

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



City Administrator, Don Doering
City Secretary, Kandice Garrett
City Attorney, Leonard Schneider
City Engineer, Mike Kurzy
Planning Coordinator, Christian Gable

NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

AGENDA
PUBLIC HEARING AND REGULAR MEETING
THURSDAY, JUNE 16, 2022 - 4:30 P.M.
Sewall Smith Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

- 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**

NOTICE OF PUBLIC HEARING

On June 16, 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 to discuss a rezoning to the City of Magnolia Official Zoning Map for 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey, Abstract Number 177, of MONTGOMERY County, Texas, from Neighborhood Conservation 2 to Suburban Village.

- 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 Joint Public Hearing with City Council and Planning & Zoning Commission Meeting held May 10, 2022.

b. CONSIDERATION – APPROVAL OF MINUTES

Consideration and possible action to approve the minutes of the meeting held May 19, 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 (Staff)

9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE REZONING TO THE CITY OF MAGNOLIA OFFICIAL ZONING MAP FOR SM DADA ENTERPRISES LLC FROM NEIGHBORHOOD CONSERVATION 2 (NC 2) TO SUBURBAN VILLAGE (SV)

Consideration and possible action to review and approve rezoning to the City of Magnolia Official Zoning Map for 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey, Abstract Number 177, of MONTGOMERY County, Texas, from Neighborhood Conservation 2 (NC 2) to Suburban Village (SV).

10. PRESENTATION AND DISCUSSION – MAGNOLIA TRACE, PROPOSED MIXED-USE DEVELOPMENT

11. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MILL CREEK ESTATES, SECTION 6A, FINAL PLAT, +/-30.239 ACRES

12. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MILL CREEK ESTATES, SECTION 6B, FINAL PLAT, +/-8.706 ACRES

13. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MILL CREEK ESTATES, SECTION 6C, FINAL PLAT, +/-13.110 ACRES

14. CONSIDERATION AND POSSIBLE ACTION TO APPROVE SITE PLAN FOR MAGNOLIA VILLAGE RETAIL RESERVE A (13370, 13380 AND 13396 FM 1488)
15. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA PLACE SECTION 1, PARTIAL REPLAT OF RESERVE A NO. 1, +/- 1.184 ACRES
16. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MUSTANG RIDGE, SECTION 3, FINAL PLAT, +/-25.522 ACRES
17. FUTURE AGENDA ITEMS
18. 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, in compliance with Chapter 551, Texas Government Code.

DATE 6/13/2022
TIME 4:09 PM
TAKEN DOWN _____

Kandice Garrett
Kandice Garrett, City Secretary



Hearst Newspapers, LLC Order Confirmation

Ad Order Number

0034205577

Sales Rep.

0630-HOU

Order Taker

jvega

Order Source

Rep

Customer

CITY OF MAGNOLIA

Customer Account

20017370

Customer Address18111 BUDDY RILEY BLVD
MAGNOLIA TX 773545864 USA**Customer Phone**

2813562266

Payor Customer

CITY OF MAGNOLIA

Payor Account

20017370

Payor Address18111 BUDDY RILEY BLVD
MAGNOLIA TX 773545864 USA**Payor Phone**

2813562266

PO Number**Ordered By**

Tana Ross

Customer Fax**Customer EMail****Special Pricing****Tear Sheets**

1

Proofs

0

Affidavits

1

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

Official Zoning Map for 0.9183 acres

Ad Order Notes**Gross Amount**

79.62

Net Amount

\$86.80

Tax Amount

\$0.00

Total Amount

\$86.80

Payment Method

Credit Card Pymt

Payment Amount

\$0.00

Amount Due

\$86.80

Ad Number

0034205577-01

Ad Type

Legal

Production Method

AdBooker

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

No

Pick Up**Ad Size**

2 X 11 li

Color**NOTICE OF PUBLIC HEARING**

On June 16, 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 to discuss a rezoning to the City of Magnolia Official Zoning Map for 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey, Abstract Number 177, of MONTGOMERY County, Texas, from Neighborhood Conservation 2 to Suburban Village, located at 31525 Nichols Sawmill Rd.

ProductHCN Conroe Courier
HOU Online**Placement**Legals
Legals**Position**Legal Notices
Legal Notices**First Run Date**Thursday, June 2, 2022
Thursday, June 2, 2022**Last Run Date**Thursday, June 2, 2022
Thursday, June 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 JOINT PUBLIC HEARING WITH CITY COUNCIL AND PLANNING & ZONING COMMISSION REGULAR MEETING MAY 10, 2022

A joint meeting of the Magnolia City Council and Planning & Zoning Commission was held on May 10, 2022, beginning at 6:00 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL MEETING TO ORDER

Mayor Todd Kana convened the meeting at 6:02 p.m.

a. INVOCATION

City Attorney Leonard Schneider delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Mayor Todd Kana led the Pledge of Allegiance to the U.S.A. and Texas flags.

c. ROLL CALL AND CERTIFICATION OF QUORUM

Mayor Todd Kana called roll, certified that a quorum was present with the following Council members in attendance: Todd Kana, Rick Carby, Daniel Miller, and Jack L Huitt Jr. Brenda Hoppe arrived at the meeting at 6:09 p.m.

Absent: Matthew Dantzer

Chairman Shelburne called roll for the Planning & Zoning Commission members and declared a quorum present with the following members in attendance: Scott Shelburne, Anne Sundquist, Josh Jakubik, Trevor Brown, Tom Mayhew, Holly Knee, and Robert Franklin

Absent: None

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

2. OPEN JOINT PUBLIC HEARING WITH CITY COUNCIL AND PLANNING & ZONING COMMISSION

Mayor Todd Kana opened the Joint Public Hearing at 6:06 p.m.

On May 10, 2022 at 6:00 p.m. City of Magnolia Planning and Zoning Commission and City Council will hold a joint 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:

- Conditional Use Permit for 823 Magnolia Blvd. concerning use of preconstructed buildings in a nonresidential, Public Use (PU) zoned district.

Mayor Kana read aloud the Notice of Public Hearing.

Planning Consultant Tana Ross provided an overview of the item and recommendation for approval.

Morgan Honeycutt, owner of Heritage Academy, addressed the Council and provided additional information.

3. CLOSE JOINT PUBLIC HEARING WITH CITY COUNCIL AND PLANNING & ZONING COMMISSION AND CONVENE JOINT OPEN MEETING WITH CITY COUNCIL AND PLANNING & ZONING COMMISSION

Mayor Todd Kana closed the Joint Public Hearing and convened the Joint Open Meeting at 6:10 p.m.

4. CONSIDERATION AND POSSIBLE ACTION BY PLANNING & ZONING COMMISSION REGARDING CONDITIONAL USE PERMIT FOR 823 MAGNOLIA BLVD

MOTION: Upon a motion to approve the Conditional Use Permit for 823 Magnolia Blvd. contingent upon the building is not placed on the lot line in the place behind the existing buildings and the approval of a landscape plan made by Scott Shelburne and seconded by Anne Franklin, the Commission members present voted and the motion carried unanimously, 7-0.

5. ADJOURN JOINT PUBLIC HEARING WITH CITY COUNCIL AND PLANNING & ZONING COMMISSION AND RECONVENE OPEN REGULAR CITY COUNCIL MEETING

Mayor Todd Kana closed the Joint Public Hearing at 6:12 p.m. and convened the Regular Open Meeting at 7:02 p.m.

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 May 10, 2022.

ATTEST:

Kandice Garrett, City Secretary

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 PUBLIC HEARING AND REGULAR MEETING MAY 19, 2022

A meeting of the Planning & Zoning Commission was held on May 19, 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

Anne Sundquist 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, Josh Jakubik, Trevor Brown, and Holly Knee.

Absent: Robert Franklin and Tom Mayhew

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

2. OPEN PUBLIC HEARING

Chairman Shelburne opened the Public Hearing at 4:31 p.m., read the Notice of Public hearing aloud and asked for any public comments.

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

Planning Consultant Tana Ross presented a staff report on this item. There were no public comments.

3. CLOSE PUBLIC HEARING AND CONVENE REGULAR MEETING

Chairman Shelburne closed the Public Hearing and convened the Regular Meeting at 4:32 p.m.

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.

MOTION: Upon a motion to approve Consent Agenda made by Josh Jakubik and seconded by Anne Sundquist, the Commission members present voted and the motion carried unanimously, 5-0.

5. REQUESTS/ PETITIONS FROM THE PUBLIC

None

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.*

None

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.)

Planning Consultant Tana Ross announced that she is retiring from her position here with the City and the administration of planning and permitting will be conducted by Christian

Gable and the AEI City Engineer firm with plans to hire a Planner at AEI. The Board thanked Tana for all her contributions to the City during her tenure here and expressed gratitude for her professionalism and dedication to her role.

8. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS

Planning Consultant Tana Ross presented this item which was also provided in the Monthly Project Report in the Board's Packet.

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

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter. No action taken.

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

Tana Ross presented this item and stated the City Engineer issued a letter of no objection and recommends approval. Jennifer Curtis with META Planning + Design LLC was present to answer any questions.

MOTION: Upon a motion to approve Wan Bridge Preliminary Plat, +/- 15 acres made by Anne Sundquist and seconded by Holly Knee, the Commission members present voted and the motion carried unanimously, 5-0.

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

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter. No action taken.

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

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter. No action taken.

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

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter. No action taken.

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

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter. No action taken.

15. CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA RIDGE FOREST SEC. 19, FINAL PLAT +/- 33.709 ACRES

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter. No action taken.

16. CONSIDERATION AND POSSIBLE ACTION ON MUSTANG RIDGE SEC. 3, FINAL PLAT +/- 25.522 ACRES

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter. No action taken.

17. CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA COTTAGES AT 38634 SPUR 149, SITE PLAN +/- 15.04 ACRES

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter. No action taken.

18. CONSIDERATION AND POSSIBLE ACTION ON PRADOO CROSSING AT ESCONDIDO, SITE PLAN +/- 0.15 ACRES

Tana Ross stated the plat is pending a reply from the applicant regarding City Engineer Review Letter and this is actually an informational item concerning future expansion of the City for discussion at this time. No action taken.

19. CONSIDERATION AND POSSIBLE ACTION CONCERNING UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS REGARDING SALE OF ALCOHOL IN SUBURBAN VILLAGE DISTRICT(S)

Tana Ross presented this item and reminded the Board per City Attorney Leonard Schneider, that a Type A General Law city cannot prohibit alcohol sales (beer and wine) outside residential areas unless the City enacted zoning before 1987 and that the zoning should reflect what the state allows. There was further discussion.

MOTION: Upon a motion to approve the addition of "P" as permitted use for alcohol sales both off premise and on premise in Suburban Village districts, in Table 2-2-1.02 Land Uses of the Unified Development Code made by Josh Jakubik

and seconded by Trevor Brown, the Commission members present voted and the motion carried unanimously, 5-0.

20. CONSIDERATION AND POSSIBLE ACTION CONCERNING UNIFIED DEVELOPMENT CODE TEXT AMENDMENT REGARDING LIGHT INDUSTRIAL USE IN BUSINESS PARK DISTRICT(S).

Tana Ross presented this item and noted this is an opportunity to capture businesses and secure more employment inside the City limits and recommended permitted use for light industry in the UDC. There was further discussion and the Board decided on a conditional use identifier for this item.

MOTION: Upon a motion to approve the addition of “C” as permitted use for light industry use in a Business Park district in the Unified Development Code text amendments made by Anne Sundquist and seconded by Josh Jakubik, the Commission members present voted and the motion carried unanimously, 5-0.

21. CONSIDERATION AND POSSIBLE ACTION TO SET PUBLIC HEARING DATE FOR CONDITIONAL USE PERMIT FILED BY MAGNOLIA ISD FOR PRECONSTRUCTED TEMPORARY BUILDINGS

Tana Ross presented this item.

MOTION: Upon a motion to set a public hearing date for conditional use permit filed by Magnolia ISD for preconstructed temporary buildings at the next meeting made by Trevor Brown and seconded by Holly Knee, the Commission members present voted and the motion carried unanimously, 5-0.

22. REQUEST FOR AGENDA ITEM

None

23. ADJOURN

MOTION: Upon a motion to adjourn made by Josh Jakubik and seconded by Anne Sundquist, the Commission members present voted, the motion carried unanimously, 5-0 and Chairman Shelburne adjourned the meeting at 5:15 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 May 19, 2022.

ATTEST:

Kandice Garrett, City Secretary

Planning and Zoning Commission
City of Magnolia
Agenda Item Summary

Date: June 13, 2022

To: Planning and Zoning Commission

From: Tana Ross, Planning Technician Consultant

RE: Planning and Zoning Commission Meeting Agenda Item 9

BACKGROUND/INFORMATION

Rezoning requested by SM DADA Enterprises for 0.9183 acres of Nichols Sawmill Road, purchased with the intent to be a convenience store site. The current zoning is Neighborhood Conservation 2. A rezoning to Suburban Village, which allows neighborhood conveniences is requested.

COMMENTS:

Surrounding properties are zoned Suburban Village and NC2. This tract has frontage on Nichols Sawmill Road.

Action Requested

Approve rezoning of 0.9183 acres on Nichols Sawmill Road, as requested.

Recommendation:

Approve rezoning request by SM DAD Enterprises LLC for rezoning of 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey Abstract Number 177, of Montgomery County, Texas from Neighborhood Conservation 2 (NC 2) to Suburban Village (SV).

Attachments:

Exhibit A

Supporting documents and application

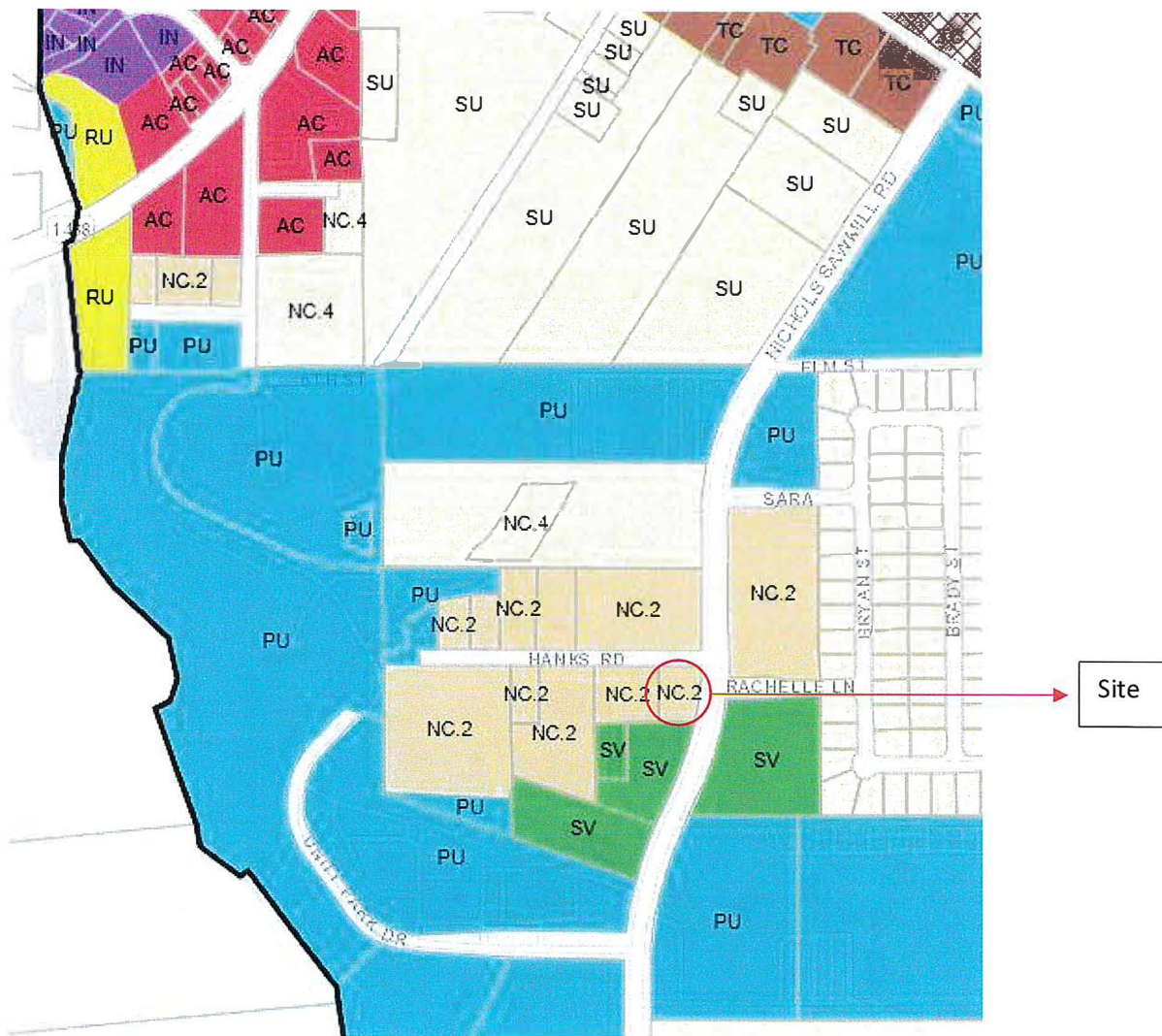
Rezoning letters

Rezoning Public Hearing Notice

Tana's previous report

EXHIBIT A

City of Magnolia Zoning Map
with Subject Property - circled



Being a 0.9183 acres (40,000 square feet) tract of land being Reserve "A" and the east 55.25 feet of Reserve "D" of MAGNOLIA BUSINESS CENTER, a subdivision in MONTGOMERY County, Texas according to the map or plat thereof recorded in Cabinet "Z" Sheet 656 of the Map Records of MONTGOMERY County, Texas. Situated in the Gamble Dawson Survey, Abstract Number 177, of MONTGOMERY County, Texas, and being out of and part of a called S.640 acre tract of land, described in deed recorded in Film Code No. 338-10-2312, of the Real Property Records of Montgomery County, Texas,

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED
(Cash)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT THE UNDERSIGNED, **NEW CREATION MANAGEMENT, INC.**, a Texas corporation, hereinafter collectively referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **SM DADA ENTERPRISES LLC**, a Texas limited liability company, herein referred to as "Grantee," the real property described in Exhibit "A", but Grantor expressly reserves a perpetual easement for Grantor and Grantor's employees and agents to maintain, repair, and service that 12.5' x 1.5' concrete wall storage sign located on the Northeast corner of the property.


This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of ~~Harris~~ County, Texas.

Montgomery AT.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, subject to the reservation contained herein.

EXECUTED this 6 day of August, 2021.

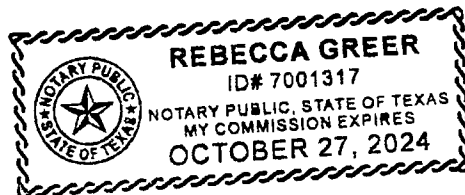
NEW CREATION MANAGEMENT, INC.,
a Texas Corporation

By: 
Jeffrey D. Tanis, President

Grantee's Address:
6634 Brady Springs Ln.
Sugar Land, TX 77479

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 6 day of August, 2021, by Jeffrey D. Tanis, President of New Creation Management, Inc., a Texas Corporation.




NOTARY PUBLIC, State of Texas

Exhibit "A"
Legal Description

Being a 0.9183 acres (40,000 square feet) tract of land being Reserve "A" and the east 55.25 feet of Reserve "D" of MAGNOLIA BUSINESS CENTER, a subdivision in MONTGOMERY County, Texas according to the map or plat thereof recorded in Cabinet "Z" Sheet 656 of the Map Records of MONTGOMERY County, Texas. Situated in the Gamble Dawson Survey, Abstract Number 177, of MONTGOMERY County, Texas, and being out of and part of a called 5.640 acre tract of land, described in deed recorded in Film Code No. 338-10-2312, of the Real Property Records of Montgomery County, Texas, said 0.9183 acre being more particularly described as follows with all bearings based on the recorded plat;

BEGINNING at a 3/4-inch iron rod found for the northeast corner of the herein described tract, common with the northeast corner of the said 5.640 acres, same being the intersection of the west right-of-way line of Nichols Sawmill Road with the south right-of-way line of Hanks Road;

THENCE along the east line of the herein described tract, common with the east line of the said 5.640 acre tract, and the west right-of-way line of Nichols Sawmill Road, around a curve to the right, having a central angle of 09 degrees 50 minutes 31 seconds, a radius of 1,161.04 feet, an arc length of 202.14 feet, a chord that bears South 07 degrees 43 minutes 03 seconds West, a chord distance of 201.89 feet, to a 3/4-inch iron rod found for the southeast corner of the herein described tract;

THENCE South 89 degrees 59 minutes 58 seconds West, at 128.22 feet pass a 1/2-inch iron rod found at the southeast corner of a called 1.080 acre tract conveyed to New Creation Management, Inc., described by deed filed for record under Clerk's File Number 2006084662 of the Official Public Records of Real Property of Montgomery County, Texas, along the south line of the herein described tract, severing the 5.640 acre tract, in all, for a total distance of 183.47 feet to a 1/2-inch iron rod with cap set for the southwest corner of the herein described tract;

THENCE North 00 degrees 00 minutes 02 seconds West, a distance of 199.98 feet, along the west line of the herein described tract, to a 1/2-inch iron rod with cap set for the northwest corner of the herein described tract, same being in the north line of the said 5.640 acre tract and being in the south right-of-way line of Hanks Road;

THENCE North 89 degrees 58 minutes 41 seconds East, at 55.25 feet past a 1/2-inch iron rod found at the northeast corner of said 1.080 acre tract, in all, for a total distance of 210.58 feet, along the north line of the herein described tract, common with the north line of the said 5.640 acre tract and the south right-of-way line of Hanks Road, to the POINT OF BEGINNING and containing 0.9183 of an acre (40,000 square feet) of land, more or less.

E-FILED FOR RECORD

08/09/2021 02:06PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

08/09/2021



County Clerk
Montgomery County, Texas



Rezoning Application Form

This form shall be submitted with each application for a rezoning.

CONTACT INFORMATION

Applicant

SHARIF PRASLA

Name

6634 Bardy Springs

Street Address

Sugarland, TX, 77479

City, State Zip

832-213-6999

Phone

Fax

hardyexpress@gmail.com

E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

SM DADA Enterprise LLC

Name

6634 Brady Springs

Street Address

Sugarland, TX, 77479

City, State Zip

281-589-9676

Phone

Fax

E-mail

Engineer/Land Surveyor (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

PROPERTY PROFILE

Property ID # R380973

Legal Description 0.913 acres of 5.64 acres tract of land described in deed recorded in
Flim Code no. 338-10-2312 Reserve A.

(Subdivision) (Lot) (Block)

Current Zoning NC2Proposed Zoning SV

Present Use of Property
VACANT LAND

Proposed Use of the Property
CONVENIENCE STORE & FUEL STATION

Total Area of Site 0.913 acres

The rezoning is requested due to the following reason(s)
Please find the attached letter for reasons.

Fees ☒ YES ☐ NO

I, SHARIF PRASLA (print or type name), certify with my signature below that the
information included in my submittal packet is complete, true, and correct, to the best of my knowledge.



Signature of Applicant

12/2/21

Date



9950 Westpark Drive, Suite 426, Houston, Texas 77065. Phone: (281) 404-4438, Fax: (844) 288-8742

Date: December 02, 2021

City of Magnolia
Planning & Zoning Department
18111 Buddy Riley Blvd.
Magnolia, Texas - 77354

Subject: Application for Rezoning the PARCEL ID# R380973

Dear Planning & Zoning Members,

We are requesting a variance for the above address to change from NC2 Zone to SV Zone [Figure-1]. Our client (SM DADA Enterprise LLC) has purchased this land to develop a Convenient Store with Deli and Fueling Pumps. Also, the property information and Legal Acreage on the county map is still showing the pervious client information. The New Client is SM DADA Enterprise LLC and recorded acreage on Deed is 0.9183 acres. We are attaching the Deed with this application.

We are requesting this relief due to the following reasons:

- The suburban neighborhood is growing, and in near future there will be more residents. Having a convenient store will bring convenience to the people.
- Most importantly, the nearest two gas stations are 0.7 mile (Exxon Gas Station), and 0.96 mile (Valero Gas Station). The site is in a convenient distance from both fueling stations and will serve the neighborhood more efficiently [Figure-2].
- Although, the site is in Zone NC2, it is surrounded by Zone SV except one side. The opposite site of this property is also under the Zone SV, and the south-side adjacent property is currently used as SV zone, thus the proposed change of land use is consistent with the adjacent property [Figure - 3].
- Another point needs to mention is that the site is located 340.6' away of the *Magnolia Junior High School* which complies with the TABC distance regulation of 300' distance [Figure-4]. We have also taken the TABC approval letter for this proposed convenient store in this site.

Lastly, granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

Please contact us in the following address for further information. Thank you for your consideration.

