

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

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



NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

AGENDA

REGULAR MEETING

THURSDAY, JANUARY 19, 2023 - 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 December 15, 2022.

3. 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.*

4. 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.)

5. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Staff)

- 6. **CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE ASCEND AT MAGNOLIA PLACE, PRELIMINARY PLAT, +/- 11.233 ACRES.**

- 7. **FUTURE AGENDA ITEMS**

- 8. **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 _____
 TIME _____
 TAKEN DOWN _____

 Christian Gable, Asst. Interim City Secretary



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



City Administrator, Don Doering
City Secretary, Kandice Garrett
City Attorney, Leonard Schneider
Urban Planner, Cristin Emshoff
Planning Coordinator, Christian Gable

**MINUTES OF THE PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
DECEMBER 15, 2022**

A meeting of the Planning & Zoning Commission was held on December 15, 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 4:42 p.m.

a. INVOCATION

Chairman Scott Shelburne delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Chairman Scott Shelburne led the Pledge of Allegiance.

c. ROLL CALL AND CERTIFICATION OF QUORUM

Chairman Scott Shelburne called roll and certified a quorum present with the following Planning & Zoning Commission members in attendance: Scott Shelburne, Trevor Brown, Holly Knee, and Robert Barker III.

Absent: Anne Sundquist, Josh Jakubik, and Tom Mayhew.

Staff Present: City Administrator Don Doering, City Secretary Kandice Garrett, Planning Coordinator Christian Gable, and Finance Administrator Beverly Standley.

2. OPEN PUBLIC HEARING

Chairman Scott Shelburne opened the Public Hearing at 4:44 p.m., read the Notice of Public Hearing aloud and asked for any public comments.

NOTICE OF PUBLIC HEARING

NOTICE OF TEMPORARY MORATORIUM AND NOTICE OF PUBLIC HEARINGS ON THE IMPOSITION OF A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, PROPER DEVELOPMENT, OR CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, UNDER CHAPTER 212, TEXAS LOCAL GOVERNMENT CODE.

Effective Friday, December 16, 2022, a temporary moratorium is in effect on the acceptance, authorization, and approvals necessary for the subdivision, site planning, property development, including residential and commercial property development or construction in the City limits and Extraterritorial Jurisdiction for new projects. During the Temporary Moratorium, no department of the City will accept applications or plans for development for permits, plats, verifications, rezonings, site plans, or new or revised certificates of occupancy where an exception or waiver has not been approved.

City residents and affected parties are encouraged to provide input on whether a continuing Moratorium shall be imposed prior to the expiration of this Temporary Moratorium. The Second Public hearing and a Special City Council Meeting will be held on the following dates and times:

Hearing 2: Planning and Zoning Commission, Thursday, December 15, 2022 at 4:30pm
Council Meeting: City Council, Wednesday, December 21, 2022 at 7:00pm

All public hearings will be conducted in the Council Chambers located at the Sewell Smith Council Chambers, located at 18111 Buddy Riley Blvd, Magnolia, Texas for all persons interested in the above proposed moratorium. At such time and place, all such persons shall have the right to appear and be heard. All persons interested in this moratorium and matters in relation thereto shall take notice of the date and time of said hearings.

The City conducted an analysis to determine the adequacy of the City's current regional water facilities and the need beyond the estimated capacity that is expected to result from new property development. The City has been provided certain findings related to the inadequacy of the existing water facilities to prevent a shortage of essential public facilities. The Temporary Moratorium is necessary to maintain the status quo and suspend further development during a period while the City receives public input on whether a continuing moratorium should be imposed.

This Temporary Moratorium shall remain in force until the date the City Council adopts an ordinance imposing a continuing Moratorium in accordance with law, or December 21, 2022, whichever is the earlier.

This Temporary Moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law. The Temporary Moratorium does not affect Projects that do not impact the City's water capacity.

The City of Magnolia has imposed this Temporary Moratorium and is considering a continuing Moratorium under authority granted by Chapter 212, Subchapter E, of the Texas Local Government Code. Persons with questions, comments and concerns about the Temporary Moratorium may contact the following email: moratorium@cityofmagnolia.com.

City Attorney Leonard Schneider spoke to inform the Commissioners that item #9 is not applicable as Planning & Zoning only has the power to recommend to City Council as already stated in item #4. He continued to give a presentation explaining the purpose of a temporary building moratorium, our current capacity in accordance with City Engineer statistics, and a breakdown of the City's current progress and planned actions to increase water capacity.

Unnamed members of the public requested transparency of City allocation for existing connections.

Urban Planner Cristin Emshoff, representing AEI Engineering, spoke to confirm City Engineer statistics and

the City's interest in more potential water well sites.

