

Scott Shelburne, Chairman  
Anne Sundquist, Vice Chairman  
Josh Jakubik, Secretary  
Robert Barker III  
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**  
**REGULAR MEETING**  
**THURSDAY, OCTOBER 20, 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. 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 September 29, 2022.

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

**4. CITIZENS COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC**

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda).*

*Comments shall be limited to three (3) minutes per person. Comments by the governing body 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.*

**5. 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.)*

- 6. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Staff)
- 7. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MUSTANG RIDGE, SECTION 3, FINAL PLAT, +/-25.522 ACRES
- 8. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA RIDGE FOREST, SECTION 17, FINAL PLAT, +/- 50.434 ACRES
- 9. FUTURE AGENDA ITEMS
- 10. ADJOURN

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

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

**CERTIFICATE**

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

DATE \_\_\_\_\_  
 TIME \_\_\_\_\_  
 TAKEN DOWN \_\_\_\_\_

\_\_\_\_\_  
 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 SPECIAL MEETING SEPTEMBER 29, 2022**

A meeting of the Planning & Zoning Commission was held on September 29, 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**

Vice Chairman Anne Sundquist called the regular meeting to order at 4:30 pm.

#### **a. INVOCATION**

Tom Mayhew delivered the invocation.

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

Vice Chairman Anne Sundquist led the Pledge of Allegiance.

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

Vice Chairman Anne Sundquist called roll and certified a quorum present with the following Planning & Zoning Commission members in attendance: Anne Sundquist, Josh Jakubik, Trevor Brown, Holly Knee, and Tom Mayhew.

Absent: Scott Shelburne

Staff present: City Administrator Don Doering, City Secretary Kandice Garrett, and Planning Coordinator Christian Gable

### **2. OPEN PUBLIC HEARING**

Vice Chairman Sundquist opened the Public Hearing at 4:34 p.m., read the Notice of Public hearing aloud and asked for any public comments.

#### **NOTICE OF PUBLIC HEARING**

On September 29, 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 a combination of 4.926 acres of land being Property ID R201670, R201671, R201672, R481609 and R40491 situated in the Gamble Dawson Survey,

Abstract No. 177, of Montgomery County, Texas, from Industrial, Public Use and Rural to Auto-Urban Commercial.

Cathy Yowell, 215 Dogwood Trail, Magnolia, TX 77354, spoke in favor of this item.

**3. CLOSE PUBLIC HEARING AND CONVENE SPECIAL MEETING**

Vice Chairman Sundquist closed the Public Hearing and convened the Regular Meeting at 4:35 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 July 21, 2022.

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

**5. STAFF REPORTS**

Planning Coordinator Christian Gable provided a brief summary of developments including the commercial buildouts at Spur 149 and FM 1488.

**6. CITIZENS COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC**

*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda).*

*Comments shall be limited to three (3) minutes per person. Comments by the governing body 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.*

Cathy Yowell, 215 Dogwood Trail, Magnolia, TX 77354, spoke in regard to interest for providing citizen input and participating in the planning of a Comprehensive Plan.

**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 Coordinator Christian Gable announced the following:

- Stroll Through the Renaissance on Saturday, October 1 at 3 p.m. to 7 p.m.

**8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE REZONING TO THE CITY OF MAGNOLIA OFFICIAL ZONING MAP FOR CARILLO BROTHERS**

Consideration and possible action to review and approve rezoning to the City of Magnolia Official Zoning Map for a combination of 4.926 acres of land being Property ID R201670, R201671, R201672, R481609 and R40491 situated in the Gamble Dawson Survey, Abstract No. 177, of Montgomery County, Texas, from Industrial, Public Use and Rural to Auto-Urban Commercial.

Emilio M. Cervantes, architect with Archigraphics Decon LLC, presented this item and reviewed the plan for the new restaurant facilities.

Planning Coordinator Christian Gable presented this item and summarized their course of action and that the rezoning does fit in with the Comprehensive Plan as adjacent properties are zoned Auto-Urban Commercial. It was reviewed by City Engineer, a letter of no objection provided, and she recommended approval.

**MOTION: Upon a motion to approve rezoning to the City of Magnolia Official Zoning Map for a combination of 4.926 acres of land being Property ID R201670, R201671, R201672, R481609 and R40491 situated in the Gamble Dawson Survey, Abstract No. 177, of Montgomery County, Texas, from Industrial, Public Use and Rural to Auto-Urban Commercial for Carillo Brothers made by Tom Mayhew and seconded by Josh Jakubik, the Commission members present voted and the motion carried unanimously, 5-0.**

#### **9. REQUEST FOR AGENDA ITEM**

None

#### **10. ADJOURN**

**MOTION: Upon a motion to adjourn made by Holly Knee and seconded by Tom Mayhew, the Commission members present voted, the motion carried unanimously, 5-0 and Vice Chairman Sundquist adjourned the meeting at 4:55 pm.**

Planning & Zoning Commission

\_\_\_\_\_  
Anne Sundquist, Vice 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 September 29, 2022.

ATTEST:

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

**City of Magnolia  
Planning & Zoning  
Agenda Item Summary**

**Date:** October 14, 2022

To: Planning & Zoning Commission  
From: Christian Gable, Planning Coordinator

**RE:** Planning and Zoning Commission Agenda **Item 7**

**Background/Information:**

A re-submittal for a final plat was received on August 8, 2022.

**Comments:**

Letter of No Objection was issued by City Engineer on September 22.

**Action Requested:**

Approve final plat for Mustang Ridge Section 3.

**Recommendation:**

Approve final plat for Mustang Ridge Section 3.

