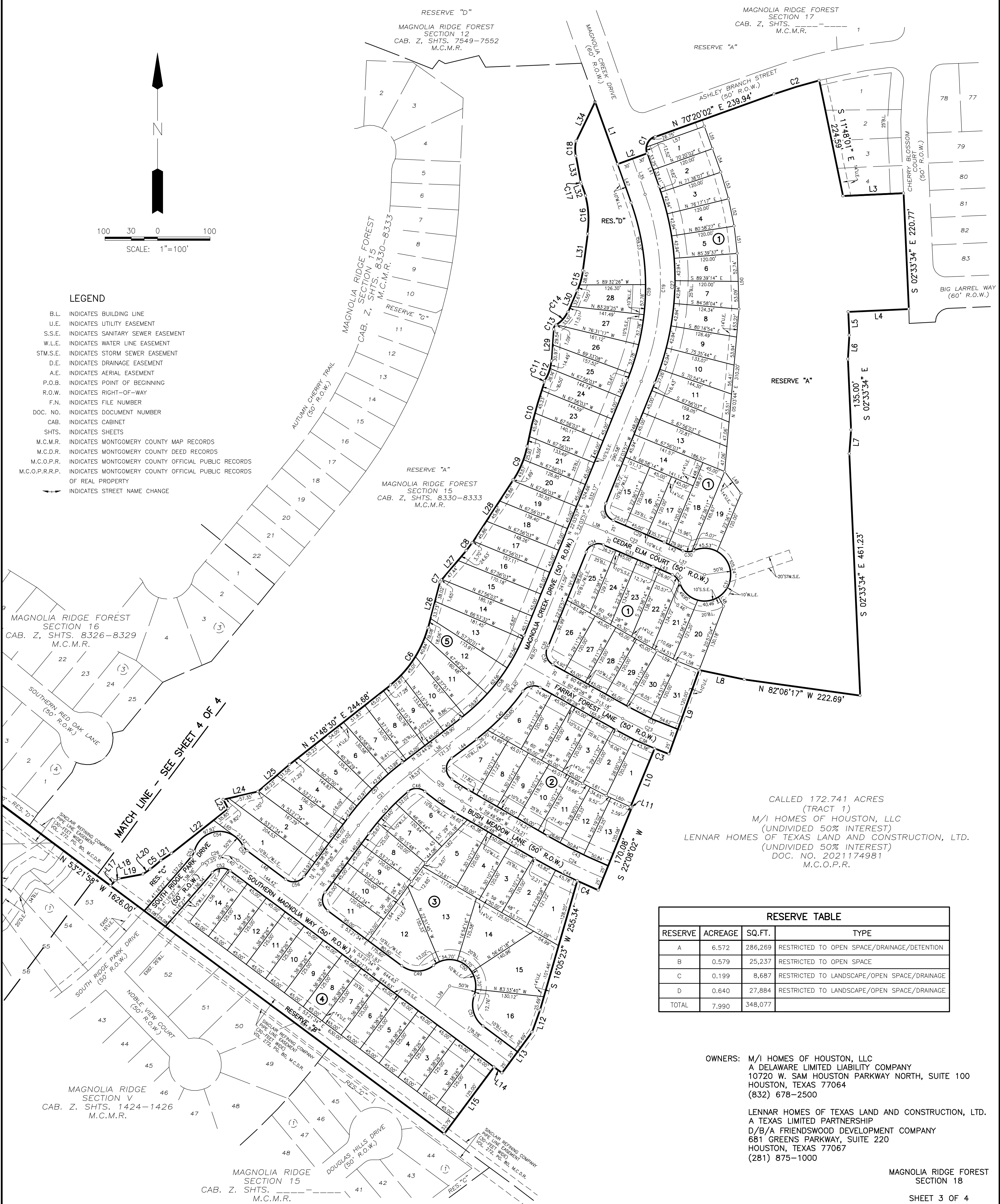
SHEET 2 OF 4





LEGEND

- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
W.L.E. INDICATES WATER LINE EASEMENT  
STM.S.E. INDICATES STORM SEWER EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
A.E. INDICATES AERIAL EASEMENT  
P.O.B. INDICATES POINT OF BEGINNING  
R.O.W. INDICATES RIGHT-OF-WAY  
F.N. INDICATES FILE NUMBER  
DOC. NO. INDICATES DOCUMENT NUMBER  
CAB. INDICATES CABINET  
SHTS. INDICATES SHEETS  
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS  
M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS  
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS  
M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
INDICATES STREET NAME CHANGE



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	6.572	286,269	RESTRICTED TO OPEN SPACE/DRAINAGE/DETENTION
B	0.579	25,237	RESTRICTED TO OPEN SPACE
C	0.199	8,687	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.640	27,884	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
TOTAL	7.990	348,077	

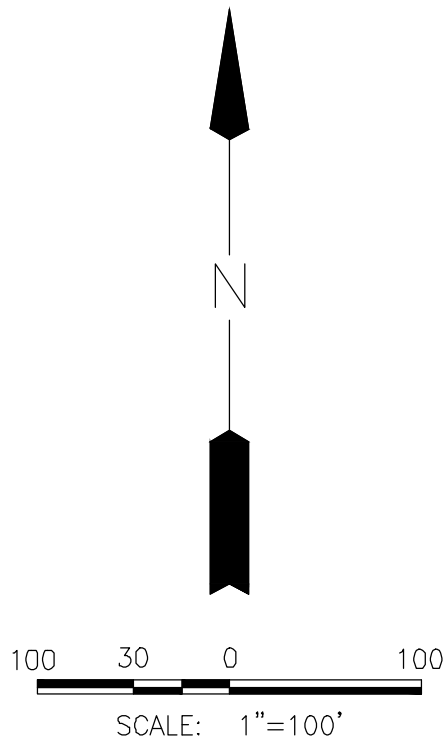
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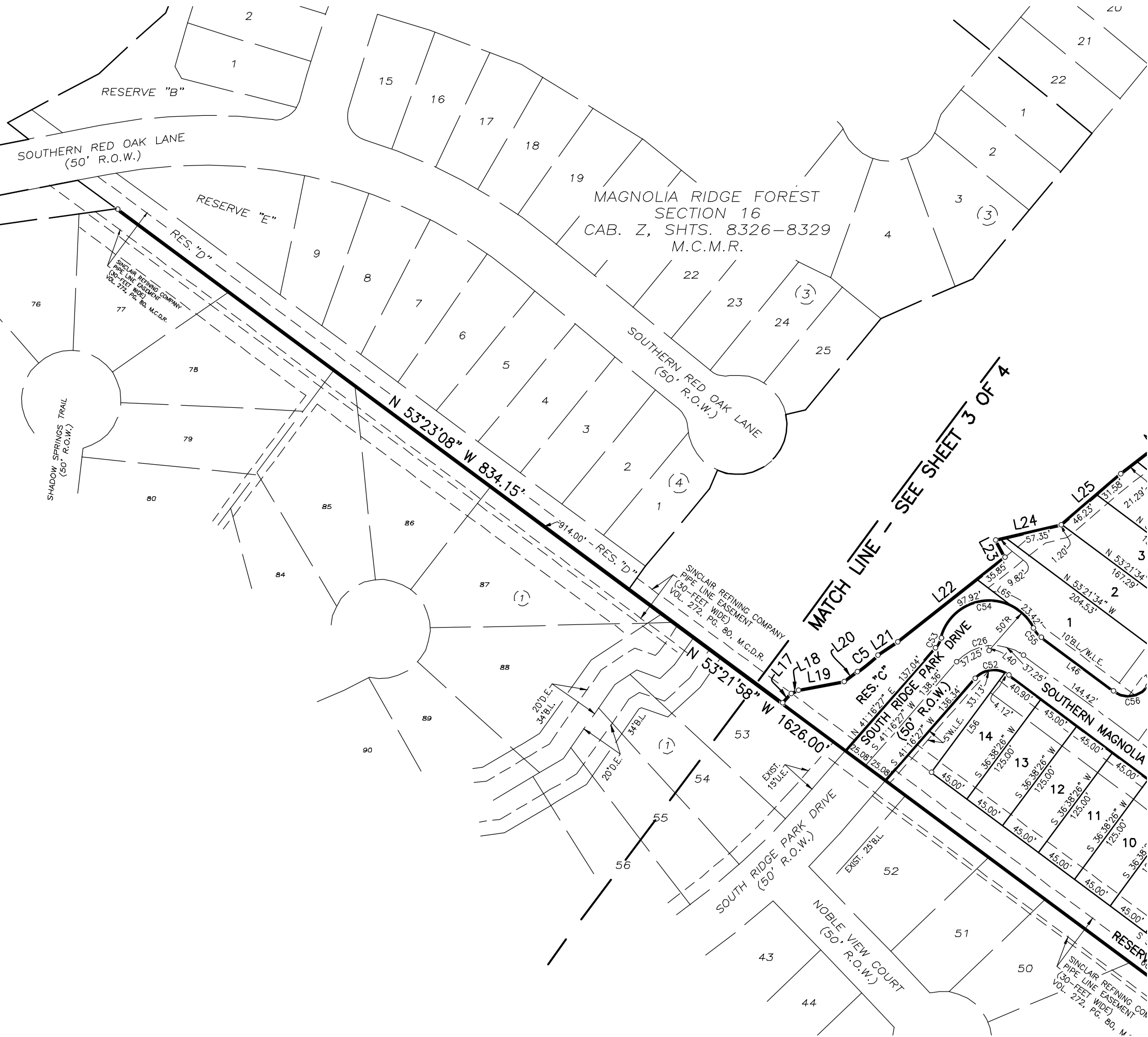
MAGNOLIA RIDGE FOREST  
SECTION 18

SHEET 3 OF 4





CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 25°20'02" E	35.36'
C2	975.00'	5°16'56"	89.89'	N 72°58'31" E	89.86'
C3	675.00'	2°28'18"	29.12'	N 68°54'55" W	29.12'
C4	965.00'	2°35'51"	43.75'	N 66°34'02" W	43.75'
C5	210.00'	7°06'31"	26.05'	N 50°32'01" E	26.04'
C6	210.00'	36°13'55"	132.80'	N 33°02'42" E	130.60'
C7	10.00'	25°06'44"	4.38'	N 27°57'19" E	4.35'
C8	156.00'	6°49'21"	18.58'	N 36°15'43" E	18.56'
C9	180.00'	22°07'28"	69.51'	N 22°15'19" E	69.08'
C10	968.11'	7°30'16"	126.80'	N 14°56'43" E	126.71'
C11	10.00'	14°33'41"	2.54'	N 25°58'42" E	2.53'
C12	79.20'	29°23'21"	40.62'	N 18°33'52" E	40.18'
C13	10.01'	54°07'05"	9.45'	N 32°06'39" E	9.11'
C14	55.64'	35°26'18"	34.42'	N 41°27'03" E	33.87'
C15	139.55'	16°25'21"	40.00'	N 15°31'13" E	39.86'
C16	174.20'	24°09'15"	73.44'	N 02°57'07" W	72.90'
C17	20.00'	8°47'44"	3.07'	N 15°09'47" W	3.07'
C18	72.06'	22°42'12"	28.55'	N 00°53'00" E	28.37'
C19	500.00'	41°43'54"	364.18'	S 01°11'59" W	356.18'
C20	400.00'	30°40'30"	214.15'	S 37°24'12" W	211.60'
C21	500.00'	16°06'01"	140.50'	S 44°41'26" W	140.04'
C22	3000.00'	2°03'35"	107.84'	N 66°54'16" W	107.84'
C23	650.00'	9°20'36"	106.00'	N 65°28'46" W	105.88'
C24	940.00'	8°02'09"	131.84'	N 63°50'53" W	131.73'
C25	400.00'	15°13'11"	106.25'	N 52°13'13" W	105.94'
C26	50.00'	85°21'59"	74.50'	S 83°57'26" W	67.79'
C27	525.00'	41°43'54"	382.39'	S 01°11'59" W	373.99'
C28	25.00'	89°56'12"	39.24'	S 22°54'09" E	35.34'
C29	3025.00'	1°59'47"	105.40'	S 66°52'22" E	105.39'
C30	25.00'	48°11'23"	21.03'	S 89°58'10" E	20.41'
C31	50.00'	27°6'22"46"	241.19'	S 24°07'32" W	66.67'
C32	25.00'	48°11'23"	21.03'	N 41°46'47" W	20.41'
C33	2975.00'	1°59'39"	103.54'	N 66°52'18" W	103.54'
C34	25.00'	90°03'56"	39.30'	S 67°05'55" W	35.38'
C35	425.00'	0°44'50"	5.54'	S 22°26'22" W	5.54'
C36	25.00'	83°37'14"	36.49'	S 18°59'51" E	33.33'
C37	625.00'	9°20'36"	101.92'	S 65°28'46" E	101.81'
C38	675.00'	9°20'36"	110.07'	N 65°28'46" W	109.95'
C39	25.00'	83°37'14"	36.49'	S 77°22'55" W	33.33'
C40	425.00'	17°10'09"	127.35'	S 44°09'22" W	126.88'
C41	25.00'	106°48'12"	46.60'	S 00°39'39" E	40.14'
C42	375.00'	5°46'03"	37.75'	S 56°56'47" E	37.73'
C43	915.00'	8°02'09"	128.33'	S 63°50'53" E	128.23'
C44	965.00'	8°02'09"	135.34'	N 63°50'53" W	135.23'
C45	425.00'	9°29'58"	70.46'	N 55°04'49" W	70.38'
C46	25.00'	78°52'15"	34.85'	S 89°44'02" W	32.10'
C47	475.00'	13°09'29"	109.08'	S 43°13'10" W	108.85'
C48	25.00'	90°00'00"	39.27'	S 08°21'34" E	35.36'
C49	50.00'	74°25'14"	64.94'	N 89°25'49" E	60.47'
C50	50.00'	148°50'29"	129.89'	S 53°21'34" E	96.33'
C51	50.00'	74°25'14"	64.94'	S 16°08'57" E	60.47'
C52	25.00'	85°21'59"	37.25'	S 83°57'26" W	33.90'
C53	25.00'	26°50'27"	11.71'	N 27°51'14" E	11.60'
C54	50.00'	139°02'52"	121.34'	N 83°57'26" E	93.68'
C55	25.00'	26°50'27"	11.71'	S 39°56'21" E	11.60'
C56	25.00'	90°00'00"	39.27'	N 81°38'26" E	35.36'
C57	525.00'	16°06'01"	147.53'	N 44°41'26" E	147.04'
C58	375.00'	30°40'30"	200.77'	N 37°24'12" E	198.38'
C59	475.00'	41°43'54"	345.97'	N 01°11'59" E	338.37'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°39'58" E	126.11'
L2	N 70°16'35" E	60.00'
L3	N 87°26'26" E	115.00'
L4	S 87°26'26" W	115.00'
L5	S 02°33'34" E	45.00'
L6	S 03°46'50" W	45.28'
L7	S 03°46'50" W	45.28'
L8	N 78°13'17" W	87.86'
L9	S 19°50'56" W	170.00'
L10	S 22°19'14" W	120.00'
L11	S 69°31'15" E	2.59'
L12	S 19°05'54" W	45.10'
L13	S 36°38'26" W	96.69'
L14	N 53°21'34" W	18.72'
L15	S 36°38'26" W	158.79'
L17	N 43°05'23" E	13.13'
L18	N 64°28'14" E	8.15'
L19	N 79°18'34" E	46.32'
L20	N 55°07'57" E	16.90'
L21	N 56°43'42" E	24.35'
L22	N 51°34'39" E	137.48'
L23	N 27°03'08" W	19.62'
L24	N 76°47'13" E	67.17'
L25	N 49°52'30" E	79.01'
L26	N 15°00'46" E	89.81'
L27	N 40°30'41" E	73.73'
L28	N 33°11'56" E	142.98'
L29	N 03°52'11" E	60.50'
L30	N 23°43'54" E	44.12'
L31	N 07°18'33" E	70.15'
L32	N 19°33'39" W	24.56'
L33	N 10°45'55" W	50.67'
L34	N 25°56'44" E	83.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S 19°39'58" E	72.23'
L36	S 52°44'26" W	139.90'
L37	N 65°52'28" W	95.54'
L38	N 67°56'03" W	46.63'
L39	S 36°38'26" W	48.14'
L40	N 06°02'34" W	5.00'
L41	S 19°39'58" E	66.66'
L42	S 65°52'28" E	39.64'
L43	N 65°52'28" W	39.64'
L44	S 52°44'26" W	59.71'
L45	S 53°21'34" E	81.96'
L46	S 53°21'34" E	91.06'
L47	N 19°39'58" W	77.81'
L48	N 31°17'15" W	20.00'
L49	N 36°31'50" W	52.43'
L50	N 01°59'48" W	105.83'
L51	N 06°40'58" W	52.74'
L52	N 11°22'08" W	52.74'
L53	N 16°03'18" W	52.74'
L54	N 19°28'35" W	47.68'
L55	N 19°39'58" W	45.25'
L56	S 36°38'26" W	124.66'
L57	N 70°20'02" E	116.93'
L58	N 67°38'52" W	44.12'
L59	S 62°40'48" E	44.26'
L60	N 65°50'18" W	51.09'
L61	N 62°12'37" W	50.31'
L62	N 43°53'29" E	114.26'
L63	S 37°18'44" W	44.19'
L64	N 36°38'26" E	127.35'
L65	N 53°21'34" W	52.59'