Nate Newman, representing BBQ Equity Partners with the Magnolia Village development, offered the idea of a well site within his developing property.

Urban Planner Cristin Emshoff informed that the City is also in the process of planning a new wastewater treatment plant.

Brian Gibson with Lennar Homes recommended temporary solution research for a sooner resolution to water shortage during well construction.

City Administrator Don Doering reminded the public of the Stage 2 Water Use Restrictions that will remain in place during the Temporary Building Moratorium.

3. CLOSE PUBLIC HEARING AND CONVENE REGULAR MEETING

Chairman Scott Shelburne closed the Public Hearing and convened the Regular Meeting at 5:31 p.m.

- 4. Discussion and recommendation on an Ordinance of the City of Magnolia, Texas ("City") enacting a temporary moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction in the city limits and extraterritorial jurisdiction, providing for findings of fact, definitions, applicability, purpose, enactment, duration, extension, exceptions and exemptions, determination and appeals, repeals, severability, enforcement, effective date, and proper notice and meeting.**

MOTION: Upon a motion to recommend the Ordinance to enact a temporary moratorium made by Holly Knee and seconded by Trevor Brown, the Commission members voted and the motion carried unanimously, 4-0.

5. 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 November 17, 2022.

MOTION: Upon a motion to approve Consent Agenda made by Robert Barker III and seconded by Holly Knee, the Commission members voted and the motion carried unanimously, 4-0.

6. CITIZENS COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC

(This agenda item provides an opportunity for citizens to address the Planning & Zoning Commission 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:

- b. Statements of specific factual information given in response to an inquiry;*
- c. A recitation of existing policy in response to an inquiry;*
- d. 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.)

None

8. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Staff)

Planning Coordinator Christian Gable explained that the only new development since last month's report is a commercial buildout for GoHealth Urgent Care in the Magnolia Place development.

9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A TEMPORARY MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, PROPERDEVELOPMENT, OR CONSTRUCTION IN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, UNDER CHAPTER 212, TEXAS LOCAL GOVERNMENT CODE.

No action was taken, per City Engineer's confirmation that this item is redundant to Item #4 and not the duty of the Planning & Zoning Commission.

10. FUTURE AGENDA ITEMS

None

11. ADJOURN

MOTION: Upon a motion to adjourn made by Robert Barker III and seconded by Trevor Brown, the Commission members voted, the motion carried unanimously, 4-0 and Chairman Shelburne adjourned the meeting at 5:36 p.m.

Planning and 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 December 15, 2022.

ATTEST:

Christian Gable, Asst. Interim City Secretary

12/30/2022
Date



January 10, 2023

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

**Reference: Ascend at Magnolia Place Preliminary Plat- Letter of No Objection
City of Magnolia
AEI Job No. 222609.80-001**

Dear Mr. Doering:

We received the preliminary plat for the proposed Ascend at Magnolia Place Preliminary Plat on January 9, 2023. 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. With the final plat submittal, provide evidence that the water, sanitary, drainage and pavement plans have been approved and provide easements on plat.
2. With the final plat submittal, provide the approved master covenants by the City Attorney per Section 5-1-3.02, Required Covenants, Conditions and Restrictions (CCRs) in the Unified Development Code.
3. With the final plat submittal, provide an updated City Planning Letter.
4. 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. Michael A. Kurzy, P.E. – AEI Engineering, a Baxter & Woodman Company
Ms. Cristin Emshoff, MUP, ENV SP - AEI Engineering, a Baxter & Woodman Company
Mr. Robel E. Giackero, P.E. – AEI Engineering, a Baxter & Woodman Company



Preliminary Plat Application Form

This form shall be submitted with each application for a preliminary 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 *Owner listed represents end user for site

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 LOCATED IN THE J.B. RICHARDS SURVEY, A-449, MONTGOMERY COUNTY, TEXAS
(Subdivision) (Lot) (Block)