**Attachments:**

Final Plat



# Final Plat Application Form

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

## CONTACT INFORMATION

---

### Applicant

### Property Owner (if different)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
E-mail

### Architect (if different)

### Engineer/Land Surveyor (if different)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
E-mail

Project Name: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_

**PROPERTY PROFILE**

---

Legal Description \_\_\_\_\_  
(Subdivision) (Lot) (Block)

Current Zoning \_\_\_\_\_

Present Use of Property  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Use of the Property  
\_\_\_\_\_  
\_\_\_\_\_

Total Area of Site \_\_\_\_\_

Project Name: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_

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
- 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

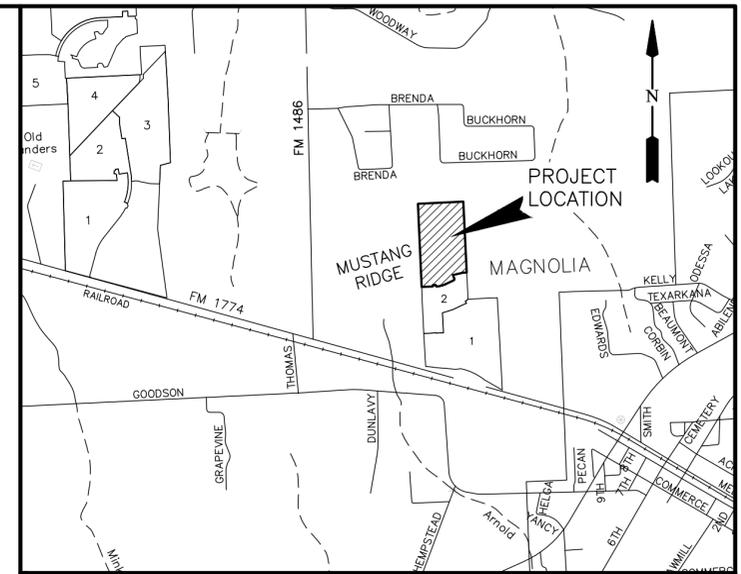
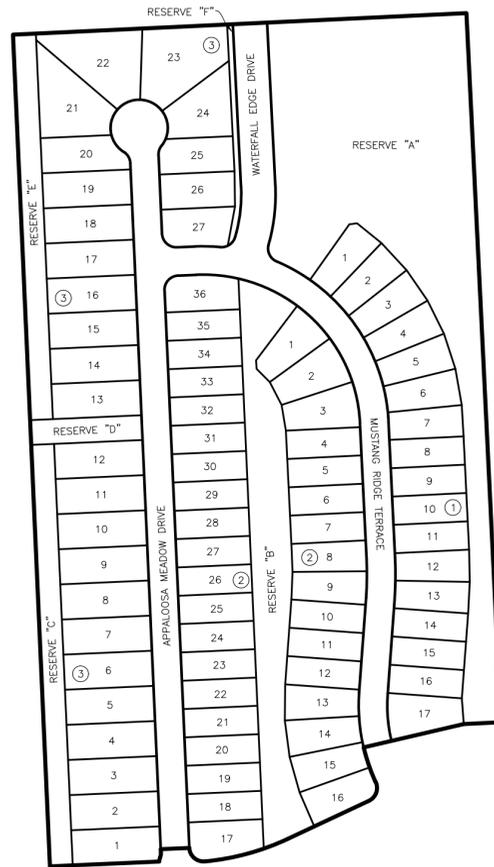
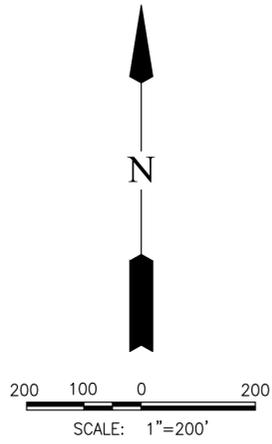
I, \_\_\_\_\_ (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.



\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

Project Name: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_



**VICINITY MAP**  
SCALE: 1"= 2000'  
KEY MAP NO. 211M

## FINAL PLAT OF MUSTANG RIDGE SECTION 3

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

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

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

DATE: MAY 9, 2022

80 LOTS  
3 BLOCKS  
6 RESERVES  
7.457 ACRES IN RESERVES

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

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

Date: 10 May 2022 2:53pm  
Path: C:\Users\yzorae\AppData\Local\Temp\AcPublish\_6936\Mustang Ridge\_3.dwg  
MYLAR CHECK: COORD. DIR.

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK EUBANKS, VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, SENIOR LAND DEVELOPMENT MANAGER, RESPECTIVELY OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MUSTANG RIDGE SECTION 3, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KB HOME LONE STAR INC., A TEXAS CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS MUSTANG RIDGE SECTION 3, LOCATED IN THE WILLIAM T. DUNLAVY SURVEY, ABSTRACT 168, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID KB HOME LONE STAR INC., A TEXAS CORPORATION; AND DEDICATE TO THE PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

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

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

KB HOME LONE STAR INC.  
A TEXAS CORPORATION

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

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

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

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

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

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

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

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

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

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

\_\_\_\_\_  
SCOTT SHELburne, CHAIRMAN

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

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

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

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

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

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

Date\Time : Tue, 10 May 2022 2:53pm  
Path\Name : C:\Users\lzarses\AppData\Local\Temp\AcPublish\_6936\Mustang Ridge\_3.dwg  
MYLAR CHECK: COORD. DIR.

**LEGEND**

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

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

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

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

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

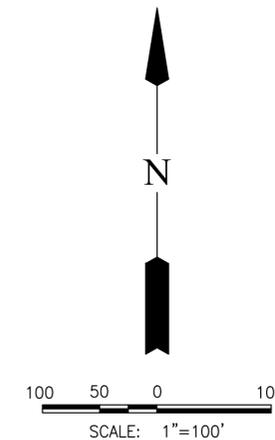
CALLED 78.760 ACRES  
MAGNOLIA INDEPENDENT  
SCHOOL DISTRICT  
F.N. 2002131656  
M.C.O.P.R.