BLOCK 1	
LOT NO.	SQ.FT.
1	5,418
2	5,559
3	5,723
4	5,723
5	5,723
6	5,723
7	5,837
8	6,009
9	6,241
10	6,720
11	7,210
12	7,467
13	8,086
14	6,661
15	5,950
16	5,397
17	5,413
18	7,616
19	6,238
20	6,805
21	5,562
22	6,288
23	6,150
24	5,948
25	6,285
26	6,436
27	5,400
28	5,400
29	5,400
30	5,871
31	5,939

BLOCK 2	
LOT NO.	SQ.FT.
1	5,655
2	5,624
3	5,400
4	5,400
5	5,400
6	6,758
7	7,417
8	5,292
9	5,327
10	5,361
11	5,553
12	5,712
13	5,713

BLOCK 3	
LOT NO.	SQ.FT.
1	7,185
2	6,127
3	6,000
4	6,000
5	7,199
6	6,935
7	5,760
8	5,701
9	5,400
10	5,400
11	5,866
12	11,088
13	13,463
14	9,856
15	12,839
16	10,281

BLOCK 4	
LOT NO.	SQ.FT.
1	5,625
2	5,625
3	5,625
4	5,625
5	5,625
6	5,625
7	5,625
8	5,625
9	5,625
10	5,625
11	5,625
12	5,625
13	5,625
14	5,625

BLOCK 5	
LOT NO.	SQ.FT.
1	11,097
2	8,350
3	7,290
4	7,182
5	6,803
6	6,418
7	6,189
8	5,869
9	5,923
10	6,451
11	7,509
12	8,138
13	8,499
14	8,332
15	7,996
16	7,336
17	6,871
18	6,472
19	6,074
20	5,751
21	5,837
22	6,164
23	6,414
24	6,514
25	6,906
26	7,762
27	7,261
28	6,658

LEGEND

- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
W.L.E. INDICATES WATER LINE EASEMENT  
STM.S.E. INDICATES STORM SEWER EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
A.E. INDICATES AERIAL EASEMENT  
P.O.B. INDICATES POINT OF BEGINNING  
R.O.W. INDICATES RIGHT-OF-WAY  
F.N. INDICATES FILE NUMBER  
DOC. NO. INDICATES DOCUMENT NUMBER  
CAB. INDICATES CABINET  
SHTS. INDICATES SHEETS  
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS  
M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS  
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS  
M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
INDICATES STREET NAME CHANGE

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (EPOCH 2010.00)
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 TEXAS COORDINATE SYSTEM, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99997177219.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0097, DATED JULY 30, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0480G, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT ARE AS SHOWN.
- SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS AND SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS, BY INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2010019737 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS RECORDED UNDER CLERK'S FILE NO. 2021122282.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES BY AND BETWEEN CENTERPOINT ENERGY HOUSTON, LLC AND M/I HOMES OF HOUSTON, LLC AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2021142192.

OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 500  
HOUSTON, TEXAS 77064  
(832) 678-2507

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

MAGNOLIA RIDGE FOREST  
SECTION 18

SHEET 4 OF 4

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 15

**BACKGROUND/INFORMATION**

An application for a final plat of Magnolia Ridge Forest Section 19 was received on April 15, 2022 and resubmitted on May 9.

**COMMENTS:**

On May 4 the City Engineer issued a Review Letter. The applicant's Reply is pending.

**Action Requested**

Approve final plat of Magnolia Ridge Forest Section 19.

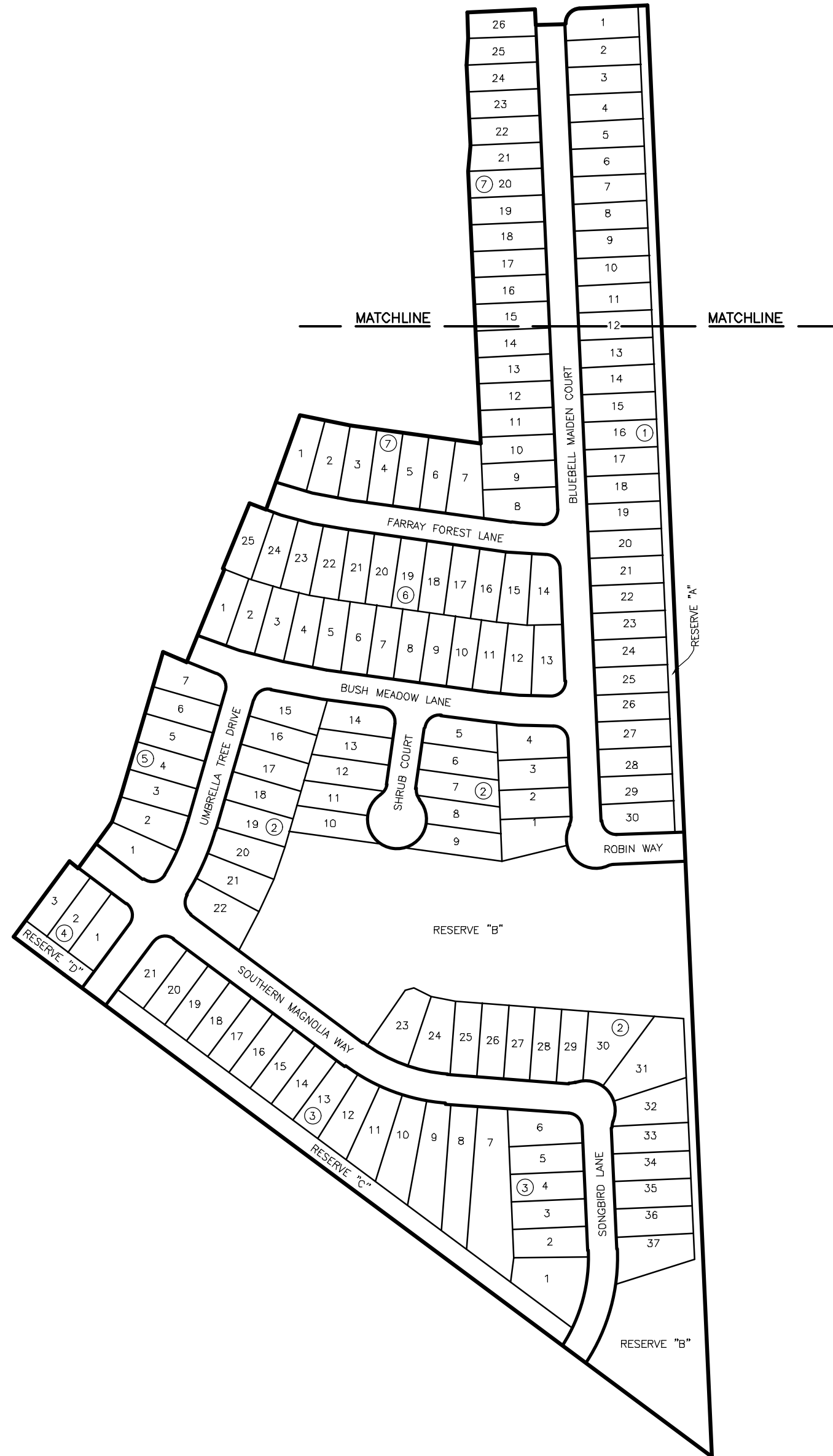
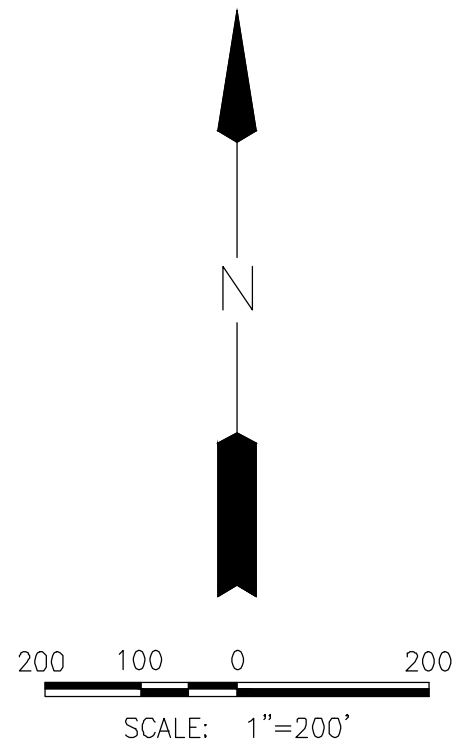
**Recommendation:**

Approve final plat of Magnolia Ridge Forest Section 19, +/-33.709 acres, if a Letter of No Objection has been issued by the City Engineer.

**Attachments:**

Final Plat





# FINAL PLAT OF MAGNOLIA RIDGE FOREST SECTION 19

A SUBDIVISION OF 33.715 ACRES OF LAND SITUATED IN  
THE EDWARD TAYLOR SURVEY, ABSTRACT 554,  
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS,  
BEING A PARTIAL REPLAT OF RESERVE "A", MAGNOLIA RIDGE SECTION XIII,  
A SUBDIVISION RECORDED IN CABINET Z, SHEETS 1427-1429,  
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 100  
HOUSTON, TEXAS 77064  
(832) 678-2500

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

DATE: MAY 5, 2022

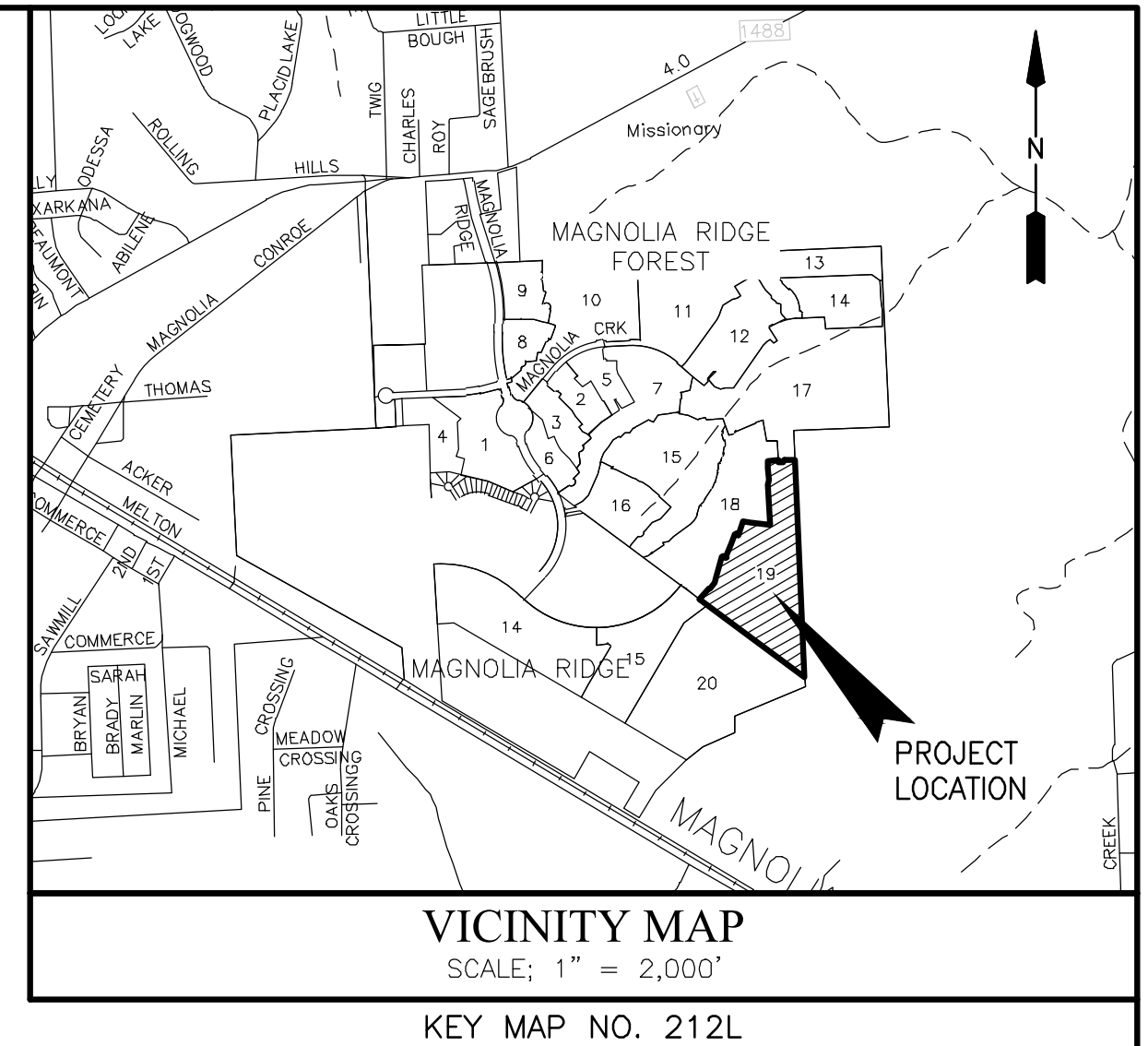
SURVEYOR:

ENGINEER:

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

149 LOTS  
7 BLOCKS  
4 RESERVES  
6.837 ACRES IN RESERVES



IN TESTIMONY WHEREOF, THE LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT, MICHAEL W. JOHNSON, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME CORPORATION  
A DELAWARE CORPORATION,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
MICHAEL W. JOHNSON, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, BRANNON BOOZER, VICE PRESIDENT OF LAND, RESPECTIVELY OF M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND I, MICHAEL W. JOHNSON, VICE PRESIDENT RESPECTIVELY OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MAGNOLIA RIDGE FOREST SECTION 19, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDWOOD DEVELOPMENT COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAGNOLIA RIDGE FOREST SECTION 19, LOCATED IN THE EDWARD TAYLOR SURVEY, ABSTRACT 554, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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' 6") 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES 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.

WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 19 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

M/I HOMES OF HOUSTON, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
BRANNON BOOZER, VICE PRESIDENT OF LAND

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND, OF M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER, OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\_\_\_\_\_  
KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 19 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
SCOTT SHELBOURNE, CHAIRMAN

\_\_\_\_\_  
KANDICE GARRETT, CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA RIDGE FOREST SECTION 19 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
TODD KANA, MAYOR

\_\_\_\_\_  
KANDICE GARRETT, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 100  
HOUSTON, TEXAS 77064  
(832) 678-2500

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

MAGNOLIA RIDGE FOREST  
SECTION 19

SHEET 2 OF 4



LEGEND

- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
W.L.E. INDICATES WATER LINE EASEMENT  
STM.S.E. INDICATES STORM SEWER EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
A.E. INDICATES AERIAL EASEMENT  
P.O.B. INDICATES POINT OF BEGINNING  
R.O.W. INDICATES RIGHT-OF-WAY  
F.N. INDICATES FILE NUMBER  
DOC. NO. INDICATES DOCUMENT NUMBER  
CAB. INDICATES CABINET  
SHTS. INDICATES SHEETS  
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS  
M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS  
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS  
M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
INDICATES STREET NAME CHANGE

MAGNOLIA RIDGE FOREST  
SECTION 18  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

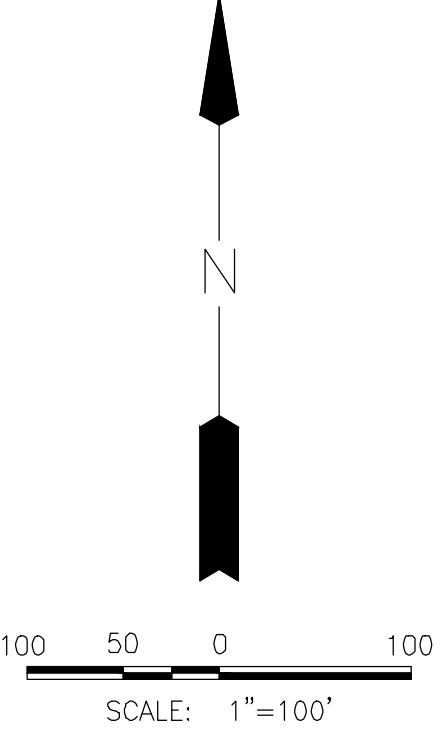
MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION XV  
CAB. Z. SHTS.  
M.C.M.R.

MATCHLINE SHEET 4

MATCHLINE SHEET 4



CALLLED 79.96 ACRES  
AUDUBON MAGNOLIA DEVELOPMENT, LLC  
DOC. NO. 2018008568  
M.C.O.P.R.

- NOTES:
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (EPOCH 2010.00)
  - THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 TEXAS COORDINATE SYSTEM, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99997177219.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0097, DATED JULY 30, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0480G, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "LJA" DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
  - THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT ARE AS SHOWN.
  - SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS AND SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS, BY INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2010019737 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS RECORDED UNDER CLERK'S FILE NO. 2021122282.
  - AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES BY AND BETWEEN CENTERPOINT ENERGY HOUSTON, LLC AND M/I HOMES OF HOUSTON, LLC AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2021142192.

OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 100  
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D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

RESERVE TABLE

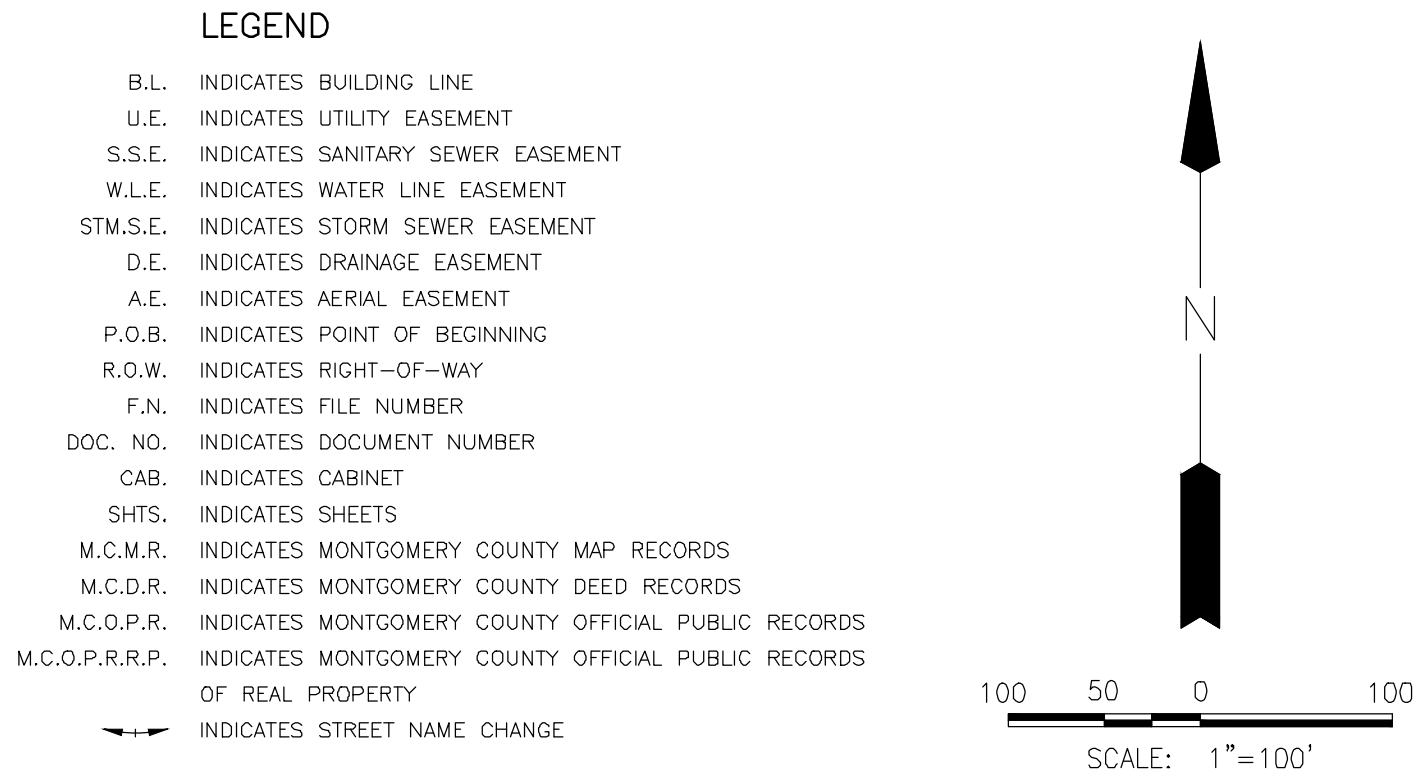
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.475	20,698	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	5.501	239,604	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION
C	0.749	32,625	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.112	4,891	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	6.837	297,818	

MAGNOLIA RIDGE FOREST  
SECTION 19

SHEET 3 OF 4

2025-1419C-310





RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.475	20,698	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	5.501	239,604	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION
C	0.749	32,625	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.112	4,891	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	6.837	297,818	

BLOCK 1	
LOT NO.	SQ.FT.
1	6,494
2	5,781
3	5,781
4	5,781
5	5,781
6	5,781
7	5,781
8	5,781
9	5,781
10	5,781
11	5,781
12	5,781
13	5,781
14	5,781
15	5,781
16	5,781
17	5,781
18	5,781
19	5,781
20	5,781
21	5,781
22	5,781
23	5,781
24	5,781
25	5,781
26	5,781
27	5,781
28	5,781
29	5,781
30	6,492

BLOCK 2	
LOT NO.	SQ.FT.
1	6,712
2	6,000
3	6,000
4	6,819
5	6,070
6	5,981
7	6,345
8	5,944
9	6,342
10	5,967
11	5,650
12	6,133
13	5,851
14	6,025
15	6,730
16	5,880
17	5,880
18	5,880
19	5,880
20	6,249
21	6,302
22	7,866
23	7,488
24	7,370
25	5,625
26	5,625
27	5,625
28	5,625
29	5,553
30	8,999
31	12,107
32	7,328
33	6,110
34	6,110
35	6,110
36	6,110
37	8,070

BLOCK 3	
LOT NO.	SQ.FT.
1	10,344
2	6,205
3	5,875
4	5,875
5	5,875
6	6,975
7	17,830
8	10,271
9	10,209
10	8,601
11	7,269
12	6,523
13	6,015
14	5,625
15	5,625
16	5,625
17	5,625
18	5,625
19	5,625
20	5,625
21	6,758

BLOCK 4	
LOT NO.	SQ.FT.
1	6,724
2	5,625
3	5,625

BLOCK 6	
LOT NO.	SQ.FT.
1	5,714
2	5,713
3	5,712
4	5,711
5	5,548
6	5,400
7	5,400
8	5,400
9	5,400
10	5,400
11	5,564
12	5,785
13	6,375
14	6,264
15	5,716
16	5,400
17	5,400
18	5,400
19	5,400
20	5,400
21	5,400
22	5,633
23	5,655
24	5,655
25	5,655

BLOCK 7	
LOT NO.	SQ.FT.
1	6,033
2	6,136
3	5,847
4	5,625
5	5,625
6	5,625
7	6,818
8	7,151
9	5,625
10	5,625
11	5,625
12	5,625
13	5,625
14	5,625
15	5,625
16	5,625
17	5,625
18	5,625
19	5,625
20	5,625
21	5,513
22	5,400
23	5,400
24	5,400
25	5,288
26	5,175

