

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

City Administrator, Don Doering
City Attorney, Leonard Schneider
City Engineer, Tim Robertson
Baxter & Woodman, Mike Kurzy
Interim City Secretary, Christian Gable



NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

**AGENDA
REGULAR MEETING
THURSDAY, JUNE 15, 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. OPEN PUBLIC HEARING NOTICE OF PUBLIC HEARING**

NOTICE OF PUBLIC HEARING

On June 15, 2023 at 4:30 pm., City of Magnolia Planning & 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 60.6 acres of land in the Hampton Tillons Survey, Abstract 556, Montgomery County, Texas, and being a portion of the residue of the 100-acre tract described in the deed from Eddie E. Jones, et al., to E. J. Damuth recorded under Volume 326, Page 238 of the Official Public Records of Real Property of Montgomery County, Texas, from Auto-Urban Commercial with Mixed Residential to Auto-Urban Commercial with Semi-Urban Residential.

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

- 4. CONSENT AGENDA**

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

- a. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the special meeting held May 31, 2023.

5. 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.*

6. ANNOUNCEMENTS

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

7. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Staff)

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

Consideration and possible action to review and approve rezoning to the City of Magnolia Official Zoning Map for a combination of 60.6 acres of land in the Hampton Tillons Survey, Abstract 556, Montgomery County, Texas, and being a portion of the residue of the 100-acre tract described in the deed from Eddie E. Jones, et al., to E. J. Damuth recorded under Volume 326, Page 238 of the Official Public Records of Real Property of Montgomery County, Texas, from Auto-Urban Commercial with Mixed Residential to Auto-Urban Commercial with Semi-Urban Residential.

9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SANDRA DEE LANE SECTION 1, PRELIMINARY PLAT, +/- 1.925 ACRES

10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO GIRASOL STREET AND RESERVE, PRELIMINARY PLAT, +/- 13.384 ACRES

11. FUTURE AGENDA ITEMS

12. 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, Interim City Secretary



Hearst Newspapers, LLC Order Confirmation

<u>Ad Order Number</u>	<u>Customer</u>	<u>Payor Customer</u>	<u>PO Number</u>
0034277291	CITY OF MAGNOLIA	CITY OF MAGNOLIA	
<u>Sales Rep.</u>	<u>Customer Account</u>	<u>Payor Account</u>	<u>Ordered By</u>
0630-HOU	20017370	20017370	Christian Gable
<u>Order Taker</u>	<u>Customer Address</u>	<u>Payor Address</u>	<u>Customer Fax</u>
jvega	18111 BUDDY RILEY BLVD MAGNOLIA TX 773545864 USA	18111 BUDDY RILEY BLVD MAGNOLIA TX 773545864 USA	
<u>Order Source</u>	<u>Customer Phone</u>	<u>Payor Phone</u>	<u>Customer EMail</u>
Rep	2813562266	2813562266	
			<u>Special Pricing</u>

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>			
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<u>Invoice Text</u>				<u>Ad Order Notes</u>				
Hampton Tillons Survey								
	<u>Gross Amount</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>	
	585.40	\$585.40	\$0.00	\$585.40	Credit Card Pymt	\$0.00	\$585.40	

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0034277291-01	Legal 10c	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
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NOTICE OF PUBLIC HEARING

On June 15, 2023 at 4:30 pm., City of Magnolia Planning & 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 60.6 acres of land in the Hampton Tillons Survey, Abstract 556, Montgomery County, Texas, and being a portion of the residue of the 100-acre tract described in the deed from Eddie E. Jones, et al., to E. J. Damuth recorded under Volume 326, Page 238 of the Official Public Records of Real Property of Montgomery County, Texas, from Auto-Urban Commercial with Mixed Residential to Auto-Urban Commercial with Semi-Urban Residential.

<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>First Run Date</u>	<u>Last Run Date</u>
HOU Chronicle	Legals	Legal Notices	Friday, May 26, 2023	Friday, May 26, 2023
HOU Online	Legals	Legal Notices	Friday, May 26, 2023	Saturday, June 24, 2023

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

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



MINUTES OF THE PLANNING & ZONING COMMISSION SPECIAL MEETING – MAY 31, 2023

A meeting of the Planning & Zoning Commission was held on May 31, 2023, beginning at 4:31pm in the Sewall Smith Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL TO ORDER

Chairman Scott Shelburne called the meeting to order at 4:31pm.

a. INVOCATION

Tom Mayhew delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Chairman Shelburne led the Pledge of Allegiance

c. ROLL CALL AND CERTIFICATION OF QUORUM

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

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 April 20, 2023.