Sincerely,

Midstream and Terminal Services LLC
DBA MTS Engineering and Design

Golam Mostofa, P.E. PMP

Director

Midstream and Terminal Services LLC

9950 Westpark Dr. Suite 426 | Houston, TX 77063

Tel: (281) 404-4438; Fax: (844) 288-8742 | Mobile: (281) 253-4849

Figure-1: Zoning MAP

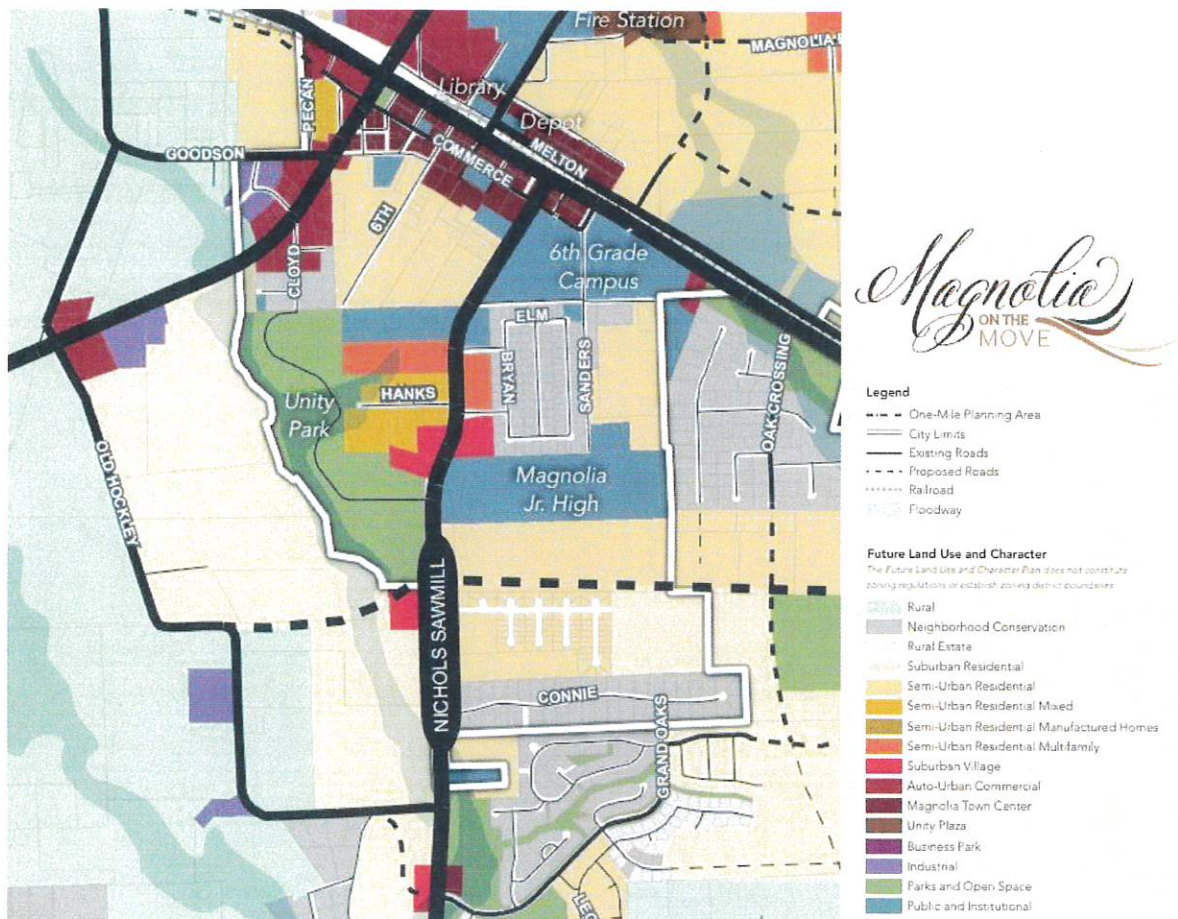


Figure-2: Site Distance from the nearest two Gas Stations

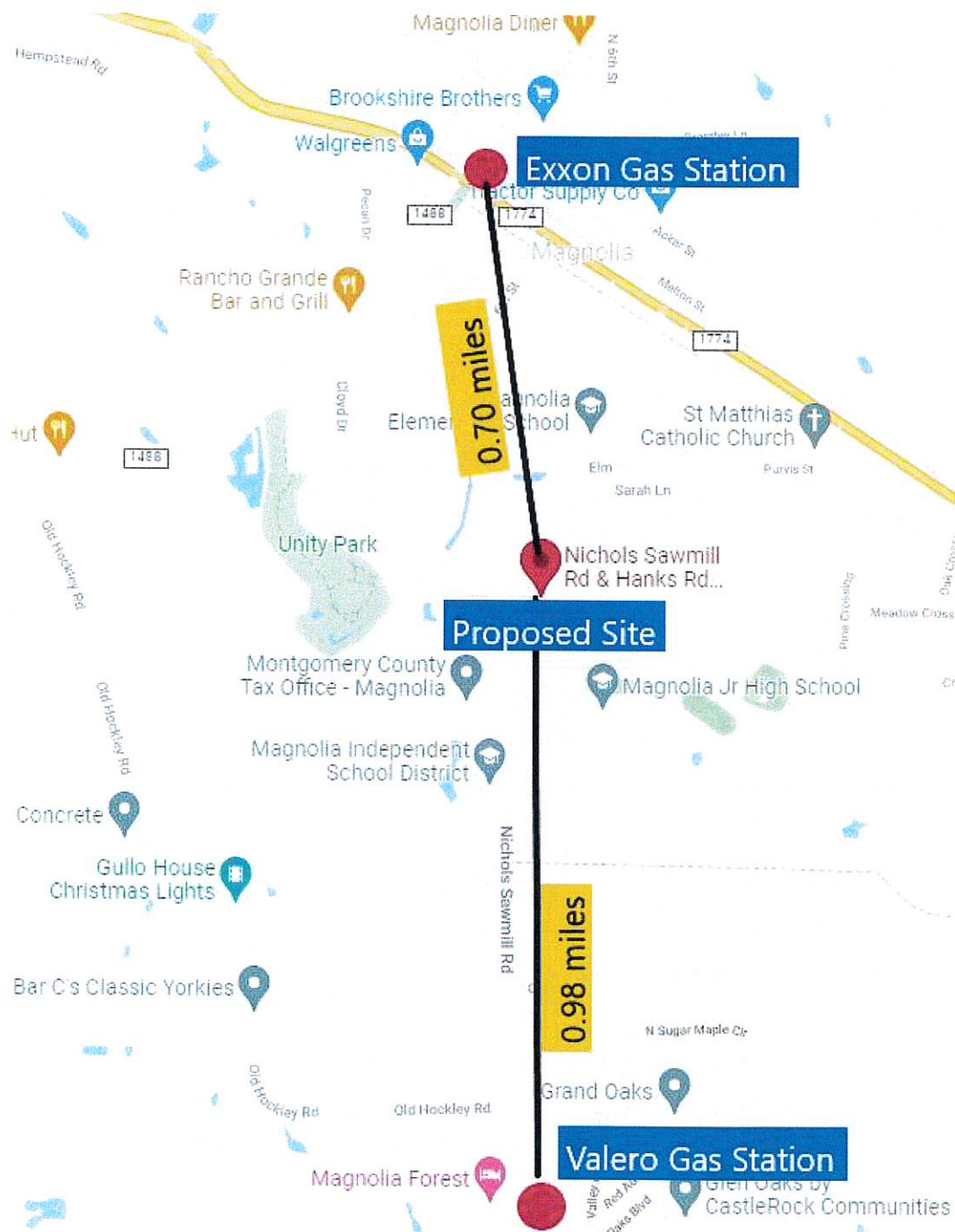
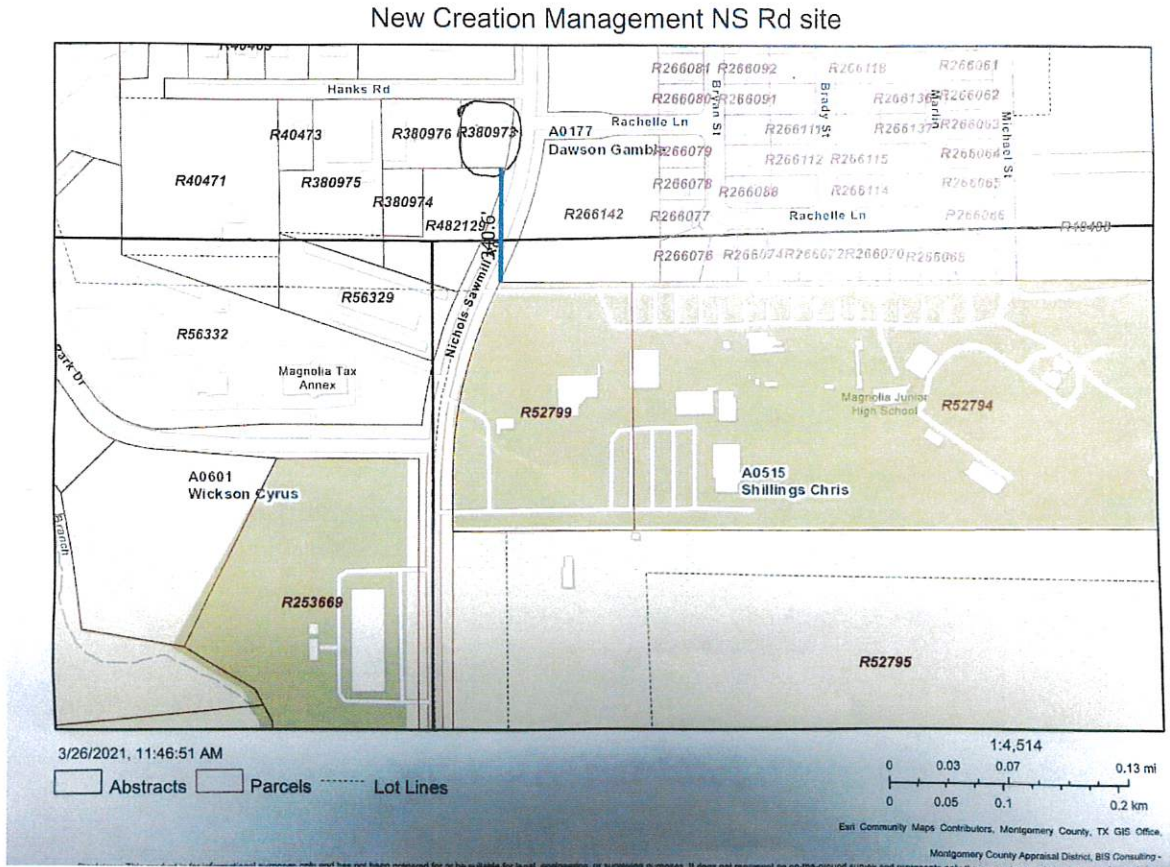


Figure-4: Site Distance from the School



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED
(Cash)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §


THAT THE UNDERSIGNED, **NEW CREATION MANAGEMENT, INC.**, a Texas corporation, hereinafter collectively referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **SM DADA ENTERPRISES LLC**, a Texas limited liability company, herein referred to as "Grantee," the real property described in Exhibit "A", but Grantor expressly reserves a perpetual easement for Grantor and Grantor's employees and agents to maintain, repair, and service that 12.5' x 1.5' concrete wall storage sign located on the Northeast corner of the property.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of ~~Harris~~ *Montgomery* County, Texas. *AT.*

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, subject to the reservation contained herein.

EXECUTED this 6 day of August, 2021.

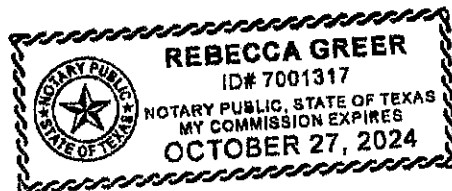
NEW CREATION MANAGEMENT, INC.,
a Texas Corporation


By: 
Jeffrey D. Tanis, President

Grantee's Address:
6634 Brady Springs Ln.
Sugar Land, TX 77479

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 6 day of August, 2021, by Jeffrey D. Tanis, President of New Creation Management, Inc., a Texas Corporation.




NOTARY PUBLIC, State of Texas



City of Magnolia
18111 Buddy Riley Blvd.
Magnolia, Texas 77354
(281) 356-2266

May 31, 2022

Mike Albert Kiphart
31523 Hanks Rd.
Magnolia, Texas 77355-8569

REZONING NOTIFICATION

RE: The City of Magnolia will hold a public hearing in the Council Chambers at City Hall to consider the rezoning of approximately 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of MAGNOLIA BUSINESS CENTER situated in the Gamble Dawson Survey, Abstract Number 177.

The City of Magnolia Planning and Zoning Commission will hold a public hearing on June 16, 2022 at 4:30 p.m. in City Hall at 1811 Buddy Riley Blvd., Magnolia, TX 77354. The City will also have the agenda with the rezoning posted 72 hours before the meeting, please visit <https://www.cityofmagnolia.com>.

The Commission will review the rezoning of the property described in the attached Exhibit A and make a recommendation to City Council.

The City of Magnolia City Council will hold a final public hearing on the rezoning on Tuesday, July 12, 2022 at 7 p.m. in the Council Chambers at City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

Texas Local Govt. Code Ch. 211 requires a written notification to property owners within 200 feet of the property on which the zoning change is proposed.

You are hereby notified of the rezoning application for the property on Exhibit A from Neighborhood Conservation 2 (NC2) to Suburban Village (SV), and the public hearing for the property listed on the attached Exhibit A.



City of Magnolia
18111 Buddy Riley Blvd.
Magnolia, Texas 77354
(281) 356-2266

May 31, 2022

New Creation
20102 Ruby Terrace Ln.
Magnolia, Texas 7355-1807

REZONING NOTIFICATION

RE: The City of Magnolia will hold a public hearing in the Council Chambers at City Hall to consider the rezoning of approximately 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of MAGNOLIA BUSINESS CENTER situated in the Gamble Dawson Survey, Abstract Number 177.

The City of Magnolia Planning and Zoning Commission will hold a public hearing on June 16, 2022 at 4:30 p.m. in City Hall at 1811 Buddy Riley Blvd., Magnolia, TX 77354. The City will also have the agenda with the rezoning posted 72 hours before the meeting, please visit <https://www.cityofmagnolia.com>.

The Commission will review the rezoning of the property described in the attached Exhibit A and make a recommendation to City Council.

The City of Magnolia City Council will hold a final public hearing on the rezoning on Tuesday, July 12, 2022 at 7 p.m. in the Council Chambers at City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

Texas Local Govt. Code Ch. 211 requires a written notification to property owners within 200 feet of the property on which the zoning change is proposed.

You are hereby notified of the rezoning application for the property on Exhibit A from Neighborhood Conservation 2 (NC2) to Suburban Village (SV), and the public hearing for the property listed on the attached Exhibit A.



City of Magnolia
18111 Buddy Riley Blvd.
Magnolia, Texas 77354
(281) 356-2266

May 31, 2022

Rose Bud LLC
26594 Riley Rd..
Magnolia, Texas 77484-1980

REZONING NOTIFICATION

RE: The City of Magnolia will hold a public hearing in the Council Chambers at City Hall to consider the rezoning of approximately 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of MAGNOLIA BUSINESS CENTER situated in the Gamble Dawson Survey, Abstract Number 177.

The City of Magnolia Planning and Zoning Commission will hold a public hearing on June 16, 2022 at 4:30 p.m. in City Hall at 1811 Buddy Riley Blvd., Magnolia, TX 77354. The City will also have the agenda with the rezoning posted 72 hours before the meeting, please visit <https://www.cityofmagnolia.com>.

The Commission will review the rezoning of the property described in the attached Exhibit A and make a recommendation to City Council.

The City of Magnolia City Council will hold a final public hearing on the rezoning on Tuesday, July 12, 2022 at 7 p.m. in the Council Chambers at City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

Texas Local Govt. Code Ch. 211 requires a written notification to property owners within 200 feet of the property on which the zoning change is proposed.

You are hereby notified of the rezoning application for the property on Exhibit A from Neighborhood Conservation 2 (NC2) to Suburban Village (SV), and the public hearing for the property listed on the attached Exhibit A.



City of Magnolia
18111 Buddy Riley Blvd.
Magnolia, Texas 77354
(281) 356-2266

May 31, 2022

RVision Commercial
18640 FM 1488 Ste. A 510
Magnolia, Texas 77354-8517

REZONING NOTIFICATION

RE: The City of Magnolia will hold a public hearing in the Council Chambers at City Hall to consider the rezoning of approximately 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of MAGNOLIA BUSINESS CENTER situated in the Gamble Dawson Survey, Abstract Number 177.

The City of Magnolia Planning and Zoning Commission will hold a public hearing on June 16, 2022 at 4:30 p.m. in City Hall at 1811 Buddy Riley Blvd., Magnolia, TX 77354. The City will also have the agenda with the rezoning posted 72 hours before the meeting, please visit <https://www.cityofmagnolia.com>.

The Commission will review the rezoning of the property described in the attached Exhibit A and make a recommendation to City Council.

The City of Magnolia City Council will hold a final public hearing on the rezoning on Tuesday, July 12, 2022 at 7 p.m. in the Council Chambers at City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

Texas Local Govt. Code Ch. 211 requires a written notification to property owners within 200 feet of the property on which the zoning change is proposed.

You are hereby notified of the rezoning application for the property on Exhibit A from Neighborhood Conservation 2 (NC2) to Suburban Village (SV), and the public hearing for the property listed on the attached Exhibit A.



City of Magnolia
18111 Buddy Riley Blvd.
Magnolia, Texas 77354
(281) 356-2266

May 31, 2022

Magnolia ISD Business Office/Tax Office
P.O. Box 138
Magnolia, Texas 77353-0138

REZONING NOTIFICATION

RE: The City of Magnolia will hold a public hearing in the Council Chambers at City Hall to consider the rezoning of approximately 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of MAGNOLIA BUSINESS CENTER situated in the Gamble Dawson Survey, Abstract Number 177.

The City of Magnolia Planning and Zoning Commission will hold a public hearing on June 16, 2022 at 4:30 p.m. in City Hall at 1811 Buddy Riley Blvd., Magnolia, TX 77354. The City will also have the agenda with the rezoning posted 72 hours before the meeting, please visit <https://www.cityofmagnolia.com>.

The Commission will review the rezoning of the property described in the attached Exhibit A and make a recommendation to City Council.

The City of Magnolia City Council will hold a final public hearing on the rezoning on Tuesday, July 12, 2022 at 7 p.m. in the Council Chambers at City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

Texas Local Govt. Code Ch. 211 requires a written notification to property owners within 200 feet of the property on which the zoning change is proposed.

You are hereby notified of the rezoning application for the property on Exhibit A from Neighborhood Conservation 2 (NC2) to Suburban Village (SV), and the public hearing for the property listed on the attached Exhibit A.

Rezoning Report

31525 Nichols Sawmill Rd.

Request by: SM DADA Enterprises

Report Date: January 31, 2022

To: City Council

From: Tana Ross, Planning Consultant

RE: City of Magnolia City Council Meeting, February 8, 2022 Public Hearing and Agenda Item
Request by SM DADA Enterprises for 0.9183 acres; Tax Parcel ID: 7001-00-00100; Request
to Rezone Property from Neighborhood Conservation 2 (NC 2) to Suburban Village (SV)

A Rezoning request from the applicant, SM DADA Enterprises, requesting Rezoning from the City of Magnolia, as per Unified Development Code, Section 11-2-3.07, Zone Change (Rezoning). Below (1-5) is the criteria the Planning and Zoning Commission and City Council must use in determining whether to approve a Rezoning Application. To assist the City Council this report has been created to apply the rezoning factors found in Section 11-2-3.07, Zone Change (Rezoning) to the specific circumstances of this request. The text of this UDC section is shown directly below.

CRITERIA FOR APPROVAL, AS PER CITY OF MAGNOLIA UNIFIED DEVELOPMENT CODE, SEC. 11-2-3.07 ZONE CHANGE (REZONING):

1. Proposed zoning is preferable to the existing zoning in terms of its likelihood of advancing the goals, objectives, and policies of the Comprehensive Plan or another adopted land use or area plan, including but not limited to redevelopment plans;
 - The proposed zoning is preferable to the existing zoning in terms of advancing the goals, objectives and policies of the Comprehensive Plan or other adopted land use plans for the city by utilizing a tract in an Infill Area, a priority listed on the Action Agenda of the Comprehensive Plan. The tract and surrounding area is identified in ***Chapter 3 Growth Management and Capacity, Map 3.1 Areas of Influence***. Infill areas are defined by the Comprehensive Plan as vacant lots with city utilities, available for development.
 - The proposed zoning is preferable to the existing zoning in terms of advancing the goals, objectives and policies of the Comprehensive Plan or other adopted land use plans for the city by offering a neighborhood convenience. See, ***City of Magnolia Comprehensive Plan Chapter 2 Land Use and Character addresses Existing and Future Land use of the City of Magnolia, Map 2.2 Future Land Use and Character Plan***, which identifies the tract as future Semi-Urban Mixed Use. *Mixed Use* is defined in the UDC as a combination of residential and commercial uses including office, retail and live-work units.

2. The proposed zoning is consistent with the future land use plan of the Comprehensive Plan;

- The proposed zoning is consistent with the ***City of Magnolia Comprehensive Plan Chapter 2, Sec. 2.12 Suburban Village, which states:*** Outside of the Magnolia Town Center (MTC) area and along the major corridors, Magnolia’s commercial uses should be designed at a neighborhood scale in Suburban Village (SV) configurations. Rather than designing linear strips, these commercial centers occupy much smaller building footprints than typical businesses found on FM 1488. They tend to cater to pedestrian rather than auto-oriented neighborhood conveniences such as drug stores, professional services, and boutique retail uses.

- a. **Typical Locations of Suburban Village as per Comprehensive Plan Sec 2.2** - Typical locations include smaller commercial centers adjacent to and surrounded by neighborhoods.
 - b. **Development Types of Suburban Village as per Comprehensive Plan Sec 2.2** – Include: Mixed residential and commercial uses on single sites and within individual structures; Attached residential dwellings; Homes that have been converted to commercial uses, but arranged in clustered nodes; Commercial retail; Office; Public/institutional; Parks, plazas, and civic spaces.
 - c. **Characteristics as per Comprehensive Plan Sec 2.12** – Characteristics include: Pedestrian-oriented setting; Maximum two-story structures encouraged; Reliance on on-street parking and centralized public parking; High degree of landscape surface; Neighborhood-scale commercial uses are expected to emerge over time and should be encouraged on sites near the edges of Semi-Urban Residential (SUR) areas, which are best suited to accommodate such uses while ensuring compatibility with nearby residential uses.
3. The proposed change is consistent with the implementation of existing or pending plans for providing street, water and wastewater, other utilities and the delivery of public services to the area in which the parcel proposed for a zone change is located.
 - There is existing infrastructure to serve the site including water, sewer, and roads.
 4. The range of uses and character of development that is allowed by the proposed zone will be compatible with the properties in the immediate vicinity of the parcel proposed for a zone change, and the parcel is of sufficient dimensions to accommodate development and requirements of the UDC.
 - The use and character allowed by the proposed rezoning (SV) would be compatible with properties in the immediate vicinity:
 - a. The tract is 0.9183 acres.
 - b. The UDC has no minimum lot size for SV district sites.

- c. Parking and Buffering requirements of the UDC would have to be met for approval of a site plan on the site.
 - d. The SV design calls for size and scale, landscaping, and pedestrian access compatible with the adjacent neighborhoods.
- 5. The pace of development and/or the amount of vacant land currently zoned for comparable development in the vicinity suggests a need for the proposed rezoning in order to ensure an appropriate inventory of land to maintain a competitive land market that promotes economic development.
 - a. In 2021, rezoning of a 2.397-acre tract, on the east side of Nichols Sawmill Road was approved to offer a variety of services to the increasing residential community of Timberbrook Estates. It is anticipated this tract will be marketed as a family restaurant site.
 - b. Magnolia Trails is a senior community/tower on the same side of Nichols Sawmill Road (west side) and has 85 residents, all of the 55-plus demographic. There are no retail offerings in the immediate vicinity or within walking distance.
 - c. A 4.693-acres tract on the east side of Nichols Sawmill Road is expected to break ground in 2023 for subdivision of 23 single-family patio homes. There are no offerings for food or fuel within the immediate vicinity or within walking distance.
 - d. A 3.912-acre tract also on the east side of Nichols Sawmill Road is under construction for an office complex. There are no retail offerings in the immediate vicinity or within walking distance
 - e. The tract is included in the City of Magnolia Comprehensive Plan, adopted in 2013, as future Semi-Urban Mixed Use (please see 1. above).

Recommendation:

Approve rezoning request by SM DADA Enterprises LLC for 31525 Nichols Sawmill Rd., with modifications, for and best use.

MODIFICATIONS: Require site and building design meet the Suburban Village goals in the City of Magnolia Comprehensive Plan, Ch. 2.12, including but not limited to scale in keeping with the neighborhood, use of masonry as primary building material, sidewalks and enhanced landscaping.

Action Recommendation:

Approve rezoning request by SM DAD Enterprises LLC for rezoning of 0.9183 acres of land being Reserve “A” and the east 55.25 feet of Reserve “D” of Magnolia Business Center, Gamble Dawson Survey Abstract Number 177, of Montgomery County, Texas from Neighborhood Conservation 2 (NC 2) to Suburban Village (SV) with modifications.



May 31, 2022

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

**Reference: *Mill Creek Estates Section 6A Final Plat – Letter of No Objection*
 City of Magnolia
 *AEI Job No. 220530.80-001***

Dear Mr. Doering:

We received the revised final plat for the proposed Mill Creek Estates Section 6A on May 17, 2022, and additional supporting documents on May 26, 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. 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.
3. Provide an electronical copy of the final recorded plat to the City Engineer when it becomes available.

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
 Ms. Christian Gable – City of Magnolia - Planning Coordinator
 Mr. Burt Smith – City of Magnolia – Director of Public Works
 Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company
 Mr. Zachary Zarse – LJA Engineering, Inc.



Final Plat Application Form

This form shall be submitted with each application for a final plat.

CONTACT INFORMATION

Applicant

LJA Engineering, Inc.- Zach Zarse

Name

3600 W Sam Houston Parkway S Suite 600

Street Address

Houston, TX 77042

City, State Zip

713-580-4100

Phone

Fax

zzarse@lja.com

E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

Forestar (USA) Real Estate Group, Inc.