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 42°26'26" E	35.36'
C2	965.00'	2°35'51"	43.75'	S 66°34'02" E	43.75'
C3	675.00'	2°28'18"	29.12'	S 68°54'55" E	29.12'
C4	50.00'	90°01'28"	78.56'	S 47°34'19" E	70.73'
C5	500.00'	10°27'18"	91.24'	N 87°19'55" W	91.11'
C6	650.00'	11°57'12"	135.61'	N 76°07'40" W	135.36'
C7	790.00'	10°27'18"	144.15'	N 87°19'55" W	143.95'
C8	940.00'	14°14'19"	233.60'	N 74°59'07" W	233.00'
C9	400.00'	20°37'24"	143.98'	N 26°24'04" E	143.20'
C10	300.00'	35°30'40"	185.94'	N 15°11'45" E	182.97'
C11	50.00'	83°06'39"	72.53'	N 44°06'54" W	66.33'
C12	300.00'	32°18'40"	169.18'	N 69°30'54" W	166.95'
C13	25.00'	90°01'28"	39.28'	S 74°34'19" E	35.36'
C14	25.00'	21°56'21"	9.54'	S 62°28'43" W	9.49'
C15	50.00'	142°25'43"	124.29'	N 43°14'32" W	94.67'
C16	25.00'	30°31'54"	13.32'	N 12°42'22" E	13.16'
C17	25.00'	87°50'17"	38.33'	N 46°28'43" W	34.68'
C18	815.00'	8°17'35"	117.97'	N 86°15'04" W	117.86'
C19	25.00'	90°00'00"	39.27'	S 52°53'43" W	35.36'
C20	25.00'	48°11'23"	21.03'	S 16°11'58" E	20.41'
C21	50.00'	276°22'46"	241.19'	N 82°06'17" W	66.67'
C22	25.00'	48°11'23"	21.03'	N 31°59'25" E	20.41'
C23	25.00'	90°00'00"	39.27'	N 37°06'17" W	35.36'
C24	965.00'	51°17'57"	89.25'	N 79°21'18" W	89.22'
C25	25.00'	87°06'18"	38.01'	S 59°38'32" W	34.45'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C26	425.00'	16°09'00"	119.79'	S 24°09'52" W	119.40'
C27	25.00'	85°35'56"	37.35'	S 10°33'36" E	33.97'
C28	275.00'	32°18'40"	155.08'	S 69°30'54" E	153.00'
C29	25.00'	25°16'15"	11.03'	N 81°41'39" E	10.94'
C30	50.00'	133°39'09"	116.83'	S 44°06'54" E	91.93'
C31	25.00'	25°16'15"	11.03'	S 10°04'33" W	10.94'
C32	325.00'	35°47'46"	203.05'	S 15°20'18" W	199.76'
C33	275.00'	35°10'26"	168.82'	N 15°01'39" E	166.18'
C34	25.00'	83°06'39"	36.26'	N 44°06'54" W	33.17'
C35	325.00'	32°18'40"	183.28'	N 69°30'54" W	180.86'
C36	25.00'	89°55'39"	39.24'	S 81°40'36" W	35.33'
C37	25.00'	90°04'21"	39.30'	N 08°19'24" W	35.38'
C38	25.00'	95°39'43"	41.74'	N 78°48'34" E	37.06'
C39	375.00'	14°53'20"	97.45'	N 23°32'02" E	97.17'
C40	25.00'	87°06'18"	38.01'	N 27°27'47" W	34.45'
C41	965.00'	3°08'58"	53.04'	N 69°26'27" W	53.04'
C42	915.00'	14°14'19"	227.39'	S 74°59'07" E	226.80'
C43	765.00'	8°00'03"	106.83'	S 86°06'18" E	106.74'
C44	25.00'	92°27'15"	40.34'	N 43°40'03" E	36.10'
C45	25.00'	86°41'50"	37.83'	N 45°54'30" W	34.32'
C46	525.00'	7°09'08"	65.54'	N 85°40'51" W	65.49'
C47	675.00'	11°57'12"	140.82'	N 76°07'40" W	140.57'
C48	625.00'	11°57'12"	130.39'	S 76°07'40" E	130.15'
C49	475.00'	6°25'02"	53.20'	S 85°18'47" E	53.17'
C50	25.00'	94°02'16"	41.03'	N 44°27'34" E	36.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°33'34" E	27.14'
L2	N 87°26'26" E	50.00'
L3	S 53°21'34" E	18.72'
L4	N 36°38'26" E	96.69'
L5	N 19°05'54" E	45.10'
L6	N 22°08'02" E	170.08'
L7	N 69°31'15" W	2.59'
L8	N 22°19'14" E	120.00'
L9	N 19°50'56" E	170.00'
L10	S 78°13'17" E	87.86'
L11	N 03°46'50" E	45.28'
L12	N 02°33'34" W	135.00'
L13	N 03°46'50" E	45.28'
L14	N 02°33'34" W	45.00'
L15	N 87°24'57" E	114.59'
L16	N 46°46'19" E	3.33'
L17	S 87°26'26" W	18.31'
L18	S 87°26'26" W	18.31'
L19	S 45°53'06" W	7.00'
L20	N 87°24'57" E	114.61'
L21	S 87°24'57" W	122.05'
L22	N 82°06'17" W	72.96'
L23	S 07°53'43" W	103.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N 07°53'43" E	103.90'
L25	N 82°06'17" W	102.12'
L26	S 36°42'46" W	133.83'
L27	N 36°42'46" W	133.76'
L28	N 53°21'34" W	101.19'
L29	S 53°21'34" E	99.57'
L30	N 02°33'34" W	1401.01'
L31	N 02°33'34" W	408.78'
L32	N 79°20'08" W	42.77'
L33	N 63°10'33" W	32.19'
L34	S 75°51'59" W	15.10'
L35	N 27°35'22" E	75.24'
L36	N 24°40'26" E	59.28'
L37	N 18°32'18" E	58.01'
L39	N 08°01'41" E	41.67'
L40	S 89°57'43" W	59.75'
L41	N 84°19'11" W	52.54'
L42	N 80°32'24" W	50.58'
L43	N 76°53'08" W	51.09'
L44	N 73°12'12" W	51.09'
L45	N 69°31'15" W	51.09'
L46	S 02°33'34" E	127.11'

OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 100  
HOUSTON, TEXAS 77064  
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681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
(281) 875-1000

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 16

**BACKGROUND/INFORMATION**

An application for a final plat of Mustang Ridge Section 3 was received on May 9, 2022.

**COMMENTS:**

On May 16 the City Engineer issued a Review Letter . The applicant's Reply is pending.

**Action Requested**

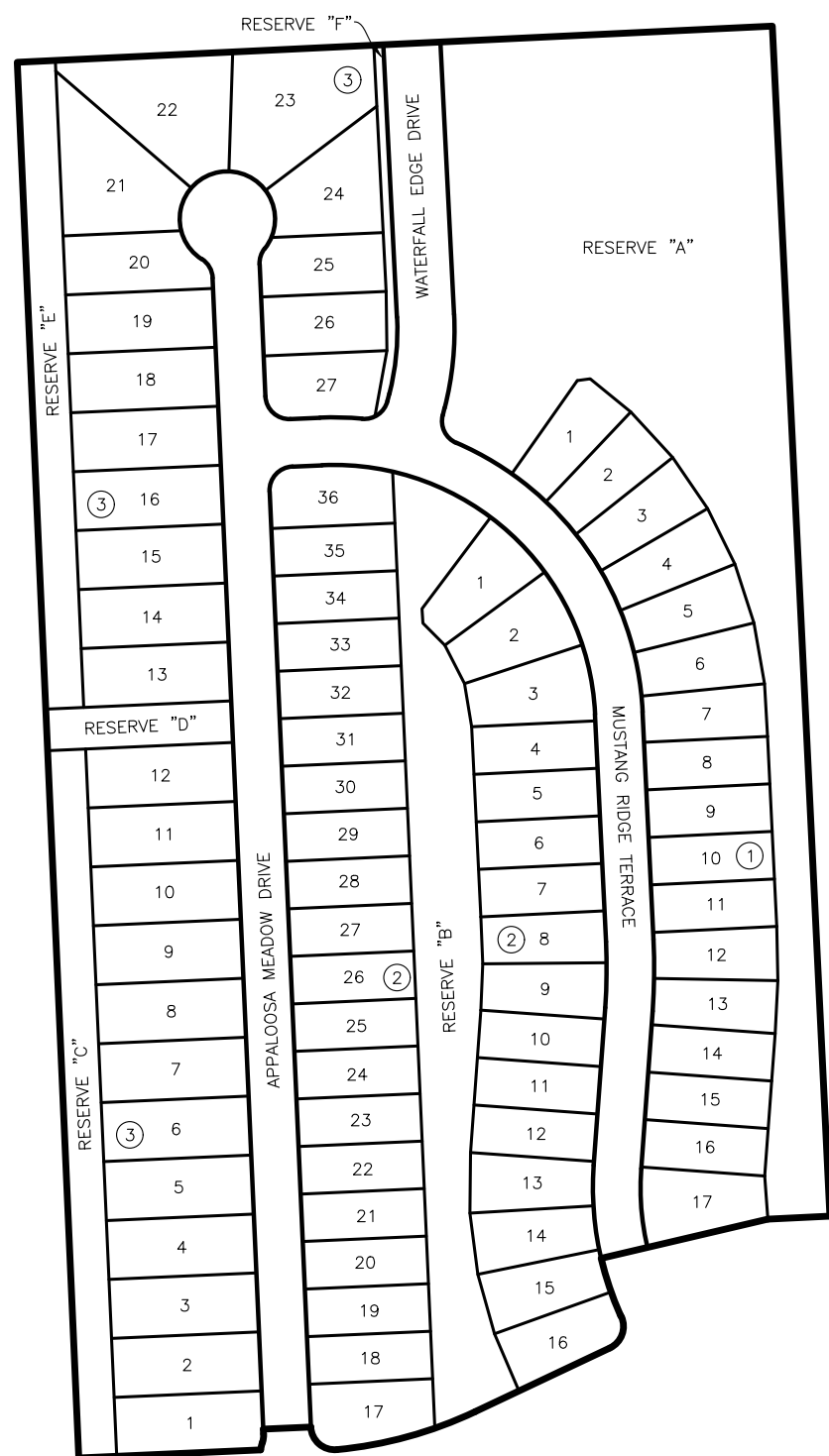
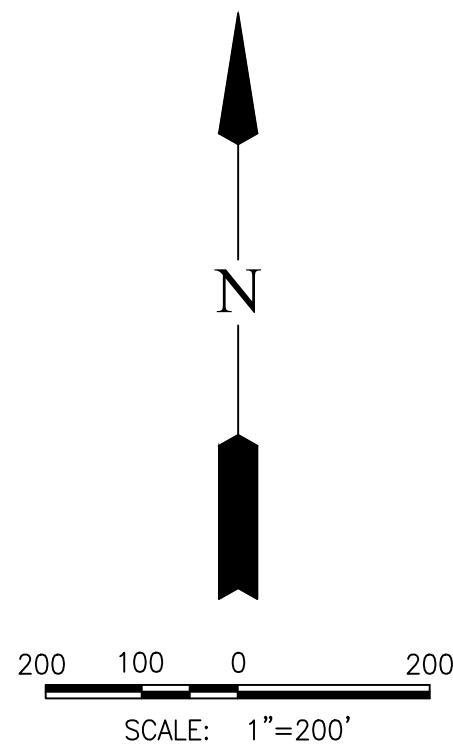
Approve final plat of Mustang Ridge Section 3.

**Recommendation:**

Approve final plat of Mustang Ridge Section 3, 25.522 +/- acres (if a Letter of No Objection has been issued by the City Engineer).

**Attachments:**

Final Plat

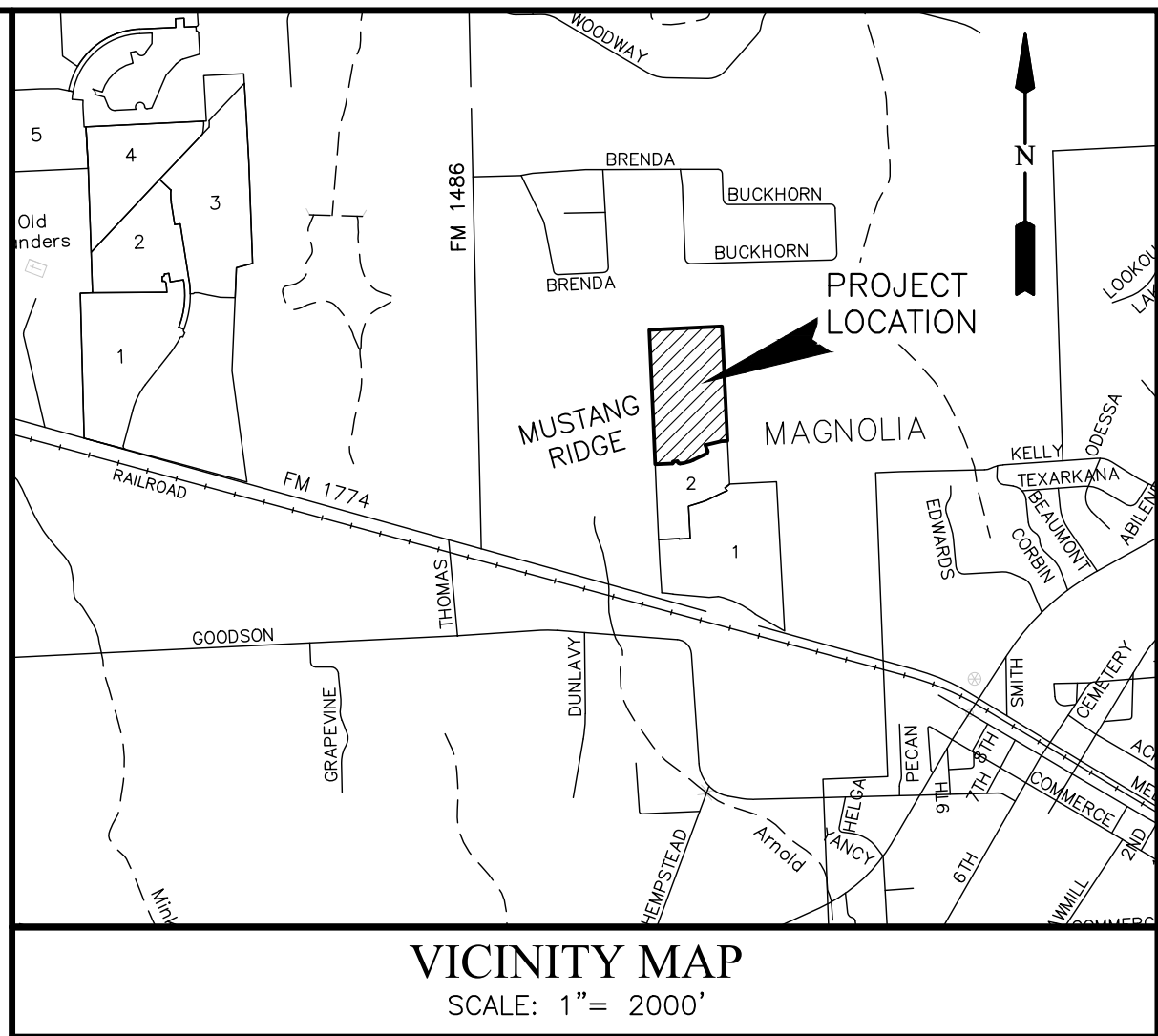


## FINAL PLAT OF MUSTANG RIDGE SECTION 3

A SUBDIVISION OF 25.522 ACRES OF LAND SITUATED IN  
THE WILLIAM T. DUNLAVY SURVEY, ABSTRACT 168,  
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS.

OWNER: KB HOME LONE STAR INC  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042

DEVELOPER: KB HOME LONE STAR INC  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042



KEY MAP NO. 211M

DATE: MAY 9, 2022

80 LOTS  
3 BLOCKS  
6 RESERVES  
7.457 ACRES IN RESERVES

SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:  
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK EUBANKS, VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER, RESPECTIVELY OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MUSTANG RIDGE SECTION 3, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KB HOME LONE STAR INC., A TEXAS CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MUSTANG RIDGE SECTION 3, LOCATED IN THE WILLIAM T. DUNLAVY SURVEY, ABSTRACT 168, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID KB HOME LONE STAR INC., A TEXAS CORPORATION; AND DEDICATE TO THE PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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' 6") 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES 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.

WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF MUSTANG RIDGE SECTION 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE KB HOME LONE STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, ITS VICE PRESIDENT OF FINANCE, THEREUNTO AUTHORIZED, BY ITS SENIOR LAND DEVELOPMENT MANAGER, RYAN HAWKINS, THIS DAY OF \_\_\_\_\_, 2022.