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

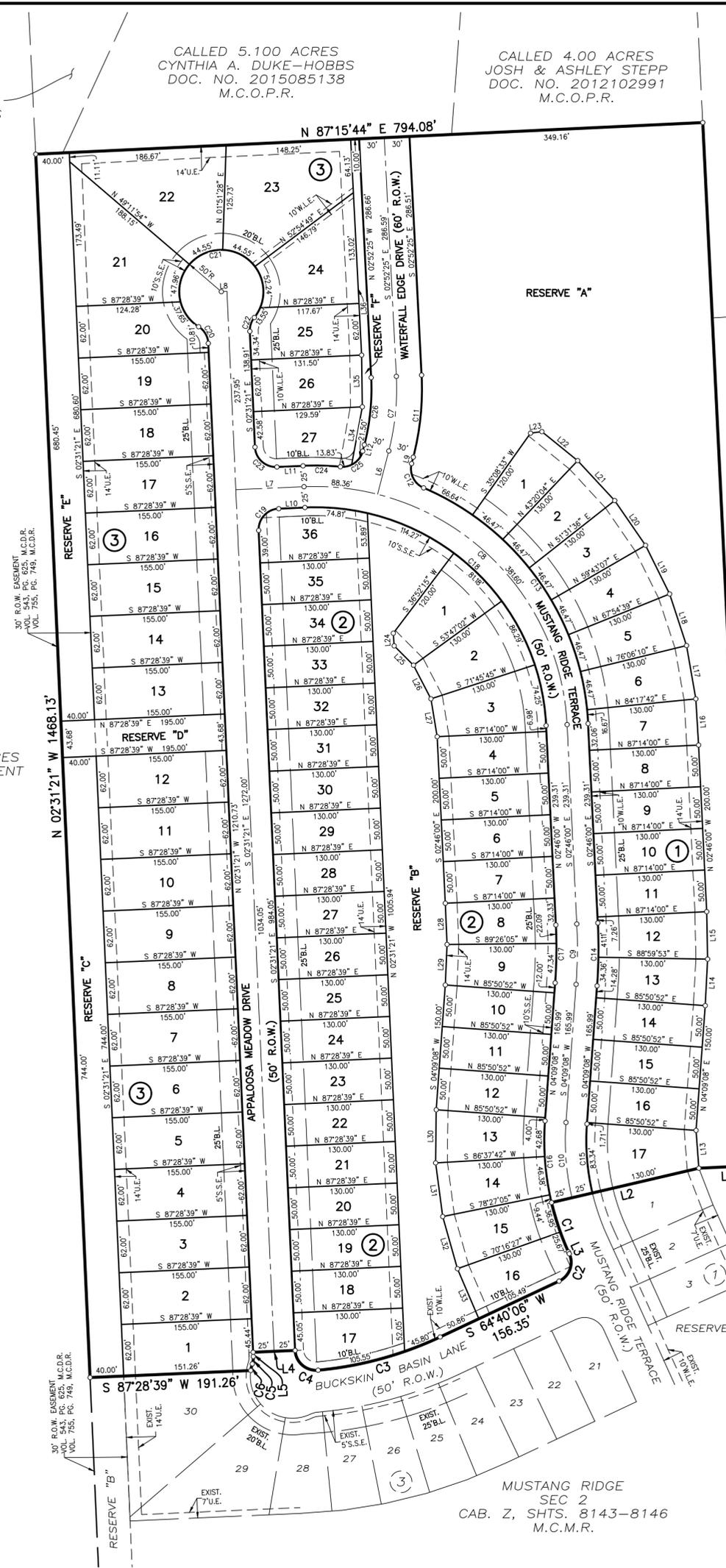
CALLED 16.068 ACRES  
ALICE G. READ  
DOC. NO. 2008004890  
M.C.O.P.R.R.P.

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

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



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



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

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

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

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

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

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

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

NOTES:

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

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

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

MUSTANG RIDGE  
SECTION 3

SHEET 4 OF 4



September 22, 2022

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

**Reference: Mustang Ridge Section 3 Final Plat No Objection Letter  
City of Magnolia  
AEI Job No. 220991.80-001**

Dear Mr. Doering:

We received the final plat documentation for Mustang Ridge Section 3 on September 14, 2022. On behalf of the City of Magnolia, we have reviewed the submitted documents and have no objections to the approval of this project, subject to the following comments:

1. If any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes before 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 'Cristin Emshoff'.

Cristin Emshoff, MUP, ENV SP  
Urban Planner

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  
Mr. Robel E. Giackero, PE. – AEI Engineering, a Baxter & Woodman Company  
Mr. Zach Zarse – LJA Engineering

**City of Magnolia  
Planning & Zoning  
Agenda Item Summary**

**Date:** October 14, 2022

To: Planning & Zoning Commission  
From: Christian Gable, Planning Coordinator

**RE:** Planning and Zoning Commission Agenda **Item 8**

**Background/Information:**

A re-submittal for a final plat was received on August 8, 2022. Revisions were also made after this date and supplied to City Engineer for review.

**Comments:**

Letter of No Objection was issued by City Engineer on October 14, 2022.

**Action Requested:**

Approve final plat for Magnolia Ridge Forest Section 17.

**Recommendation:**

Approve final plat for Magnolia Ridge Forest Section 17.

**Attachments:**

Final Plat



### Final Plat Application Form

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

#### CONTACT INFORMATION

**Applicant**

**Alexis Santibanes**

Name

3600 W Sam Houston Pkwy S

Street Address

Houston, Tx 77042

City, State Zip

713-580-4179

Phone

713-580-4179

Fax

asantibanes@lja.com

E-mail

**Architect (if different)**

Name

Street Address

City, State Zip

Phone

Fax

E-mail

**Property Owner (if different)**

M/I Homes of Houston, LLC & Lennar Homes of Texas Land and Construction

Name

10720 W. Sam Houston Parkway North, Suite 100 & 681 Greens Parkway, Suite 220

Street Address

Houston, Tx 77064

City, State Zip (832) 678-2500

& (281) 875-1000

Phone

Fax

BBoozer@MIHomes.com

E-mail

**Engineer/Land Surveyor (if different)**

Ciro Ariza

Name

1904 Grand Parkway N.

Street Address

Katy, Tx 77449

City, State Zip

713-953-5293

Phone

Fax

Cariza@lja.com

E-mail

Project Name: Magnolia Ridge Forest Section 17 Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_

**PROPERTY PROFILE**

---

Legal Description A subdivision of 50.434 acres of land situated in The Edward Taylor Survey, Abstract 554, City of Magnolia, Montgomery County, Texas  
(Subdivision) (Lot) (Block)