Name

3355 West Alabama Street, Suite 600

Street Address

Houston, TX 77098

City, State Zip

Phone

Fax

thomassikora@forestar.com

E-mail

Engineer/Land Surveyor (if different)

LJA Surveying, Inc.- Cameron S. Lowe

Name

3600 W Sam Houston Parkway S, Suite 175

Street Address

Houston, TX 77042

City, State Zip

713-953-5212

Phone

Fax

clowe@ljasurvey.com

E-mail

Project Name: _____ Subdivision: _____ Reviewer: _____

PROPERTY PROFILE

Legal Description Mill Creek Estates Section 6A 102 5
(Subdivision) (Lot) (Block)

Current Zoning PD

Present Use of Property
Agricultural/ Vacant

Proposed Use of the Property
Single Family Residential

Total Area of Site 21.885

Project Name: _____ Subdivision: _____ Reviewer: _____

1. Description of existing property. If the property has been previously subdivided, provided the lot(s), block(s), and subdivision name. If the property has been subdivided, provide the metes and bounds description:

N/A

2. Description of proposed property change, including lot numbers, name, etc.

Mill Creek Sec 6A, 102 Lots, 5 Blocks, 3 Reserves (0.227 acres)

Required Information

- ☐ Three (3) copies of the final plat; minimum 20 in. x 24 in. size Mylar originals sealed by a state of Texas registered surveyor
- ☐ Twelve (12) copies in black or blue line copies of the original Mylar final plat
- ☐ Twelve (12) copies of a "letter of explanation" explaining the details of the final plat
- ☐ One (1) copy in blue or black line of all originals in 11 in. x 17 in. size
- ☐ All fees
- ☐ One (1) Adobe Acrobat PDF of each page presented to the City for review
- ☐ Owner affidavit of no conveyance of any interest and that no additional liens exist on the land within the plat since the date of the original title opinion (title search)
- ☐ Tax certificates; City, County, and School
- ☐ Final plans and specifications for all required improvements
- ☐ Vicinity map
- ☐ North arrow
- ☐ Revision date
- ☐ Legal description
- ☐ Scale
- ☐ Contour lines (at one-foot intervals)
- ☐ Tabulations that include:
 - ☐ The number of lots in the subdivision
 - ☐ The size of the parcel
 - ☐ The number of dwelling units proposed (provided on a separated attached description)
 - ☐ The number of square feet of nonresidential floor area proposed, by generalized use (provided on a separate attached description)
 - ☐ Water available for fire protection
- ☐ Use and ownership of abutting parcels or lots
- ☐ Location and dimensions (including all curve data, the lengths of all arcs, radii, internal angles, points of curvature, lengths and bearings of tangents) of:
 - ☐ Right-of-way, streets, alleys, railroads, lots, open space, parks, protected natural resources, and buffers
 - ☐ Utility and access easements
 - ☐ Private access easements

Project Name: _____ Subdivision: _____ Reviewer: _____

- ☐ The outer boundary lines of the parcel proposed for subdivision, with accurate distances, angles, and true bearings if available, and the exact location width of all recorded streets and ways intersecting the boundaries of the parcel being platted
- ☐ Distances and angles, or true bearings if available, to the established street lines or official monuments, which shall be accurately described on the plat
- ☐ Proposed names of streets
- ☐ Linear footage of proposed new right-of-way
- ☐ All block indications, if any; lot numbers; all individual areas designated by number or letter, and lots in new subdivision, numbered consecutively
- ☐ The accurate location, material, type and description of all permanent control monuments. Where no established bench mark exists, show permanent bench marks that have been established on the property based on mean sea level datum and shown on the plat
- ☐ Delineation and area of special use areas, including the location and size of proposed parks, playgrounds, protected resources and open spaces, sites for places of public assembly (including schools) or other special uses of land to be considered for dedication to public use, and of all property that may be granted by deed and covenants for the common use of the property owners in the subdivision, along with statements for responsibility for maintenance. Actual use descriptions must be provided on a separate attached description
- ☐ Proposed generalized use of lots (*e.g.*, mixed-use, single-family attached, multi-family, industrial, commercial or office, or institutional), provided on a separate attached description
- ☐ Proposed location, size, and linear footage of proposed potable water lines, provided on a separate utility sheet
- ☐ Proposed location, size, and linear footage of natural gas lines, provided on a separate utility sheet
- ☐ Proposed location, size, and linear footage of sanitary sewer lines and sewerage facilities, except individual treatment systems provided on utility and street construction plans
- ☐ Proposed location of fire hydrants, provided on utility and street construction plans
- ☐ If the proposed subdivision is to be constructed in several phases, a staging plan that shows how the subdivision improvements will be phased. Anticipated time lines for construction of the improvements shall be provided on a separate attached description
- ☐ If the proposed subdivision is one of several phases, conceptual plans for the other phases
- ☐ Traffic study (if necessary)
- ☐ All required notes, certifications, and signatures

I, Zach Zarse (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

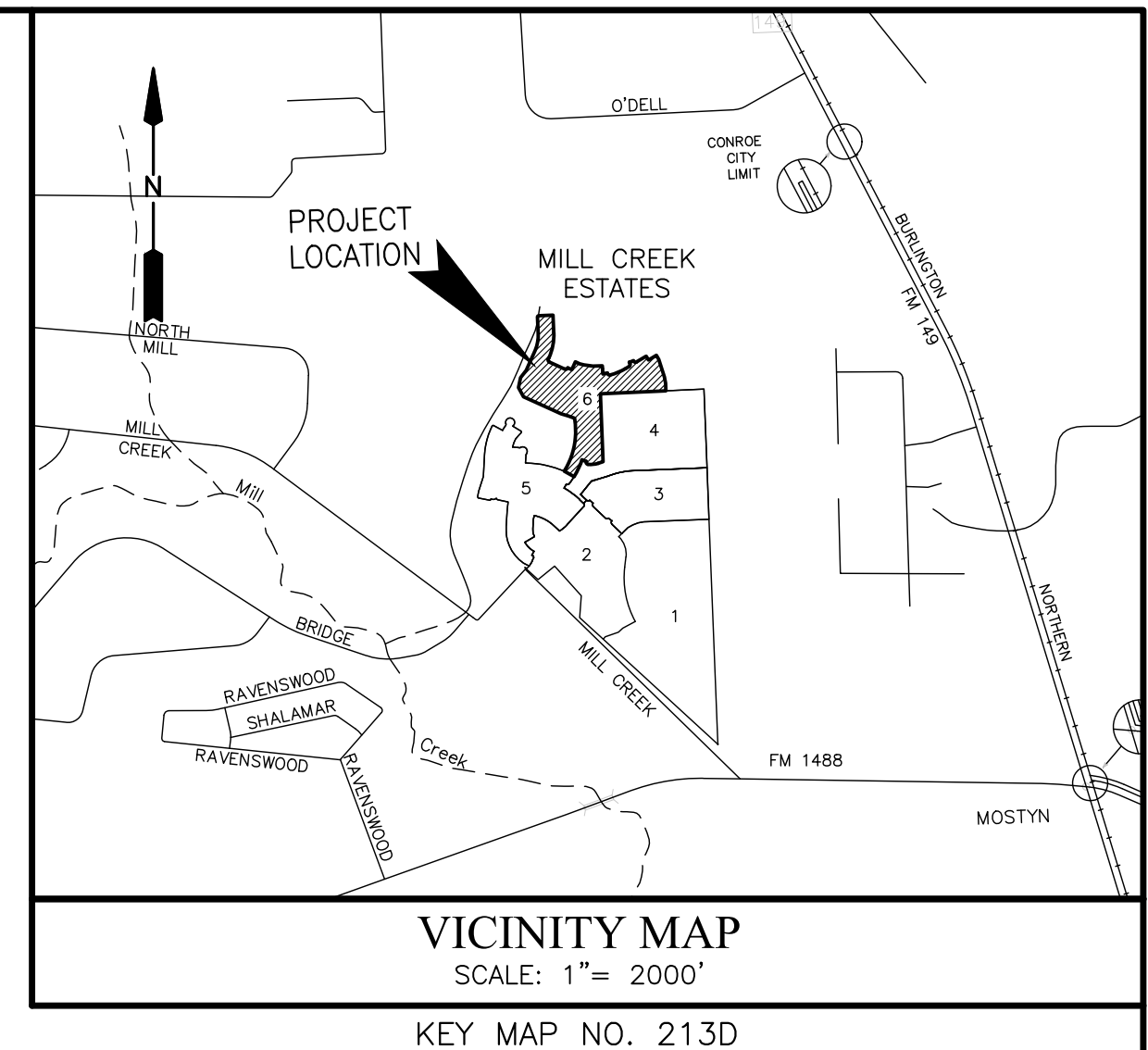
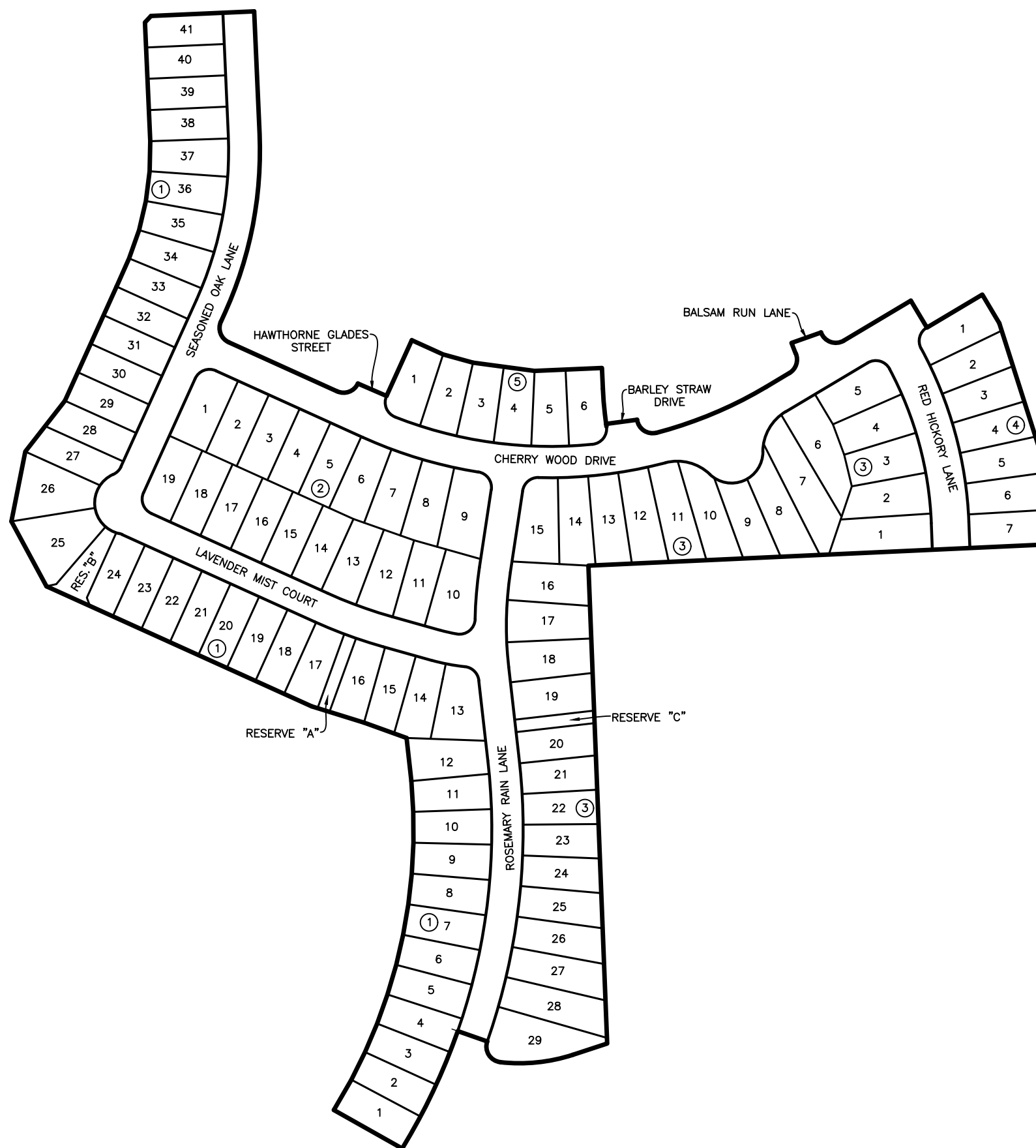
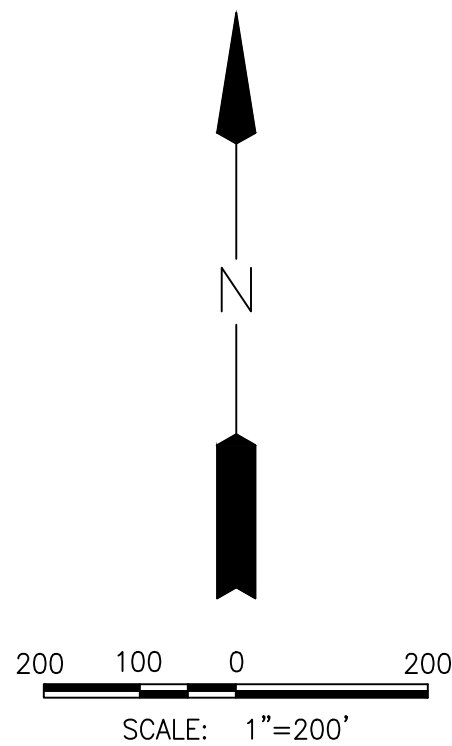


Signature of Applicant

03/07/2022

Date

Project Name: _____ Subdivision: _____ Reviewer: _____



KEY MAP NO. 213D

MILL CREEK ESTATES SECTION 6A

A SUBDIVISION OF 21.885 ACRES OF LAND SITUATED IN
THE JOHN B. RICHARDS SURVEY, ABSTRACT 449,
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
3355 WEST ALABAMA STREET, SUITE 210
HOUSTON, TEXAS 77098

DATE: MARCH 7, 2022

102 LOTS
5 BLOCKS
3 RESERVES
0.227 ACRES IN RESERVE

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 S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, JUSTINE C. KLINKE AND BRIAN STIDHAM, VICE PRESIDENT AND DEVELOPMENT DIRECTOR, RESPECTIVELY OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MILL CREEK ESTATES SECTION 6A, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MILL CREEK ESTATES SECTION 6A, LOCATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION; 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.

THIS IS TO CERTIFY THAT WE, JUSTINE C. KLINKE AND BRIAN STIDHAM, VICE PRESIDENT AND DEVELOPMENT DIRECTOR, RESPECTIVELY OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MILL CREEK ESTATES SECTION 6A, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, WE, FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

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 MILL CREEK ESTATES SECTION 6A 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 FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUSTINE C. KLINKE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, BY ITS DEVELOPMENT DIRECTOR, BRIAN STIDHAM, THIS DAY OF _____, 2022.

FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION

BY: _____
JUSTINE C. KLINKE, VICE PRESIDENT

ATTEST: _____
BRIAN STIDHAM, DEVELOPMENT DIRECTOR

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTINE C. KLINKE, VICE PRESIDENT OF OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION 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 BRIAN STIDHAM, DEVELOPMENT DIRECTOR OF OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE 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 PURPOSE AND CONSIDERATION 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, CAMERON S. LOWE, 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 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 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.

CAMERON S. LOWE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6713

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MILL CREEK ESTATES SECTION 6A 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.

CHAIRMAN

CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS ACCEPTED THIS PLAT AND SUBDIVISION OF MILL CREEK ESTATES SECTION 6A 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

CITY SECRETARY

I, MARK J. MOONEY, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

MARK J. MOONEY, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

CHARLIE RILEY
COMMISSIONER, PRECINCT 2

MARK KEOUGH
COUNTY JUDGE

JAMES L. NOACK
COMMISSIONER, PRECINCT 3

JAMES METTS
COMMISSIONER, PRECINCT 4

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: FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
3355 WEST ALABAMA STREET, SUITE 210
HOUSTON, TEXAS 77098

MILL CREEK ESTATES
SECTION 6A

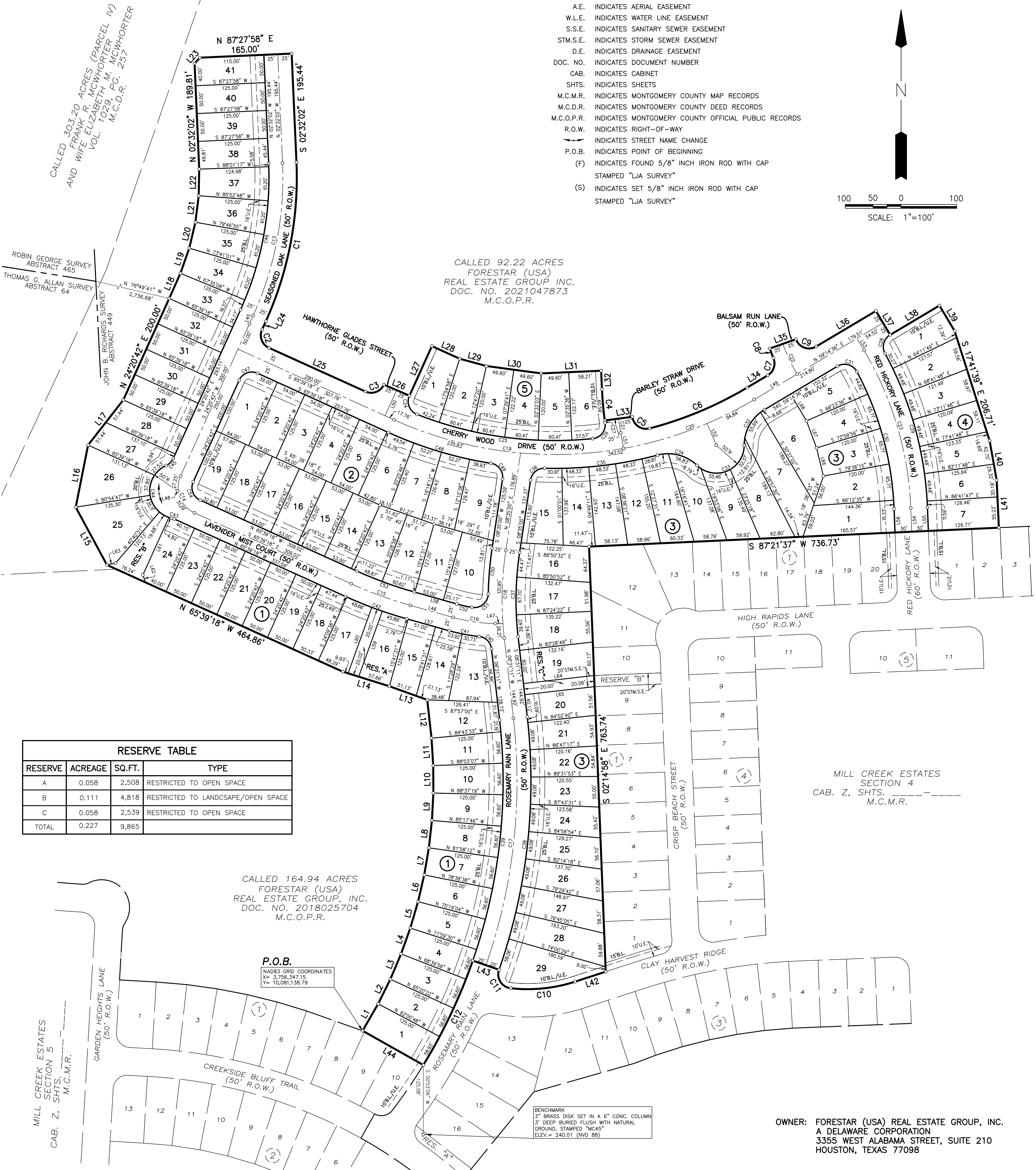
SHEET 2 OF 4

LEGEND

- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
A.E. INDICATES AERIAL EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
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
R.O.W. INDICATES RIGHT-OF-WAY
INDICATES STREET NAME CHANGE
P.O.B. INDICATES POINT OF BEGINNING
(F) INDICATES FOUND 5/8" INCH IRON ROD WITH CAP
STAMPED "LJA SURVEY"
(S) INDICATES SET 5/8" INCH IRON ROD WITH CAP
STAMPED "LJA SURVEY"



100 50 0 100
SCALE: 1"=100'



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.058	2,508	RESTRICTED TO OPEN SPACE
B	0.111	4,818	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.058	2,539	RESTRICTED TO OPEN SPACE
TOTAL	0.227	9,865	

MILL CREEK ESTATES
SECTION 4
CAB. Z, SHTS. -----
M.C.M.R.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
3355 WEST ALABAMA STREET, SUITE 210
HOUSTON, TEXAS 77098

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°00'04" E	55.77'
L2	N 26°19'25" E	49.34'
L3	N 22°59'51" E	49.34'
L4	N 19°40'17" E	49.34'
L5	N 16°20'43" E	49.34'
L6	N 13°01'09" E	49.34'
L7	N 09°41'35" E	49.34'
L8	N 06°22'01" E	49.34'
L9	N 03°02'28" E	49.34'
L10	N 00°17'06" W	49.34'
L11	N 03°36'40" W	49.34'
L12	N 06°21'12" W	69.18'
L13	N 70°15'36" W	72.26'
L14	N 72°38'38" W	87.61'
L15	N 28°24'10" W	117.85'
L16	N 11°15'42" E	113.68'
L17	N 37°56'59" E	102.89'
L18	N 24°02'54" E	49.33'
L19	N 19°21'55" E	47.87'
L20	N 13°16'02" E	47.87'
L21	N 07°10'09" E	47.87'
L22	N 01°05'47" E	47.87'
L23	N 42°27'58" E	14.14'
L24	S 24°20'42" W	16.23'
L25	S 65°39'18" E	190.00'
L26	S 66°34'19" E	50.01'
L27	N 24°20'42" E	97.69'
L28	S 65°39'18" E	54.90'
L29	S 74°38'51" E	49.65'
L30	S 82°20'19" E	99.20'
L31	N 87°27'58" E	107.81'
L32	S 02°32'02" E	33.21'
L33	N 82°17'44" E	50.00'
L34	N 59°14'36" E	43.17'
L35	N 70°25'58" E	50.00'
L36	N 59°14'36" E	124.76'
L37	S 30°45'24" E	50.00'
L38	N 59°14'36" E	103.03'
L39	S 30°45'24" E	53.19'
L40	S 10°09'58" E	72.02'
L41	S 02°38'23" E	85.40'
L42	S 71°57'57" W	57.74'
L43	N 70°45'45" W	50.00'
L44	N 60°34'05" W	125.22'
L45	S 24°20'42" W	16.23'
L46	S 74°18'29" E	79.34'
L47	N 89°01'00" W	13.65'
L48	S 83°07'12" W	1.25'
L49	N 59°14'36" E	89.80'
L50	N 24°20'42" E	50.40'
L51	N 10°09'24" W	28.43'
L52	N 22°59'37" W	42.50'
L53	S 30°45'24" E	24.85'
L54	S 02°14'58" E	42.37'
L55	S 02°14'58" E	42.17'
L56	N 02°14'58" W	42.57'
L57	N 74°18'29" W	79.34'
L58	N 74°18'29" W	79.34'
L59	S 19°49'27" W	125.01'
L60	N 19°49'27" E	125.87'
L61	S 24°20'42" W	113.73'
L62	S 20°39'18" E	14.14'
L63	N 77°30'46" E	16.01'
L64	N 83°28'49" E	127.68'
L65	S 83°28'49" W	126.18'
L66	N 13°41'55" W	51.85'
L67	N 20°18'14" W	51.85'
L68	N 30°45'24" W	55.86'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	625.00'	26°52'44"	293.20'	S 10°54'20" W	290.52'
C2	25.00'	90°00'00"	39.27'	S 20°39'18" E	35.36'
C3	25.00'	90°00'00"	39.27'	N 69°20'42" E	35.36'
C4	625.00'	5°10'14"	56.40'	S 05°07'09" E	56.38'
C5	25.00'	96°54'31"	42.28'	S 56°09'31" E	37.42'
C6	675.00'	16°08'37"	190.19'	N 67°18'55" E	189.56'
C7	25.00'	82°01'57"	35.79'	N 18°13'37" E	32.81'
C8	325.00'	3°13'19"	18.28'	N 21°10'41" W	18.27'
C9	25.00'	101°11'22"	44.15'	S 70°09'43" E	38.63'
C10	275.00'	24°26'11"	117.29'	S 84°11'03" W	116.40'
C11	25.00'	102°50'07"	44.87'	N 32°10'48" W	39.09'
C12	975.00'	12°12'44"	207.82'	S 25°20'37" W	207.42'
C13	600.00'	26°52'44"	281.47'	S 10°54'20" W	278.90'
C14	50.00'	90°00'00"	78.54'	S 20°39'18" E	70.71'
C15	750.00'	8°39'11"	113.27'	S 69°58'54" E	113.16'
C16	300.00'	14°42'31"	77.01'	S 81°39'45" E	76.80'
C17	1000.00'	25°45'26"	449.55'	N 06°21'32" E	445.77'
C18	600.00'	15°06'11"	158.16'	N 01°01'55" E	157.70'
C19	700.00'	34°30'06"	421.52'	S 82°54'21" E	415.18'
C20	700.00'	20°36'00"	251.68'	N 69°32'36" E	250.32'
C21	600.00'	2°27'08"	25.68'	N 08°55'50" W	25.68'
C22	300.00'	11°28'24"	60.07'	N 25°18'14" W	59.97'
C23	600.00'	28°30'26"	298.53'	S 16°30'11" E	295.46'
C24	25.00'	92°50'35"	40.51'	S 22°04'36" E	36.22'
C25	675.00'	27°17'03"	321.44'	S 82°08'25" E	318.41'
C26	25.00'	92°18'21"	40.28'	N 38°03'53" E	36.06'
C27	625.00'	0°23'02"	4.19'	N 07°53'47" W	4.19'
C28	25.00'	87°47'59"	38.31'	S 15°20'37" W	34.67'
C29	630.00'	26°18'25"	289.26'	S 15°24'11" E	286.72'
C30	570.00'	25°51'45"	257.29'	N 15°10'51" W	255.11'
C31	25.00'	92°38'41"	40.42'	N 74°26'04" W	36.16'
C32	75.00'	59°02'24"	77.28'	S 29°43'24" W	73.91'
C33	50.00'	133°37'20"	116.61'	S 67°00'51" W	91.92'
C34	75.00'	58°33'39"	76.66'	N 75°27'18" W	73.36'
C35	725.00'	16°10'40"	204.71'	S 83°21'12" W	204.03'
C36	25.00'	82°51'32"	36.15'	S 50°00'46" W	33.08'
C37	575.00'	15°06'11"	151.57'	S 01°01'55" W	151.13'
C38	1025.00'	25°45'26"	460.79'	S 06°21'32" W	456.92'
C39	975.00'	25°45'26"	438.31'	N 06°21'32" E	434.63'
C40	25.00'	77°25'25"	33.78'	N 45°13'54" W	31.27'
C41	325.00'	9°38'07"	54.65'	N 79°07'33" W	54.59'
C42	775.00'	8°39'11"	117.04'	N 69°58'54" W	116.93'
C43	25.00'	11°44'12"	5.12'	N 71°31'24" W	5.11'
C44	50.00'	143°14'01"	124.99'	N 05°46'29" W	94.90'
C45	25.00'	41°29'50"	18.11'	N 45°05'37" E	17.71'
C46	575.00'	26°52'44"	269.75'	N 10°54'20" E	267.28'
C47	25.00'	90°00'00"	39.27'	N 69°20'42" E	35.36'
C48	725.00'	15°14'41"	192.90'	S 73°16'39" E	192.33'
C49	25.00'	89°28'59"	39.04'	S 36°09'30" E	35.20'
C50	625.00'	7°32'15"	82.22'	S 04°48'53" W	82.16'
C51	25.00'	98°49'34"	43.12'	S 50°27'32" W	37.97'
C52	275.00'	5°49'12"	27.93'	N 77°13'05" W	27.92'
C53	725.00'	8°39'11"	109.49'	N 69°58'54" W	109.39'
C54	25.00'	90°00'00"	39.27'	N 20°39'18" W	35.36'

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY DIVIDING THE GRID COORDINATE BY 0.9999647066.
2. THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.

2.a. PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.

2.b. PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
3. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 165 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.
4. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION, UNLESS OTHERWISE NOTED.
5. BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0480G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
6. BENCHMARK: TSARP MONUMENT 110125: A BRASS DISK STAMPED RM100125 LOCATED ON THE DOWNSTREAM SIDE OF THE KUYKENDAHL ROAD BRIDGE OVER CYPRESS CREEK. THE POINT IS LOCATED +/- 0.60 MILES SOUTHWEST OF THE INTERSECTION OF KUYKENDAHL ROAD AND FLINTRIDGE DRIVE.