KB HOME LONE STAR INC.  
A TEXAS CORPORATION

BY: \_\_\_\_\_  
MARK EUBANKS, VICE PRESIDENT OF FINANCE

ATTEST: \_\_\_\_\_  
RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE OF KB HOME LONE STAR INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER OF KB HOME LONE STAR INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

\_\_\_\_\_  
KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MUSTANG RIDGE SECTION 3 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
SCOTT SHELburnE, CHAIRMAN

\_\_\_\_\_  
KANDICE GARRETT, CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MUSTANG RIDGE SECTION 3 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

\_\_\_\_\_  
TODD KANA, MAYOR

\_\_\_\_\_  
KANDICE GARRETT, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF \_\_\_\_\_ MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

OWNER: KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042  
  
DEVELOPER: KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042



LEGEND

- B.L. INDICATES BUILDING LINE  
STM.S.E. INDICATES STORM SEWER EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
W.L.E. INDICATES WATER LINE EASEMENT  
U.E. INDICATES UTILITY EASEMENT  
EXIST. INDICATES EXISTING  
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS  
M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS  
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS  
M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY  
R.O.W. INDICATES RIGHT-OF-WAY  
DOC. NO. INDICATES DOCUMENT NUMBER  
F.N. INDICATES FILE NUMBER  
CAB. INDICATES CABINET  
SHT. INDICATES SHEET  
VOL. INDICATES VOLUME  
PG. INDICATES PAGE  
FND. INDICATES FOUND  
I.R. INDICATES IRON ROD  
INDICATES STREET NAME CHANGE

CALLLED 5.00 ACRES  
CYNTHIA A. DUKE-HOBBS  
DOC. NO. 9516850  
M.C.O.P.R.R.P.

CALLLED 5.100 ACRES  
CYNTHIA A. DUKE-HOBBS  
DOC. NO. 2015085138  
M.C.O.P.R.

CALLLED 4.00 ACRES  
JOSH & ASHLEY STEPP  
DOC. NO. 2012102991  
M.C.O.P.R.

CALLLED 16.032 ACRES  
RAYMON D. & GWEN SMITH  
DOC. NO. 9818328  
M.C.O.P.R.R.P.

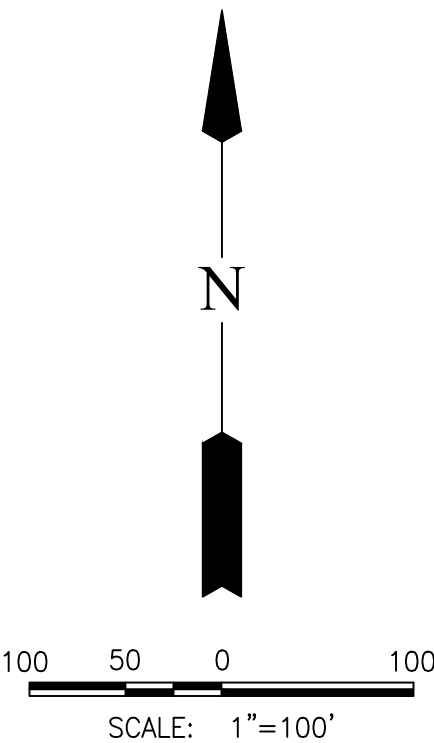
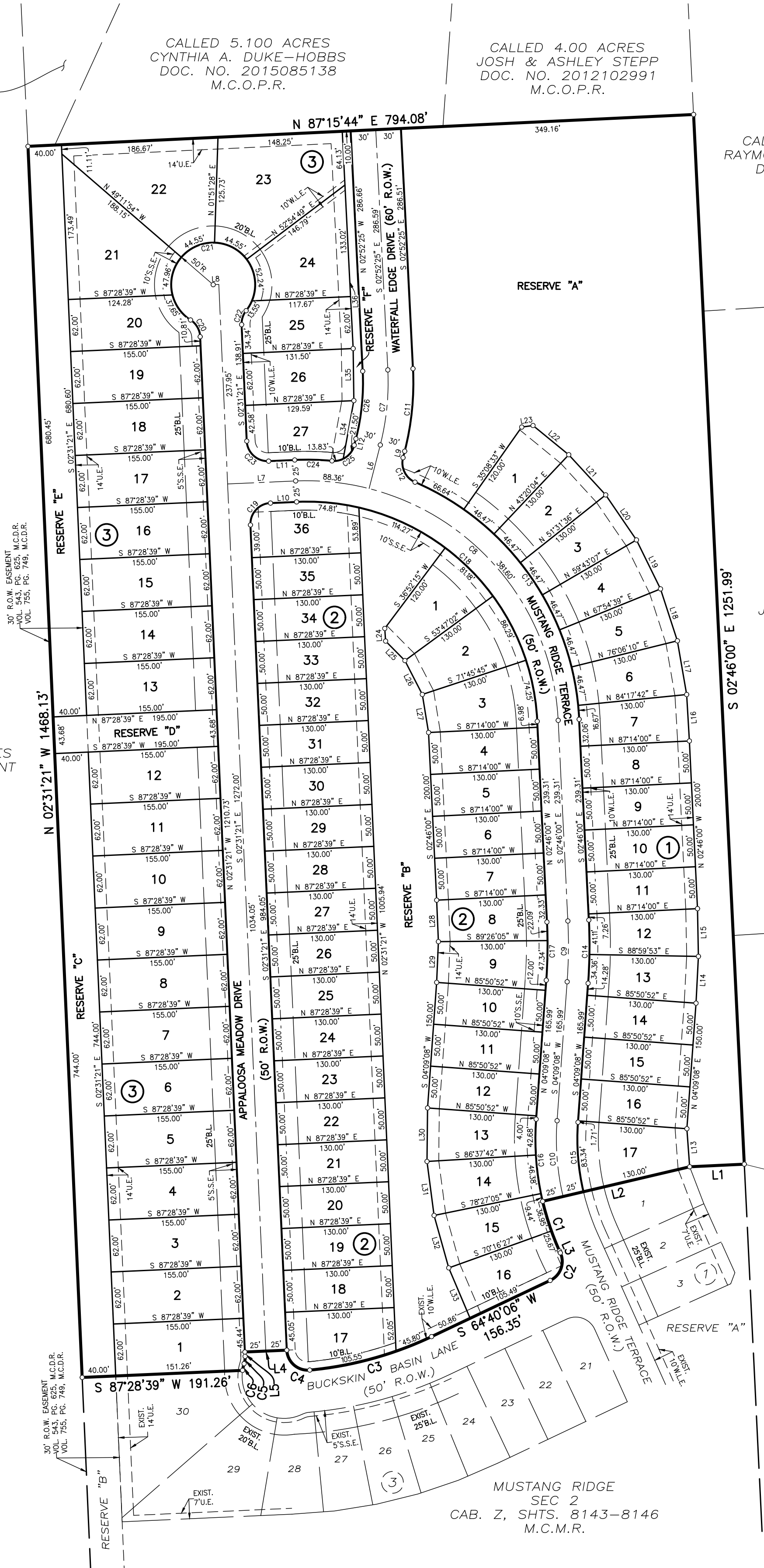
CALLLED 16.032 ACRES  
JON E MADSEN BYPASS TRUST  
DOC. NO. 2015096802  
M.C.O.P.R.

CALLLED 16.068 ACRES  
ALICE G. READ  
DOC. NO. 2008004890  
M.C.O.P.R.R.P.

OWNER: KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042

DEVELOPER: KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	4.436	193,220	RESTRICTED TO LANDSCAPE/OPEN SPACE/ DETENTION/LIFT STATION
B	1.426	62,138	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.683	29,760	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.196	8,518	RESTRICTED TO LANDSCAPE/OPEN SPACE/EMERGENCY ACCESS
E	0.625	27,221	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
F	0.091	3,956	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	7.457	324,813	





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°14'00" W	65.15'
L2	S 76°47'17" W	180.00'
L3	S 24°15'04" E	2.43'
L4	S 87°28'39" W	50.00'
L5	S 02°31'21" E	5.21'
L6	S 14°21'11" W	53.59'
L7	N 87°28'39" E	81.11'
L8	N 87°28'39" E	6.75'
L9	S 14°21'11" W	7.94'
L10	S 87°28'39" W	31.11'
L11	N 87°28'39" E	31.11'
L12	N 14°21'11" E	7.94'
L13	N 04°12'14" W	45.47'
L14	N 02°58'49" E	55.78'
L15	N 01°07'21" W	56.90'
L16	N 03°23'08" W	55.38'
L17	N 09°48'04" W	65.00'
L18	N 17°59'35" W	65.00'
L19	N 26°11'07" W	65.00'
L20	N 34°22'39" W	65.00'
L21	N 42°34'10" W	65.00'
L22	N 50°45'42" W	55.00'
L23	S 82°11'26" W	13.63'
L24	S 03°54'03" E	15.15'
L25	S 44°40'21" E	32.65'
L26	S 27°13'36" E	45.31'
L27	S 09°19'49" E	45.96'
L28	S 02°23'09" E	49.42'
L29	S 02°22'31" W	48.62'
L30	S 00°37'34" W	63.69'
L31	S 07°27'37" E	64.88'
L32	S 15°38'14" E	64.88'
L33	S 23°00'25" E	65.33'
L34	N 10°18'53" E	70.47'
L35	N 00°45'19" W	62.03'
L36	N 02°52'25" W	259.15'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	325.00'	11°02'21"	62.62'	S 18°43'54" E	62.52'	
C2	25.00'	88°55'09"	38.80'	S 20°12'31" W	35.02'	
C3	435.00'	19°56'06"	151.35'	S 74°38'09" W	150.59'	
C4	25.00'	92°52'27"	40.52'	N 48°57'35" W	36.23'	
C5	25.00'	20°14'43"	8.83'	S 07°36'00" W	8.79'	
C6	50.00'	9°24'58"	8.22'	S 13°00'52" W	8.21"	
C7	300.00'	17°13'36"	90.20'	S 05°44'23" W	89.86'	
C8	300.00'	89°45'22"	469.96'	S 47°38'40" E	423.36'	
C9	600.00'	6°55'08"	72.45'	S 00°41'34" W	72.41'	
C10	300.00'	17°21'51"	90.92'	S 04°31'48" E	90.57'	
C11	330.00'	17°13'36"	99.22'	S 05°44'23" W	98.85'	
C12	25.00'	80°57'32"	35.32'	S 26°07'35" E	32.46'	
C13	325.00'	63°50'21"	362.12'	S 34°41'10" E	343.67"	
C14	625.00'	6°55'08"	75.47'	S 00°41'34" W	75.43'	
C15	275.00'	17°21'51"	83.34'	S 04°31'48" E	83.02'	
C16	325.00'	17°21'51"	98.50'	N 04°31'48" W	98.12'	
C17	575.00'	6°55'08"	69.43'	N 00°41'34" E	69.39'	
C18	275.00'	89°45'22"	430.80'	N 47°38'40" W	388.08"	
C19	25.00'	90°00'00"	39.27'	S 42°28'39" W	35.36'	
C20	25.00'	54°47'01"	23.90'	N 29°54'52" W	23.00'	
C21	50.00'	275°36'44"	240.52'	N 80°30'00" E	67.16'	
C22	25.00'	40°49'44"	17.81'	S 17°53'31" W	17.44'	
C23	25.00'	90°00'00"	39.27'	S 47°31'21" E	35.36'	
C24	325.00'	7°50'04"	44.44'	S 88°36'19" E	44.41'	
C25	25.00'	80°57'32"	35.32'	N 54°49'57" E	32.46'	
C26	270.00'	17°13'36"	81.18'	N 05°44'23" E	80.87'	

BLOCK 1	
LOT NO.	SQ.FT.
1	7,149
2	7,199
3	7,199
4	7,199
5	7,199
6	7,199
7	6,756
8	6,500
9	6,500
10	6,500
11	6,500
12	6,824
13	6,772
14	6,500
15	6,500
16	6,500
17	8,551

BLOCK 2	
LOT NO.	SQ.FT.
1	8,054
2	8,620
3	8,332
4	6,500
5	6,500
6	6,500
7	6,500
8	6,756
9	7,037
10	6,500
11	6,500
12	6,500
13	7,130
14	7,186
15	7,186
16	7,511
17	8,262
18	6,500

BLOCK 2	
LOT NO.	SQ.FT.
19	6,500
20	6,500
21	6,500
22	6,500
23	6,500
24	6,500
25	6,500
26	6,500
27	6,500
28	6,500
29	6,500
30	6,500
31	6,500
32	6,500
33	6,500
34	6,500
35	6,500
36	7,939

BLOCK 3	
LOT NO.	SQ.FT.
1	9,584
2	9,610
3	9,610
4	9,610
5	9,610
6	9,610
7	9,610
8	9,610
9	9,610
10	9,610
11	9,610
12	9,610
13	9,610
14	9,610

BLOCK 3	
LOT NO.	SQ.FT.
15	9,610
16	9,610
17	9,610
18	9,610
19	9,610
20	8,824
21	14,456
22	16,197
23	17,087
24	10,775
25	7,995
26	8,094
27	8,185

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 GEOID 12B.
- THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD83 GEOID 12B AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9999668177.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2021-\_\_\_\_\_, DATED MAY \_\_\_, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0475G, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT
- THIS TRACT LIES WHOLLY WITHIN MONTGOMERY COUNTY MUD 108.

OWNER: KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042

DEVELOPER: KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 17

**BACKGROUND/INFORMATION**

An application for the Magnolia Cottages site plan was received on March, 24, 2022.

**COMMENTS:**

The City Engineer issued a Review Letter for the site plan on April 8. Application is pending the applicant's Reply.

**Action Requested**

Approve site plat for Magnolia Cottages.

**Recommendation:**

Approve site plan of Magnolia Cottages, 15.04 acres (if a Letter of No Objection has been issued by the City Engineer).

**Attachments:**

Overall site plan for Magnolia Cottages, a duplex community off Spur 149.