Current Zoning _____

Present Use of Property

Proposed Use of the Property

Total Area of Site

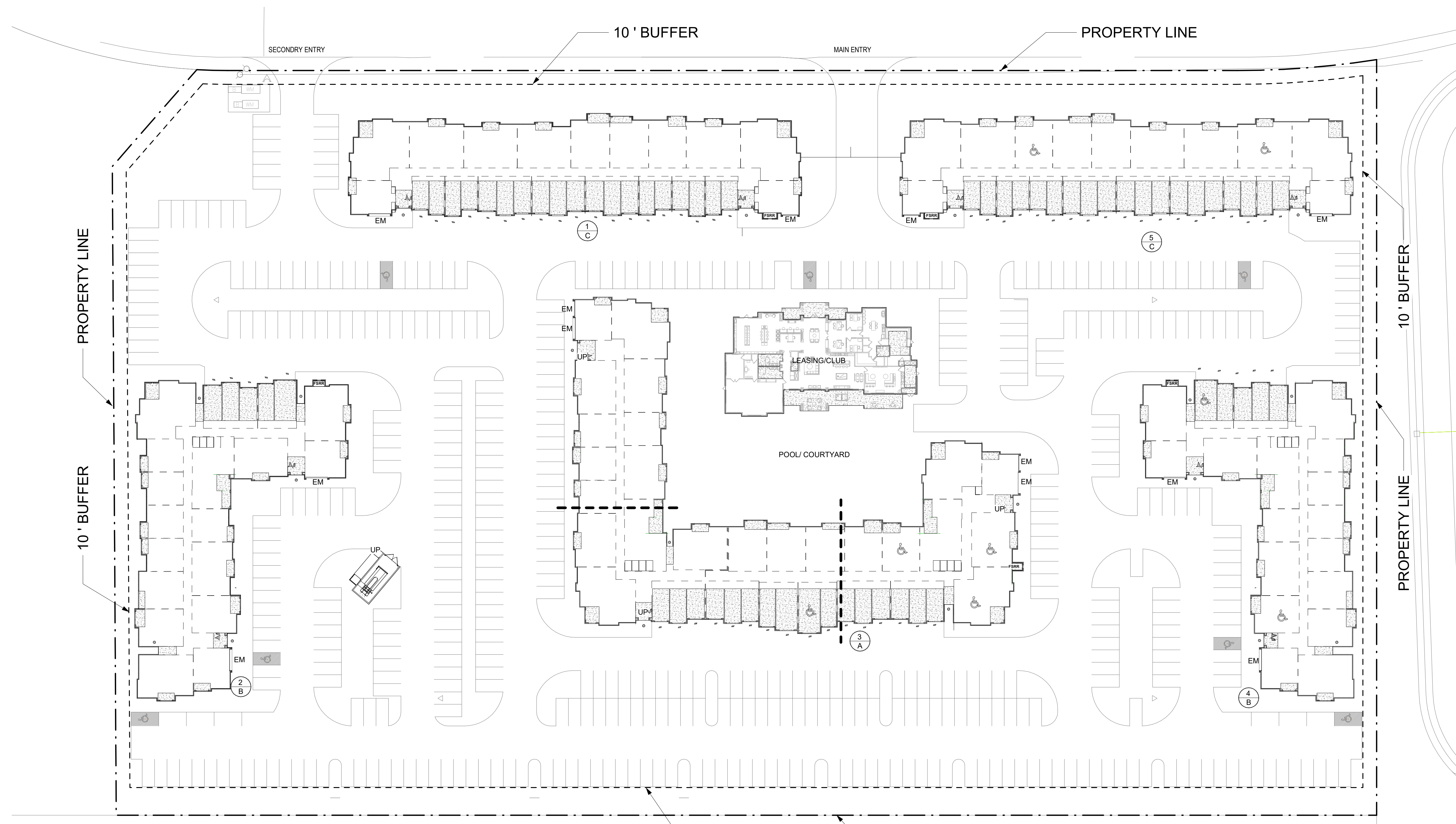
1. Description of existing property. If the property has been previously subdivided, provide the lot(s), block(s), and subdivision name. If the property has been subdivided, provide the metes and bounds description:

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

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



1 SITE PLAN
1" = 40'-0"

11/29/2022

REVISIONS

DHI MAGNOLIA
283 APARTMENT UNITS IN MAGNOLIA, TX
DHI COMMUNITIES

REVIEW PRINTS NOT TO
BE USED FOR
REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

HECK
ARCHITECTS
4595 Excel Pkwy Addison, TX 75001
214.520.8878
heck.com

DATE
11/29/2022

PROJECT
22174

SHEET NUMBER

A1-01

SITE PLAN

COPYRIGHT © BGO Architects. ALL RIGHTS RESERVED.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, ERIN D. PICKENS, SENIOR VICE PRESIDENT, OF MAGNOLIA EAST 149, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING MAP OF ASCEND AT MAGNOLIA PLACE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS ASCEND AT MAGNOLIA PLACE, LOCATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT 449, MONTGOMERY COUNTY, TEXAS; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, 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 THE 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 BEFORE ADOPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, LOCATED IN MONTGOMERY COUNTY, TEXAS.