ELEVATION = 143.57 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 10057959.086 E 3810217.487
7. SITE TBM-A – TBM-A: A CHISELED BOX IN CONCRETE ON TOP OF A STORM SEWER CURB INLET WITHIN AN UNDEVELOPED SECTION OF MIL CREEK. THE POINT IS LOCATED +/- 1100 FEET NORTHEAST OF MILL CREEK ROAD AND +/- 2020 FEET NORTH OF FM 1488.

ELEVATION = 216.12 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 10079696.593 E 3757838.329
8. MINIMUM SLAB ELEVATIONS ARE ESTABLISHED AS THE HIGHEST OF THE FOLLOWING:

8.a. 18 INCHES ABOVE NATURAL GROUND AT THE HIGHEST POINT ON THE PERIMETER OF THE SLAB; OR

8.b. 18 INCHES ABOVE THE HIGHEST ELEVATION OF THE TOP OF CURB ADJACENT TO THE LOT.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
3355 WEST ALABAMA STREET, SUITE 210
HOUSTON, TEXAS 77098

DESCRIPTION OF
MILL CREEK SECTION 6A
21.885 ACRES

Being 21.885 acres of land located in the John B. Richards Survey, Abstract Number 449, Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2021047873, of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), and out of that certain called 164.94 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2018025704, M.C.O.P.R., said 21.885 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, Central Zone, NAD83);

COMMENCING for reference, at a 5/8 inch iron rod with cap stamped "LJA SURVEY" previously set marking the southwest corner of said 92.22 acre tract, said point lying on the north line of said 164.94 acre tract; from which a 1/2 inch iron rod found marking the northeast corner of said 164.94 acre tract bears South 89° 42' 57" East, 2,218.84 feet;

Thence, South 41° 16' 35" East, departing the north line of said 164.94 acre tract, 1,085.52 feet to the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 30° 00' 04" East, 55.77 feet to a point for corner;

Thence, North 26° 19' 25" East, 49.34 feet to a point for corner;

Thence, North 22° 59' 51" East, 49.34 feet to a point for corner;

Thence, North 19° 40' 17" East, 49.34 feet to a point for corner;

Thence, North 16° 20' 43" East, 49.34 feet to a point for corner;

Thence, North 13° 01' 09" East, 49.34 feet to a point for corner;

Thence, North 09° 41' 35" East, 49.34 feet to a point for corner;

Thence, North 06° 22' 01" East, 49.34 feet to a point for corner;

Thence, North 03° 02' 28" East, 49.34 feet to a point for corner;

Thence, North 00° 17' 06" West, 49.34 feet to a point for corner;

Thence, North 03° 36' 40" West, 49.34 feet to a point for corner;

Thence, North 06° 21' 12" West, 69.18 feet to a point for corner;

Thence, North 70° 15' 36" West, 72.26 feet to a point for corner;

Thence, North 72° 38' 38" West, 87.61 feet to a point for corner;

Thence, North 65° 39' 18" West, 464.86 feet to a point for corner;

Thence, North 28° 24' 10" West, 117.85 feet to a point for corner;

Thence, North 11° 15' 42" East, 113.68 feet to a point for corner;

Thence, North 37° 56' 59" East, 102.89 feet to a point for corner;

Thence, North 24° 20' 42" East, 200.00 feet to a point for corner;

Thence, North 24° 02' 54" East, 49.33 feet to a point for corner;

Thence, North 19° 21' 55" East, 47.87 feet to a point for corner;

Thence, North 13° 16' 02" East, 47.87 feet to a point for corner;

Thence, North 07° 10' 09" East, 47.87 feet to a point for corner;

Thence, North $01^{\circ} 05' 47''$ East, 47.87 feet to a point for corner;

Thence, North $02^{\circ} 32' 02''$ West, 189.81 feet to a point for corner;

Thence, North $42^{\circ} 27' 58''$ East, 14.14 feet to a point for corner;

Thence, North $87^{\circ} 27' 58''$ East, 165.00 feet to a point for corner;

Thence, South $02^{\circ} 32' 02''$ East, 195.44 feet to a point for corner, the beginning of a curve;

Thence, 293.20 feet along the arc of a tangent curve to the right, having a radius of 625.00 feet, a central angle of $26^{\circ} 52' 44''$, and a chord which bears South $10^{\circ} 54' 20''$ West, 290.52 feet to a point for corner;

Thence, South $24^{\circ} 20' 42''$ West, 16.23 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears South $20^{\circ} 39' 18''$ East, 35.36 feet to a point for corner;

Thence, South $65^{\circ} 39' 18''$ East, 190.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears North $69^{\circ} 20' 42''$ East, 35.36 feet to a point for corner;

Thence, South $66^{\circ} 34' 19''$ East, 50.01 feet to a point for corner;

Thence, North $24^{\circ} 20' 42''$ East, 97.69 feet to a point for corner;

Thence, South $65^{\circ} 39' 18''$ East, 54.90 feet to a point for corner;

Thence, South $74^{\circ} 38' 51''$ East, 49.65 feet to a point for corner;

Thence, South $82^{\circ} 20' 19''$ East, 99.20 feet to a point for corner;

Thence, North $87^{\circ} 27' 58''$ East, 107.81 feet to a point for corner;

Thence, South $02^{\circ} 32' 02''$ East, 33.21 feet to a point for corner, the beginning of a curve;

Thence, 56.40 feet along the arc of a tangent curve to the left, having a radius of 625.00 feet, a central angle of $05^{\circ} 10' 14''$, and a chord which bears South $05^{\circ} 07' 09''$ East, 56.38 feet to a point for corner;

Thence, North $82^{\circ} 17' 44''$ East, 50.00 feet to a point for corner, the beginning of a curve;

Thence, 42.28 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of $96^{\circ} 54' 31''$, and a chord which bears South $56^{\circ} 09' 31''$ East, 37.42 feet to a point for corner, the beginning of a compound curve;

Thence, 190.19 feet along the arc of a tangent curve to the left, having a radius of 675.00 feet, a central angle of $16^{\circ} 08' 37''$, and a chord which bears North $67^{\circ} 18' 55''$ East, 189.56 feet to a point for corner;

Thence, North $59^{\circ} 14' 36''$ East, 43.17 feet to a point for corner, the beginning of a curve;

Thence, 35.79 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $82^{\circ} 01' 57''$, and a chord which bears North $18^{\circ} 13' 37''$ East, 32.81 feet to a point for corner, the beginning of a reverse curve;

Thence, 18.28 feet along the arc of a tangent curve to the right, having a radius of 325.00 feet, a central angle of $03^{\circ} 13' 19''$, and a chord which bears North $21^{\circ} 10' 41''$ West, 18.27 feet to a point for corner;

Thence, North $70^{\circ} 25' 58''$ East, 50.00 feet to a point for corner, the beginning of a curve;

Thence, 44.15 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of $101^{\circ} 11' 22''$, and a chord which bears South $70^{\circ} 09' 43''$ East, 38.63 feet to a point for corner;

Thence, North $59^{\circ} 14' 36''$ East, 124.76 feet to a point for corner;

Thence, South $30^{\circ} 45' 24''$ East, 50.00 feet to a point for corner;

Thence, North $59^{\circ} 14' 36''$ East, 103.03 feet to a point for corner;

Thence, South $30^{\circ} 45' 24''$ East, 53.19 feet to a point for corner;

Thence, South $17^{\circ} 41' 39''$ East, 206.71 feet to a point for corner;

Thence, South $10^{\circ} 09' 58''$ East, 72.02 feet to a point for corner;

Thence, South $02^{\circ} 38' 23''$ East, 85.40 feet to a point for corner;

Thence, South $87^{\circ} 21' 37''$ West, 736.73 feet to a point for corner;

Thence, South $02^{\circ} 14' 58''$ East, 763.74 feet to a point for corner;

Thence, South $71^{\circ} 57' 57''$ West, 57.74 feet to a point for corner, the beginning of a curve;

Thence, 117.29 feet along the arc of a tangent curve to the right, having a radius of 275.00 feet, a central angle of $24^{\circ} 26' 11''$, and a chord which bears South $84^{\circ} 11' 03''$ West, 116.40 feet to a point for corner, the beginning of a compound curve;

Thence, 44.87 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $102^{\circ} 50' 07''$, and a chord which bears North $32^{\circ} 10' 48''$ West, 39.09 feet to a point for corner;

Thence, North $70^{\circ} 45' 45''$ West, 50.00 feet to a point for corner, the beginning of a curve;

21.885 acres

March 3, 2022
LJAS001-1019-3062

Thence, 207.82 feet along the arc of a non-tangent curve to the right, having a radius of 975.00 feet, a central angle of $12^{\circ} 12' 44''$, and a chord which bears South $25^{\circ} 20' 37''$ West, 207.42 feet to a point for corner;

Thence, North $60^{\circ} 34' 05''$ West, 125.22 feet to the POINT OF BEGINNING and containing 21.885 acres of land.

Corner monuments were not set at the client's request.

Cameron S. Lowe, RPLS, PLS
Texas Registration No. 6713
LJA Surveying, Inc.



Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

March 4, 2022

**City of Magnolia Planning Commission
18111 Buddy Riley Blvd.
Magnolia, Texas 77534**

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records MONTGOMERY County, Texas, through an effective date of February 25, 2022, insofar as they pertain to:

MILL CREEK SECTION 6A

Being 21.885 acres of land located in the John B. Richards Survey, Abstract No. 449 Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc., by an instrument in Document Number 2021047873 of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), and out of that certain called 164.94 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2018025704, M.C.O.P.R., said 21.885 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

FORESTAR (USA) REAL ESTATE GROUP, INC.

EASEMENTS AND OTHER ENCUMBRANCES:

Any portion of the Land located within the boundaries of any roadway or highway, including, but not limited to Mill Creek Drive, as described in Volume 777, Page 712 Deed Records of Montgomery County, Texas.

All oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, retained therein, and not conveyed, described in deed recorded in Volume 144, Page 123 of the Deed Records of Montgomery County, Texas. Said mineral interest not

traced subsequent to the date of the above cited instrument.

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated June 6, 1938, recorded July 28, 1938 at Volume 198, Page 511 of the Deed Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Volume 740, Page 254 of the Deed Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Reservation of all oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, described in deed recorded in Volume 1029, Page 257 of the Deed Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Document No. 8006792 of the Real Property Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Document No. 8315878 of the Real Property Records of Montgomery County, Texas. Said mineral interest not tract subsequent to the date of the above cited instrument.

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated January 30, 1987, recorded February 2, 1987 at Clerk's File No. 8704622 of the Official Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 12, 1987, recorded April 20, 1987 at Clerk's File No. 8716410 of the Official Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such Interest(s).

Easement 10 feet in width together with an aerial easement as granted to Houston Lighting & Power Company, by instrument(s) filed for record under MONTGOMERY County Clerk's File No(s). 9561961.

Affidavit to the Public (concerning an on-site wastewater treatment system) recorded under Montgomery County Clerk's File No. 2003068959.

Terms, conditions and stipulations contained in that certain surface application on-site

wastewater treatment system, as set forth by instrument(s) filed for record under Montgomery County Clerks File No. 2009010818.

Reservation of oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, as set forth in the interests or amounts described therein, as set forth in deed recorded in Document No. 2019074391 of the Official Public Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Waiver of Special Appraisal for the benefit of Montgomery County Municipal Utility District No. 165, as recorded under Montgomery County Clerk's File No. 2020012116.

Terms, conditions and stipulations contained in that certain Strategic Partnership Agreement between the City of Magnolia and Montgomery County Municipal Utility District No. 165, as recorded under Montgomery County Clerk's File No. 2022005378.

RESTRICTIONS:

Restrictive covenants recorded under Montgomery County Clerk's File No. 2020009780, 2020010096, 2020010097, 2020010805, 2020010806, 2020010807, 2020071579, 2020073868, 2021003132, 2021045101, 2021056645, 2021105875, 2021105876, 2021136236

LIENS:

None of Record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Magnolia; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

**Prepared by:
Charter Title Company**

BY: _____

Yolanda Mercado, Examiner

March 4, 2022

March 3, 2022
LJAS001-1019-3062

DESCRIPTION OF
MILL CREEK SECTION 6A
21.885 ACRES

Being 21.885 acres of land located in the John B. Richards Survey, Abstract Number 449, Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2021047873, of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), and out of that certain called 164.94 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2018025704, M.C.O.P.R., said 21.885 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, Central Zone, NAD83);

COMMENCING for reference, at a 5/8 inch iron rod with cap stamped "LJA SURVEY" previously set marking the southwest corner of said 92.22 acre tract, said point lying on the north line of said 164.94 acre tract; from which a 1/2 inch iron rod found marking the northeast corner of said 164.94 acre tract bears South 89° 42' 57" East, 2,218.84 feet;

Thence, South 41° 16' 35" East, departing the north line of said 164.94 acre tract, 1,085.52 feet to the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 30° 00' 04" East, 55.77 feet to a point for corner;

Thence, North 26° 19' 25" East, 49.34 feet to a point for corner;

Thence, North 22° 59' 51" East, 49.34 feet to a point for corner;

Thence, North 19° 40' 17" East, 49.34 feet to a point for corner;

Thence, North 16° 20' 43" East, 49.34 feet to a point for corner;

Thence, North 13° 01' 09" East, 49.34 feet to a point for corner;

Thence, North 09° 41' 35" East, 49.34 feet to a point for corner;

Thence, North 06° 22' 01" East, 49.34 feet to a point for corner;

Thence, North 03° 02' 28" East, 49.34 feet to a point for corner;

Thence, North 00° 17' 06" West, 49.34 feet to a point for corner;

Thence, North 03° 36' 40" West, 49.34 feet to a point for corner;

Thence, North 06° 21' 12" West, 69.18 feet to a point for corner;

Thence, North 70° 15' 36" West, 72.26 feet to a point for corner;

Thence, North 72° 38' 38" West, 87.61 feet to a point for corner;

Thence, North 65° 39' 18" West, 464.86 feet to a point for corner;

Thence, North 28° 24' 10" West, 117.85 feet to a point for corner;

Thence, North 11° 15' 42" East, 113.68 feet to a point for corner;

Thence, North 37° 56' 59" East, 102.89 feet to a point for corner;

Thence, North 24° 20' 42" East, 200.00 feet to a point for corner;

Thence, North 24° 02' 54" East, 49.33 feet to a point for corner;

Thence, North 19° 21' 55" East, 47.87 feet to a point for corner;

Thence, North 13° 16' 02" East, 47.87 feet to a point for corner;

Thence, North 07° 10' 09" East, 47.87 feet to a point for corner;

Thence, North 01° 05' 47" East, 47.87 feet to a point for corner;

Thence, North 02° 32' 02" West, 189.81 feet to a point for corner;

Thence, North 42° 27' 58" East, 14.14 feet to a point for corner;

Thence, North 87° 27' 58" East, 165.00 feet to a point for corner;

Thence, South 02° 32' 02" East, 195.44 feet to a point for corner, the beginning of a curve;

Thence, 293.20 feet along the arc of a tangent curve to the right, having a radius of 625.00 feet, a central angle of 26° 52' 44", and a chord which bears South 10° 54' 20" West, 290.52 feet to a point for corner;

Thence, South 24° 20' 42" West, 16.23 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears South 20° 39' 18" East, 35.36 feet to a point for corner;

Thence, South 65° 39' 18" East, 190.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 69° 20' 42" East, 35.36 feet to a point for corner;

Thence, South 66° 34' 19" East, 50.01 feet to a point for corner;

Thence, North 24° 20' 42" East, 97.69 feet to a point for corner;

Thence, South 65° 39' 18" East, 54.90 feet to a point for corner;

Thence, South 74° 38' 51" East, 49.65 feet to a point for corner;

Thence, South $82^{\circ} 20' 19''$ East, 99.20 feet to a point for corner;

Thence, North $87^{\circ} 27' 58''$ East, 107.81 feet to a point for corner;

Thence, South $02^{\circ} 32' 02''$ East, 33.21 feet to a point for corner, the beginning of a curve;

Thence, 56.40 feet along the arc of a tangent curve to the left, having a radius of 625.00 feet, a central angle of $05^{\circ} 10' 14''$, and a chord which bears South $05^{\circ} 07' 09''$ East, 56.38 feet to a point for corner;

Thence, North $82^{\circ} 17' 44''$ East, 50.00 feet to a point for corner, the beginning of a curve;

Thence, 42.28 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of $96^{\circ} 54' 31''$, and a chord which bears South $56^{\circ} 09' 31''$ East, 37.42 feet to a point for corner, the beginning of a compound curve;

Thence, 190.19 feet along the arc of a tangent curve to the left, having a radius of 675.00 feet, a central angle of $16^{\circ} 08' 37''$, and a chord which bears North $67^{\circ} 18' 55''$ East, 189.56 feet to a point for corner;

Thence, North $59^{\circ} 14' 36''$ East, 43.17 feet to a point for corner, the beginning of a curve;

Thence, 35.79 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $82^{\circ} 01' 57''$, and a chord which bears North $18^{\circ} 13' 37''$ East, 32.81 feet to a point for corner, the beginning of a reverse curve;

Thence, 18.28 feet along the arc of a tangent curve to the right, having a radius of 325.00 feet, a central angle of $03^{\circ} 13' 19''$, and a chord which bears North $21^{\circ} 10' 41''$ West, 18.27 feet to a point for corner;

Thence, North $70^{\circ} 25' 58''$ East, 50.00 feet to a point for corner, the beginning of a curve;

Thence, 44.15 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of $101^{\circ} 11' 22''$, and a chord which bears South $70^{\circ} 09' 43''$ East, 38.63 feet to a point for corner;

Thence, North $59^{\circ} 14' 36''$ East, 124.76 feet to a point for corner;

Thence, South $30^{\circ} 45' 24''$ East, 50.00 feet to a point for corner;

Thence, North $59^{\circ} 14' 36''$ East, 103.03 feet to a point for corner;

Thence, South $30^{\circ} 45' 24''$ East, 53.19 feet to a point for corner;

Thence, South $17^{\circ} 41' 39''$ East, 206.71 feet to a point for corner;

Thence, South $10^{\circ} 09' 58''$ East, 72.02 feet to a point for corner;

Thence, South $02^{\circ} 38' 23''$ East, 85.40 feet to a point for corner;

Thence, South $87^{\circ} 21' 37''$ West, 736.73 feet to a point for corner;

Thence, South $02^{\circ} 14' 58''$ East, 763.74 feet to a point for corner;

Thence, South $71^{\circ} 57' 57''$ West, 57.74 feet to a point for corner, the beginning of a curve;

Thence, 117.29 feet along the arc of a tangent curve to the right, having a radius of 275.00 feet, a central angle of $24^{\circ} 26' 11''$, and a chord which bears South $84^{\circ} 11' 03''$ West, 116.40 feet to a point for corner, the beginning of a compound curve;

Thence, 44.87 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $102^{\circ} 50' 07''$, and a chord which bears North $32^{\circ} 10' 48''$ West, 39.09 feet to a point for corner;

Thence, North $70^{\circ} 45' 45''$ West, 50.00 feet to a point for corner, the beginning of a curve;

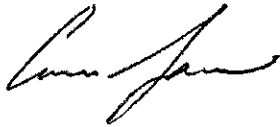
21.885 acres

March 3, 2022
LJAS001-1019-3062

Thence, 207.82 feet along the arc of a non-tangent curve to the right, having a radius of 975.00 feet, a central angle of $12^{\circ} 12' 44''$, and a chord which bears South $25^{\circ} 20' 37''$ West, 207.42 feet to a point for corner;

Thence, North $60^{\circ} 34' 05''$ West, 125.22 feet to the POINT OF BEGINNING and containing 21.885 acres of land.

Corner monuments were not set at the client's request.



Cameron S. Lowe, RPLS, PLS
Texas Registration No. 6713
LJA Surveying, Inc.





May 31, 2022

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

Reference: *Mill Creek Estates Section 6B Final Plat – Letter of No Objection*
City of Magnolia
AEI Job No. 220531.80-001

Dear Mr. Doering:

We received the revised final plat for the proposed Mill Creek Estates Section 6B on May 17, 2022, and additional supporting documents on May 26, 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. 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.
3. Provide an electronical copy of the final recorded plat to the City Engineer when it becomes available.

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
 Ms. Christian Gable – City of Magnolia - Planning Coordinator
 Mr. Burt Smith – City of Magnolia – Director of Public Works
 Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company
 Mr. Zachary Zarse – LJA Engineering, Inc.



Final Plat Application Form

This form shall be submitted with each application for a final plat.

CONTACT INFORMATION

Applicant

LJA Engineering, Inc.- Zach Zarse

Name

3600 W Sam Houston Parkway S Suite 600

Street Address

Houston, TX 77042

City, State Zip

713-580-4100

Phone

Fax

zzarse@lja.com

E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

Forestar (USA) Real Estate Group, Inc.

Name

3355 West Alabama Street, Suite 600

Street Address

Houston, TX 77098

City, State Zip

Phone

Fax

thomassikora@forestar.com

E-mail

Engineer/Land Surveyor (if different)

LJA Surveying, Inc.- Cameron S. Lowe

Name

3600 W Sam Houston Parkway S, Suite 175

Street Address

Houston, TX 77042

City, State Zip

713-953-5212

Phone

Fax

clowe@ljasurvey.com

E-mail

Project Name: _____ Subdivision: _____ Reviewer: _____

PROPERTY PROFILE

Legal Description Mill Creek Estates Section 6B 48 3
(Subdivision) (Lot) (Block)

Current Zoning PD

Present Use of Property

Agricultural/ Vacant

Proposed Use of the Property

Single Family Residential

Total Area of Site 8.706

Project Name: _____ Subdivision: _____ Reviewer: _____

1. Description of existing property. If the property has been previously subdivided, provided the lot(s), block(s), and subdivision name. If the property has been subdivided, provide the metes and bounds description:

N/A

2. Description of proposed property change, including lot numbers, name, etc.

Mill Creek Sec 6B, 48 Lots, 3 Blocks, 0 Reserves (0.000 acres)

Required Information

- ☐ Three (3) copies of the final plat; minimum 20 in. x 24 in. size Mylar originals sealed by a state of Texas registered surveyor
- ☐ Twelve (12) copies in black or blue line copies of the original Mylar final plat
- ☐ Twelve (12) copies of a "letter of explanation" explaining the details of the final plat
- ☐ One (1) copy in blue or black line of all originals in 11 in. x 17 in. size
- ☐ All fees
- ☐ One (1) Adobe Acrobat PDF of each page presented to the City for review
- ☐ Owner affidavit of no conveyance of any interest and that no additional liens exist on the land within the plat since the date of the original title opinion (title search)
- ☐ Tax certificates; City, County, and School
- ☐ Final plans and specifications for all required improvements
- ☐ Vicinity map
- ☐ North arrow
- ☐ Revision date
- ☐ Legal description
- ☐ Scale
- ☐ Contour lines (at one-foot intervals)
- ☐ Tabulations that include:
 - ☐ The number of lots in the subdivision
 - ☐ The size of the parcel
 - ☐ The number of dwelling units proposed (provided on a separated attached description)
 - ☐ The number of square feet of nonresidential floor area proposed, by generalized use (provided on a separate attached description)
 - ☐ Water available for fire protection
- ☐ Use and ownership of abutting parcels or lots
- ☐ Location and dimensions (including all curve data, the lengths of all arcs, radii, internal angles, points of curvature, lengths and bearings of tangents) of:
 - ☐ Right-of-way, streets, alleys, railroads, lots, open space, parks, protected natural resources, and buffers
 - ☐ Utility and access easements
 - ☐ Private access easements

Project Name: _____ Subdivision: _____ Reviewer: _____

- ☐ The outer boundary lines of the parcel proposed for subdivision, with accurate distances, angles, and true bearings if available, and the exact location width of all recorded streets and ways intersecting the boundaries of the parcel being platted
- ☐ Distances and angles, or true bearings if available, to the established street lines or official monuments, which shall be accurately described on the plat
- ☐ Proposed names of streets
- ☐ Linear footage of proposed new right-of-way
- ☐ All block indications, if any; lot numbers; all individual areas designated by number or letter, and lots in new subdivision, numbered consecutively
- ☐ The accurate location, material, type and description of all permanent control monuments. Where no established bench mark exists, show permanent bench marks that have been established on the property based on mean sea level datum and shown on the plat
- ☐ Delineation and area of special use areas, including the location and size of proposed parks, playgrounds, protected resources and open spaces, sites for places of public assembly (including schools) or other special uses of land to be considered for dedication to public use, and of all property that may be granted by deed and covenants for the common use of the property owners in the subdivision, along with statements for responsibility for maintenance. Actual use descriptions must be provided on a separate attached description
- ☐ Proposed generalized use of lots (*e.g.*, mixed-use, single-family attached, multi-family, industrial, commercial or office, or institutional), provided on a separate attached description
- ☐ Proposed location, size, and linear footage of proposed potable water lines, provided on a separate utility sheet
- ☐ Proposed location, size, and linear footage of natural gas lines, provided on a separate utility sheet
- ☐ Proposed location, size, and linear footage of sanitary sewer lines and sewerage facilities, except individual treatment systems provided on utility and street construction plans
- ☐ Proposed location of fire hydrants, provided on utility and street construction plans
- ☐ If the proposed subdivision is to be constructed in several phases, a staging plan that shows how the subdivision improvements will be phased. Anticipated time lines for construction of the improvements shall be provided on a separate attached description
- ☐ If the proposed subdivision is one of several phases, conceptual plans for the other phases
- ☐ Traffic study (if necessary)
- ☐ All required notes, certifications, and signatures