Current Zoning Semi-Urban Residential

Present Use of Property  
Rural

---

Proposed Use of the Property  
Single Family Residential

---

Total Area of Site 50.434

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:

A subdivision of 50.434 acres of land situated in The Edward Taylor Survey, Abstract 554, City of Magnolia, Montgomery County, Texas

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

BEING A REPLAT OF RESERVE "C", MAGNOLIA RIDGE FOREST SECTION 7, A SUBDIVISION RECORDED IN CABINET Z, SHEETS 7557-7561, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, A REPLAT OF RESERVES "D" AND "F", MAGNOLIA RIDGE FOREST SECTION 12, A SUBDIVISION RECORDED IN CABINET Z, SHEET 7549-7552 MAP RECORDS OF MONTGOMERY COUNTY, TEXAS AND A REPLAT OF RESERVES "A" AND "C", MAGNOLIA RIDGE FOREST SECTION 14, A SUBDIVISION RECORDED IN CABINET Z, SHEETS 8113-8116, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

### 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

Magnolia Ridge

Project Name: Forest Section 17 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, Alexis Santibanes (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.

*Alexis Santibanes*  
Signature of Applicant

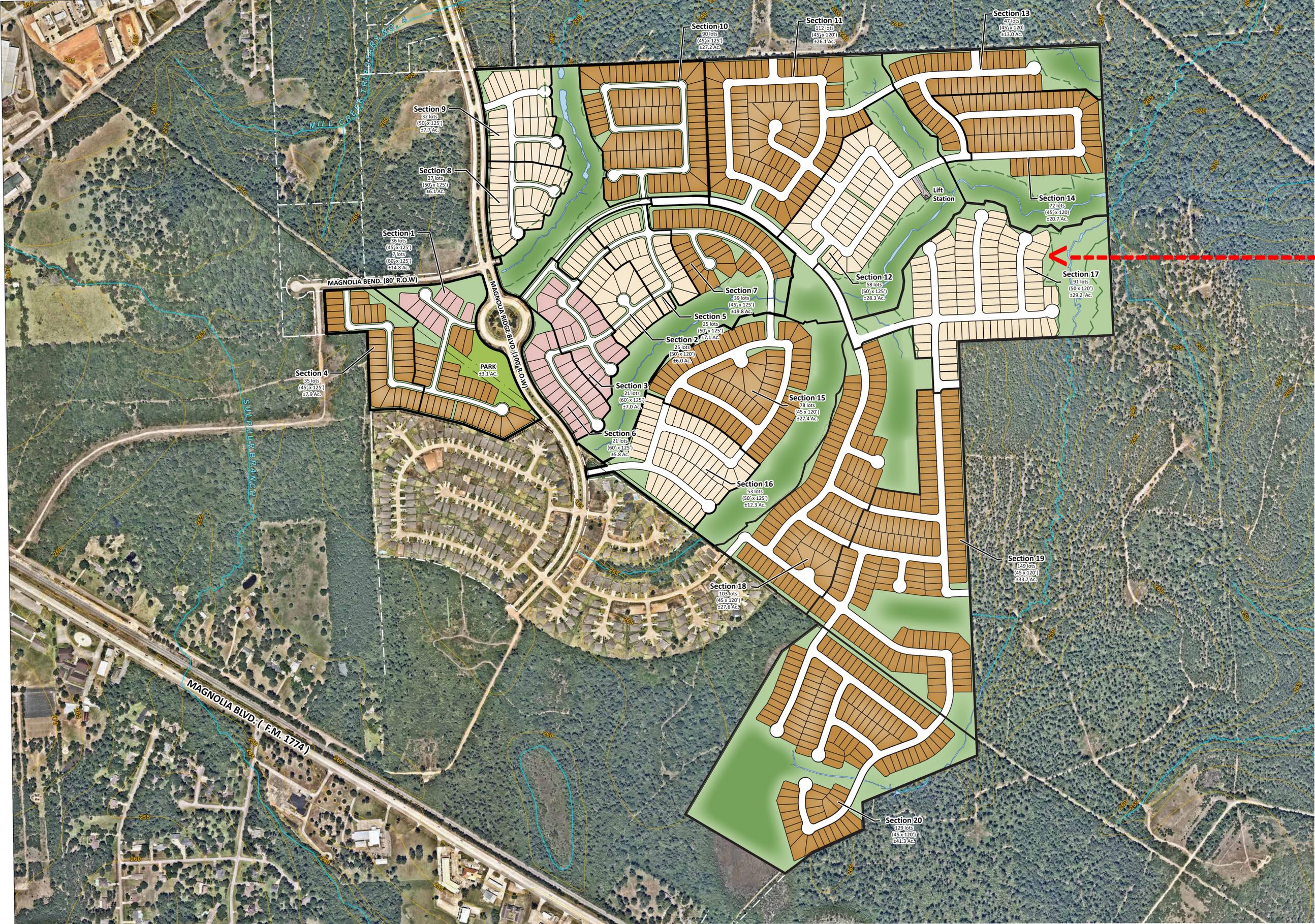
4/25/2022  
Date

Magnolia Ridge  
Project Name: Forest Section 17 Subdivision: \_\_\_\_\_ Reviewer: \_\_\_\_\_

**Single Family Residential Yield**

45' x 125'	890 Lots	±255.8 Ac.	71.2%
50' x 125'	311 Lots	±96.7 Ac.	24.8%
60' x 125'	49 Lots	±17.3 Ac.	4.0%

**TOTAL 1,250 Lots ±369.8 Ac. 100.0%**



Prepared For:

**M/IHOMES**

Reference Date: 02.17.2022



3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

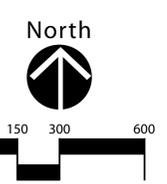
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