IN TESTIMONY WHEREOF, MAGNOLIA EAST 149, L.L.C., 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, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
ERIN D. PICKENS
SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIN D. PICKENS, SENIOR VICE PRESIDENT OF MAGNOLIA EAST 149, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, GARY D. NUTTER, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; 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 (OR OTHER SUITABLE PERMANENT METAL) PIPE OR RODS HAVE 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.

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5959

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ASCEND AT MAGNOLIA PLACE AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE PLANNING AND ZONING CHAIRPERSON, AND THE INTERIM 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.

SCOTT SHELBURNE
PLANNING AND ZONING COMMISSION CHAIRPERSON

DON DOERING
INTERIM CITY SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ASCEND AT MAGNOLIA PLACE AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE INTERIM 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.

TODD KANA, MAYOR

DON DOERING, INTERIM CITY SECRETARY

THE 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

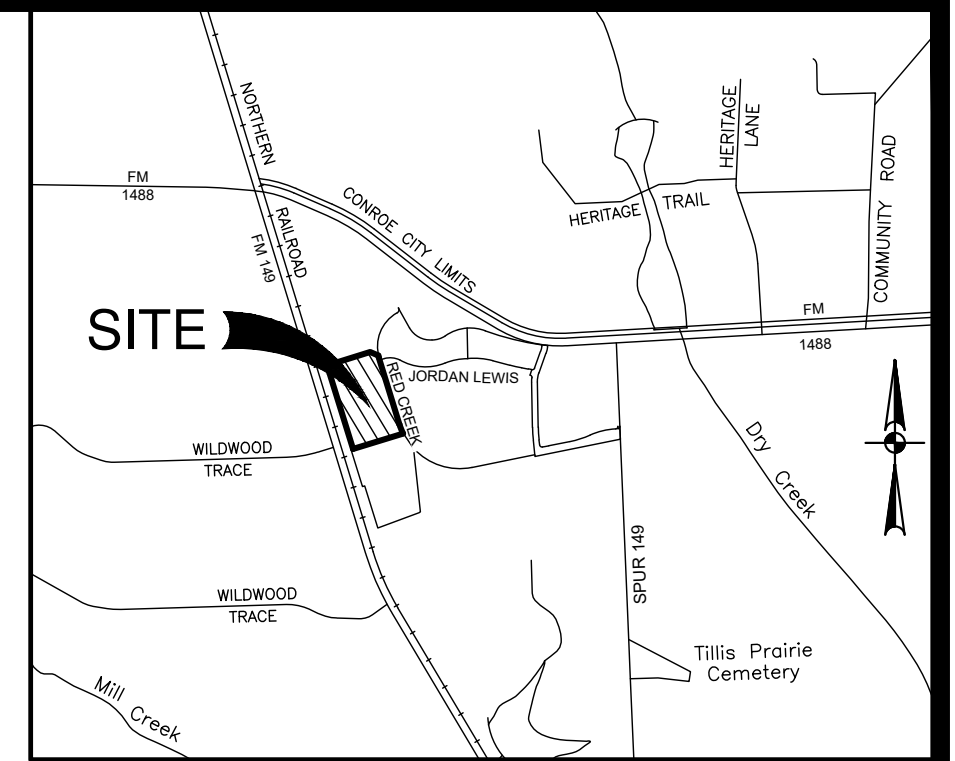
ON _____, 20____, AT _____ O'CLOCK ____M., IN

CABINET _____, SHEET _____, OF RECORD OF MAPS FOR SAID COUNTY.