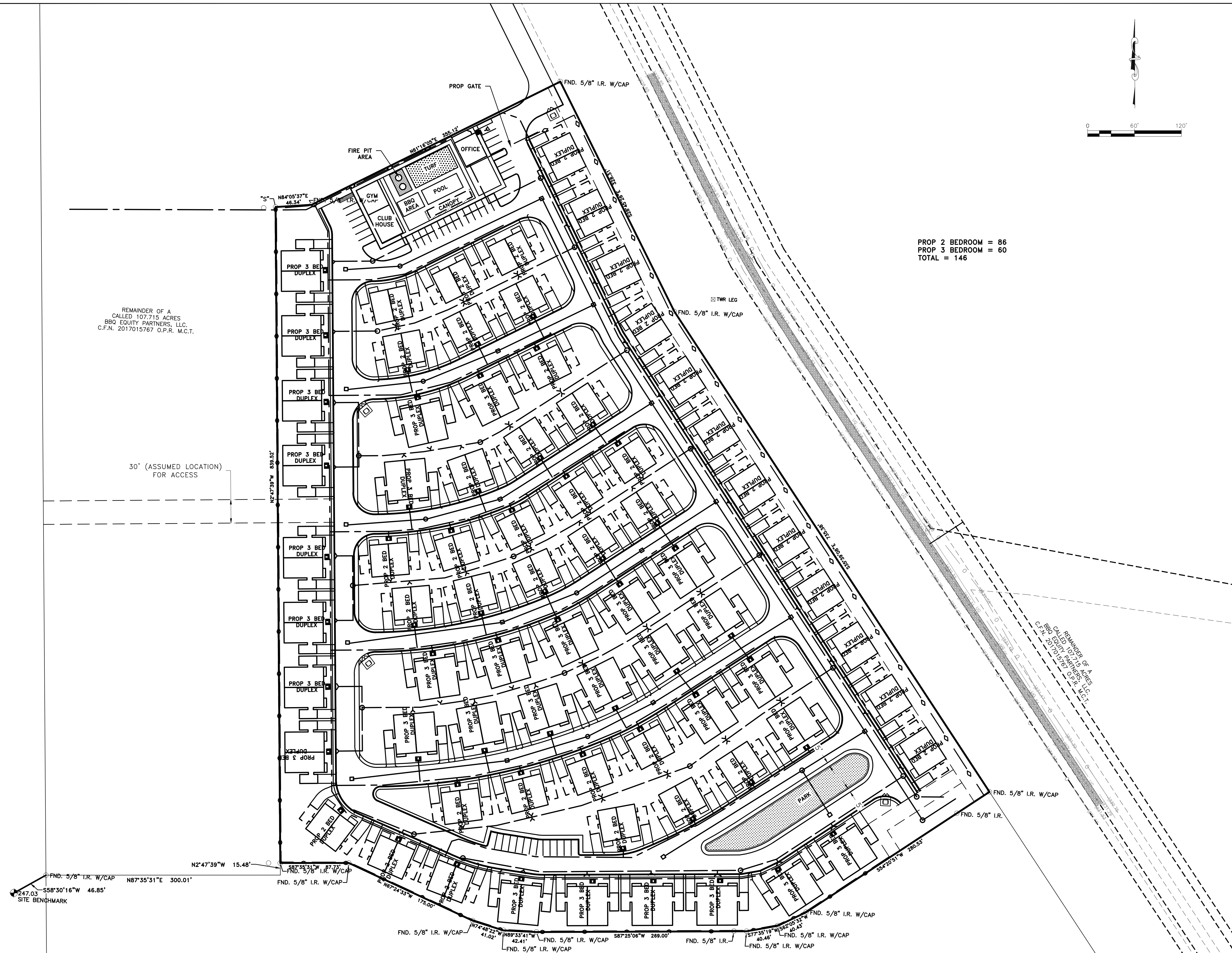


## 01/18/22

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW  
UNDER THE AUTHORITY OF:

E. LEVI LOVE, PE #99340  
OR  
JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY  
NOT FOR CONSTRUCTION





**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 18

**BACKGROUND/INFORMATION**

An application for the Prado Crossing at Escondido site plat was received on April 29, 2022.

**COMMENTS:**

The City Engineer issued a Review Letter for the site plan on March 21, 2022. Application is pending the applicant's Reply.

**Action Requested**

None, this is an informational item.

**Recommendation:**

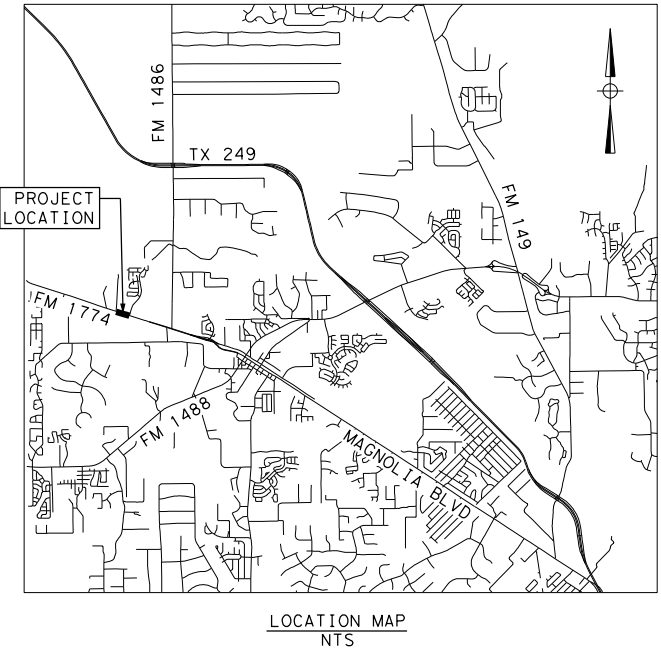
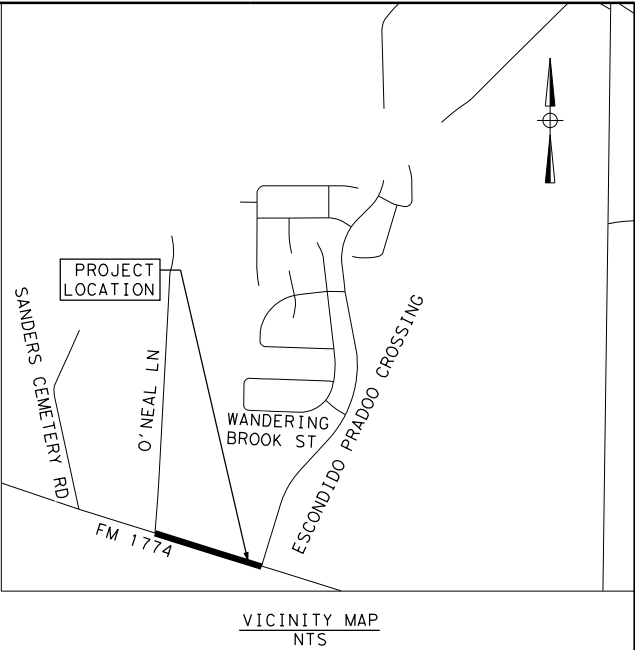
None, this is an informational item concerning future expansion of the City.

**Attachments:**

Plans

CONSTRUCTION PLANS FOR  
WATER AND SANITARY SEWER  
UTILITIES ALONG ESCONDIDO  
PRADOO CROSSING

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 174  
JOB NO. \_\_\_\_\_ DATE: \_\_\_\_\_



- NOTES
1. THESE PLANS WERE PREPARED TO MEET OR EXCEED THE CITY OF MAGNOLIA DESIGN STANDARDS AS CURRENTLY AMENDED.
  2. CONSTRUCTION WILL BE MONITORED BY A REGISTERED PROFESSIONAL ENGINEER TO VERIFY COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL NOTIFY THE CITY OF MAGNOLIA CITY PLANNING DEPARTMENT AT 281-356-2266 (OPTION 3) AT LEAST 120 HOURS PRIOR TO COMMENCEMENT.
  4. DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF MAGNOLIA DESIGN STANDARDS.

CITY OF MAGNOLIA

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

MONTGOMERY COUNTY  
ENGINEERING DEPARTMENT

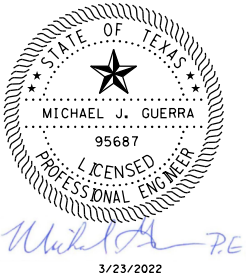
APPROVED: \_\_\_\_\_  
COUNTY ENGINEER

DATE: \_\_\_\_\_

MONTGOMERY COUNTY  
FIRE MARSHAL DEPARTMENT

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_



DEVELOPER:  
MAGNOLIA M3 RANCH 585-AC

ENGINEER:



Texas PE Firm Reg. #F-929

575 N.Dairy Ashford, Suite 700, Houston, Texas 77079  
T +1 281 589 7257 E usinfrastructure@rpsgroup.com

DATE	REVISION	BY

3/23/2022 12:02:21 PM  
T:\007591\_585\_Acre\_Magnolia\_Ranch\_(SA\_Office)\07.00\_CADD\7591\_Magnolia\02-I\_General\007591\_INDEX & QUANTITY.dgn

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	INDEX & QUANTITES
3 - 4	GENERAL NOTES
5	WATER & SEWER LINE PLAN & PROFILE
6	SWPPP
7	STORM WATER POLLUTION PREVENTION PLAN DETAILS
8	TRAFFIC CONTROL STANDARD
9	CITY OF MAGNOLIA MANHOLE STANDARDS
10 - 11	EXCAVATION AND BACKFILL DETAIL

SEWER LINE QUANTITIES

ESTIMATED QUANTITIES			
ITEM NO.	DESCRIPTION	UNIT	QTY
1	TRENCH SAFETY SYSTEM	LF	212
2	4-FOOT DIAMETER PRECAST CONCRETE MANHOLE	EA	2
3	EXTRA DEPTH, 4-FOOT DIAMETER PRECAST CONCRETE MANHOLE	VF	11
4	12-INCH DIAMTER PVC SANITARY SEWER PIPE, BY OPEN CUT WITH RESTRAINED JOINTS	LF	212
5	12-INCH DIAMTER PVC SANITARY SEWER PIPE, BY TRENCHLESS CONSTRUCTION	LF	90
6	24-INCH BORE & STEEL ENCASEMENT	LF	90

WATER LINE QUANTITIES

ESTIMATED QUANTITIES			
ITEM NO.	DESCRIPTION	UNIT	QTY
7	TRENCH SAFETY SYSTEM	LF	212
8	16-INCH DIAMETER DI WATER LINE BY OPEN CUT WITH RESTRAINED JOINTS	LF	212
9	16-INCH DIAMETER DI WATER LINE BY TRENCHLESS CONSTRUCTION	LF	90
10	30-INCH BORE & STEEL ENCASSEMENT	LF	90
11	16-INCH DIAMTER WET CONNECTION	EA	1
12	16-INCH GATE VALVE WITH BOX	EA	1
13	16-INCH X 22.5° BEND	EA	2
14	16-INCH X 45° BEND	EA	2
15	FIRE HYDRANT ASSEMBLY, ALL DEPTHS, INCLUDING 6-INCH DIAMETER GATE VALVE AND BO	EA	1
16	6-INCH DIAMETER FIRE HYDRANT BRANCH BY OPEN-CUT	LF	10

TCP & ENVIRONMENTAL QUANTITIES

ESTIMATED QUANTITIES			
ITEM NO.	DESCRIPTION	UNIT	QTY
17	SILT FENCE	LF	620
18	TRAFFIC CONTROL	MO	2



Texas PE Firm Reg. #F-929

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MAGNOLIA RANCH  
ESCONDIDO PRADOO  
CROSSING  
UTILITY PROJECT

REV	DESCRIPTION	BY	DATE



*Michael J. Guerra* P.E.  
3/23/2022

INDEX & QUANTITIES

RPS Project No 007951			
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GENERAL CONSTRUCTION NOTES:

1. CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATER LINES AND STORM DRAINAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MAGNOLIA DESIGN STANDARDS.
2. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/800-245-4545 AND LONE STAR ONE CALL AT 800-669-8344 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATER, WASTEWATER AND STORM DRAINAGE LINES. DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE CITY OF MAGNOLIA STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING REFERENCED ABOVE, AT NO ADDITIONAL COST.
4. CONTRACTOR SHALL NOTIFY THE CITY OF MAGNOLIA 5 DAYS PRIOR TO COMMENCING CONSTRUCTION.
5. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
6. CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION.
7. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION:  
CITY OF MAGNOLIA (CITY PLANNING, OPTION 3) (281) 356-2266  
LONE STAR NOTIFICATION CENTER 1-(800)-669-8344 TEXAS  
EXCAVATION SAFETY SYSTEM INC. 1-800-344-8377  
EXPLORER PIPELINE COMPANY 1-877-915-7473
8. ANY DAMAGE TO ANY OF THE EXISTING PAVEMENT AND/OR UTILITIES MUST BE REPAIRED IMMEDIATELY. THE CONTRACTOR MUST NOTIFY THE APPROPRIATE UTILITY OWNER, WHO WILL MAKE THE REPAIRS AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR, ON BEHALF OF THE OWNER, IS TO OBTAIN ALL PERMITS REQUIRED BY THE CITY OF MAGNOLIA PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS.
10. GUIDELINES SET FORTH IN THE TEXAS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, SHALL BE OBSERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAG MEN, SIGNING, STRIPING AND WARNING DEVICES, ETC., DURING CONSTRUCTION - BOTH DAY AND NIGHT.
11. THE WORK AREAS WITH DIRECT PUBLIC ACCESS SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT COMPLETION AND OWNER ACCEPTANCE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHIPPING OF ALL MATERIALS. THE LOADING AND UNLOADING OF ALL PIPE, VALVES, HYDRANTS, MANHOLES AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL AT ALL TIMES BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE SUCH MATERIAL AT THE POINT OF DELIVERY AND TO REJECT ALL DEFECTIVE MATERIAL. THE DEFECTIVE MATERIAL MUST BE REPLACED WITH SOUND MATERIAL.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHIPPING AND STORING OF ALL MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE SUCH MATERIAL AT THE POINT OF DELIVERY AND TO REJECT ALL DEFECTIVE MATERIAL. ANY DEFECTIVE MATERIAL INCORPORATED INTO THE WORK SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THERE SHALL BE NO PAYMENT MADE FOR STORED MATERIAL.
15. ALL PIPE AND REINFORCEMENT STEEL SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS. ANY DAMAGE TO THE COATING OF THE VARIOUS MATERIALS MUST BE REPAIRED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES. NATURAL GROUND ADJACENT TO UTILITY TRENCH EXCAVATION TO BE GRUBBED PRIOR TO PLACEMENT OF EXCESS TRENCH MATERIAL. (NO SEPARATE PAYMENT.)
17. ACCESS TO ALL EXISTING STREETS AND DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
18. UNLESS OTHERWISE NOTED, PLACEMENT OF UTILITIES IN EASEMENTS SHALL BE GOVERNED BY THE STANDARD 10' AND 14' EASEMENTS AS ADOPTED BY THE UTILITY COORDINATING COMMITTEE FOR THE HOUSTON METROPOLITAN AREA, AS CURRENTLY AMENDED OR REVISED.
20. ALL STATIONS ARE CENTERLINE OF STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
21. ALL GEOTECHNICAL REPORTS FOR THIS PROJECT (IF ANY) ARE AVAILABLE FOR REFERENCE AT THE OFFICE OF THE ENGINEER.
22. SURFACE RESTORATION: AT THE END OF ALL CONSTRUCTION PROJECTS, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES WITHIN THE PROPERTY EQUAL TO OR BETTER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
23. FINAL ACCEPTANCE OF THE UTILITIES WILL NOT BE GIVEN TO THE CONTRACTOR UNTIL THEY ARE INSPECTED AND APPROVED BY THE CITY OF MAGNOLIA. FINAL ACCEPTANCE OF THE PAVING WILL NOT BE GIVEN TO THE CONTRACTOR UNTIL IT IS INSPECTED AND APPROVED BY THE CITY OF MAGNOLIA.
24. SEE THE EROSION CONTROL PLAN AND SEDIMENT CONTROL LAYOUT FOR ADDITIONAL ENVIRONMENTAL NOTES AND DETAILS.
25. THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF MAGNOLIA AND MONTGOMERY COUNTY SUBDIVISION RULES AND REGULATIONS AS CURRENTLY AMENDED.
26. CONSTRUCTION WILL BE MONITORED BY A REGISTERED PROFESSIONAL ENGINEER TO INSURE COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
27. APPROVAL BY CITY OF MAGNOLIA WILL BE DEEMED VOID IF CONSTRUCTION IS NOT BEGUN WITHIN ONE YEAR OF APPROVAL.
28. CONTRACTOR SHALL PREPARE A SET OF "RECORD" DRAWINGS SHOWING ANY FIELD CHANGES MADE TO THE APPROVED ENGINEERING PLANS AND SUBMIT TO THE DESIGN ENGINEER.
29. ALL UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY IN THE FIELD THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
30. MANHOLES SHALL BE PER CITY OF MAGNOLIA STANDARD DETAILS.
31. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS AND TREES ALONG AREAS OF EXCAVATION.
32. ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE AND DEBRIS SHALL BE DISPOSED OF OFFSITE BY THE CONTRACTOR. NO DIRECT PAYMENT WILL BE MADE, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE VARIOUS BID PROPOSAL ITEMS.
33. ALL MANHOLES ARE TO BE CONSTRUCTED TO ALLOW FOR A MINIMUM OF ONE FOOT (1') OF VERTICAL ADJUSTMENT.
34. ALL SEWER TRENCHES UNDER OR WITHIN ONE FOOT OF PROPOSED AND/OR FUTURE PAVEMENT OR CURB SHALL HAVE BEDDING PER CITY OF MAGNOLIA DETAIL (TYPICAL SECTION OPEN CUT PAVED STREET, DRIVEWAY, OR ALLEY) WITH BANK SAND COMPACTED TO 95% MODIFIED PROCTOR UP TO THE BOTTOM OF THE PAVEMENT SUBGRADE.