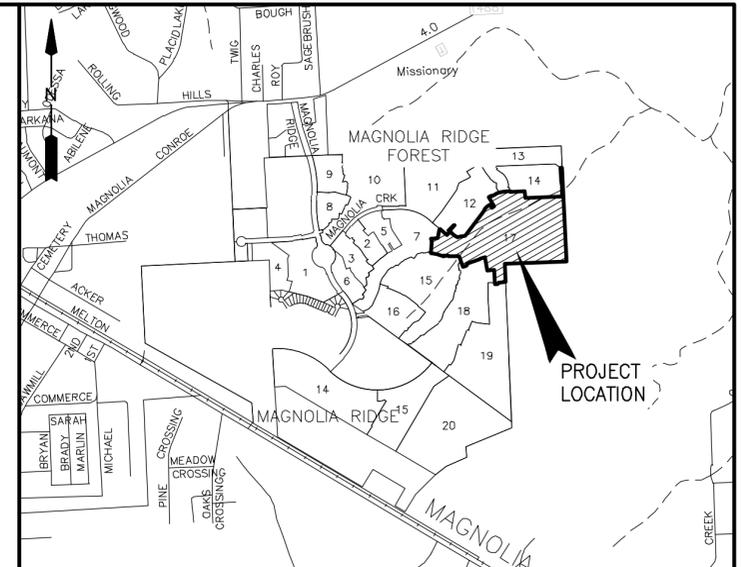
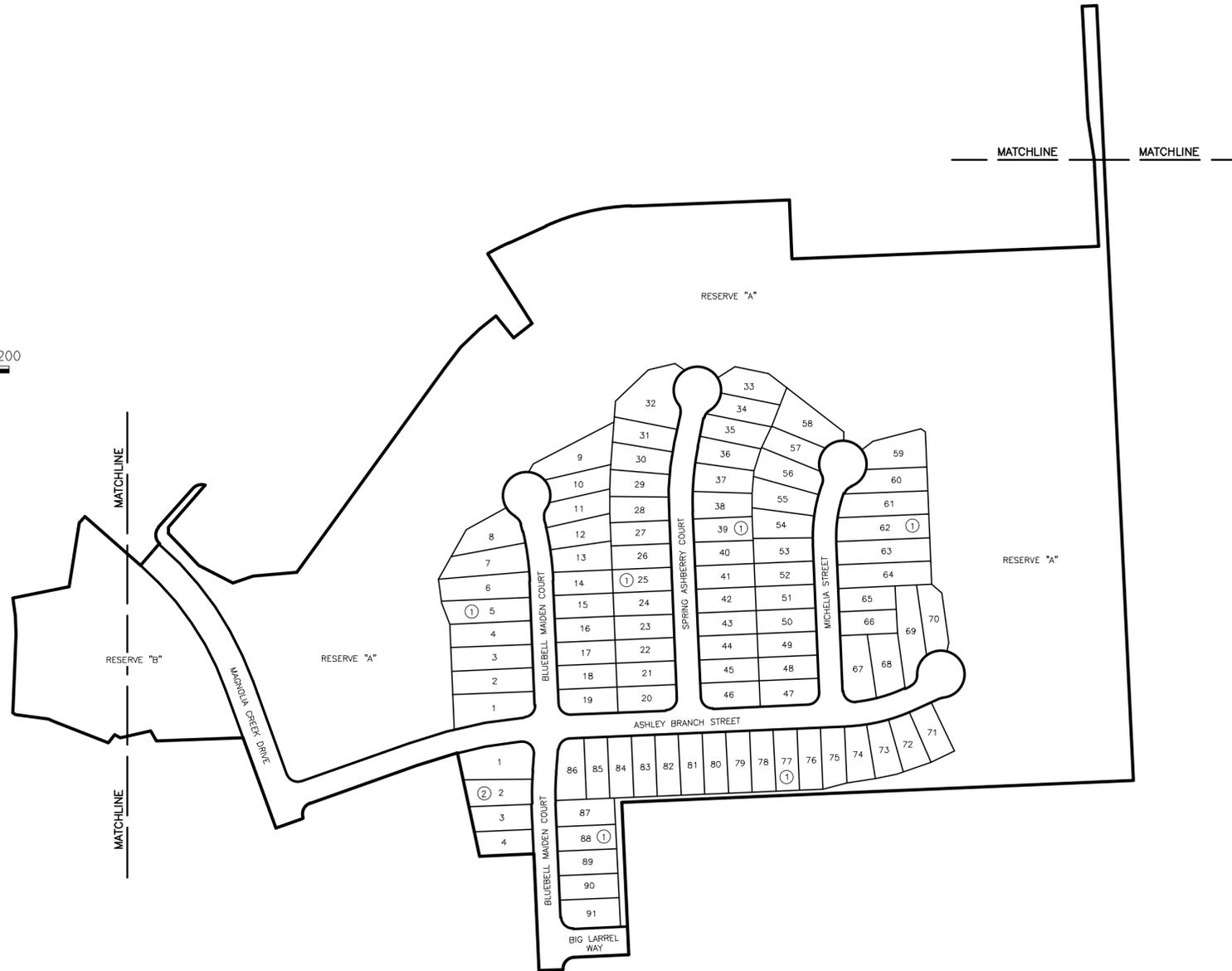
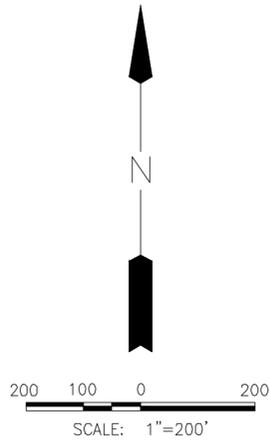
A Concept Plan for  
**MAGNOLIA RIDGE FOREST**

±369.8 Acres of Land

Magnolia, Texas

Project #: 2025-07001





VICINITY MAP  
SCALE: 1" = 2,000'  
KEY MAP NO. 212L

## FINAL PLAT OF MAGNOLIA RIDGE FOREST SECTION 17

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

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

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

DATE: APRIL 25, 2022

95 LOTS  
2 BLOCKS  
2 RESERVES  
28.985 ACRES IN RESERVES

SURVEYOR:

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

ENGINEER:

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

CAD: ALEXS.S. SUR: MYLAR CHECK: SUR: DIR:

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

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

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

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

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

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

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

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

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

\_\_\_\_\_  
ROBERT FRANKLIN, CHAIRMAN

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

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

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

By: \_\_\_\_\_  
DEPUTY

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (EPOCH 2010.00)
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 TEXAS COORDINATE SYSTEM, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99997177219.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0097, DATED JULY 30, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0480C, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT ARE AS SHOWN.
- BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS RECORDED UNDER CLERK'S FILE NO. 2010019737 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, AFFECTED BY A PARTIAL RELEASE AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2020005785.
- BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS RECORDED UNDER CLERK'S FILE NO. 2021122282.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES BY AND BETWEEN CENTERPOINT ENERGY HOUSTON, LLC AND M/I HOMES OF HOUSTON, LLC AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2021142192.