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

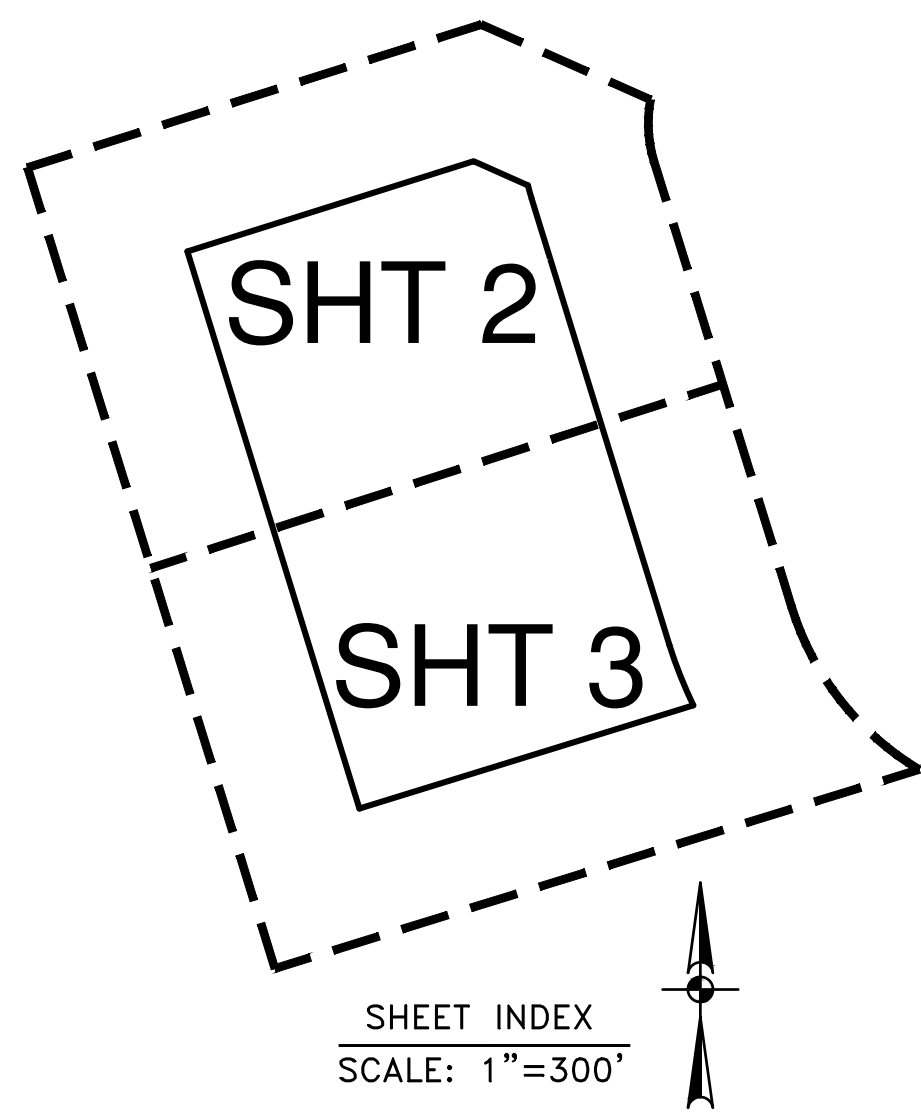
MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY



VICINITY MAP
KEY MAP: 213F
SCALE: 1" = 2000'

LEGEND	
●	FOUND 5/8" IRON ROD (LJA ENG) (UNLESS NOTED OTHERWISE)
○	SET 5/8" IRON ROD (LJA SURVEY)
AC =	ACRE
AE =	AERIAL EASEMENT
SSE =	SANITARY SEWER EASEMENT
STM SE =	STORM SEWER EASEMENT
WLE =	WATER LINE EASEMENT
DE =	DRAINAGE EASEMENT
UE =	UTILITY EASEMENT
BL =	BUILDING LINE
R =	RADIUS
ROW =	RIGHT-OF-WAY
SF =	SQUARE FEET
IR =	IRON ROD
FD =	FOUND
M.C.M.R. =	MONTGOMERY COUNTY MAP RECORDS
M.C.D.R. =	MONTGOMERY COUNTY DEED RECORDS
M.C.C.F. =	MONTGOMERY COUNTY CLERK'S FILE
CAB =	CABINET
ORD =	ORDINANCE
DOC. NO =	DOCUMENT NUMBER
M.C.O.P.R. =	OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
M.C.O.P.R.R.P. =	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS
P.O.B. =	POINT OF BEGINNING



SHEET INDEX
SCALE: 1"=300'

ASCEND AT MAGNOLIA PLACE

A SUBDIVISION OF 11.233 ACRES OF LAND
LOCATED IN THE JOHN B. RICHARDS SURVEY,
ABSTRACT 449
MONTGOMERY COUNTY, TEXAS.

1 RESERVE 1 BLOCK
SCALE: 1"= 60' JANUARY 2023

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

PREPARED BY:



DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

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

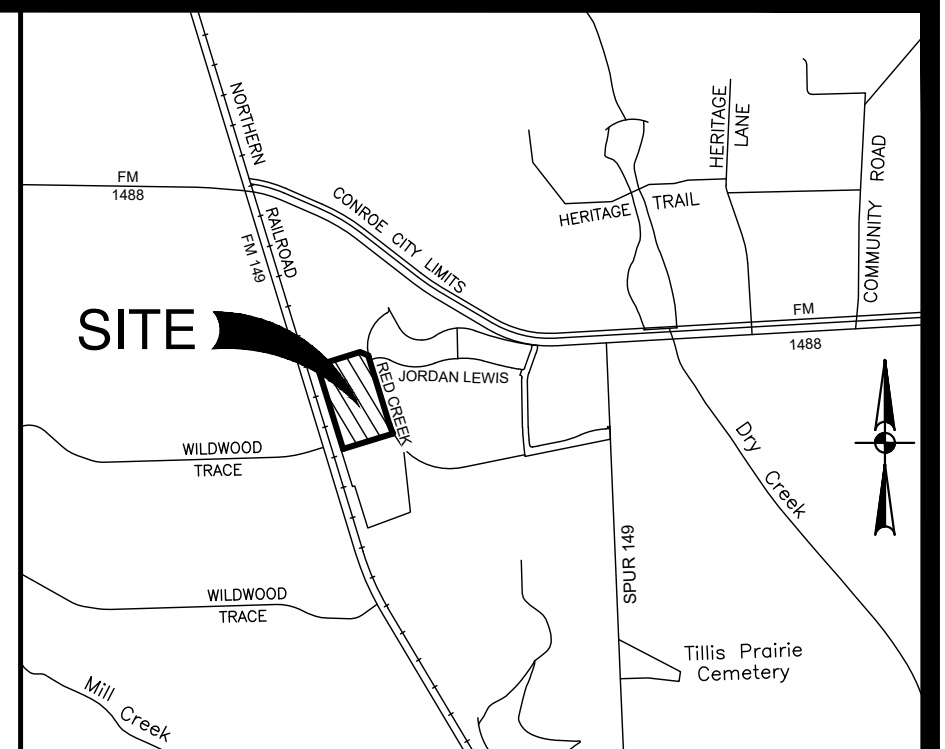
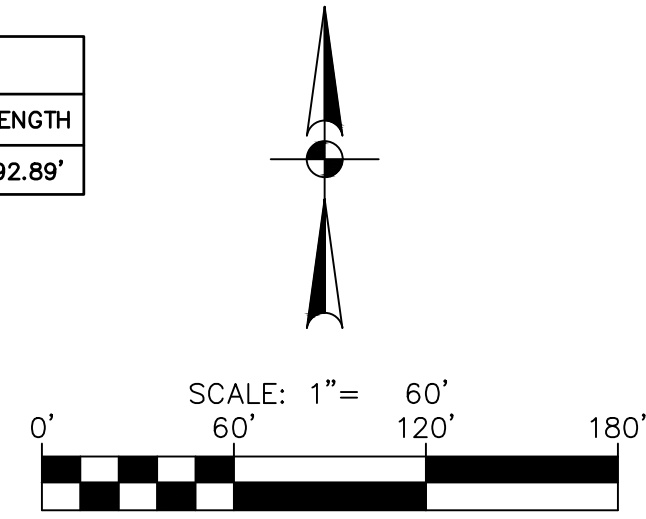
Date: Jan 09, 2023, 2:37pm User ID: WLMorales
File: C:\Users\WLMORA-1\AppData\Local\Temp\AcPublish_7536\Ascend at Magnolia Place_Prelim Plat R1.dwg

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99997643124.
2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203).
3. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE OF NOVEMBER 10, 2022 AND ISSUED NOVEMBER 20, 2022.
4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	3°11'19"	S15°34'00"E	22.26'	22.26'
C2	650.00'	8°55'01"	S21°37'10"E	101.06'	101.16'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S66°03'13"E	92.89'



VICINITY MAP
KEY MAP: 213F
SCALE: 1" = 2000'

LEGEND

- FOUND 5/8" IRON ROD (LJA ENG) (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (LJA SURVEY)
- AC = ACRE
- AE = AERIAL EASEMENT
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- BL = BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- IR = IRON ROD
- FD = FOUND
- M.C.M.R. = MONTGOMERY COUNTY MAP RECORDS
- M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- CAB = CABINET
- ORD = ORDINANCE
- DOC. NO = DOCUMENT NUMBER
- M.C.O.P.R. = OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
- M.C.O.P.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING

ASCEND AT MAGNOLIA PLACE

A SUBDIVISION OF 11.233 ACRES OF LAND LOCATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT 449 MONTGOMERY COUNTY, TEXAS.

1 RESERVE 1 BLOCK

SCALE: 1" = 60' JANUARY 2023

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

PREPARED BY:



DHI Engineering, LLC

6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

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



MAGNOLIA EAST 149, L.L.C.
CALLED 124.023 ACRES
DOC NO. 2014090559
M.C.O.P.R.

RESERVE "A"
MAGNOLIA PLACE
SECTION 1
CAB. Z. SHEETS 5964-5967
M.C.M.R.

SANITARY SEWER EASEMENT
(VARIABLE WIDTH)
2.448 ACRES
DOC. NO. 2015037862
M.C.O.P.R.