I, Zach Zarse (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

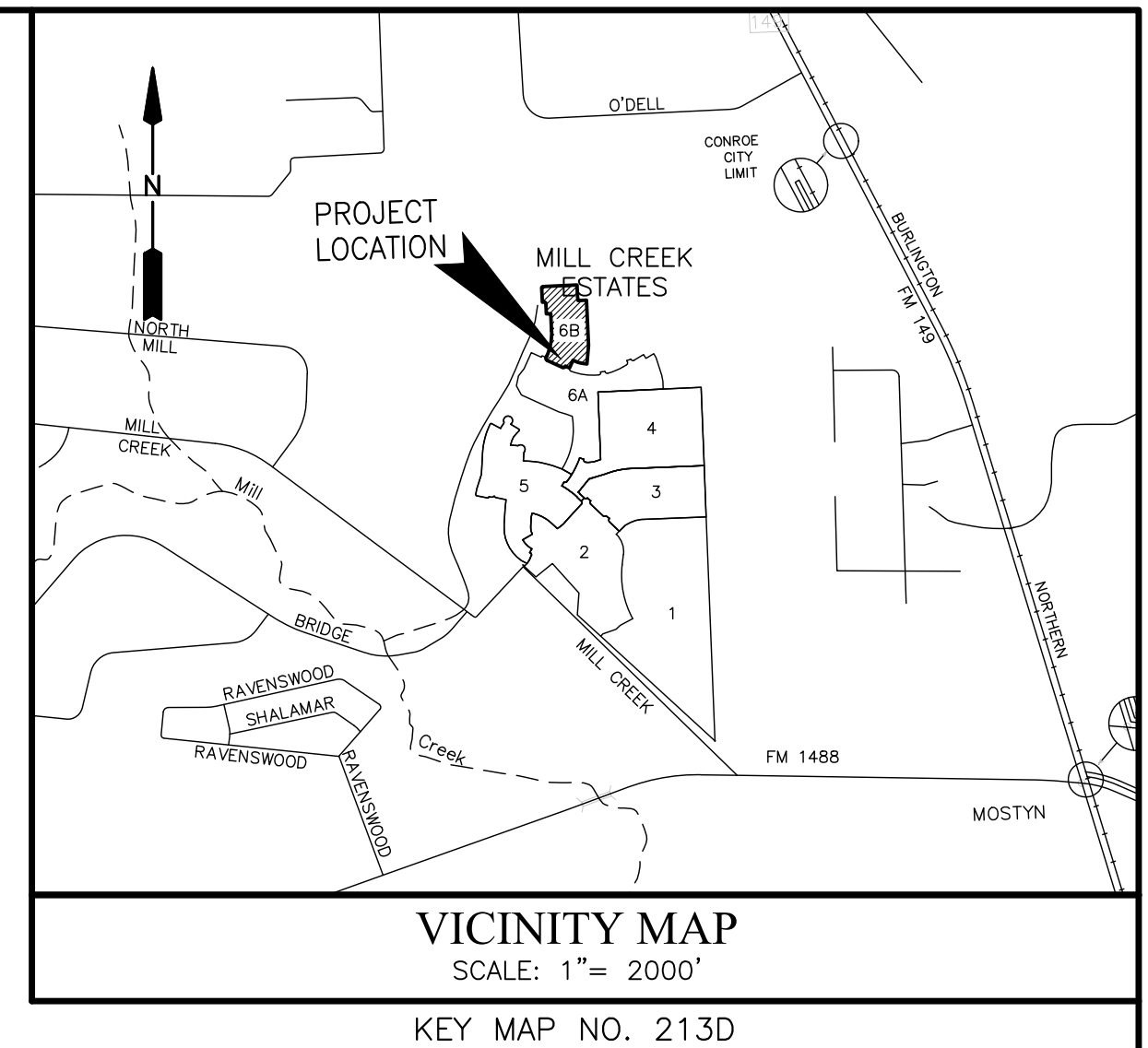
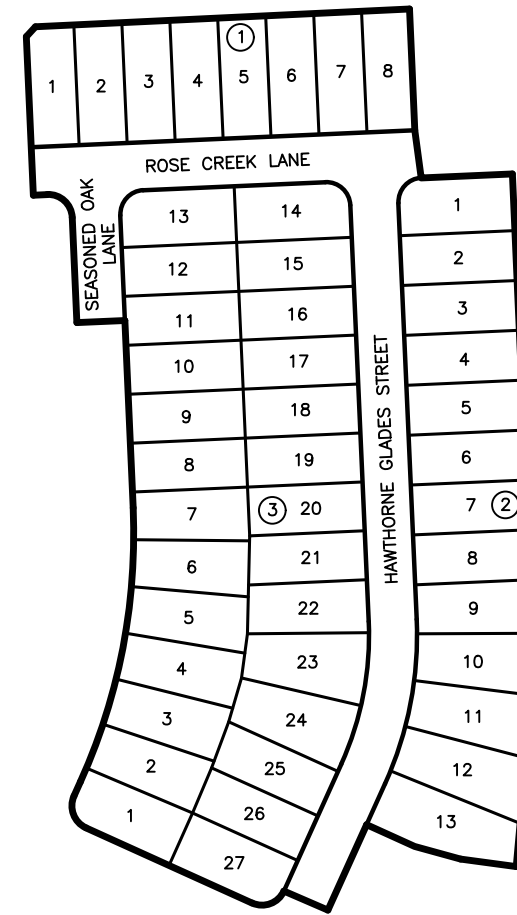


Signature of Applicant

03/07/2022

Date

Project Name: _____ Subdivision: _____ Reviewer: _____



STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, JUSTINE C. KLINKE AND BRIAN STIDHAM, VICE PRESIDENT AND DEVELOPMENT DIRECTOR, RESPECTIVELY OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MILL CREEK ESTATES SECTION 6B, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MILL CREEK ESTATES SECTION 6B, LOCATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION; 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.

THIS IS TO CERTIFY THAT WE, JUSTINE C. KLINKE AND BRIAN STIDHAM, VICE PRESIDENT AND DEVELOPMENT DIRECTOR, RESPECTIVELY OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MILL CREEK ESTATES SECTION 6B, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, WE, FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

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 MILL CREEK ESTATES SECTION 6B 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 FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUSTINE C. KLINKE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, BY ITS DEVELOPMENT DIRECTOR, BRIAN STIDHAM, THIS DAY OF _____, 2022.

FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION

BY: _____
JUSTINE C. KLINKE, VICE PRESIDENT

ATTEST: _____
BRIAN STIDHAM, DEVELOPMENT DIRECTOR

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTINE C. KLINKE, VICE PRESIDENT OF OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION 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 BRIAN STIDHAM, DEVELOPMENT DIRECTOR OF OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE 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 PURPOSE AND CONSIDERATION 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, CAMERON S. LOWE, 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 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 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.

CAMERON S. LOWE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6713

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MILL CREEK ESTATES SECTION 6B 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.

CHAIRMAN

CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS ACCEPTED THIS PLAT AND SUBDIVISION OF MILL CREEK ESTATES SECTION 6B 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

CITY SECRETARY

I, MARK J. MOONEY, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

MARK J. MOONEY, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

CHARLIE RILEY
COMMISSIONER, PRECINCT 2

MARK KEOUGH
COUNTY JUDGE

JAMES L. NOACK
COMMISSIONER, PRECINCT 3

JAMES METTS
COMMISSIONER, PRECINCT 4

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.

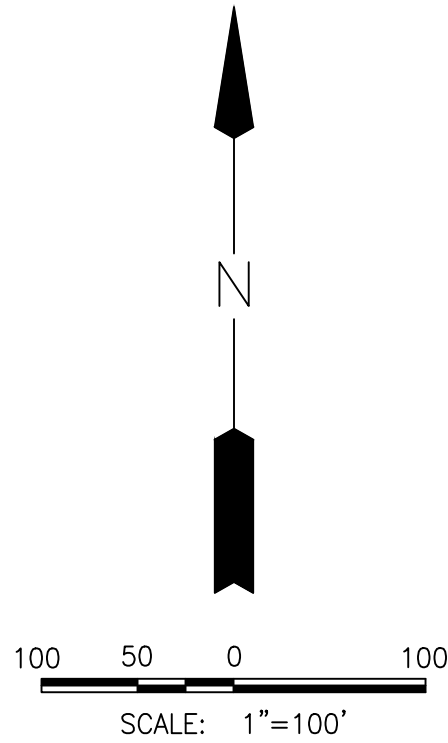
MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
3355 WEST ALABAMA STREET, SUITE 210
HOUSTON, TEXAS 77098

MILL CREEK ESTATES
SECTION 6B

SHEET 2 OF 4



CALLLED 16.492 ACRES
MIKE H. GARNER
DOCUMENT NO. 2007-087796
M.C.O.P.R.R.P.

CALLLED 75.69 ACRES
MIKE H. GARNER
DOCUMENT NO. 2005-072134
M.C.O.P.R.R.P.

P.O.B.

NAD83 GRID COORDINATES
X=3,756,126.68
Y= 10,083,199.03

ROBIN GEORGE SURVEY
ABSTRACT 465

THOMAS G. ALLAN SURVEY
ABSTRACT 64

JOHN B. RICHARDS SURVEY
ABSTRACT 449

CALLLED 303.20 ACRES (PARCEL IV)
FRANK R. MCWHORTER AND
WIFE ELIZABETH M. MCWHORTER
VOL. 1029, PG. 257
M.C.D.R.

CALLLED 92.22 ACRES
FORESTAR (USA)
REAL ESTATE GROUP INC.
DOC. NO. 2021047873
M.C.O.P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°22'58" E	14.16'
L2	S 07°36'11" E	50.20'
L3	N 87°27'58" E	95.00'
L4	N 82°20'19" W	58.53'
L5	N 74°38'51" W	49.65'
L6	N 65°39'18" W	54.90'
L7	S 24°20'42" W	97.69'
L8	N 66°34'19" W	50.01'
L9	N 24°20'42" E	16.23'
L10	N 02°32'02" W	195.44'
L11	S 87°27'58" W	50.00'
L12	N 02°32'02" W	109.58'
L13	S 87°27'58" W	14.44'
L14	S 24°07'18" W	59.88'
L15	S 22°53'24" W	51.02'
L16	N 20°27'16" E	51.12'
L17	N 16°22'54" E	47.58'
L18	N 07°29'31" E	46.53'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	S 69°20'42" W	35.36'
C2	25.00'	90°00'00"	39.27'	N 20°39'18" W	35.36'
C3	625.00'	26°52'44"	293.20'	N 10°54'20" E	290.52'
C4	25.00'	90°00'00"	39.27'	N 47°32'02" W	35.36'
C5	350.00'	26°52'44"	164.19'	S 10°54'20" W	162.69'
C6	25.00'	90°00'00"	39.27'	S 42°27'58" W	35.36'
C7	375.00'	26°52'44"	175.92'	S 10°54'20" W	174.31'
C8	325.00'	26°52'44"	152.47'	N 10°54'20" E	151.07'
C9	25.00'	90°00'00"	39.27'	N 47°32'02" W	35.36'
C10	25.00'	90°00'00"	39.27'	S 42°27'58" W	35.36'

LEGEND

- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
A.E. INDICATES AERIAL EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
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
R.O.W. INDICATES RIGHT-OF-WAY
INDICATES STREET NAME CHANGE
P.O.B. INDICATES POINT OF BEGINNING
(F) INDICATES FOUND 5/8" INCH IRON ROD WITH CAP
STAMPED "LJA SURVEY"
(S) INDICATES SET 5/8" INCH IRON ROD WITH CAP
STAMPED "LJA SURVEY"

NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY DIVIDING THE GRID COORDINATE BY 0.99999647066.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 165 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION, UNLESS OTHERWISE NOTED.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0480G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- BENCHMARK: TSARP MONUMENT 110125: A BRASS DISK STAMPED RM100125 LOCATED ON THE DOWNSTREAM SIDE OF THE KUYKENDAHL ROAD BRIDGE OVER CYPRESS CREEK. THE POINT IS LOCATED +/- 0.60 MILES SOUTHWEST OF THE INTERSECTION OF KUYKENDAHL ROAD AND FLINTRIDGE DRIVE.

ELEVATION = 143.57 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 10057959.086 E 3810217.487
- SITE TBM-A - TBM-A: A CHISELED BOX IN CONCRETE ON TOP OF A STORM SEWER CURB INLET WITHIN AN UNDEVELOPED SECTION OF MILL CREEK. THE POINT IS LOCATED +/- 1100 FEET NORTHEAST OF MILL CREEK ROAD AND +/- 2020 FEET NORTH OF FM 1488.

ELEVATION = 216.12 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 10079696.593 E 3757838.329
- MINIMUM SLAB ELEVATIONS ARE ESTABLISHED AS THE HIGHEST OF THE FOLLOWING:
 - 18 INCHES ABOVE NATURAL GROUND AT THE HIGHEST POINT ON THE PERIMETER OF THE SLAB; OR
 - 18 INCHES ABOVE THE HIGHEST ELEVATION OF THE TOP OF CURB ADJACENT TO THE LOT.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
3355 WEST ALABAMA STREET, SUITE 210
HOUSTON, TEXAS 77098

MILL CREEK ESTATES
SECTION 6B

SHEET 3 OF 4

March 3, 2022
LJAS001-1019-3062

DESCRIPTION OF
MILL CREEK SECTION 6B
8.706 ACRES

Being 8.706 acres of land located in the John B. Richards Survey, Abstract Number 449, Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2021047873, of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), said 8.706 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, Central Zone, NAD83);

COMMENCING for reference, at a 5/8 inch iron rod with cap stamped "LJA SURVEY" previously set marking the northwest corner of said 92.22 acre tract, said point lying on the south line of that certain called 16.492 acre tract described in the deed to Mike H. Garner, recorded under Document Number 2007-087796 of the Official Public records of Real Property Montgomery County, Texas (M.C.O.P.R.R.P.), from which a 5/8 inch iron rod with cap stamped "LJA SURVEY" previously set marking the northeast corner of said 92.22 acre tract and the southeast corner of that certain called 75.69 acre tract described in deed to Mike H. Garner, recorded under Document Number 2005-072134 M.C.O.P.R.R.P., said point lying on the west line of that certain called 15.000 acre tract described in the deed to Mark W. McQuiggin and Angela B. McQuiggin, recorded under Document Number 2020026327, M.C.O.P.R., bears, North 87° 17' 58" East, passing at 37.32 feet to the southeast corner of said 16.492 acre tract and the southwest corner of said 75.69 acre tract, and for a total distance of 2,853.62 feet;

Thence, South 38° 10' 21" East, departing the south line of said 16.492 acre tract, 36.84 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 87° 17' 58" East, 390.00 feet to a point for corner;

Thence, South 02° 32' 02" East, 126.34 feet to a point for corner;

Thence, South 07° 36' 11" East, 50.20 feet to a point for corner;

Thence, North $87^{\circ} 27' 58''$ East, 95.00 feet to a point for corner;

Thence, South $02^{\circ} 32' 02''$ East, 513.50 feet to a point for corner;

Thence, South $05^{\circ} 06' 56''$ West, 209.12 feet to a point for corner;

Thence, North $82^{\circ} 20' 19''$ West, 58.53 feet to a point for corner;

Thence, North $74^{\circ} 38' 51''$ West, 49.65 feet to a point for corner;

Thence, North $65^{\circ} 39' 18''$ West, 54.90 feet to a point for corner;

Thence, South $24^{\circ} 20' 42''$ West, 97.69 feet to a point for corner;

Thence, North $66^{\circ} 34' 19''$ West, 50.01 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears South $69^{\circ} 20' 42''$ West, 35.36 feet to a point for corner;

Thence, North $65^{\circ} 39' 18''$ West, 190.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears North $20^{\circ} 39' 18''$ West, 35.36 feet to a point for corner;

Thence, North $24^{\circ} 20' 42''$ East, 16.23 feet to a point for corner, the beginning of a curve;

Thence, 293.20 feet along the arc of a tangent curve to the left, having a radius of 625.00 feet, a central angle of $26^{\circ} 52' 44''$, and a chord which bears North $10^{\circ} 54' 20''$ East, 290.52 feet to a point for corner;

Thence, North $02^{\circ} 32' 02''$ West, 195.44 feet to a point for corner;

Thence, South $87^{\circ} 27' 58''$ West, 50.00 feet to a point for corner;

Thence, North $02^{\circ} 32' 02''$ West, 109.58 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears North $47^{\circ} 32' 02''$ West, 35.36 feet to a point for corner;

Thence, South $87^{\circ} 27' 58''$ West, 14.44 feet to a point for corner;

Thence, North $02^{\circ} 32' 02''$ West, 165.18 feet to a point for corner;

Thence, North $42^{\circ} 22' 58''$ East, 14.16 feet to the POINT OF BEGINNING and containing 8.706 acres of land.

Corner monuments were not set at the client's request.

Cameron S. Lowe, RPLS, PLS
Texas Registration No. 6713
LJA Surveying, Inc.



Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

March 7, 2022

**City of Magnolia Planning Commission
18111 Buddy Riley Blvd.
Magnolia, Texas 77534**

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records MONTGOMERY County, Texas, through an effective date of February 25, 2022, insofar as they pertain to:

MILL CREEK SECTION 6B

Being 8.706 acres of land located in the John B. Richards Survey, Abstract No. 449 Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc., by an instrument in Document Number 2021047873 of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), said 8.706 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

FORESTAR (USA) REAL ESTATE GROUP, INC.

EASEMENTS AND OTHER ENCUMBRANCES:

Any portion of the Land located within the boundaries of any roadway or highway, including, but not limited to Mill Creek Drive, as described in Volume 777, Page 712 Deed Records of Montgomery County, Texas.

All oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, retained therein, and not conveyed, described in deed recorded in Volume 144, Page 123 of the Deed Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated June 6, 1938, recorded July 28, 1938 at Volume 198, Page 511 of the Deed Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Volume 740, Page 254 of the Deed Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Reservation of all oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, described in deed recorded in Volume 1029, Page 257 of the Deed Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Document No. 8006792 of the Real Property Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Document No. 8315878 of the Real Property Records of Montgomery County, Texas. Said mineral interest not tract subsequent to the date of the above cited instrument.

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated January 30, 1987, recorded February 2, 1987 at Clerk's File No. 8704622 of the Official Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 12, 1987, recorded April 20, 1987 at Clerk's File No. 8716410 of the Official Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such Interest(s).

Easement 10 feet in width together with an aerial easement as granted to Houston Lighting & Power Company, by instrument(s) filed for record under MONTGOMERY County Clerk's File No(s). 9561961.

Affidavit to the Public (concerning an on-site wastewater treatment system) recorded under Montgomery County Clerk's File No. 2003068959.

Terms, conditions and stipulations contained in that certain surface application on-site wastewater treatment system, as set forth by instrument(s) filed for record under Montgomery County Clerks File No. 2009010818.

Reservation of oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, as set forth in the interests or amounts described therein, as set forth in deed recorded in Document No. 2019074391 of the Official Public Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Waiver of Special Appraisal for the benefit of Montgomery County Municipal Utility District No. 165, as recorded under Montgomery County Clerk's File No. 2020012116.

Terms, conditions and stipulations contained in that certain Strategic Partnership Agreement between the City of Magnolia and Montgomery County Municipal Utility District No. 165, as recorded under Montgomery County Clerk's File No. 2022005378.

RESTRICTIONS:

Restrictive covenants recorded under Montgomery County Clerk's File No. 2020009780, 2020010096, 2020010097, 2020010805, 2020010806, 2020010807, 2020071579, 2020073868, 2021003132, 2021045101, 2021056645, 2021105875, 2021105876, 2021136236

LIENS:


None of Record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Magnolia; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

**Prepared by:
Charter Title Company**

BY: 
Yolanda Mercado, Examiner

March 7, 2022

March 3, 2022
LJAS001-1019-3062

DESCRIPTION OF
MILL CREEK SECTION 6B
8.706 ACRES

Being 8.706 acres of land located in the John B. Richards Survey, Abstract Number 449, Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2021047873, of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), said 8.706 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, Central Zone, NAD83);

COMMENCING for reference, at a 5/8 inch iron rod with cap stamped "LJA SURVEY" previously set marking the northwest corner of said 92.22 acre tract, said point lying on the south line of that certain called 16.492 acre tract described in the deed to Mike H. Garner, recorded under Document Number 2007-087796 of the Official Public records of Real Property Montgomery County, Texas (M.C.O.P.R.R.P.), from which a 5/8 inch iron rod with cap stamped "LJA SURVEY" previously set marking the northeast corner of said 92.22 acre tract and the southeast corner of that certain called 75.69 acre tract described in deed to Mike H. Garner, recorded under Document Number 2005-072134 M.C.O.P.R.R.P., said point lying on the west line of that certain called 15.000 acre tract described in the deed to Mark W. McQuiggin and Angela B. McQuiggin, recorded under Document Number 2020026327, M.C.O.P.R., bears, North 87° 17' 58" East, passing at 37.32 feet to the southeast corner of said 16.492 acre tract and the southwest corner of said 75.69 acre tract, and for a total distance of 2,853.62 feet;

Thence, South 38° 10' 21" East, departing the south line of said 16.492 acre tract, 36.84 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 87° 17' 58" East, 390.00 feet to a point for corner;

Thence, South 02° 32' 02" East, 126.34 feet to a point for corner;

Thence, South 07° 36' 11" East, 50.20 feet to a point for corner;

Thence, North $87^{\circ} 27' 58''$ East, 95.00 feet to a point for corner;

Thence, South $02^{\circ} 32' 02''$ East, 513.50 feet to a point for corner;

Thence, South $05^{\circ} 06' 56''$ West, 209.12 feet to a point for corner;

Thence, North $82^{\circ} 20' 19''$ West, 58.53 feet to a point for corner;

Thence, North $74^{\circ} 38' 51''$ West, 49.65 feet to a point for corner;

Thence, North $65^{\circ} 39' 18''$ West, 54.90 feet to a point for corner;

Thence, South $24^{\circ} 20' 42''$ West, 97.69 feet to a point for corner;

Thence, North $66^{\circ} 34' 19''$ West, 50.01 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears South $69^{\circ} 20' 42''$ West, 35.36 feet to a point for corner;

Thence, North $65^{\circ} 39' 18''$ West, 190.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears North $20^{\circ} 39' 18''$ West, 35.36 feet to a point for corner;

Thence, North $24^{\circ} 20' 42''$ East, 16.23 feet to a point for corner, the beginning of a curve;

Thence, 293.20 feet along the arc of a tangent curve to the left, having a radius of 625.00 feet, a central angle of $26^{\circ} 52' 44''$, and a chord which bears North $10^{\circ} 54' 20''$ East, 290.52 feet to a point for corner;

Thence, North $02^{\circ} 32' 02''$ West, 195.44 feet to a point for corner;

8.706 acres

March 3, 2022
LJAS001-1019-3062

Thence, South 87° 27' 58" West, 50.00 feet to a point for corner;

Thence, North 02° 32' 02" West, 109.58 feet to a point for corner, the beginning of a curve;

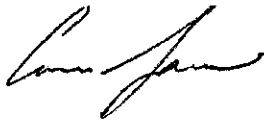
Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 47° 32' 02" West, 35.36 feet to a point for corner;

Thence, South 87° 27' 58" West, 14.44 feet to a point for corner;

Thence, North 02° 32' 02" West, 165.18 feet to a point for corner;

Thence, North 42° 22' 58" East, 14.16 feet to the POINT OF BEGINNING and containing 8.706 acres of land.

Corner monuments were not set at the client's request.



Cameron S. Lowe, RPLS, PLS
Texas Registration No. 6713
LJA Surveying, Inc.





May 31, 2022

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

Reference: *Mill Creek Estates Section 6C Final Plat – Letter of No Objection*
City of Magnolia
AEI Job No. 220532.80-001

Dear Mr. Doering:

We received the revised final plat for the proposed Mill Creek Estates Section 6C on May 17, 2022, and additional supporting documents on May 26, 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. 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.
3. Provide an electronical copy of the final recorded plat to the City Engineer when it becomes available.

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
 Ms. Christian Gable – City of Magnolia - Planning Coordinator
 Mr. Burt Smith – City of Magnolia – Director of Public Works
 Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company
 Mr. Zachary Zarse – LJA Engineering, Inc.



Final Plat Application Form

This form shall be submitted with each application for a final plat.

CONTACT INFORMATION

Applicant

LJA Engineering, Inc.- Zach Zarse

Name

3600 W Sam Houston Parkway S Suite 600

Street Address

Houston, TX 77042

City, State Zip

713-580-4100

Phone

Fax

zzarse@lja.com

E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

Forestar (USA) Real Estate Group, Inc.