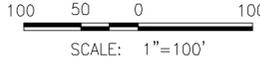
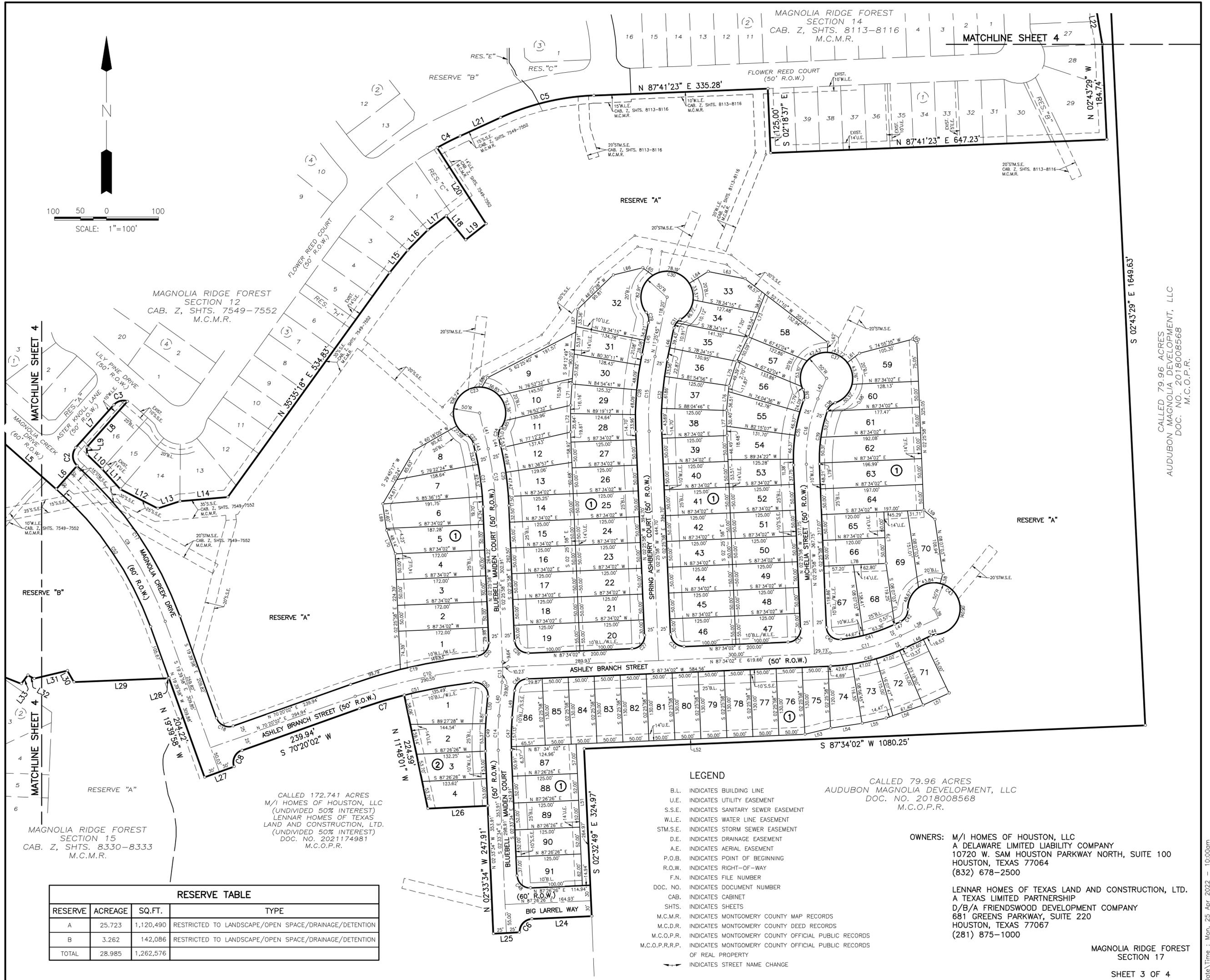
OWNERS: M/I HOMES OF HOUSTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
10720 W. SAM HOUSTON PARKWAY NORTH, SUITE 100  
HOUSTON, TEXAS 77064  
(832) 678-2500

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

MAGNOLIA RIDGE FOREST  
SECTION 17

SHEET 2 OF 4

CAD: ALEXS.S. MYLAR CHECK: SUR. DIR. Date Time: Mon, 25 Apr 2022 10:00am Path Name: C:\Users\ASAWIT-1\AppData\Local\Temp\AcPublish\_12696\Magnolia Ridge Forest 17.dwg



MAGNOLIA RIDGE FOREST  
SECTION 12  
CAB. Z, SHTS. 7549-7552  
M.C.M.R.

MAGNOLIA RIDGE FOREST  
SECTION 14  
CAB. Z, SHTS. 8113-8116  
M.C.M.R.

MATCHLINE SHEET 4

MATCHLINE SHEET 4

MATCHLINE SHEET 4

MAGNOLIA RIDGE FOREST  
SECTION 15  
CAB. Z, SHTS. 8330-8333  
M.C.M.R.

CALLLED 172.741 ACRES  
M/I HOMES OF HOUSTON, LLC  
(UNDIVIDED 50% INTEREST)  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
(UNDIVIDED 50% INTEREST)  
DOC. NO. 2021174981  
M.C.O.P.R.