25' BUILDING LINE
CAB. Z. SHT. 5964
M.C.M.R.

JORDAN LEWIS WAY
(60' ROW)
CAB. Z. SHT. 5964
M.C.M.R.

RESERVE "D"
MAGNOLIA PLACE
SECTION 1
CAB. Z. SHEETS
5964-5967
M.C.M.R.

UNRESTRICTED RESERVE
11.233 AC. 489,310 SQ.FT.

MATCHLINE "A" - SEE SHEET 3 OF 3

F.W. & D. RAILROAD
TRINITY & BRAZOS VALLEY
RAILROAD COMPANY
VOL. 227, PG. 280
M.C.D.R.

X: 3762801.93
Y: 10075309.70

X: 3763249.11
Y: 10075450.76

SANITARY SEWER EASEMENT
(VARIABLE WIDTH)
2.448 ACRES
DOC. NO. 2015037862
M.C.O.P.R.

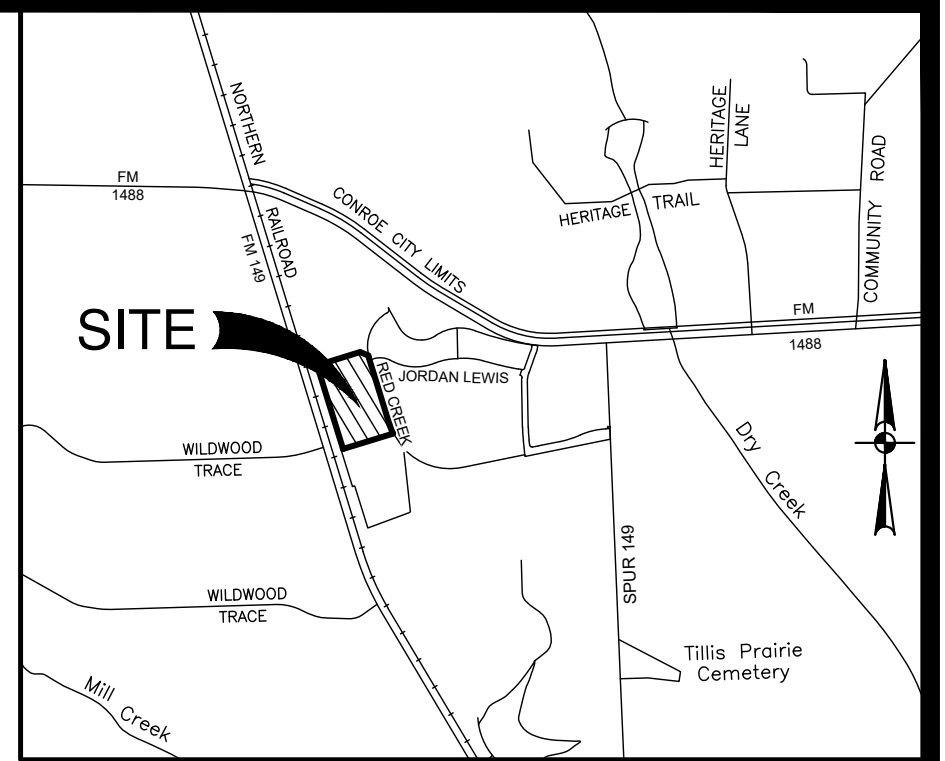
N72°29'34"E 468.91'

N17°09'40"W 910.84'

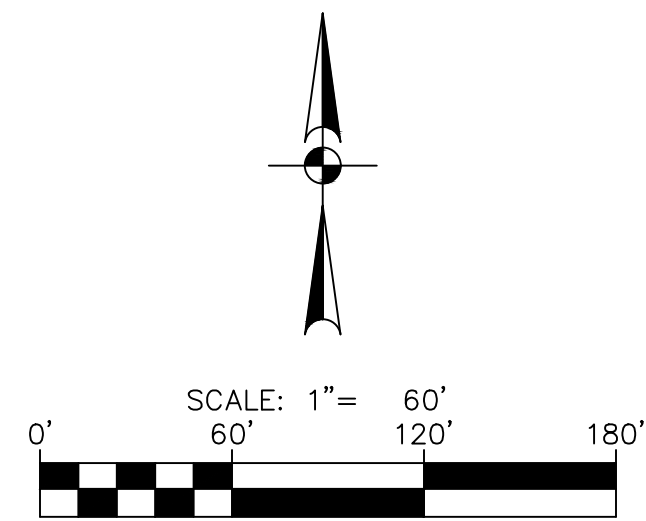
Date: Jan 09, 2023, 2:37pm User ID: WLMorales File: C:\Users\WLMORALE\OneDrive\Temp\AcPublish_7536\Ascend at Magnolia Place_Prelim Plot R1.dwg