Name

3355 West Alabama Street, Suite 600

Street Address

Houston, TX 77098

City, State Zip

Phone

Fax

thomassikora@forestar.com

E-mail

Engineer/Land Surveyor (if different)

LJA Surveying, Inc.- Cameron S. Lowe

Name

3600 W Sam Houston Parkway S, Suite 175

Street Address

Houston, TX 77042

City, State Zip

713-953-5212

Phone

Fax

clowe@ljasurvey.com

E-mail

Project Name: _____ Subdivision: _____ Reviewer: _____

PROPERTY PROFILE

Legal Description Mill Creek Estates Section 6A 102 5
(Subdivision) (Lot) (Block)

Current Zoning PD

Present Use of Property
Agricultural/ Vacant

Proposed Use of the Property
Single Family Residential

Total Area of Site 21.885

Project Name: _____ Subdivision: _____ Reviewer: _____

1. Description of existing property. If the property has been previously subdivided, provided the lot(s), block(s), and subdivision name. If the property has been subdivided, provide the metes and bounds description:

N/A

2. Description of proposed property change, including lot numbers, name, etc.

Mill Creek Sec 6A, 102 Lots, 5 Blocks, 3 Reserves (0.227 acres)

Required Information

- ☐ Three (3) copies of the final plat; minimum 20 in. x 24 in. size Mylar originals sealed by a state of Texas registered surveyor
- ☐ Twelve (12) copies in black or blue line copies of the original Mylar final plat
- ☐ Twelve (12) copies of a "letter of explanation" explaining the details of the final plat
- ☐ One (1) copy in blue or black line of all originals in 11 in. x 17 in. size
- ☐ All fees
- ☐ One (1) Adobe Acrobat PDF of each page presented to the City for review
- ☐ Owner affidavit of no conveyance of any interest and that no additional liens exist on the land within the plat since the date of the original title opinion (title search)
- ☐ Tax certificates; City, County, and School
- ☐ Final plans and specifications for all required improvements
- ☐ Vicinity map
- ☐ North arrow
- ☐ Revision date
- ☐ Legal description
- ☐ Scale
- ☐ Contour lines (at one-foot intervals)
- ☐ Tabulations that include:
 - ☐ The number of lots in the subdivision
 - ☐ The size of the parcel
 - ☐ The number of dwelling units proposed (provided on a separated attached description)
 - ☐ The number of square feet of nonresidential floor area proposed, by generalized use (provided on a separate attached description)
 - ☐ Water available for fire protection
- ☐ Use and ownership of abutting parcels or lots
- ☐ Location and dimensions (including all curve data, the lengths of all arcs, radii, internal angles, points of curvature, lengths and bearings of tangents) of:
 - ☐ Right-of-way, streets, alleys, railroads, lots, open space, parks, protected natural resources, and buffers
 - ☐ Utility and access easements
 - ☐ Private access easements

Project Name: _____ Subdivision: _____ Reviewer: _____

- ☐ The outer boundary lines of the parcel proposed for subdivision, with accurate distances, angles, and true bearings if available, and the exact location width of all recorded streets and ways intersecting the boundaries of the parcel being platted
- ☐ Distances and angles, or true bearings if available, to the established street lines or official monuments, which shall be accurately described on the plat
- ☐ Proposed names of streets
- ☐ Linear footage of proposed new right-of-way
- ☐ All block indications, if any; lot numbers; all individual areas designated by number or letter, and lots in new subdivision, numbered consecutively
- ☐ The accurate location, material, type and description of all permanent control monuments. Where no established bench mark exists, show permanent bench marks that have been established on the property based on mean sea level datum and shown on the plat
- ☐ Delineation and area of special use areas, including the location and size of proposed parks, playgrounds, protected resources and open spaces, sites for places of public assembly (including schools) or other special uses of land to be considered for dedication to public use, and of all property that may be granted by deed and covenants for the common use of the property owners in the subdivision, along with statements for responsibility for maintenance. Actual use descriptions must be provided on a separate attached description
- ☐ Proposed generalized use of lots (*e.g.*, mixed-use, single-family attached, multi-family, industrial, commercial or office, or institutional), provided on a separate attached description
- ☐ Proposed location, size, and linear footage of proposed potable water lines, provided on a separate utility sheet
- ☐ Proposed location, size, and linear footage of natural gas lines, provided on a separate utility sheet
- ☐ Proposed location, size, and linear footage of sanitary sewer lines and sewerage facilities, except individual treatment systems provided on utility and street construction plans
- ☐ Proposed location of fire hydrants, provided on utility and street construction plans
- ☐ If the proposed subdivision is to be constructed in several phases, a staging plan that shows how the subdivision improvements will be phased. Anticipated time lines for construction of the improvements shall be provided on a separate attached description
- ☐ If the proposed subdivision is one of several phases, conceptual plans for the other phases
- ☐ Traffic study (if necessary)
- ☐ All required notes, certifications, and signatures

I, Zach Zarse (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

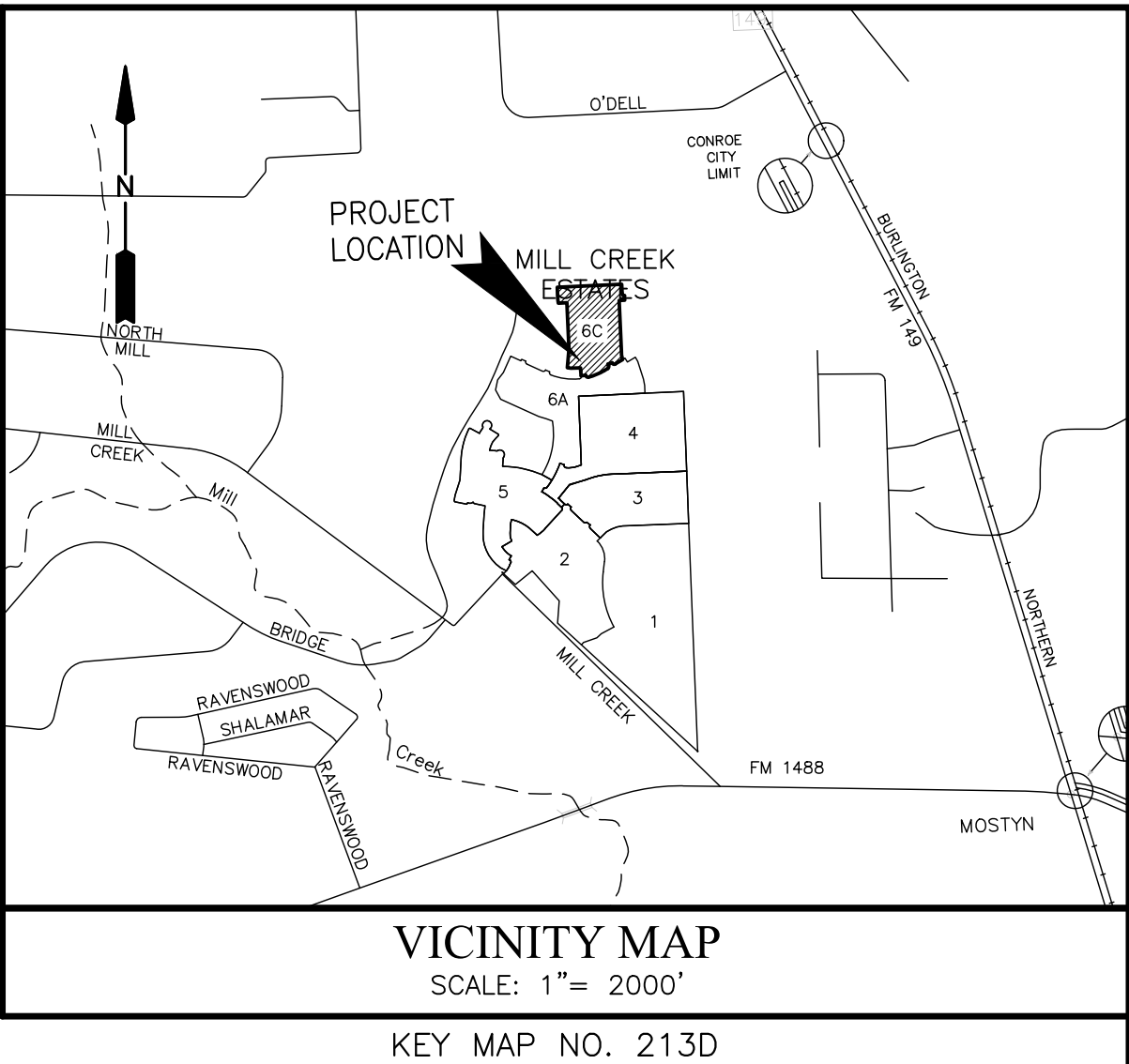
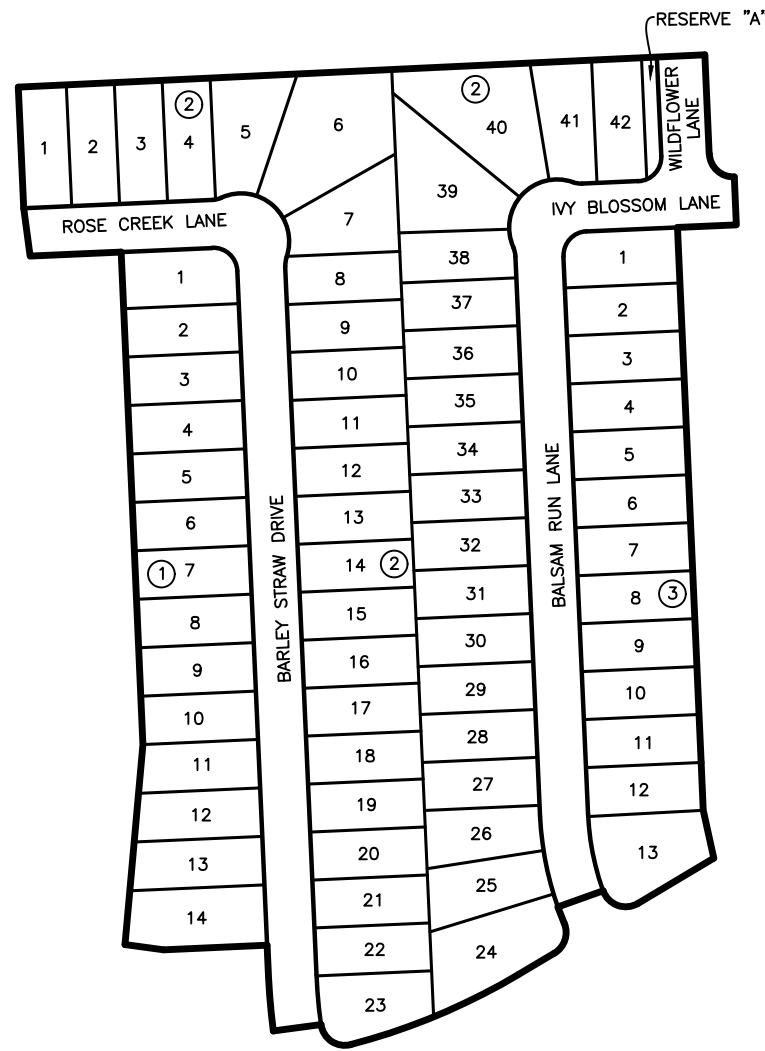
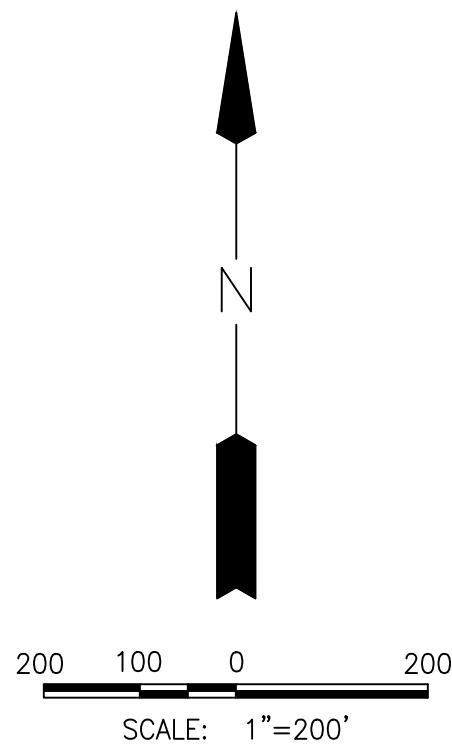


Signature of Applicant

03/07/2022

Date

Project Name: _____ Subdivision: _____ Reviewer: _____



MILL CREEK ESTATES SECTION 6C

A SUBDIVISION OF 13.110 ACRES OF LAND SITUATED IN
THE JOHN B. RICHARDS SURVEY, ABSTRACT 449,
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
3355 WEST ALABAMA STREET, SUITE 210
HOUSTON, TEXAS 77098

DATE: MARCH 7, 2022

69 LOTS
3 BLOCKS
1 RESERVES
0.045 ACRES IN RESERVE

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 S Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

WE, JUSTINE C. KLINK AND BRIAN STIDHAM, VICE PRESIDENT AND DEVELOPMENT DIRECTOR, RESPECTIVELY OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MILL CREEK ESTATES SECTION 6C, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MILL CREEK ESTATES SECTION 6C, LOCATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION; 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, WE, FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

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 MILL CREEK ESTATES SECTION 6C 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.

FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION

STATE OF TEXAS
COUNTY OF HARRIS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY SECRETARY

BY: _____
DEPUTY

SHEET 2 OF 4

Date\Time : Mon, 07 Mar 2022 - 9:01am
 Mylar Path\Name : C:\Users\zzarse\AppData\Local\Temp\AcPublish_22100\Mill Creek Estates Section 6C.dwg
 MYLAR CHECK: COORD _____ DIR: _____

LEGEND

- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
A.E. INDICATES AERIAL EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
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
R.O.W. INDICATES RIGHT-OF-WAY
INDICATES STREET NAME CHANGE
P.O.B. INDICATES POINT OF BEGINNING
(F) INDICATES FOUND 5/8" INCH IRON ROD WITH CAP
STAMPED "LJA SURVEY"
(S) INDICATES SET 5/8" INCH IRON ROD WITH CAP
STAMPED "LJA SURVEY"

CALLED 75.69 ACRES
MIKE H. GARNER
DOCUMENT NO. 2005-072134
M.C.O.P.R.P.

P.O.B.
NAD83 GRID COORDINATES
X=3,756,516.25
Y=10,083,217.40

100 50 0 100
SCALE: 1"=100'

NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY DIVIDING THE GRID COORDINATE BY 0.9999647066.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 165 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION, UNLESS OTHERWISE NOTED.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0480G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

ELEVATION = 143.57 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 10057959.086 E 3810217.487
- SITE TBM-A – TBM-A: A CHISELED BOX IN CONCRETE ON TOP OF A STORM SEWER CURB INLET WITHIN AN UNDEVELOPED SECTION OF MIL CREEK. THE POINT IS LOCATED +/- 1100 FEET NORTHEAST OF MILL CREEK ROAD AND +/- 2020 FEET NORTH OF FM 1488.

ELEVATION = 216.12 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 10079696.593 E 3757838.329
- MINIMUM SLAB ELEVATIONS ARE ESTABLISHED AS THE HIGHEST OF THE FOLLOWING:
 - 18 INCHES ABOVE NATURAL GROUND AT THE HIGHEST POINT ON THE PERIMETER OF THE SLAB; OR
 - 18 INCHES ABOVE THE HIGHEST ELEVATION OF THE TOP OF CURB ADJACENT TO THE LOT.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	S 47°32'02" E	35.36'
C2	25.00'	101°11'22"	44.15'	N 70°09'43" W	38.63'
C3	325.00'	3°13'19"	18.28'	S 21°10'41" E	18.27'
C4	25.00'	82°01'57"	35.79'	S 18°13'37" W	32.81'
C5	675.00'	16°08'37"	190.19'	S 67°18'55" W	189.56'
C6	25.00'	96°54'31"	42.28'	N 56°09'31" W	37.42'
C7	625.00'	5°10'14"	56.40'	N 05°07'09" W	56.38'
C8	50.00'	90°00'00"	78.54'	S 47°32'02" E	70.71'
C9	600.00'	5°10'14"	54.15'	S 05°07'09" E	54.13'
C10	300.00'	17°01'59"	89.19'	N 11°03'02" W	88.86'
C11	50.00'	90°00'00"	78.54'	N 42°27'58" E	70.71'
C12	25.00'	21°53'11"	9.55'	N 76°31'23" E	9.49'
C13	50.00'	133°46'21"	116.74'	S 47°32'02" E	91.97'
C14	25.00'	21°53'11"	9.55'	S 08°24'33" W	9.49'
C15	575.00'	5°10'14"	51.89'	S 05°07'09" E	51.87'
C16	25.00'	90°00'00"	39.27'	N 47°32'02" W	35.36'
C17	25.00'	90°00'00"	39.27'	S 42°27'58" W	35.36'
C18	275.00'	17°01'59"	81.75'	S 11°03'02" E	81.45'
C19	325.00'	17°01'59"	96.62'	N 11°03'02" W	96.26'
C20	25.00'	21°53'11"	9.55'	N 13°28'37" W	9.49'
C21	50.00'	133°46'21"	116.74'	N 42°27'58" E	91.97'
C22	25.00'	21°53'11"	9.55'	S 81°35'27" E	9.49'
C23	25.00'	90°00'00"	39.27'	N 42°27'58" E	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°32'02" E	103.43'
L2	S 02°32'02" E	50.00'
L3	S 87°27'58" W	61.48'
L4	S 02°32'29" E	49.86'
L5	S 12°32'41" E	51.09'
L6	S 59°14'36" W	92.04'
L7	S 70°25'58" W	50.00'
L8	S 59°14'36" W	43.17'
L9	S 82°17'44" W	50.00'
L10	N 02°32'02" W	33.21'
L11	S 87°27'58" W	107.81'
L12	N 82°20'19" W	40.67'
L13	S 87°27'58" W	95.00'
L14	N 07°36'11" W	50.20'
L15	S 42°27'58" W	7.00'
L16	S 47°32'02" E	7.00'
L17	N 87°27'58" E	58.93'
L18	N 02°32'02" W	103.28'
L19	N 02°32'02" W	126.60'

CALLED 92.22 ACRES
FORESTAR (USA)
REAL ESTATE GROUP INC.
DOC. NO. 2021047873
M.C.O.P.R.

CALLED 92.22 ACRES
FORESTAR (USA)
REAL ESTATE GROUP INC.
DOC. NO. 2021047873
M.C.O.P.R.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.045	1,938	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.045	1,938	

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
3355 WEST ALABAMA STREET, SUITE 210
HOUSTON, TEXAS 77098

MILL CREEK ESTATES
SECTION 6C

SHEET 3 OF 4

March 3, 2022
LJAS001-1019-3062

DESCRIPTION OF
MILL CREEK SECTION 6C
13.110 ACRES

Being 13.110 acres of land located in the John B. Richards Survey, Abstract Number 449, Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2021047873 of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), said 13.110 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, Central Zone, NAD83);

COMMENCING for reference, at a 5/8 inch iron rod with cap stamped "LJA SURVEY" previously set marking the northwest corner of said 92.22 acre tract, said point lying on the south line of that certain called 16.492 acre tract described in the deed to Mike H. Garner, recorded under Document Number 2007-087796 of the Official Public records of Real Property Montgomery County, Texas (M.C.O.P.R.R.P.), from which a 5/8 inch iron rod with cap stamped "LJA SURVEY" previously set marking the northeast corner of said 92.22 acre tract and the southeast corner of that certain called 75.69 acre tract described in deed to Mike H. Garner, recorded under Document Number 2005-072134 M.C.O.P.R.R.P., said point lying on the west line of that certain called 15.000 acre tract described in the deed to Mark W. McQuiggin and Angela B. McQuiggin, recorded under Document Number 2020026327, M.C.O.P.R., bears, North 87° 17' 58" East, passing at 37.32 feet to the southeast corner of said 16.492 acre tract and the southwest corner of said 75.69 acre tract, and for a total distance of 2,853.62 feet;

Thence, South 88° 31' 47" East, departing the south line of said 16.492 acre tract, 412.47 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 87° 17' 58" East, 715.92 feet to a point for corner;

Thence, South 02° 32' 02" East, 103.43 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears South $47^{\circ} 32' 02''$ East, 35.36 feet to a point for corner;

Thence, South $02^{\circ} 32' 02''$ East, 50.00 feet to a point for corner;

Thence, South $87^{\circ} 27' 58''$ West, 61.48 feet to a point for corner;

Thence, South $02^{\circ} 32' 02''$ East, 557.83 feet to a point for corner;

Thence, South $02^{\circ} 32' 29''$ East, 49.86 feet to a point for corner;

Thence, South $12^{\circ} 32' 41''$ East, 51.09 feet to a point for corner;

Thence, South $59^{\circ} 14' 36''$ West, 92.04 feet to a point for corner, the beginning of a curve;

Thence, 44.15 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $101^{\circ} 11' 22''$, and a chord which bears North $70^{\circ} 09' 43''$ West, 38.63 feet to a point for corner;

Thence, South $70^{\circ} 25' 58''$ West, 50.00 feet to a point for corner, the beginning of a curve;

Thence, 18.28 feet along the arc of a non-tangent curve to the left, having a radius of 325.00 feet, a central angle of $03^{\circ} 13' 19''$, and a chord which bears South $21^{\circ} 10' 41''$ East, 18.27 feet to a point for corner, the beginning of a reverse curve;

Thence, 35.79 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $82^{\circ} 01' 57''$, and a chord which bears South $18^{\circ} 13' 37''$ West, 32.81 feet to a point for corner;

Thence, South $59^{\circ} 14' 36''$ West, 43.17 feet to a point for corner, the beginning of a curve;

Thence, 190.19 feet along the arc of a tangent curve to the right, having a radius of 675.00 feet, a central angle of $16^{\circ} 08' 37''$, and a chord which bears South $67^{\circ} 18' 55''$ West, 189.56 feet to a point for corner, the beginning of a compound curve;

Thence, 42.28 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $96^{\circ} 54' 31''$, and a chord which bears North $56^{\circ} 09' 31''$ West, 37.42 feet to a point for corner;

Thence, South $82^{\circ} 17' 44''$ West, 50.00 feet to a point for corner, the beginning of a curve;

Thence, 56.40 feet along the arc of a non-tangent curve to the right, having a radius of 625.00 feet, a central angle of $05^{\circ} 10' 14''$, and a chord which bears North $05^{\circ} 07' 09''$ West, 56.38 feet to a point for corner;

Thence, North $02^{\circ} 32' 02''$ West, 33.21 feet to a point for corner;

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13.110 acres

March 3, 2022
LJAS001-1019-3062

Thence, North 02° 32' 02" West, 126.34 feet to the POINT OF BEGINNING and containing 13.110 acres of land.

Corner monuments were not set at the client's request.

Cameron S. Lowe, RPLS, PLS
Texas Registration No. 6713
LJA Surveying, Inc.



Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

March 7, 2022

**City of Magnolia Planning Commission
18111 Buddy Riley Blvd.
Magnolia, Texas 77534**

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records MONTGOMERY County, Texas, through an effective date of February 25, 2022, insofar as they pertain to:

MILL CREEK SECTION 6C

Being 13.110 acres of land located in the John B. Richards Survey, Abstract No. 449 Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc., by an instrument in Document Number 2021047873 of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), said 10.110 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

FORESTAR (USA) REAL ESTATE GROUP, INC.

EASEMENTS AND OTHER ENCUMBRANCES:

Any portion of the Land located within the boundaries of any roadway or highway, including, but not limited to Mill Creek Drive, as described in Volume 777, Page 712 Deed Records of Montgomery County, Texas.

All oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, retained therein, and not conveyed, described in deed recorded in Volume 144, Page 123 of the Deed Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated June 6, 1938, recorded July 28, 1938 at Volume 198, Page 511 of the Deed Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Volume 740, Page 254 of the Deed Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Reservation of all oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, described in deed recorded in Volume 1029, Page 257 of the Deed Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Document No. 8006792 of the Real Property Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Oil, Gas and Mineral Lease, together with all rights relating thereto, express or implied, recorded in Document No. 8315878 of the Real Property Records of Montgomery County, Texas. Said mineral interest not tract subsequent to the date of the above cited instrument.

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated January 30, 1987, recorded February 2, 1987 at Clerk's File No. 8704622 of the Official Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 12, 1987, recorded April 20, 1987 at Clerk's File No. 8716410 of the Official Records of Montgomery County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such Interest(s).

Easement 10 feet in width together with an aerial easement as granted to Houston Lighting & Power Company, by instrument(s) filed for record under MONTGOMERY County Clerk's File No(s). 9561961.

Affidavit to the Public (concerning an on-site wastewater treatment system) recorded under Montgomery County Clerk's File No. 2003068959.

Terms, conditions and stipulations contained in that certain surface application on-site wastewater treatment system, as set forth by instrument(s) filed for record under Montgomery County Clerks File No. 2009010818.

Reservation of oil, gas and other minerals of every character in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, as set forth in the interests or amounts described therein, as set forth in deed recorded in Document No. 2019074391 of the Official Public Records of Montgomery County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

Waiver of Special Appraisal for the benefit of Montgomery County Municipal Utility District No. 165, as recorded under Montgomery County Clerk's File No. 2020012116.

Terms, conditions and stipulations contained in that certain Strategic Partnership Agreement between the City of Magnolia and Montgomery County Municipal Utility District No. 165, as recorded under Montgomery County Clerk's File No. 2022005378.

RESTRICTIONS:

Restrictive covenants recorded under Montgomery County Clerk's File No. 2020009780, 2020010096, 2020010097, 2020010805, 2020010806, 2020010807, 2020071579, 2020073868, 2021003132, 2021045101, 2021056645, 2021105875, 2021105876, 2021136236

LIENS:


None of Record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Magnolia; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

**Prepared by:
Charter Title Company**

BY: 
Yolanda Mercado, Examiner

March 7, 2022

March 3, 2022
LJAS001-1019-3062

DESCRIPTION OF
MILL CREEK SECTION 6C
13.110 ACRES

Being 13.110 acres of land located in the John B. Richards Survey, Abstract Number 449, Montgomery County, Texas, out of the 92.22 acre tract conveyed to Forestar (USA) Real Estate Group Inc. by an instrument of record in Document Number 2021047873 of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), said 13.110 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, Central Zone, NAD83);

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Thence, North $02^{\circ} 32' 02''$ West, 33.21 feet to a point for corner;

Thence, South $87^{\circ} 27' 58''$ West, 107.81 feet to a point for corner;

Thence, North $82^{\circ} 20' 19''$ West, 40.67 feet to a point for corner;

Thence, North $05^{\circ} 06' 56''$ East, 209.12 feet to a point for corner;

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Thence, North $07^{\circ} 36' 11''$ West, 50.20 feet to a point for corner;

13.110 acres

March 3, 2022
LJAS001-1019-3062

Thence, North 02° 32' 02" West, 126.34 feet to the POINT OF BEGINNING and containing 13.110 acres of land.

Corner monuments were not set at the client's request.



Cameron S. Lowe, RPLS, PLS
Texas Registration No. 6713
LJA Surveying, Inc.



Landscape – Revised Response Letter

May 31, 2022

Subject Site: Magnolia Village Retail Center Reserve A to serve Buildings B, C1, C2

Landscape Review: by Robel Giackero, AEI Engineering

Red – indicates reviewer's comment

Bold – indicates applicant's replies

The subject property is located at 13770, 13380 and 13396 FM 1488 in Magnolia, Texas. The property has frontage on FM 1488 (primary arterial), about frontage on Spur 149 (connector roadway). The property is zoned Auto Urban Commercial (AC) with a Planned Development District Overlay for mixed-use. Abutting properties have the same zoning designation. The subject property was platted and approved by the City of Magnolia. The subject property consists of 10.83 acres and has a 150-foot utility easement for a pipeline and overhead power running along the west side.

LANDSCAPING: *City of Magnolia Unified Development Code, Ch. 8 Landscaping and Buffering* - bufferyard (landscaping) standards including:

- Bufferyards along Streets & R-O-Ws:
 - a. Along FM 1488 (Primary Arterial): Width: 20 FT / Linear: 400 FT
 - b. Along Spur 149 (Connector): Width: varying due to utility easement / Linear: 300 FT
 - c. Along Magnolia Village Drive (Local): Width: 20 FT/ Linear: 519 FT

- Bufferyards for parking lots: Sec. 8-3-1.05, c. 2. Requires a bufferyard along between parking lots and streets except where another type of bufferyard is provided that includes a buffering between a height of zero and 3 ft above grade – **please provide comment on this requirement.**

Response – The current UDC calls for a consistent 20' wide vegetative buffer along frontage, but due to engineering limitations, site orientation, and parcel configuration design limitations restricted the 20' wide vegetated buffer yard down to 13' width for approximately 200 Linear feet of the frontage off of Spur 149. Engineering limitations consisted of parking lot size and demand, traffic flow and control for the respective parking and the overall size requirements for each landscape island. In order to meet parking capacity requirements and to increase vehicular flow on-site rather than off-site, certain constraints existed. Additionally, City of Magnolia requested that we maintain a minimal amount of drainage infrastructure within the transmission line easement. As a result, this had a direct impact on the parking layouts and further restricted our design capabilities. As this 150' wide transmission line easement bisects the above subject property and considering all the restraints listed above, we would like to request a condition of approval for the landscape buffer yard mentioned above.