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

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

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

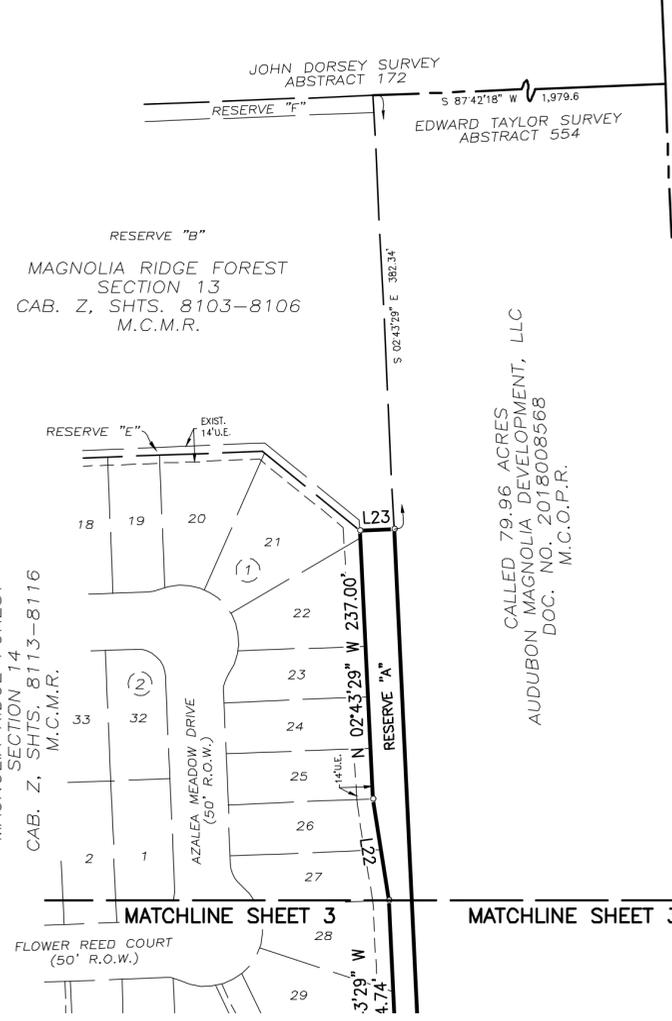
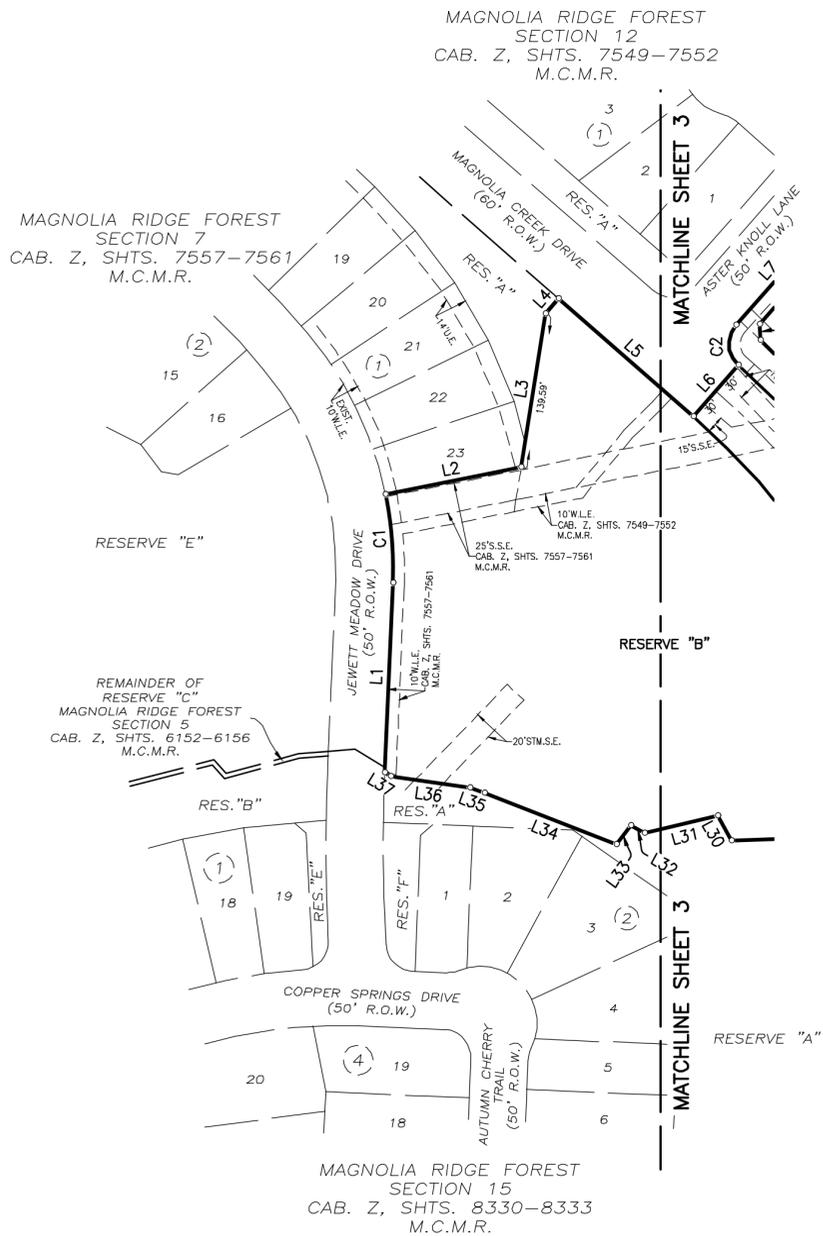
RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	25.723	1,120,490	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION
B	3.262	142,086	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE/DETENTION
TOTAL	28.985	1,262,576	

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

MAGNOLIA RIDGE FOREST  
SECTION 17

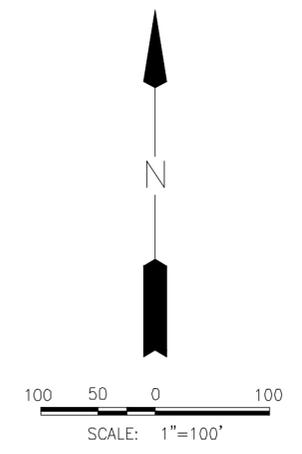
S 02°43'29" E 1649.63'