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	3°11'19"	S15°34'00"E	22.26'	22.26'
C2	650.00'	8°55'01"	S21°37'10"E	101.06'	101.16'

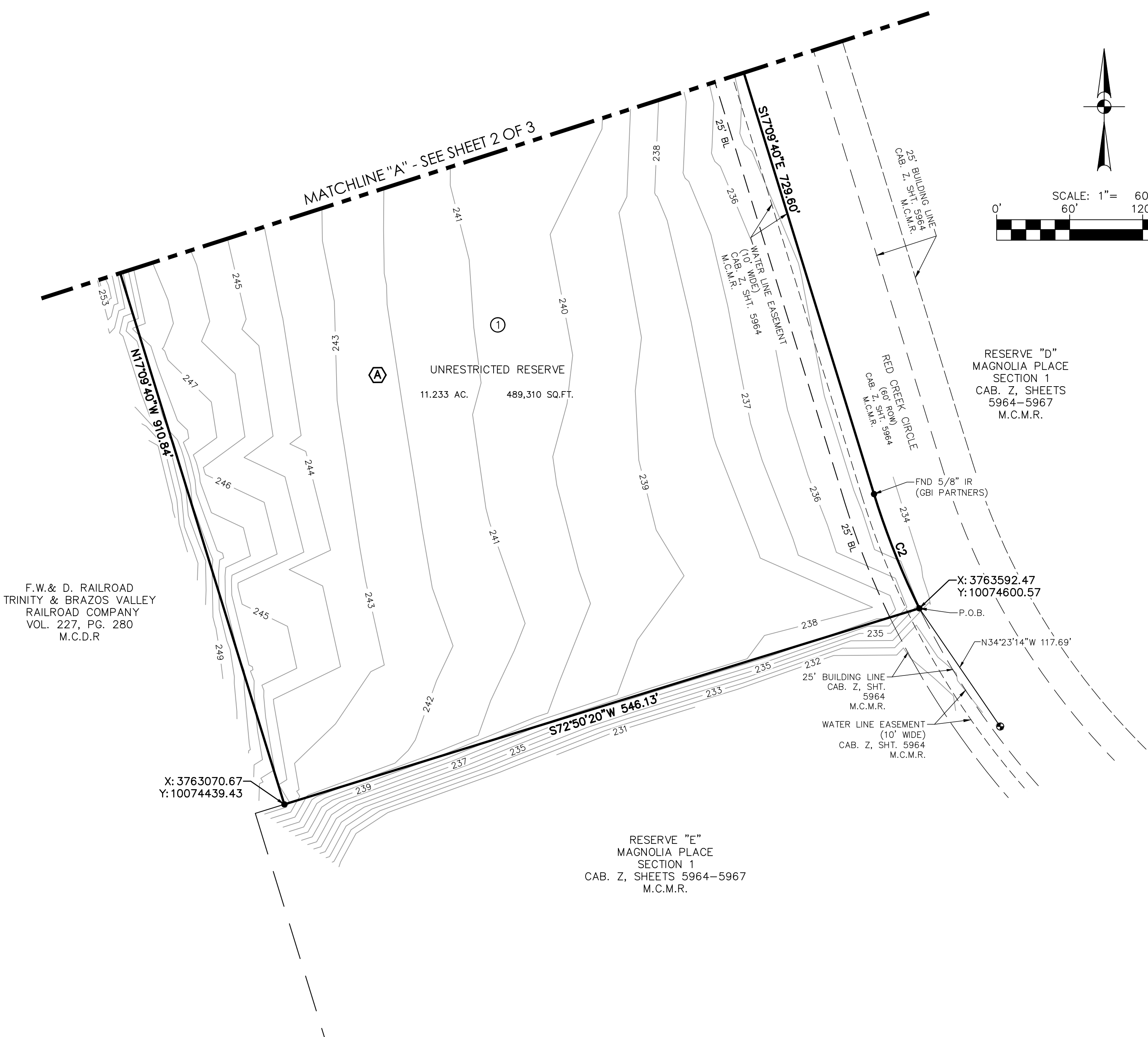
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S66°03'13"E	92.89'



VICINITY MAP
KEY MAP: 213F
SCALE: 1" = 2000'



- LEGEND**
- FOUND 5/8" IRON ROD (LJA ENG) (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (LJA SURVEY)
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - BL = BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - IR = IRON ROD
 - FD = FOUND
 - M.C.M.R. = MONTGOMERY COUNTY MAP RECORDS
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