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

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.*

None

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.)

None

5. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Staff)

Planning Coordinator Christian Gable provided an updated list of new commercial developments within the city.

6. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE AMENDMENT TO PLANNED DEVELOPMENT DISTRICT AGREEMENT WITH MAGNOLIA VILLAGE

Patrick Egan, representing the developers for Magnolia Village, spoke to explain the history of the Agreement, recognition of missing elements within the Agreement, and elaborate the changes being made with how they benefit the overall development process for incoming businesses.

MOTION: Upon a motion to approve made by Robert Barker and seconded by Anne Sundquist, the Commission members voted, and the motion carried unanimously, 5-0.

7. FUTURE AGENDA ITEMS

None

8. ADJOURN

MOTION: Upon a motion to adjourn made by Robert Barker and seconded by Holly Knee, the Commission members voted, the motion carried unanimously, 5-0, and Chairman Shelburne adjourned the special meeting at 4:51 pm.

Planning & Zoning Commission

Scott Shelburne, Chairman

CERTIFICATION

I certify this to be a true and correct copy of the minutes of the special meeting of the City of Magnolia Planning and Zoning Commission held on May 31, 2023.

ATTEST:

Christian Gable, Interim City Secretary



MAGNOLIA VILLAGE
Planned Development
District (PD)

PREPARED BY:



24285 Katy Freeway, Suite 525
Katy, TX 77494

Approved May 2019
Amended April 2023

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I. INTRODUCTION

This application was prepared on behalf of GC Magnolia, LP pursuant to the City of Magnolia's development ordinances and is intended to meet or exceed the standards of those ordinances. The purpose of the Planned Development District ("PD") is to promote and support quality development of land and to provide for a superior design on lots or buildings. The goals of the application include promoting market driven uses; and to ensure high quality development while providing adequate flexibility. The PD will provide long-term predictability with respect to the regulatory requirements, development standards and the construction of public and private improvements. The PD will provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

The Magnolia Village PD District is a commercial and mixed-use project located within the City of Magnolia, Montgomery County, Texas. The property consists of approximately 60.6 acres of land and is physically located immediately south of FM 1488 and east of Spur 149. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the Magnolia Village Tract.

A strong community character will be achieved within the proposed development by administering high quality architectural and design standards.

Should there be a conflict between this amendment, the development agreement, and previous planned developments both dated 05-14-2019 for this property (Ordinance No. O-2019-0009), or the City of Magnolia's Unified Development Code, the requirements within this document prevail.

II. EXISTING CONDITIONS,

SITE DESCRIPTION

The property upon which the Magnolia Village Development will be located is generally vacant. There is an existing pond on the east side of the tract. A drill site and a Houston Lighting and Power Company easement are located on the western side of the site, but the remainder of the tract is undeveloped. The property is bordered by Spur 149 on the west and FM 1488 on the north.

Exhibit B shows an aerial photo of the Site. Exhibits C and D provide a legal description and boundary survey for the property.

SURROUNDING LAND USE

Generally, the surrounding land use is undeveloped acreage with scattered residential primarily with the City of Magnolia ETJ. A large commercial development, including an HEB grocery store, is currently planned for the area immediately west of the site, along Spur 149 and FM 1488. Slyfield Farm, a horse farm and track, is located just northwest of the tract, on the north side of FM1488. Magnolia High School is west of the site, further west along FM 1488.

The surrounding area can be seen on the Area Map and the Project Aerial map (Exhibit A and B).

III. PURPOSE AND INTENT

The Magnolia Village PD promotes development cohesiveness in one central area for living, shopping, dining, and interaction, while encouraging a variety of uses including general commercial, recreation and amusement, retail and multi-family residential.

Development Guidelines for the project will be created and will include architectural standards, construction standards, sign standards, and landscaping requirements. GC Magnolia, LP, has a successful history of creating and implementing Development Guidelines and Concept Plans across its portfolio and developments. The Development Guidelines will be consistent with the intent of the city and meet or exceed the city's development regulations. These standards will apply to all commercial and/or multifamily projects inside the PD.