Path: C:\Users\ASANTH\1\AppData\Local\Temp\AcPublish\_12696\Magnolia Ridge Forest\_17.dwg  
 Date: 25 Apr 2022 10:00am  
 User: ASANTH



**LEGEND**

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



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

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

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

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

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

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	325.00'	13°49'59"	78.46'	N 04°32'39" W	78.27'
C2	25.00'	90°00'00"	39.27'	N 03°36'43" W	35.36'
C3	25.00'	66°25'19"	28.98'	N 74°35'56" E	27.39'
C4	575.00'	4°56'15"	49.55'	N 62°53'08" E	49.53'
C5	475.00'	22°20'07"	185.17'	N 76°31'19" E	184.00'
C6	25.00'	90°00'00"	39.27'	S 42°26'26" W	35.36'
C7	975.00'	5°16'56"	89.89'	S 72°58'31" W	89.86'
C8	25.00'	90°00'00"	39.27'	S 25°20'02" E	35.36'
C9	675.00'	28°56'45"	341.01'	S 34°08'20" E	337.40'
C10	1000.00'	17°13'59"	300.77'	N 78°57'02" E	299.64'
C11	350.00'	22°55'06"	140.00'	N 76°06'29" E	139.07'
C12	600.00'	10°41'30"	111.96'	S 07°46'43" E	111.80'
C13	300.00'	7°31'59"	39.44'	N 01°20'01" E	39.41'
C14	500.00'	7°39'35"	66.84'	S 01°16'13" W	66.79'
C15	600.00'	13°51'43"	145.16'	N 04°29'53" E	144.81'
C16	300.00'	24°43'54"	129.49'	N 09°55'59" E	128.49'
C17	705.00'	28°56'45"	356.17'	S 34°08'20" E	352.39'
C18	25.00'	90°00'00"	39.27'	S 64°39'58" E	35.36'
C19	1025.00'	13°57'12"	249.62'	N 77°18'38" E	249.00'
C20	25.00'	86°43'13"	37.84'	N 40°55'38" E	34.33'
C21	575.00'	10°41'30"	107.30'	N 07°46'43" W	107.14'
C22	25.00'	48°11'23"	21.03'	N 37°13'10" W	20.41'
C23	50.00'	27°22'46"	241.19'	N 76°52'32" E	66.67'
C24	25.00'	48°11'23"	21.03'	S 10°58'13" W	20.41'
C25	625.00'	10°41'30"	116.63'	S 07°46'43" E	116.46'
C26	25.00'	90°00'00"	39.27'	S 47°25'58" E	35.36'
C27	25.00'	90°00'00"	39.27'	N 42°34'02" E	35.36'
C28	625.00'	13°51'43"	151.21'	N 04°29'53" E	150.84'
C29	25.00'	48°11'23"	21.03'	N 12°39'57" W	20.41'
C30	50.00'	27°22'46"	241.19'	S 78°34'15" E	66.67'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C31	25.00'	48°11'23"	21.03'	S 35°31'26" W	20.41'
C32	575.00'	13°51'43"	139.11'	S 04°29'53" W	138.77'
C33	25.00'	90°00'00"	39.27'	S 47°25'58" E	35.36'
C34	25.00'	90°00'00"	39.27'	N 42°34'02" E	35.36'
C35	325.00'	22°36'14"	128.22'	N 08°52'08" E	127.39'
C36	25.00'	46°18'31"	20.21'	N 02°59'00" W	19.66'
C37	50.00'	27°18'18"	241.12'	S 67°59'07" E	66.72'
C38	25.00'	50°44'03"	22.14'	S 44°48'00" W	21.42'
C39	275.00'	21°51'57"	104.95'	S 08°30'00" W	104.31'
C40	25.00'	93°52'28"	40.96'	S 49°22'12" E	36.53'
C41	325.00'	19°02'38"	108.02'	N 74°10'15" E	107.53'
C42	25.00'	66°25'19"	28.98'	N 31°26'16" E	27.39'
C43	50.00'	26°27'41"	233.40'	S 48°02'33" E	72.26'
C44	25.00'	21°02'22"	9.18'	S 75°10'07" W	9.13'
C45	375.00'	22°55'06"	150.00'	S 76°06'29" W	149.00'
C46	25.00'	82°28'01"	35.98'	S 46°20'01" W	32.96'
C47	475.00'	7°39'35"	63.50'	S 01°16'13" W	63.45'
C48	25.00'	90°00'00"	39.27'	S 47°33'34" E	35.36'
C49	525.00'	7°39'35"	70.19'	N 01°16'13" E	70.13'
C50	25.00'	101°31'18"	44.30'	N 45°39'38" W	38.73'
C51	975.00'	13°14'41"	225.38'	S 76°57'23" W	224.88'
C52	645.00'	28°56'45"	325.86'	N 34°08'20" W	322.40'

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

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

Path: C:\Users\ASANTH\1\AppData\Local\Temp\AcPublish\_Magnolia Ridge Forest\_17.dwg  
 Date: 25-Apr-2022 10:01am  
 User: ASANTH



October 14, 2022

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

**Reference: Magnolia Ridge Forest Section 17 –Final Plat Review  
City of Magnolia  
AEI Job No. 221008.80-001**

Dear Mr. Doering:

We received the revised final plat and supporting documents for the proposed Magnolia Ridge Forest Section 17 development on October 10, 2022. On behalf of the 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. If any portion of this development may change at a future date, the City reserves the right to review and approve the proposed changes before initiating the change.
2. Final plat shall be signed and sealed by a Professional Surveyor licensed in Texas.
3. Obtain all applicable utility and governmental agency signatures.
4. Provide the City Engineer with an electronic copy of the final recorded plat.

Please make all the revisions as requested and submit a revised set of plans to this office for final approval. If 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 'Cristin Emshoff'.

Cristin Emshoff, MUP, ENV SP  
Urban Planner

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  
Mr. Robel E. Giackero, P.E. – AEI Engineering, A Baxter and Woodman Company  
Mr. Alexis Santibanes – LJA Engineering, Inc.