SITE PLAN KEYED NOTES

- | | |
|----|--|
| 1 | ELECTRICAL PANEL LOCATION, RE: ELECTRICAL DWGS |
| 2 | PROPOSED PHONE SERVICE TIE-IN.
COORDINATE INSTALLATION WITH PROVIDER REQUIREMENTS |
| 3 | 4'X4' LEAVE OUT FOR FUTURE GAS LINE, RE: EP101, VERIFY EXACT LOCATION |
| 4 | EXTERIOR ROOF ACCESS LADDER |
| 5 | ROOF DRAIN DOWNSPOUT, TIE-IN TO STORM DRAIN,
RE: B2/A031 & CIVIL DWGS |
| 6 | LANDSCAPED AREA, RE: LANDSCAPE DWGS |
| 7 | ADA RAMP AT SIDEWALK, RE: CIVIL DWGS |
| 8 | CONCRETE CURB, RE: CIVIL DWGS |
| 9 | CONCRETE SIDEWALK, RE: CIVIL DWGS |
| 10 | TRASH ENCLOSURE (SMALL), RE: A032 & S101 (SEE NOTE # 2 BELOW) |
| 11 | TRASH ENCLOSURE (LARGE), RE: A033 & S101 (SEE NOTE # 2 BELOW) |
| 12 | ACCESSIBLE PARKING STALL, RE: A1/A031 |
| 13 | ACCESSIBLE ROUTE STRIPING, RE: D2/A031 |
| 14 | TYPICAL 4" WIDE STRIPE ON PAVED AREA,
PAINT TRAFFIC WHITE, RE: D4/A031 & CIVIL DWGS |
| 15 | 12' WIDE DRIVE-THRU LANE |
| 16 | TYPICAL BIKE RACK, RE: B1/A031, VERIFY EXACT LOCATION |
| 17 | CONCRETE PATIO AREA, RE: A034, BUILDING SIDEWALK PLAN |
| 18 | NOT USED |
| 19 | FIRE DEPARTMENT CONNECTION (FDC), RE: CIVIL & MEP DWGS |
| 20 | PIPE BOLLARD, RE: D1/A031 & CIVIL DWGS |
| 21 | WHEEL STOPS, RE: A3/A035 & CIVIL DWGS |
| 22 | RISER ROOM, RE: EP101 |
| 23 | STOP SIGN, RE: A5/A031 AND CIVIL DWGS |
| 24 | PROPOSED PYLON SIGN LOCATION, BY OTHERS |
| 25 | 20' WIDE FIRE LANE |
| 26 | EXISTING FIRE HYDRANT, RE: CIVIL DWGS |
| 27 | FUTURE PRIVATE DRIVEWAY, RE: CIVIL DWGS |
| 28 | PROPOSED FIRE HYDRANT, RE: CIVIL DWGS |
| 29 | NO CURBS WITHIN CENTERPOINT ACCESS, RE: CIVIL DWGS |
| 30 | PAVING LIMIT LINE, RE: C06, DRIVEWAY NORTH OF THIS LINE IS
"FUTURE" AND N.I.C. |
| 31 | LIGHT POST, RE: A4/A031 & ELECTRICAL DWGS (SEE NOTE # 2 BELOW) |
| 32 | 50' ROW (CONSTRUCTED BY OTHERS) |
| 33 | 25' CENTERPOINT ACCESS ROUTE |
| 34 | 150' CENTERPOINT ELECTRICAL EASEMENT |
| 35 | 50' BRIDGETEX GAS PIPELINE EASEMENT (SEE PLAT) |

NOTE: FOR MORE INFORMATION, REFER TO CONSTRUCTION DRAWINGS FOR BUILDING B, C1 AND C2, ISSUED AND PERMITTED SEPARATELY.

SITE PLAN LEGEND

	PROPERTY LINE
	EASEMENT LINE
	LANDSCAPE

SITE PLAN GENERAL NOTES

1. CONTRACTOR NOTIFY TENANT, A MINIMUM OF TWO WEEKS PRIOR TO SLAB POUR FOR COORDINATION.
2. ALL LIGHT POSTS FOOTINGS AND TRASH ENCLOSURE PADS/FOOTINGS SHALL BE CLEAR FROM LIGHTING AND POWER EASEMENT.
3. PAVING CONSTRUCTION SHALL BE GOVERNED BY THE CIVIL PLANS, PARTICULARLY C06 AND C16.
4. BUILDING SIDEWALK CONSTRUCTION SHALL BE GOVERNED BY THE ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING.

PROPOSED PARKING ANALYSIS

OVERALL SITE AREA = 4.39 ACRES

BUILDING - B:
10,300 RETAIL SHELL (1-STORY)

BUILDING - C1:
10,300 RETAIL SHELL (1-STORY)

BUILDING - C2:
11,100 RETAIL SHELL (1-STORY)

TOTAL REQUIRED COMMERCIAL USE = 5 PARKS/1K SF
TOTAL SF = 31,700

TOTAL PARKING REQUIRED: 159
TOTAL PARKING PROVIDED: 195 PS

Accessible Parking Required by code
Accessible Parking Provided (3 van space included)

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS
PLAN AND SPECIFICATION WAS
PREPARED BY ME OR UNDER
MY DIRECT SUPERVISION AND
THAT I AM A DULY REGISTERED
ARCHITECT OR ENGINEER
UNDER THE LAWS OF THE
STATE OF TEXAS AS SIGNIFIED
BY MY HAND AND SEAL.

KEENON RAYNER
TX REG: 18268
EXP: 07/31/2022

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CIVIL & LANDSCAPE:

LJA Engineering
3600 W Sam Houston Parkway S
Suite 600
Houston, TX 77042
Phone (713) 953 5095
Gregory Patch

STRUCTURAL:

CJG Engineers
3200 Wilcrest Drive, Suite 305
Houston, TX 77042
Phone (713) 780-3345
Fax (713) 780-3712
Britt G. Gardner

MEP:

Salas O'Brien
10903 W. Sam Houston Parkway N
Suite 900
Houston, TX 77064
Phone (281) 664-1900
Israel Moreno

OWNER:

GC Magnolia, L.P.
788 W. Sam Houston Parkway N.
Suite 206
Houston, TX 77024

OWNER'S

REPRESENTATIVE:
Gulf Coast Commercial Group
788 W. Sam Houston Parkway N.
Suite 206
Houston, TX 77024
Phone (713) 412-5873
Email: david.green@gulfcoastcg.com
David Green

[illegible]

PROJECT NAME AND ADDRESS:

MAGNOLIA VILLAGE RETAIL CENTER
MAGNOLIA, TX 77354

SITework FOR:

RETAIL BUILDING B - 13396 FM 1488
RETAIL BUILDING C1 - 13380 FM 1488
RETAIL BUILDING C2 - 13370 FM 1488

DRAWN:

CHECKED:

REFERENCE NUMBER:

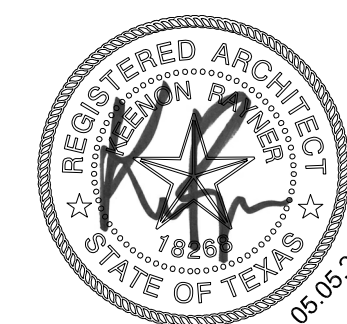
18050-02

TITLE:

SITE PLAN

DRAWING NUMBER:

A011



identityARCHITECTS





June 13, 2022

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

**Reference: *Magnolia Place Section 1 Partial Replat of Reserve A No. 1 – Letter of No Objection
City of Magnolia
AEI Job No. 221231.80-001***

Dear Mr. Doering:

We received the replat for the proposed Magnolia Place Section 1 Partial Replat of Reserve A No. 1 on June 6, 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. Label P.O.B on face of plat.
3. Revise sheet numbers.
4. Provide an electronical copy of the final recorded plat to the City Engineer when it becomes available.
5. 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. Christian Gable – City of Magnolia - Planning Coordinator
 Mr. Burt Smith – City of Magnolia – Director of Public Works
 Mr. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company
 Ms. Marie Escue – LJA Engineering, Inc.

LJA Engineering, Inc.

1904 West Grand Parkway North Suite 100
 Katy, Texas 77449
 www.ljaengineering.com
 Phone: 713.953.5200
 Fax: 713.953.5026

**LETTER OF TRANSMITTAL**

To: Don Doering
City of Magnolia
18111 Buddy Riley Blvd.
Magnolia, Texas 77354
(281)356-2266

Date: June 6, 2022
LJA Job No. 2559-1912
Re: Plat Submittal for review
Magnolia Place Section 1 Partial Replat of Reserve A No. 1
VIA: Website and Courier

WE ARE SENDING YOU the following items:

- ☐ Shop Drawings
 ☒ Prints
 ☐ Plans
 ☐ Samples
 ☐ Specifications
☐ Copy of Letter
☐ Change Order
☒ Other: Flashdrive

Set	Date	Description
1		Check Escrow amount of \$2,000
1		Proof of Ownership – Metes and Bounds
1		COM Plat application
3		Submittal Receipt – Letter of Transmittal
1		Letter of Explanation
2		Magnolia Place Section 1 Partial Replat of Res. A (2) Bond Copies
3		Magnolia Place Section 1 Partial Replat of Res. A (11"X17") Copies
1		Flashdrive of all the following docs excluding Hardcopies

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|--|--|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit ____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit ____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> For recordation | <input type="checkbox"/> Return ____ corrected prints |
| <input checked="" type="checkbox"/> For review & comment | <input type="checkbox"/> For signatures | <input type="checkbox"/> _____ |
| <input type="checkbox"/> FOR BIDS DUE _____ | | <input type="checkbox"/> Prints returned after loan to us |

REMARKS: Let me know if you have any question 713-380-4443 or mescue@lja.com. Thank you

c: _____

SIGNED: Marie Escue



Major Modification of Plat Application Form

This form shall be submitted with each application for a major modification to a plat.

CONTACT INFORMATION

Applicant

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Engineer/Land Surveyor (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

PROPERTY PROFILE

Property ID # _____

Legal Description _____
(Subdivision) (Lot) (Block)

Current Zoning _____

Present Use of Property

_____Proposed Use of the Property

Total Area of Site _____

1. Description of existing property. If the property has been previously subdivided, provide the lot(s), block(s), and subdivision name. If the property has been subdivided, provide the metes and bounds description:

2. Description of proposed property change, including lot numbers, name, etc.

Required Information

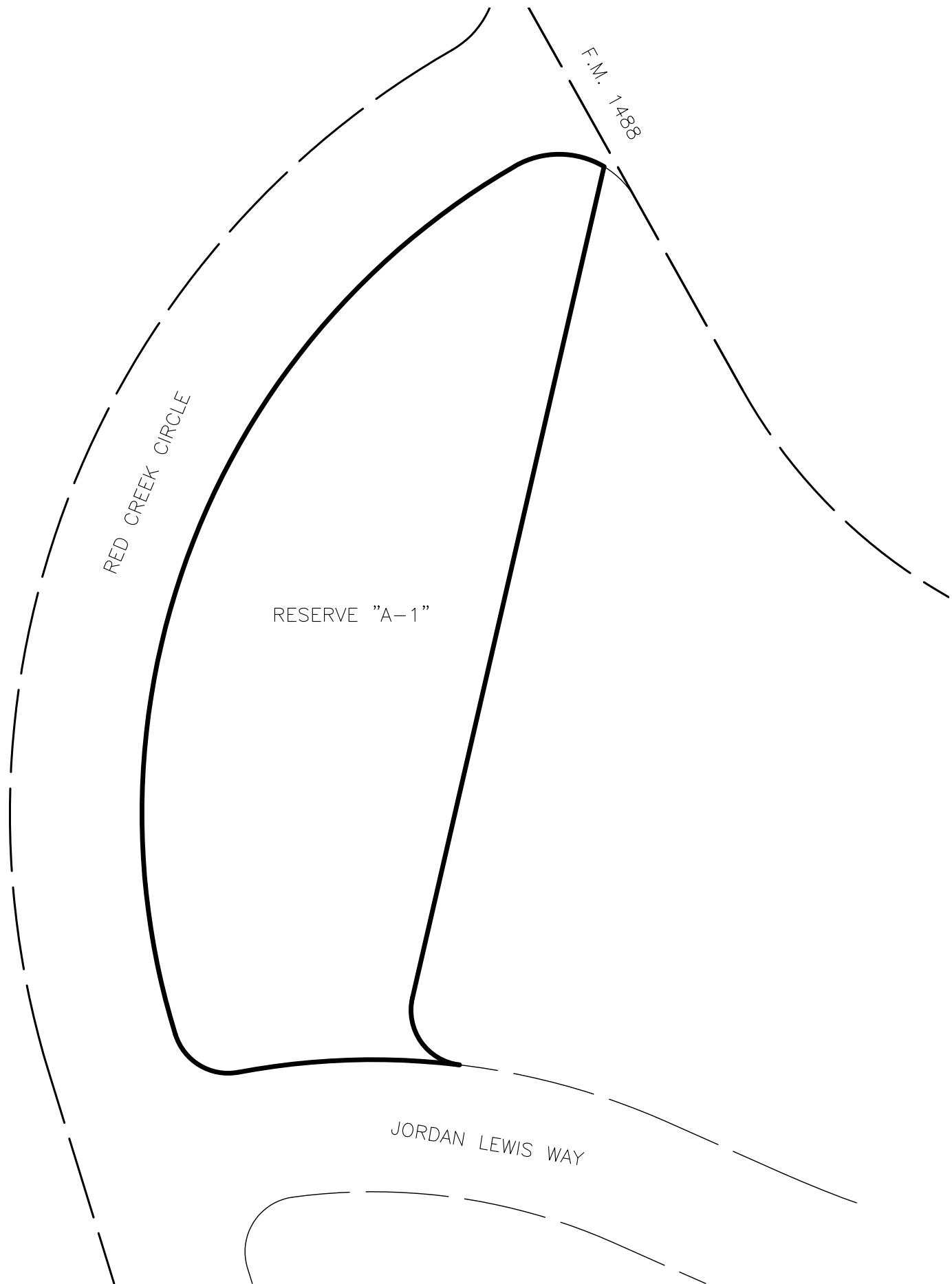
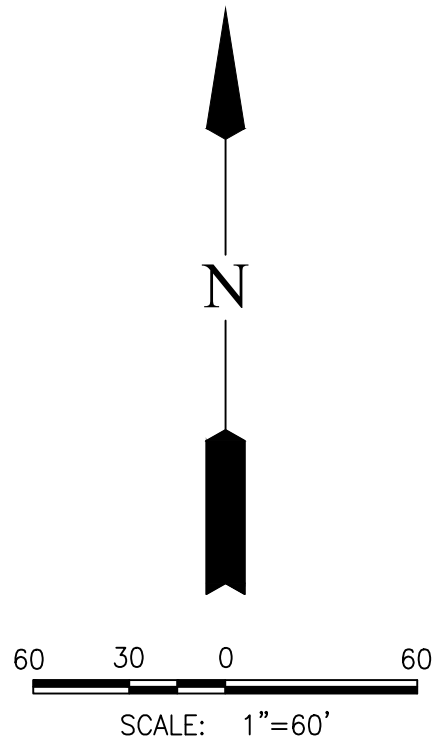
- ☐ Three (3) copies of the final plat; minimum 20 in. x 24 in. size Mylar originals sealed by a state of Texas registered surveyor
- ☐ Two (2) in black or blue line copies of the original Mylar final plat
- ☐ "Letter of explanation" explaining the details of the final plat
- ☐ One (1) copy in blue or black line of all originals in 11 in. x 17 in. size
- ☐ All fees
- ☐ One (1) Adobe Acrobat PDF of each page presented to the City for review
- ☐ Owner affidavit of no conveyance of any interest and that no additional liens exist on the land within the plat since the date of the original title opinion (title search)
- ☐ Tax certificates; City, County, and School
- ☐ Final plans and specifications for all required improvements
- ☐ Vicinity map
- ☐ North arrow
- ☐ Revision date
- ☐ Legal description
- ☐ Scale
- ☐ Contour lines (at one-foot intervals)
- ☐ Tabulations that include:
 - ☐ The number of lots in the subdivision
 - ☐ The size of the parcel
 - ☐ The number of dwelling units proposed (provided on a separated attached description)
 - ☐ The number of square feet of nonresidential floor area proposed, by generalized use (provided on a separate attached description)
 - ☐ Water available for fire protection
- ☐ Use and ownership of abutting parcels or lots
- ☐ Location and dimensions (including all curve data, the lengths of all arcs, radii, internal angles, points of curvature, lengths and bearings of tangents) of:
 - ☐ Right-of-way, streets, alleys, railroads, lots, open space, parks, protected natural resources, and buffers
 - ☐ Utility and access easements
 - ☐ Private access easements

- ☐ The outer boundary lines of the parcel proposed for subdivision, with accurate distances, angles, and true bearings if available, and the exact location width of all recorded streets and ways intersecting the boundaries of the parcel being platted
- ☐ Distances and angles, or true bearings if available, to the established street lines or official monuments, which shall be accurately described on the plat
- ☐ Proposed names of streets
- ☐ Linear footage of proposed new right-of-way
- ☐ All block indications, if any; lot numbers; all individual areas designated by number or letter, and lots in new subdivision, numbered consecutively
- ☐ The accurate location, material, type and description of all permanent control monuments. Where no established bench mark exists, show permanent bench marks that have been established on the property based on mean sea level datum and shown on the plat
- ☐ Delineation and area of special use areas, including the location and size of proposed parks, playgrounds, protected resources and open spaces, sites for places of public assembly (including schools) or other special uses of land to be considered for dedication to public use, and of all property that may be granted by deed and covenants for the common use of the property owners in the subdivision, along with statements for responsibility for maintenance. Actual use descriptions must be provided on a separate attached description
- ☐ Proposed generalized use of lots (*e.g.*, mixed-use, single-family attached, multi-family, industrial, commercial or office, or institutional), provided on a separate attached description
- ☐ Proposed location, size, and linear footage of proposed potable water lines, provided on a separate utility sheet
- ☐ Proposed location, size, and linear footage of natural gas lines, provided on a separate utility sheet
- ☐ Proposed location, size, and linear footage of sanitary sewer lines and sewerage facilities, except individual treatment systems provided on utility and street construction plans
- ☐ Proposed location of fire hydrants, provided on utility and street construction plans
- ☐ If the proposed subdivision is to be constructed in several phases, a staging plan that shows how the subdivision improvements will be phased. Anticipated time lines for construction of the improvements shall be provided on a separate attached description
- ☐ If the proposed subdivision is one of several phases, conceptual plans for the other phases
- ☐ Traffic study (if necessary)
- ☐ All required Master Notes
- ☐ All required City certifications and signatures including "Approval" signature line for Planning and Zoning Chair, and "Acceptance" signature line for Mayor

I, _____ (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Signature of Applicant

Date



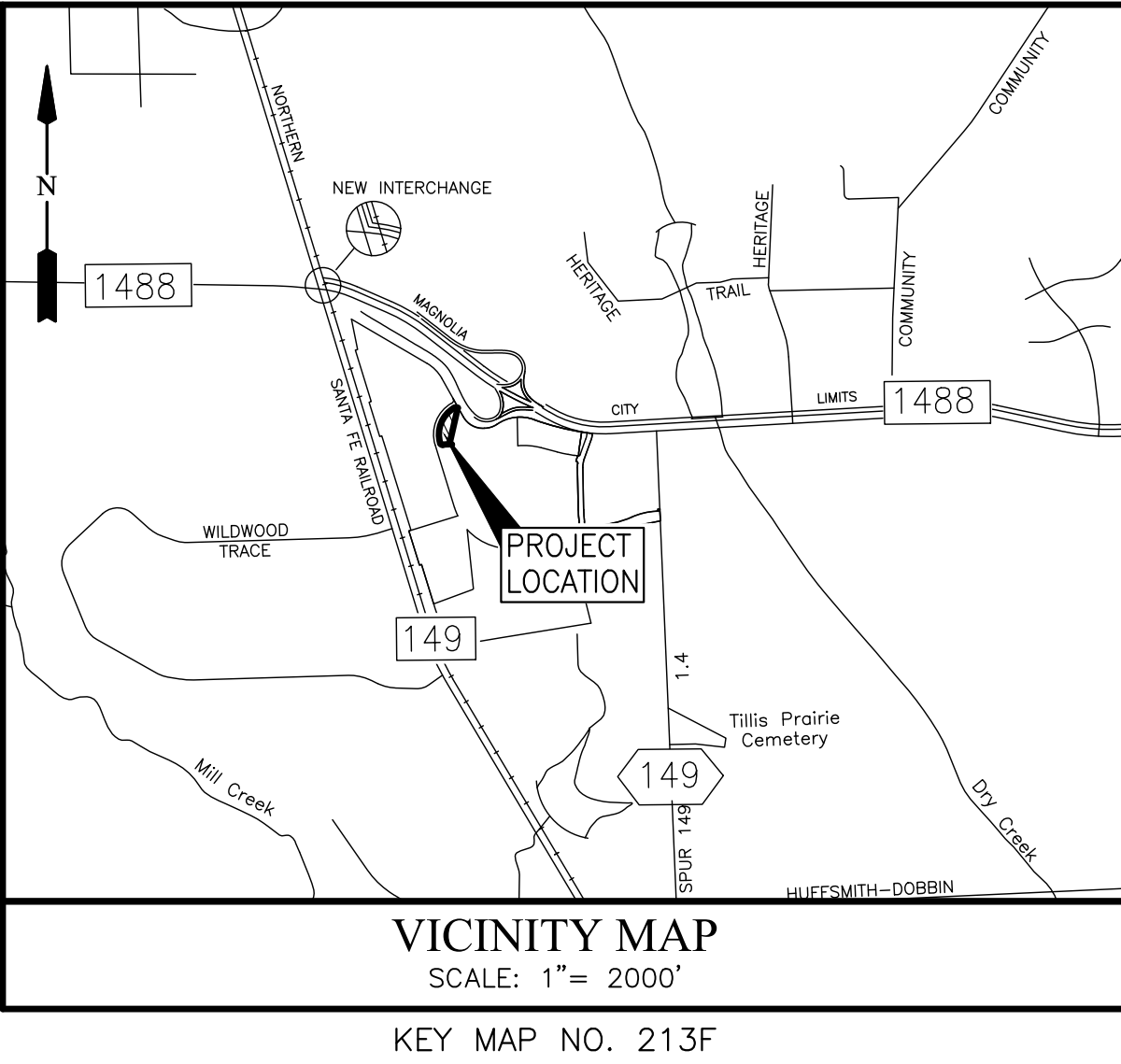
MAGNOLIA PLACE
SECTION 1
PARTIAL REPLAT OF RESERVE A NO. 1

A SUBDIVISION OF 1.184 ACRES OF LAND SITUATED IN THE
JOHN B. RICHARDS SURVEY, ABSTRACT 449
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS,
BEING A PARTIAL REPLAT OF RESERVE "A" OF
MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1,
A SUBDIVISION RECORDED IN CABINET "Z", SHEETS 5964-5967,
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR PARTIAL REPLAT: TO SUBDIVIDE RESERVE A

OWNER: MAGNOLIA EAST 149, LLC
A TEXAS LIMITED LIABILITY COMPANY
212 LAVACA STREET, SUITE 300
AUSTIN, TEXAS 78701

0	LOTS
1	BLOCK
1	RESERVE
1.184	ACRES IN RESERVE



SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com
TBPELS FIRM #10130300 • www.GBIsurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

DATE: MAY 26, 2022

MYLAR CHECK: SURVEY PLATTING MGR.

LAST SAVED: 6/3/2022 2:18 PM BY: MARIE ESQUE - PLOT DATE: 6/6/2022 9:29 AM BY: MARIE ESQUE
PATH NAME: I:\PROJ\0559\PLATTING\2559\PLAT\MAGNOLIA PLACE SEC 1 PARTIAL REPLAT OF RESERVE A NO.1.DWG

MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1
LJA JOB NO. 2559-1912

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, ERIN D. PICKENS, SENIOR VICE PRESIDENT, OF MAGNOLIA EAST 149, LLC., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MAGNOLIA EAST 149, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1, LOCATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MAGNOLIA EAST 149, LLC, A TEXAS LIMITED LIABILITY COMPANY; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS (EXCEPT THOSE INDICATED AS BEING PRIVATE OR CREATED PURSUANT TO SEPARATE INSTRUMENT) 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.

FURTHER, MAGNOLIA EAST 149, LLC., A TEXAS LIMITED LIABILITY COMPANY, DOES HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, OWNER DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1 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 MAGNOLIA EAST 149, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERIN D. PICKENS, ITS SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 20____.

MAGNOLIA EAST 149, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
ERIN D. PICKENS, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIN D. PICKENS, SENIOR VICE PRESIDENT OF MAGNOLIA EAST 149, LLC., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KYLE A. KACAL, 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 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 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.



KYLE A. KACAL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1 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 _____, 20____, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

CHAIRMAN

CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS ACCEPTED THIS PLAT AND SUBDIVISION OF MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1 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 _____, 20____, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

MAYOR

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 _____, 20____, AT _____ O'CLOCK ____M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK ____M., IN CABINET _____ SHEET _____, OF RECORD OF _____ FOR SAID COUNTY.

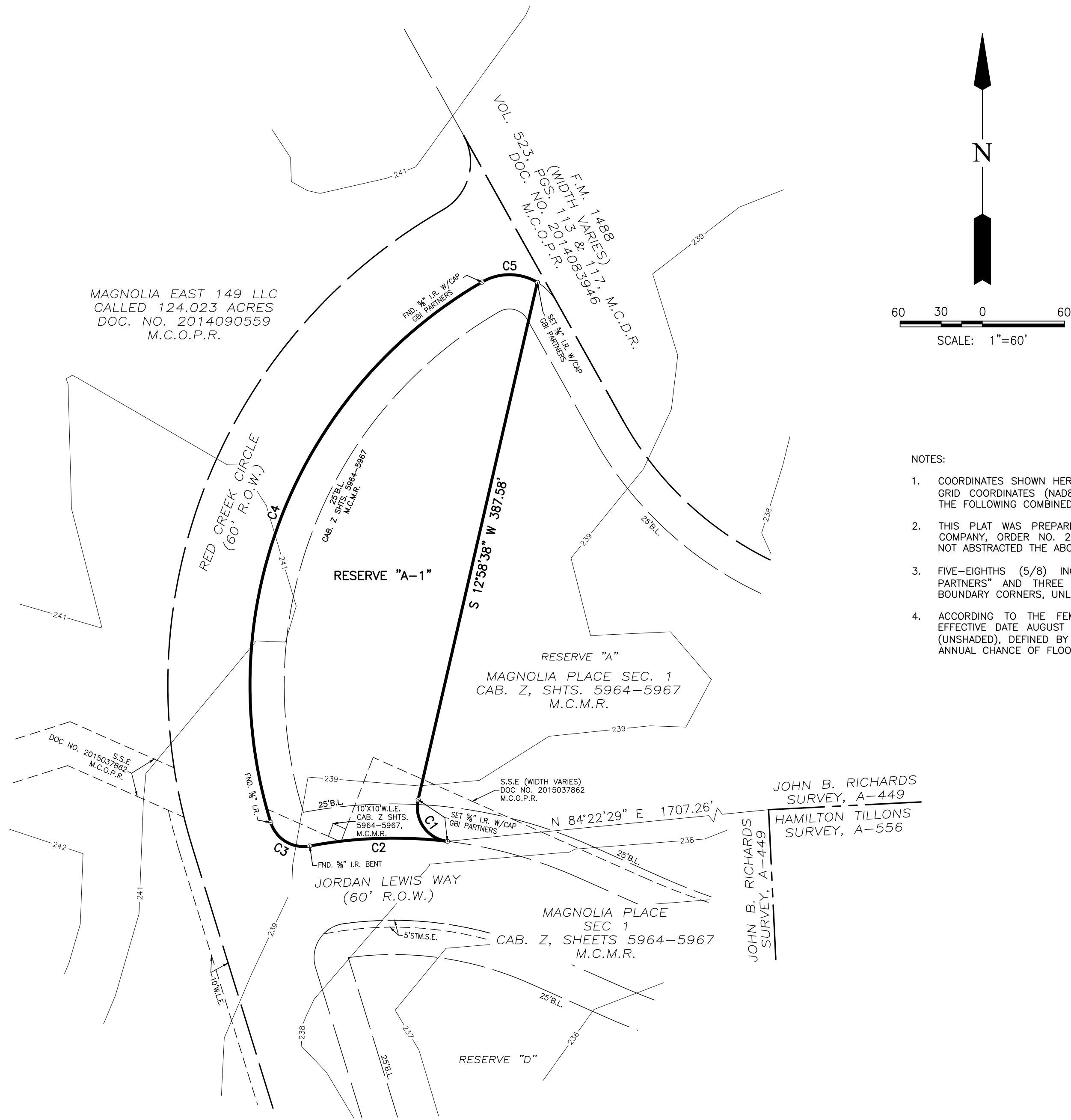
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

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

BY: _____
DEPUTY

OWNER: MAGNOLIA EAST 149, LLC
A TEXAS LIMITED LIABILITY COMPANY
212 LAVACA STREET, SUITE 300
AUSTIN, TEXAS 78701

MYLAR CHECK SURVEY PLATING MOR



NOTES:

- COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99997643124.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0176, DATED MAY 29, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 48339C0485G, EFFECTIVE DATE AUGUST 18, 2014, THE SURVEYED TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.