GENERAL CONSTRUCTION NOTES (CONT):

35. CONTRACTOR SHALL REMOVE DAILY ALL MUD, DIRT AND DEBRIS DEPOSITED OR DROPPED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
36. THE USE OF WELL POINT SYSTEMS, WHEN REQUIRED BY TRENCH CONDITIONS, SHALL BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
37. CONTRACTOR SHALL PROTECT ALL TREES ADJACENT TO WORK AREA. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF OWNER AND APPROVAL BY ENGINEER.
38. CONTRACTOR SHALL PROVIDE ONE FOOT (1') MINIMUM CLEARANCE AT STORM SEWER, SANITARY SEWER AND WATER LINE CROSSINGS.
39. ALL AREAS UNNECESSARILY DISTURBED ALONG SIDE AND BACK-OF-LOT EASEMENTS OUTSIDE PROJECT LIMITS AS A RESULT OF CONSTRUCTION WORK SHALL BE SEEDED AND FERTILIZED IN ACCORDANCE WITH SEEDING SPECIFICATIONS BY THE CONTRACTOR (NO SEPARATE PAY).
40. RIM ELEVATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITY CONTRACTOR SHALL ADJUST RIM ELEVATIONS TO FOUR TO SIX INCHES (4.0" - 6.0") ABOVE THE FINISHED GRADE AT EACH MANHOLE LOCATION AFTER PAVEMENT CONTRACTOR HAS COMPLETED FINAL GRADING (NO SEPARATE PAY). SLOPED FILL SHALL BE ADDED FOR STORM WATER DRAINAGE AWAY FROM THE MANHOLE RIM.
41. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAG MEN, SIGNING, STRIPING AND WARNING DEVICES, ETC. DURING CONSTRUCTION BOTH DAY AND NIGHT IN ACCORDANCE WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
42. WATER, SANITARY SEWER, AND DRAINAGE CONTRACTOR SHALL AT COMPLETION OF HIS WORK FILL AND GRADE ALL UTILITY EASEMENTS (WET AND DRY) AS WELL AS LOW SPOTS IN LOTS FOR POSITIVE DRAINAGE, AS DIRECTED BY EITHER THE OWNER OR ENGINEER. (NO SEPARATE PAY)
43. UTILITY CONTRACTOR OR SWPPP CONTRACTOR, AS DETERMINED BY OWNER, SHALL PROVIDE TEMPORARY SILT BARRIER FENCE ON ALL NON-CURB INLETS WHICH WILL REMAIN IN PLACE AFTER UNDERGROUND CONTRACT IS COMPLETE.
44. UTILITY CONTRACTOR OR SWPPP CONTRACTOR, AS DETERMINED BY THE OWNER, SHALL PROVIDE SILT BARRIER FENCE ON ALL STAGE 1 CURB INLETS. (NO SEPARATE PAY)
- SANITARY SEWER CONSTRUCTION NOTES:**
1. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MAGNOLIA STANDARD SPECIFICATIONS AND ALL CURRENT AMENDMENTS THERETO AND BE SUBJECT TO A STANDARD EXFILTRATION TEST. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF SEWER LINE INCLUDED IN THE PROJECT. REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE, TITLE 30 CHAPTER 217, "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS" SHALL GOVERN WHERE CONFLICTS EXIST EXCEPT WHERE CITY REQUIREMENTS ARE OF HIGHER STANDARDS.
2. ALL MANHOLES ARE TO BE PER CITY OF MAGNOLIA STANDARD DETAILS.
3. SANITARY SEWER MANHOLES WILL HAVE BEDDING AND BACKFILL PER CITY OF MAGNOLIA DETAILS UNLESS OTHERWISE NOTED.
4. SANITARY SEWER PIPE 4' AND SMALLER SHALL BE SCHEDULE 40 PVC. SANITARY SEWER PIPE 6' AND LARGER SHALL BE SDR-26 PVC.
5. ALL SDR-26 PVC PIPE SHALL MEET ASTM SPECIFICATION D-3034. USE "FULL BODIED" SDR-26 PVC FITTINGS WITH APPROPRIATE ADAPTERS, SHALL HAVE A CELL CLASSIFICATION OF 12364-B AS DEFINED IN ASTM D-1784, AND SHALL HAVE DIP SIZE OD AND RUBBER GASKET BELL-AND-SPIGOT TYPE JOINT ENDS UNLESS OTHERWISE NOTED.
6. AWWA C-900 DR-18 PVC PIPE USES EITHER AWWA C900 DR-18 PVC FITTINGS OR DIP FITTINGS.
7. ALL SANITARY SEWER LINES UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE FOOT (1') BACK OF ALL PROPOSED OR FUTURE CURBS SHALL HAVE BEDDING PER CITY OF MAGNOLIA DETAIL (TYPICAL SECTION OPEN CUT PAVED STREET, DRIVEWAY, OR ALLEY) WITH BANK SAND COMPACTED TO 95% MODIFIED PROCTOR UP TO THE BOTTOM OF THE PAVEMENT SUBGRADE.
8. ALL SANITARY SEWERS CROSSING WATER LINES WITH A CLEARANCE BETWEEN 12 INCHES (12") AND NINE FEET (9') SHALL HAVE A MINIMUM OF ONE 18' JOINT OF 150 PSI DUCTILE IRON OR (GREEN) PVC PIPE MEETING ASTM SPECIFICATION 02241 CENTERED ON WATER LINE. WHEN WATER LINE IS BELOW SANITARY SEWER PROVIDE MINIMUM 2 FOOT SEPARATION.
9. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF NINE FEET (9') BETWEEN WATER LINES AND SANITARY SEWER MANHOLES AND LINES.
10. SANITARY SEWER MANHOLE RIMS OUTSIDE OF PROPOSED PAVING WILL BE SET FOUR TO SIX INCHES (4" - 6") ABOVE THE SURROUNDING LEVEL FINISHED GRADE AFTER PAVING WITH SLOPED BACKFILL ADDED FOR STORM WATER DRAINAGE AWAY FROM MANHOLE RIM.
11. IN WET STABLE TRENCH AREAS USE BEDDING PER CITY OF MAGNOLIA.
12. DEFLECTION TEST: DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID SEWER PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID MANDEREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED AS PER 30 TAC 317.2 LATEST AMENDMENT AND WITHOUT MECHANICAL PULING DEVICES. NO BALL-TYPE MANDRELS ALLOWED.
13. INFILTRATION/EXFILTRATION OR LOW-PRESSURE AIR TEST SHALL BE PERFORMED AS PER TAC, TITLE 30 217.57 WITHIN THE SPECIFIED TOLERANCES ON ALL GRAVITY SEWERS.
14. "S.S.E." INDICATES "SANITARY SEWER EASEMENT"
15. FOR SANITARY MANHOLES (MH) RIMS SET INSIDE OF OR ● CURB & GUTTER PAVEMENT AND/OR BELOW T.C., MH RIMS WILL BE SET FLUSHED WITH AN ABUTTING/CONTAINING PAVED SURFACE. THE (VULCAN, NEENAH OR EQUAL) HEAVY DUTY BOLTED SOLID MH COVER WILL BE PROPERLY (AND SECURELY) ATTACHED AND SEALED TO ITS COMPATIBLE GASKETED FRAME BY USING BOTH A NEOPRENE GASKET AND (AT LEAST) 4 COUNTER-SUNK HEX-HEAD COARSE THREADED 1/2"-13 UNC STAINLESS STEEL BOLTS. THE HEAVY DUTY FRAME MH COVER WILL BE SOLID (NO AIR HOLES). SAID FRAME SHALL BE BOTH EMBEDDED INTO THE MH'S TOP ALSO SECURELY ANCHORED TO THE UNDERLYING MH STRUCTURE WITH SECURELY ATTACHED EMBEDDED ANCHOR BOLTS; OR THE CONCRETE MH'S EXPOSED REBARS WELDED TO THE FRAME; OR OTHER EQUALLY SECURED METHODS TO PREVENT MH COVER/FRAME BLOW-OFFS/EJECTIONS.
16. ALL SANITARY SEWER MANHOLES SHALL HAVE STAINLESS STEEL INFLOW PROTECTORS INSTALLED AFTER FINAL ADJUSTMENT OF MANHOLE RIMS. NO SEPARATE PAY.
17. ALL SANITARY SERVICE LEADS SHALL BE 6" DIA. MIN. AND LAID WITH A MINIMUM GRADE OF 0.70%.
18. WHEN MAKING A CONNECTION TO AN EXISTING SANITARY SEWER MANHOLE THE CONTRACTOR SHALL PLUG DOWN STREAM END OF THE PROPOSED SANITARY SEWER. THE SEWER SHALL REMAIN PLUGGED UNTIL FINAL ACCEPTANCE BY THE ENGINEER.
19. INFILTRATION, EXFILTRATION OR LOW-PRESSURE AIR TEST: EITHER OF THE FOLLOWING TESTS SHALL BE PERFORMED AS PER TAC, TITLE 30 317.2 WITHIN THE SPECIFIED TOLERANCES ON ALL GRAVITY SEWERS.

- A. INFILTRATION OR EXFILTRATION TEST: TOTAL LEAKAGE AS DETERMINED BY A HYDROSTATIC HEAD TEST SHALL NOT EXCEED 50 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO (2) FEET.
- B. LOW-PRESSURE AIR TEST: PERFORM TEST ACCORDING TO UNI-B-6-90 OR OTHER APPROPRIATE PROCEDURES. FOR SECTIONS OF PIPE LESS THAN 36" (INCH) AVERAGE INSIDE DIAMETER, THE MINIMUM ALLOWABLE TIME FOR PRESSURE DROP FROM 3.5 P.S.I.G. TO 2.5 P.S.I.G. SHALL BE AS FOLLOWS:  
6" 340 SECONDS OR 0.855(L) FOR TEST LENGTHS GREATER THAN 398'  
8" 454 SECONDS OR 1.520(L) FOR TEST LENGTHS GREATER THAN 298'  
10" 567 SECONDS OR 2.374(L) FOR TEST LENGTHS GREATER THAN 239'  
15" 850 SECONDS OR 5.342(L) FOR TEST LENGTHS GREATER THAN 159'  
18" 1020 SECONDS OR 7.693(L) FOR TEST LENGTHS GREATER THAN 133'
- WHERE L = LENGTH OF LINE OF SAME PIPE LENGTH IN FEET.