LEGEND

- B.L. INDICATES BUILDING LINE
S.S.E. INDICATES SANITARY SEWER EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
R.O.W. INDICATES RIGHT-OF-WAY
DOC. NO. INDICATES DOCUMENT NUMBER
VOL. INDICATES VOLUME
PGS. INDICATES PAGES
FND. INDICATES FOUND
I.R. INDICATES IRON ROD

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	96°07'27"	41.94'	S 35°05'05" E	37.19'
C2	330.00'	17°32'08"	101.00'	S 88°05'07" W	100.60'
C3	25.00'	83°30'27"	36.44'	N 58°55'43" W	33.30'
C4	340.00'	77°03'28"	457.27'	N 21°21'14" E	423.58'
C5	40.00'	60°48'47"	42.46'	S 89°42'39" E	40.49'

OWNER: MAGNOLIA EAST 149, LLC
A TEXAS LIMITED LIABILITY COMPANY
212 LAVACA STREET, SUITE 300
AUSTIN, TEXAS 78701

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

May 31, 2022

**City of Magnolia Planning Commission
18111 Buddy Riley Blvd.
Magnolia, Texas 77534**

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records MONTGOMERY County, Texas, through an effective date of May 18, 2022, insofar as they pertain to:

**MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE A NO. 1
A SUBDIVISION OF 1.184 ACRES OF LAND SITUATED IN THE JOHN B. RICHARDS
SURVEY, ABSTRACT 449 CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS,
BEING A PARTIAL REPLAT OF RESERVE "A" OF MAGNOLIA PLACE SECTION 1
PARTIAL REPLAT OF RESERVE "A" NO. 1, A SUBDIVISION RECORDED IN CABINET
"Z", SHEETS 5964-5967, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.**

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

Magnolia East 149, L.L.C., a Texas limited liability company

EASEMENTS AND OTHER ENCUMBRANCES:

Memorandum Regarding Order issued by the Railroad Commission of Texas Designating Drilling/Operation Sites and Easements dated September 30, 2010, recorded October 12, 2010 under Montgomery County Clerk's File No. 2010090942, depicting therein a 2.91 acre proposed access easement together with a 6.01-acre proposed drillsite, as amended by Memorandum Regarding Order issued by the Railroad Commission of Texas Designating Drilling/Operation Sites and Easements dated August 20, 2014, recorded August 21, 2014 under Montgomery County Clerk's File No. 2014081756.

Terms, conditions and stipulations contained in that certain Declaration Easements, Covenants, Conditions and Restrictions as set forth in instrument recorded under Montgomery County Clerk's File No. 2014092222, as amended by Montgomery County Clerk's File No. 2016020130,

as amended and restated in Montgomery County Clerk's File No. 2021113438 (Amended and Restated Declaration).

Terms, conditions and stipulations contained in that certain Memorandum of Purchase Option Agreement as set forth in instrument recorded under Montgomery County Clerk's File No. 2014092223 as Amended under Montgomery County Clerk's File No. 2016020129.

Utility Easement granted to the City of Magnolia as recorded under Montgomery County Clerk's File No. 2015037862.

All oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded under Montgomery County Clerk's File No. 2014090559. Said mineral estate not traced further herein.

All oil, gas and other minerals, together with all rights relating thereto, express or implied, conveyed in instrument recorded under Montgomery County Clerk's File No. 2015099153. Said mineral estate not traced further herein.

The terms, conditions and stipulations of that certain Waiver of Special Appraisal for the Benefit of Magnolia East Municipal Utility District dated November 20, 2017, recorded under Montgomery County Clerk's File No. 2017109979.

All easements and building set back as shown on plat recorded under Cabinet Z, Sheet 5964, of the Map Records of Montgomery County, Texas.

RESTRICTIONS:

Restrictive covenants recorded under Cabinet Z, Sheet 5964, and under Montgomery County Clerk's File No. 2014092222, 2016020130 and 2021113438.

LIENS:

Deed of Trust, Security Agreement, dated August 12, 2021, filed on August 17, 2021 recorded under Montgomery County Clerk's File No. 2021113555, executed by MAGNOLIA EAST 149, L.L.C., to Clay Riebe, Trustee, securing the payment of a Note in the principal sum of \$14,840,000.00, and other indebtedness as provided therein, payable to the order of Veritex Community Bank.

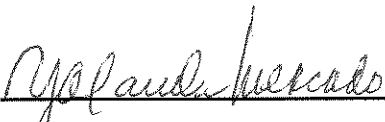
Assignment of Leases and Rents dated August 12, 2021, filed on August 17, 2021, recorded under Montgomery County Clerk's File No. 2021113556.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

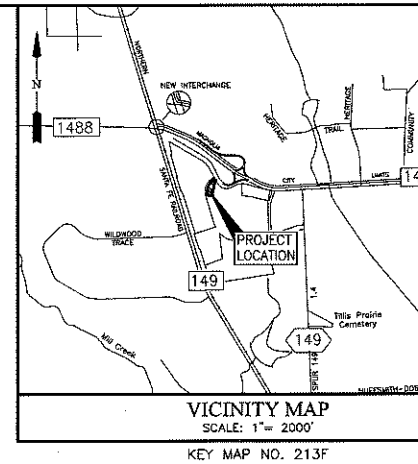
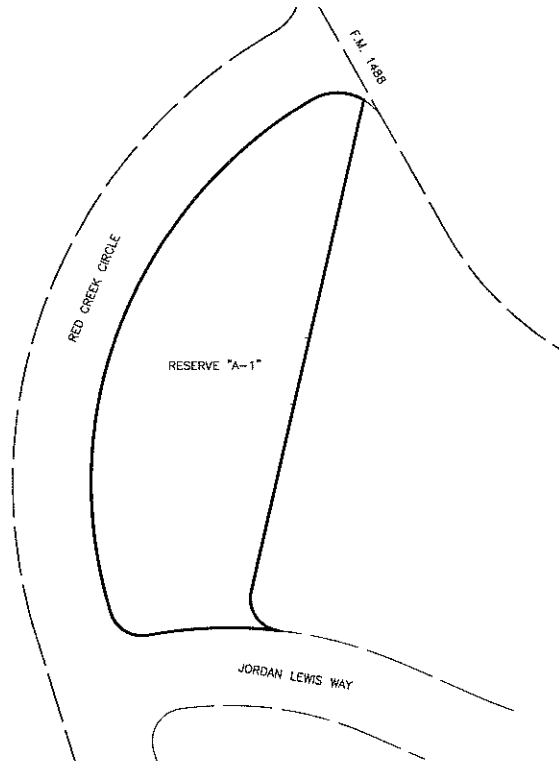
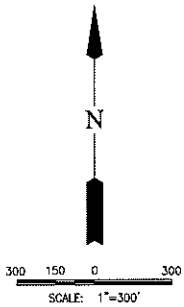
This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

**Prepared by:
Charter Title Company**

BY: 
Yolanda Mercado, Examiner

May 31, 2022



MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE A NO. 1

A SUBDIVISION OF 1.184 ACRES OF LAND SITUATED IN THE
JOHN B. RICHARDS SURVEY, ABSTRACT 449
CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS,
BEING A PARTIAL REPLAT OF RESERVE "A" OF
MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1,
A SUBDIVISION RECORDED IN CABINET "Z", SHEETS 5964-5967,
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR PARTIAL REPLAT: TO SUBDIVIDE RESERVE A

OWNER: MAGNOLIA EAST 149, LLC
A TEXAS LIMITED LIABILITY COMPANY
212 LAVACA STREET, SUITE 300
AUSTIN, TEXAS 78701

LOTS
BLOCK
RESERVE
84 ACRES IN RESERVE

SURVEYOR:



ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

DATE: MAY 26, 2022

TEXAS
MONTGOMERY

PICKENS, SENIOR VICE PRESIDENT, OF MAGNOLIA EAST 149, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1, DO HEREBY MAKE A MAP OF SAID PROPERTY FOR AND ON BEHALF OF SAID MAGNOLIA EAST 149, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, EASEMENTS, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1, LOCATED IN THE JOHN B. SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MAGNOLIA EAST 149, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS, AND EASEMENTS (EXCEPT THOSE INDICATED AS BEING RESERVED PURSUANT TO SEPARATE INSTRUMENT) SHOWN THEREON FOREVER; AND MAKE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES 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.

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MAGNOLIA EAST 149, LLC,
A TEXAS LIMITED LIABILITY COMPANY

ERIN D. PICKENS, SENIOR VICE PRESIDENT

TEXAS
MONTGOMERY

ERIN D. PICKENS, SENIOR VICE PRESIDENT, OF MAGNOLIA EAST 149, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1, DO HEREBY MAKE A MAP OF SAID PROPERTY FOR AND ON BEHALF OF SAID MAGNOLIA EAST 149, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, EASEMENTS, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1, LOCATED IN THE JOHN B. SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MAGNOLIA EAST 149, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS, AND EASEMENTS (EXCEPT THOSE INDICATED AS BEING RESERVED PURSUANT TO SEPARATE INSTRUMENT) SHOWN THEREON FOREVER; AND MAKE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES 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.

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THIS IS TO CERTIFY THAT I, KYLE A. KACAL, A LICENSED SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCKS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH, UNLESS OTHERWISE NOTED.

KYLE A. KACAL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6652

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1 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 _____, 20____, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

CHAIRMAN

CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS ACCEPTED THIS PLAT AND SUBDIVISION OF MAGNOLIA PLACE SECTION 1 PARTIAL REPLAT OF RESERVE "A" NO. 1 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 _____, 20____, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

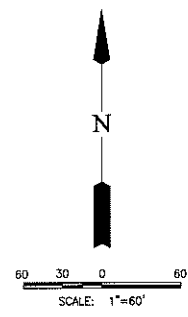
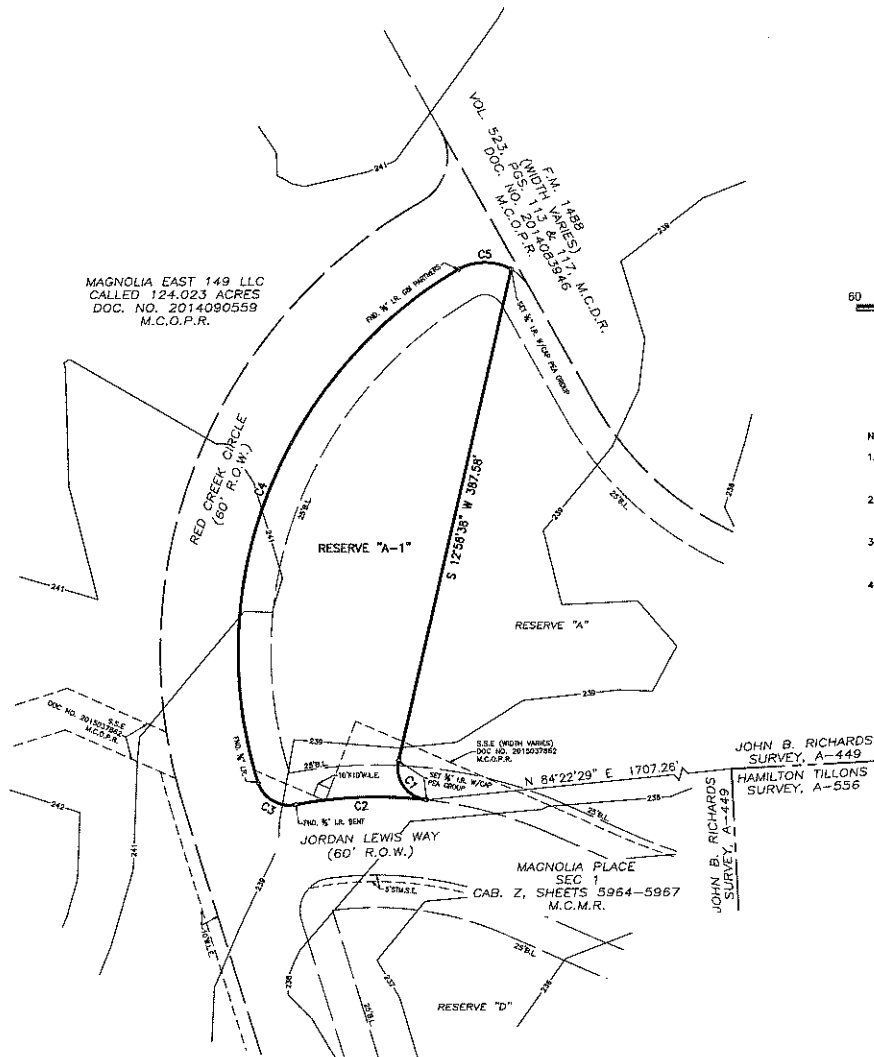
I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____ 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, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

OWNER: MAGNOLIA EAST 149, LLC
A TEXAS LIMITED LIABILITY COMPANY
212 LAVACA STREET, SUITE 100
AUSTIN, TEXAS 78701



- NOTES:
- COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE, NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99997843124.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0176, DATED MAY 29, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" 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. 48330C04800 AND 48330C04850, EFFECTIVE DATE AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF S&D MAPS."

JOHN B. RICHARDS
SURVEY, A-449
HAMILTON TILLONS
SURVEY, A-556

LEGEND

- B.L. INDICATES BUILDING LINE
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC. NO. INDICATES DOCUMENT NUMBER
- VOL. INDICATES VOLUME
- PGS. INDICATES PAGES
- FND. INDICATES FOUND
- LR. INDICATES IRON ROD

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	98°07'27"	41.94'	S 35°05'05" E	37.19'
C2	330.00'	17°32'08"	101.00'	S 88°08'07" W	100.80'
C3	25.00'	87°30'27"	36.44'	N 58°55'43" W	33.30'
C4	240.00'	77°03'28"	457.27'	N 21°21'14" E	423.56'
C5	40.00'	80°48'47"	42.46'	S 89°42'39" E	40.49'

OWNER: MAGNOLIA EAST 149, LLC
A TEXAS LIMITED LIABILITY COMPANY
212 LAVACA STREET, SUITE 200
AUSTIN, TEXAS 78701



1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

June 6, 2022

Mr. Don Doering, City Administrator
City of Magnolia
1811 Buddy Riley Blvd.
Magnolia, Texas 77354

Re: Letter of Explanation
LJA Project No. 2559-1912
Magnolia Place Section 1 Partial Replat of Reserve "A" No. 1

Dear Mr. Doering:

On behalf of the property owner, please accept our letter of explanation regarding Magnolia Place Section 1 Partial Replat of Reserve "A" No. 1.

This is a partial replat of Reserve A in Magnolia Place Section 1, recorded in Cab Z, Sheets 5965-5967, M.C.M.R. The purpose of this partial replat is to subdivide Reserve A.

The proposed use of the Reserve A will be restricted to commercial use only.

Thank you for your consideration. If you have any questions or require additional information, please contact me at 713-380-4443.

Regards,

A handwritten signature in blue ink, appearing to read 'Marie Escue'.

Marie Escue
Platting Project Manager

County: Montgomery
Project: Magnolia Place
Job No. 194303
MBS No. 22-221

FIELD NOTES FOR 1.184 ACRES

Being a tract containing 1.184 acres of land located in the John B. Richards Survey, Abstract No. 449, in Montgomery County, Texas. Said 1.184 acres being a portion of Reserve "A", Magnolia Place Section 1, a subdivision recorded in Cabinet Z, Sheets 5964-5967 of the Montgomery County Map Records (M.C.M.R.). Said 1.184 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, Central Zone, as derived from GPS observations):

BEGINNING at a 5/8 inch capped iron rod stamped "GBI Partners" found at the most westerly southwest corner of said Reserve "A" and being on the east right-of-way (R.O.W.) line of Red Creek Circle (60-foot width) as dedicated in Cabinet Z, Sheets 5964-5967 of the M.C.M.R.;

THENCE, with said east R.O.W. line, the following two (2) courses:

1. 457.27 feet along the arc of a curve to the right, having a radius of 340.00 feet, a central angle of 77 degrees 03 minutes 28 seconds, and a chord which bears North 21 degrees 21 minutes 14 seconds East, a distance of 423.58 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at a point of compound curvature;
2. 42.46 feet along the arc of said curve, having a radius of 40.00 feet, a central angle of 60 degrees 48 minutes 47 seconds, and a chord which bears South 89 degrees 42 minutes 39 seconds East, a distance of 40.49 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

THENCE, through and across said Reserve "A", the following two (2) courses:

1. South 12 degrees 58 minutes 38 seconds West, a distance of 387.58 feet to a point of curvature to the left;
2. 41.94 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 96 degrees 07 minutes 27 seconds, and a chord which bears South 35 degrees 05 minutes 05 seconds East, a distance of 37.19 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the north R.O.W. line of Jordan Lewis Way (60-foot width) as dedicated in Cabinet Z, Sheets 5964-5967 of the M.C.M.R. and the beginning of a non-tangent curve to the left;

THENCE, with said north R.O.W. line, the following two (2) courses:

1. 101.00 feet along the arc of said curve, having a radius of 330.00 feet, a central angle of 17 degrees 32 minutes 08 seconds, and a chord which bears South 88 degrees 05 minutes 07 seconds West, a distance of 100.60 feet to a 5/8 inch capped iron rod stamped "GBI Partners" found at a point of reverse curvature;

2. 36.44 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 83 degrees 30 minutes 27 seconds, and a chord which bears North 58 degrees 55 minutes 43 seconds West, a distance of 33.30 feet to the **POINT OF BEGINNING** and containing 1.184 acres of land.

THIS DESCRIPTION WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF KYLE A. KACAL, RPLS 6652, FILED UNDER JOB NO. 194303 IN THE OFFICES OF GBI PARTNERS.

GBI Partners

TBPELS Firm #10130300, 10194423

Ph: 281.499.4539

May 31, 2022



021 YEAR TAX STATEMENT



TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:

MAGNOLIA EAST 149 LLC
212 LAVACA ST
STE 300
AUSTIN, TX 78701-3955

Legal Description:

S710290 - MAGNOLIA PLACE 01 REPLAT OF
RESERVE B, RES B-1, ACRES 1.905

Legal Acres: 1.9050

Parcel Address:

Account No: **00.7102.90.00100**

CAD No: R499849

As of Date: 06/06/2022

Print Date: 06/06/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
\$331,930	\$0	\$331,930	\$331,930	\$0	\$0	\$0	\$331,930

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	\$331,930		\$0	\$331,930	0.408300	\$1,355.27
MONTGOMERY CO HOSPITAL DISTRICT	\$331,930		\$0	\$331,930	0.056700	\$188.20
MAGNOLIA ISD	\$331,930		\$0	\$331,930	1.187200	\$3,940.67
CITY OF MAGNOLIA	\$331,930		\$0	\$331,930	0.405100	\$1,344.65
MAGNOLIA EAST MUD	\$331,930		\$0	\$331,930	1.500000	\$4,978.95
MONTGOMERY CO ESD 10	\$331,930		\$0	\$331,930	0.098700	\$327.61
LONE STAR COLLEGE	\$331,930		\$0	\$331,930	0.107800	\$357.82

Total 2021 Tax: \$12,493.17
Total 2021 Levy Paid To Date: \$12,493.17
2021 Levy Due: \$0.00
Total 2021 Due: \$0.00

Exemptions:**AMOUNT DUE IF PAID BY THE END OF:**

06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 0%	10/31/2022 21%	11/30/2022 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

MAGNOLIA ISD 2021 M&O .87770000 I&S .30950000 Total 1.1872000 2020 M&O .93490000 I&S .33950000 Total 1.2744000

TO PAY BY CREDIT CARD PLEASE CALL 1-800-351-7929 AND USE BUREAU CODE 7898505 OR VISIT WWW.MCTOTX.ORG

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 7.1.58

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 06/06/2022

06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 0%	10/31/2022 21%	11/30/2022 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECK PAYABLE TO:

MONTGOMERY COUNTY TAX OFFICE
TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823



* 0 0 7 1 0 2 9 0 0 0 1 0 0 *

00.7102.90.00100
MAGNOLIA EAST 149 LLC
212 LAVACA ST
STE 300
AUSTIN, TX 78701-3955

AMOUNT PAID:

\$ _____.

000000R499849 000000000000 000000000000 9

021 YEAR TAX STATEMEN



TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:

MAGNOLIA EAST 149 LLC
212 LAVACA ST
STE 300
AUSTIN, TX 78701-3955

Legal Description:

S710290 - MAGNOLIA PLACE 01 REPLAT OF
RESERVE B, RES B-2, ACRES 1.537

Legal Acres: 1.5370

Parcel Address:

Account No: **00.7102.90.00200**

CAD No: R499850

As of Date: 06/06/2022

Print Date: 06/06/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
\$267,810	\$0	\$267,810	\$267,810	\$0	\$0	\$0	\$267,810

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	\$267,810		\$0	\$267,810	0.408300	\$1,093.47
MONTGOMERY CO HOSPITAL DISTRICT	\$267,810		\$0	\$267,810	0.056700	\$151.85
MAGNOLIA ISD	\$267,810		\$0	\$267,810	1.187200	\$3,179.44
CITY OF MAGNOLIA	\$267,810		\$0	\$267,810	0.405100	\$1,084.90
MAGNOLIA EAST MUD	\$267,810		\$0	\$267,810	1.500000	\$4,017.15
MONTGOMERY CO ESD 10	\$267,810		\$0	\$267,810	0.098700	\$264.33
LONE STAR COLLEGE	\$267,810		\$0	\$267,810	0.107800	\$288.70

Total 2021 Tax: \$10,079.84
Total 2021 Levy Paid To Date: \$10,079.84
2021 Levy Due: \$0.00
Total 2021 Due: \$0.00

Exemptions:**AMOUNT DUE IF PAID BY THE END OF:**

06/30/2022 15%	08/01/2022 18%	08/31/202 19%	09/30/2022 0%	10/31/2022 21%	11/30/2022 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

MAGNOLIA ISD 2021 M&O .87770000 I&S .30950000 Total 1.1872000 2020 M&O .93490000 I&S .33950000 Total 1.2744000

TO PAY BY CREDIT CARD PLEASE CALL 1-800-351-7929 AND USE BUREAU CODE 7898505 OR VISIT WWW.MCTOTX.ORG

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 7.1.58

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 06/06/2022

06/30/2022 15%	08/01/2022 18%	08/31/202 19%	09/30/2022 0%	10/31/2022 21%	11/30/2022 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECK PAYABLE TO:

MONTGOMERY COUNTY TAX OFFICE

TAMMY J. MCRAE

400 N San Jacinto

CONROE, TX 77301-2823



* 0 0 7 1 0 2 9 0 0 0 2 0 0 *

00.7102.90.00200

MAGNOLIA EAST 149 LLC
212 LAVACA ST
STE 300
AUSTIN, TX 78701-3955

AMOUNT PAID:

\$ _____.

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021 YEAR TAX STATEMENT



TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:

MAGNOLIA EAST 149 LLC
212 LAVACA ST
STE 300
AUSTIN, TX 78701-3955

Legal Description:

S710290 - MAGNOLIA PLACE 01 REPLAT OF
RESERVE B, RES B-3, ACRES 1.408

Legal Acres: 1.4080

Parcel Address:

Account No: **00.7102.90.00300**

CAD No: R499851

As of Date: 06/06/2022

Print Date: 06/06/2022

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
\$245,330	\$0	\$245,330	\$245,330	\$0	\$0	\$0	\$245,330

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	\$245,330		\$0	\$245,330	0.408300	\$1,001.68
MONTGOMERY CO HOSPITAL DISTRICT	\$245,330		\$0	\$245,330	0.056700	\$139.10
MAGNOLIA ISD	\$245,330		\$0	\$245,330	1.187200	\$2,912.56
CITY OF MAGNOLIA	\$245,330		\$0	\$245,330	0.405100	\$993.83
MAGNOLIA EAST MUD	\$245,330		\$0	\$245,330	1.500000	\$3,679.95
MONTGOMERY CO ESD 10	\$245,330		\$0	\$245,330	0.098700	\$242.14
LONE STAR COLLEGE	\$245,330		\$0	\$245,330	0.107800	\$264.47

Total 2021 Tax: \$9,233.73
Total 2021 Levy Paid To Date: \$9,233.73
2021 Levy Due: \$0.00
Total 2021 Due: \$0.00

Exemptions:**AMOUNT DUE IF PAID BY THE END OF:**

06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 0%	10/31/2022 21%	11/30/2022 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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School Information :

MAGNOLIA ISD 2021 M&O .87770000 I&S .30950000 Total 1.1872000 2020 M&O .93490000 I&S .33950000 Total 1.2744000

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\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECK PAYABLE TO:

MONTGOMERY COUNTY TAX OFFICE
TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823



00.7102.90.00300
MAGNOLIA EAST 149 LLC
212 LAVACA ST
STE 300
AUSTIN, TX 78701-3955

AMOUNT PAID:

\$ _____.

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