WATERLINE CONSTRUCTION NOTES:

1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF MAGNOLIA RULES AND REGULATIONS, STANDARD SPECIFICATIONS, AND CONSTRUCTION DETAILS.
2. 4" THRU 12" WATER LINES SHALL BE P.V.C. CLASS 235, DR-18, AWWA C-900 AND 1" THRU 3" WATER LINES SHALL BE PVC SCHEDULE 40. 4" THRU 54" D.I.P. WATER LINES SHALL BE AWWA C151 (ANSI A21.51) AND DOUBLE WRAPPED IN 8-MIL POLYETHYLENE. PIPE SHALL BE LINED IN ACCORDANCE WITH AWWA C104 (ANSI A21.4). 16" WATERLINE SHALL BE C-905 DR 18 CLASS 235.
3. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT, WHERE PREVENTING MOVEMENT OF PIPE 16" OR GREATER AS NECESSARY DUE TO THRUST, USE RESTRAINED JOINTS.
4. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
5. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER CITY OF MAGNOLIA AND TCEO REGULATIONS.
6. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
7. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C-651 AND THE TEXAS STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EACH 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.
8. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.
9. 4" THRU 12" FITTINGS SHALL BE DUCTILE IRON PRESSURE FITTINGS PER ANSI A21.10, OR PUSH ON FITTINGS PER ANSI A21.11, PRESSURE RATED AT 150 PSIG.
10. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST CITY OF MAGNOLIA STANDARD CONSTRUCTION SPECIFICATIONS. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.
11. ALL WATER LINES TO HAVE 4' MINIMUM COVER TO FINISHED GRADE AND MINIMUM 12" CLEARANCE TO OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER 8' DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.
12. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAP (OR OTHERWISE EFFECTIVELY COVER) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.
13. UNLESS OTHERWISE NOTED, ALL WATER LINES 12" AND SMALLER SHALL HAVE A MINIMUM OF 4" OF COVER, AND WATER LINES 16" AND LARGER SHALL HAVE A MINIMUM OF 5' OF COVER.
14. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL UNDERGROUND TEES, BENDS AND LATERALS. THEY SHALL BE BUILT AS PER THE DETAILS PROVIDED TO PREVENT PIPE MOVEMENT.
15. ALL ABOVE GROUND DUCTILE IRON PIPE CONNECTIONS SHALL BE FLANGED. UNDERGROUND DUCTILE IRON PIPE CONNECTIONS SHALL BE BOLTLESS AND PUSH-ON AFTER THE FIRST FLANGED FITTING BELOW GRADE UNLESS NOTED OTHERWISE ON THE PLANS.
16. ALL FLANGES BELOW GRADE SHALL HAVE STAINLESS STEEL BOLTS AND NUTS.
17. ALL WATER VALVES SHALL OPEN COUNTERCLOCKWISE. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
18. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.
19. ALL FLANGES BELOW GRADE SHALL BE INSULATED.
20. ALL WATERLINES SHALL BE ENCASED IN BANK SAND TO AT LEAST 6" ABOVE THE PIPE. COST OF BANK SAND TO BE INCLUDED IN UNIT PRICE OF WATERLINE.
21. MAINTAIN MINIMUM 9-FOOT HORIZONTAL CLEARANCE BETWEEN OUTSIDE OF SANITARY SEWER MANHOLE AND WATERLINE.
22. WATER LINES PARALLEL TO SANITARY LINES SHALL BE INSTALLED WITH AT LEAST A 9-FOOT CLEARANCE AND IN SEPARATE TRENCHES.
23. CENTER OF FIRE HYDRANT TO BE LOCATED 3'-0" FROM BACK OF CURB WITH CENTER LINE OF STEAMER NOZZLE 22-INCHES ABOVE FINISHED GRADE, UNLESS OTHERWISE SHOWN.
24. WATERLINE SHALL BE CONSTRUCTED SUCH THAT ALL CROSSES AND TEES WILL NOT BE LOCATED UNDER PROPOSED OR FUTURE PAVING.
25. UTILITY CONTRACTOR TO TURN FIRE HYDRANTS AND MAKE ALL FINAL ADJUSTMENTS AFTER COMPLETION OF PAVING. NO SEPARATE PAY.
- WARNING: OVERHEAD ELECTRICAL FACILITIES**
1. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE MARKED THOSE LINES IN THE CONSTRUCTION PLANS, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION.
2. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX FEET (6') OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS CARRIES BOTH CRIMINAL AND CIVIL LIABILITY.
3. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL CENTERPOINT ENERGY AT (713) 207-2222.

CAUTION: AT&T FACILITIES

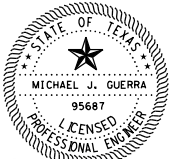
1. THE LOCATION OF SOUTHWESTERN BELL TELEPHONE COMPANY UTILITIES ARE NO LONGER PROVIDED BY AT&T AND ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF THESE UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES. TO HAVE THESE FACILITIES LOCATED CALL THE UTILITY COORDINATING COMMITTEE AT (713) 223-4567, OR TOLL FREE AT 1-800-669-8344 AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.
- WARNING: UNDERGROUND ELECTRICAL FACILITIES**
1. UNDERGROUND ELECTRICAL FACILITIES EXIST IN THE AREA OF THIS PROJECT. DO NOT BEGIN CONSTRUCTION UNTIL THESE FACILITIES HAVE BEEN LOCATED AND STAKED. TO HAVE THESE UNDERGROUND FACILITIES STAKED CALL THE UTILITY COORDINATING COMMITTEE AT (713) 223-4567, OR TOLL FREE AT 1-800-669-8344, AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.
- TRAFFIC NOTES:**
1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD, MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
2. LANE CLOSURE PERMITS ARE TO BE OBTAINED WHEN REQUIRED. THE REQUEST MUST BE MADE AT LEAST THREE DAYS PRIOR TO THE DATE FOR WHICH THE CLOSURE IS SOUGHT.
3. CONTRACTOR SHALL COVER EXCAVATIONS WITH STEEL PLATES, ANCHORED PROPERLY, DURING NON-WORKING HOURS AND OPEN LANES FOR TRAFFIC FLOWS.
4. IF THE CONTRACTOR DESIRES TO BLOCK A LANE FOR WHICH NO "TRAFFIC CONTROL PLANS" WERE SUBMITTED, (S)HE SHALL SUBMIT REPRODUCIBLE MYLARS SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS TO THE PLAN REVIEW SECTION OF THE ENTITY HAVING JURISDICTION OVER THE ROAD BEING WORKED ON, WITH THE ENTIRE APPROVED SET OF DRAWINGS FOR APPROVAL TEN WORKING DAYS PRIOR TO CONSTRUCTION.

TRAFFIC NOTES (CONT):

5. IF THE CONTRACTOR CHOOSES TO USE A DIFFERENT METHOD OF "TRAFFIC CONTROL PLANS" DURING CONSTRUCTION THAN WHAT IS OUTLINED IN THE CONTRACT DRAWINGS, (S)HE SHALL BE RESPONSIBLE TO SUBMIT AN ALTERNATE SET OF REPRODUCIBLE MYLARS SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS WITH THE ENTIRE APPROVED SET OF DRAWINGS TO THE PLAN REVIEW SECTION OF THE ENTITY HAVING JURISDICTION OVER THE ROAD BEING WORKED ON, FOR APPROVAL TEN WORKING DAYS PRIOR TO IMPLEMENTATION.
6. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" AND LANE/SIDEWALK CLOSURE PERMITS SHALL BE AVAILABLE FOR INSPECTION AT JOB SITE ALL TIMES. ALL REQUESTS FOR LANE/SIDEWALK CLOSURES MUST BE MADE AT LEAST THREE DAYS PRIOR TO THE DATE FOR WHICH THE CLOSURE IS SOUGHT.
- SPECIAL TRENCH BACKFILL NOTES:**
1. ALL TRENCH BACKFILL FOR UTILITIES SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY PER ASTM D-698. MOISTURE CONTENT SHALL BE WITHIN +/-3% OF OPTIMUM.
2. DENSITIES SHALL BE TAKEN AT APPROXIMATE 100-FOOT INTERVALS FOR EACH LIFT, OR AS RECOMMENDED BY THE TESTING LAB, OR AS OTHERWISE DIRECTED BY THE ENGINEER.
3. THE TESTING LAB SHALL BE PAID BY THE OWNER EXCEPT RETESTS REQUIRED DUE TO THE FAILURE OF THE FIRST TEST SHALL BE PAID BY THE CONTRACTOR.
4. LIFTS SHALL BE 8-INCH MAXIMUM, MEASURED LOOSE.
5. ALL TRENCH BACKFILL SHALL BE CONSIDERED SUBSIDIARY TO THE PIPE.

MAGNOLIA RANCH  
ESCONDIDO PRADOO  
CROSSING  
UTILITY PROJECT

REV	DESCRIPTION	BY	DATE



*Michael J. Guerra* PE  
3/23/2022

GENERAL NOTES

RPS Project No 007951			
Drawn By	SN	Checked By	MG
Scale		Date	3/23/2022
DWG No		Sheet	3 of 11

TCEQ WATER DISTRIBUTION SYSTEM  
GENERAL CONSTRUCTION NOTES

1.

This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."
2.

All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].
3.

Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].
4.

No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].
5.

All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].
6.

Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].
7.

The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
8.

The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].
9.

The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].
10.

When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].
11.

Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.

○ The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;
- $$Q = \frac{LD\sqrt{P}}{148,000}$$
- Where:
- Q = the quantity of makeup water in gallons per hour,

▪ L = the length of the pipe section being tested, in feet,

▪ D = the nominal diameter of the pipe in inches, and

▪ P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

○ The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;
- $$L = \frac{SD\sqrt{P}}{148,000}$$
- Where:
- L = the quantity of makeup water in gallons per hour,

▪ S = the length of the pipe section being tested, in feet,

▪ D = the nominal diameter of the pipe in inches, and

▪ P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
12.

The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).
13.

The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].
14.

Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].
15.

Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].
16.

Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].
17.

The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].
18.

Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.
- 
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- MAGNOLIA RANCH  
ESCONDIDO PRADOO  
CROSSING  
UTILITY PROJECT
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- Michael J. Guerra* P.E.  
3/23/2022
- GENERAL NOTES
- |                       |    |            |           |
|-----------------------|----|------------|-----------|
| RPS Project No 007951 |    |            |           |
| Drawn By              | SN | Checked By | MG        |
| Scale                 |    | Date       | 3/23/2022 |
| DWG No                |    | Sheet      | 4 of 11   |



**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 19

**BACKGROUND/INFORMATION**

Previously the Planning and Zoning Commission considered the sale of alcohol in a Suburban Village district and no action was taken. This item is on the agenda for recommendation to City Council.

**COMMENTS:**

The City Attorney presented Planning and Zoning Commission duties on April 21, 2022. In the presentation he stated that Commissioners must vote. Further, zoning cannot prohibit the sale of liquor unless provided by Home Rule Charter. Magnolia is a Type A General Law city and therefore cannot prohibit alcohol sales (beer and wine) outside residential areas unless the City enacted zoning before 1987.

**Action Requested**

Act with a vote on a recommendation to add "P" as a permitted use to Table 2-2-1.02 Land Uses of the Unified Development Code

**Recommendation:**

Approve alcohol sales both off premise and on premise as P – permitted for Suburban Village districts, in Table 2-2-1.02 Land Uses of the Unified Development Code.

**Attachments:**

Amended Table 2-2-1.02

- [illegible]

Table 2-2-1.02 Land Uses													
Land Use	Residential					Nonresidential							
	RU	RE	SR	SU	NC	SV	AC	TC	UP	PU	BP	IN	TS
Residential													
Single-Family Detached	P	P	P	P	P	-	-	-	-	-	-	-	-
Single-Family Detached Patio or Zero Lot Line Home	-	P <sub>C</sub>	P <sub>C</sub>	P <sub>P</sub>	See Table 2-2-1.03, NC Sub-district Land Uses	-	-	-	-	-	-	-	-
Single-Family Attached (duplex, condominium townhome)	-	P <sub>C</sub>	P <sub>C</sub>	P <sub>P</sub>		-	-	-	-	-	-	-	-
Manufactured Home/ Manufactured Home Park <sup>1</sup>	-	-	-	C		-	-	-	-	-	-	-	-
Mobile Home	-	-	-	-		-	-	-	-	-	-	-	-
Multifamily Dwelling						-	-	-	-	-	-	-	-
- Townhome	-	-	P <sub>C</sub>	P <sub>P</sub>		-	-	-	-	-	-	-	-
- Live-Work Townhome	-	-	P <sub>C</sub>	P <sub>P</sub>	-	-	-	-	-	-	-	-	
- Multiplex	-	-	P <sub>C</sub>	P <sub>P</sub>	-	-	-	-	-	-	-	-	
- Apartments	-	-	-	P <sub>P</sub>	-	-	-	-	-	-	-	-	

Table 2-2-1.02

## Land Uses

Land Use	Residential					Nonresidential							
	RU	RE	SR	SU	NC	SV	AC	TC	UP	PU	BP	IN	TS
Outdoor Commercial Amusement (amphitheaters; arenas; outdoor performing arts facilities) <sup>1</sup>	-	-	-	-	-	C	P	-	C	C	P	C	C
<i>Outdoor Recreation</i>	-	C	C	C	C	C	P	-	C	P	P	C	-
<b>Commercial Uses</b>													
Adult Business <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	P	-
Alcoholic Beverage Sales, Offsite Consumption	-	-	-	-	-	P	P	-	-	-	-	-	-
Alcoholic Beverage Sales, Onsite Consumption	-	-	-	-	-	P	P	P	P	-	-	-	C
Animal Veterinary Services, Small Animal	-	-	-	-	-	P	P	-	C	-	-	-	-
Animal Veterinary Services, Large Animal	-	-	-	-	-	C	P	-	-	-	-	C	-
Automobile Sales, Rental and Service Establishments	-	-	-	-	-	C	P	-	C	-	-	C	-
Automobile Sales, Used	-	-	-	-	-	C	P	-	C	-	-	C	-
<i>Automobile Repairs, Heavy</i>	-	-	-	-	-	-	P	-	-	-	-	C	-
<i>Automobile Repairs, Light</i>	-	-	-	-	-	C	P	-	-	-	-	P	-
Automobile Washes	-	-	-	-	-	C	P	-	-	-	-	P	-
<i>Commercial Retail</i> (business services; <i>personal services</i> ; <i>shopping centers</i> )	-	-	-	-	-	P	P	P	P	-	C	P	P
<i>Day Care Center</i>	-	-	-	-	-	C	-	-	C	-	-	-	-
Event Facility (banquet hall; dance hall; lodge)	-	-	-	-	-	C	P	-	C	P	-	-	P
<i>Farmers' Market, Permanent</i>	-	-	C	C	C	P	P	C	C	P	-	-	-
Fueling/Charging Stations	-	-	-	-	-	P	P	-	C	-	-	C	-
General Professional/ <i>Medical Office</i>	-	-	-	-	-	P	P	-	P	-	P	-	C
Heavy Retail/Home Center	-	-	-	-	-	C	P	-	-	-	-	-	-
Manufactured/Modular Home Sales	-	-	-	-	-	C	P	-	-	-	-	-	-
<i>Mixed Use</i>	-	-	-	C	C	P	-	-	P	-	-	-	-
<i>Nursery, Retail</i>	-	-	-	-	-	C	P	-	C	-	-	-	-
Office	-	-	-	-	-	P	P	-	P	-	P	-	-

**Planning and Zoning Commission**  
**City of Magnolia**  
**Agenda Item Summary**

Date: May 16, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Agenda Item 20

**BACKGROUND/INFORMATION**

Previously the Planning and Zoning Commission discussed the use of light industrial in Business Park districts and instructed staff to bring this item as an amendment to Table 2-2-1.02 Land Uses of the Unified Development Code. This item is on the agenda for recommendation to City Council.

**COMMENTS:**

There is very little Industrial zoned property in the City limits. This UDC text amendment would offer the City more opportunities to capture businesses and secure more employment inside the City limits, including those in the medical technology and distribution fields; assembly operations; and other companies that work during routine business hours.

**Action Requested**

Approve the addition of "P" as permitted use for light industry use in a Business Park district.

**Recommendation:**

Approve aLight Industry use as P – permitted for Business Park districts, in Table 2-2-1.02 Land Uses of the Unified Development Code.

**Attachments:**

Amended Table 2-2-1.02

- [illegible]

[illegible]

**Table 2-2-1.02**  
**Land Uses**

## Land Uses

[illegible]