The planning strategies used within the project will ensure its economic feasibility, desirability and quality, by providing flexible land use controls, and thoughtful architectural and aesthetic guidelines.

IV. PROJECT / PLAN DESCRIPTION

LAND USE

Magnolia Village will be composed of multiple land uses that may include commercial, retail, recreational and amusement, multi family, etc. The final composition of the allowed land uses shall be dictated by market conditions.

The Concept Plan (Exhibit D) for Magnolia Village illustrates the mix of uses proposed and the potential for a variety of multi-family and commercial areas. The commercial and retail uses may incorporate several commercial reserves for larger retail and anchor stores and also smaller pad sites for retail and restaurants. FM 1488 and Spur 149 will provide the primary access to this area.

If demanded by market conditions, a multi-family residential component may be developed within the PD in areas that provide adequate access.

LAND USE / REGULATORY COMPLIANCE

In order to implement the concept plan as currently proposed, each of the proposed land uses has been assigned zoning categories consistent with compatible zoning regulations. The assigned zoning designation is as follows:

Zoning Designation	Acreage	% Of Gross Acreage
Auto-Urban Commercial (AC) with Semi-Urban Residential. . Commercial, Retail, Office, Hotel, Mixed-Use, Multi Family, etc.	60.6 acres	100%

PERMITTED USES

The following land uses are permitted anywhere throughout the tract so long as all other development regulations listed within this document are met:

Alcoholic Beverage Sales, Offsite Consumption
Alcoholic Beverage Sales, Onsite Consumption
Animal Veterinary Services, small
Apartments
Assisted Living/Congregate Care Facilities
Automobile Repairs, small
Automobile Washes
Automobile Rental and Service Establishments
College/University/Vocational School
Commercial Retail (including big-box membership stores).
Commercial Retail
Daycare Center
Event Facility
Farmers' Market
Fueling/Charging Stations
General Professional/Medical Office Heavy Retail/Home Improvement Centers (open storage)
Heavy Retail, Lumberyards, and Equipment (open storage)
Clinic/Walk-In Clinic
Indoor Recreation/Personal Fitness
Library
Mixed Use
Nurse, Retail
Office
Overnight Accommodations (Hotel, Motel, Inn)
Post Office
Public Assembly
Public Safety Facility
Restaurant (No drive through or with drive through)
Vending Kiosks/ATM

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, the City of Magnolia Unified Development Code in place at the time this document is adopted shall apply to this PD. Any change to the below guidelines and/or other applicable regulations shall require a variance granted by the City of Magnolia Planning and Zoning Commission.

Commercial

- 1) Lot Size
 - i. Minimum lot width – Sixty (60) feet measured at the building line.
 - ii. Minimum lot depth – 100 feet
 - iii. Minimum lot area – 6,000 square feet
- 2) Building Setbacks
 - i. Minimum front yard setback – Twenty-five (25) feet
 - ii. Minimum side yard setback – Five (5) feet
 - iii. Minimum side street setback – Ten (10) feet
 - iv. Minimum rear yard setback – Ten (10) feet
- 3) Building Height
 - i. Building heights must be in compliance with the below standards:
 - iii. Pad Site – No building may exceed thirty-five (35) feet in height.
 - iv. Commercial Anchor Tenant- No building may exceed sixty (60) feet in height.
- 4) Building Form and Design
 - i. All buildings shall incorporate unique architectural elements through the use of building articulation, multiple materials and/or similar architectural techniques. Specific standards will be established and enforces through the Design Guidelines established by the Developer.
- 5) Parking
 - i. Parking ratios shall comply with those specified in the applicable Unified Development Code.
 - ii. Shared parking is permitted subject to a public document agreement between the participating owners. Shared parking shall meet the minimum parking ratio requirements.
 - iii. Parking Dimensions:
 - 1) All standard parking stalls shall be a minimum of nine (9) feet in width by eighteen (18) feet in length.
 - 2) Parallel (0) degree parking spaces shall be a minimum of eight (8) feet in width by twenty (20) feet in length.
- 6) Landscape Requirements
 - i. See Landscape on page 9.
- 7) Access Easements and Fire Lanes
 - i. All access easements and/or fire lanes must be a minimum of twenty-four (24) feet in width. An access easement is required across Pads E-P. This access easement will be recorded and submitted to the City of Magnolia with the site plan submittal for the first tenant.
- 8) Driveway Spacing
 - i. For a local non-residential street, the turning radius is 20' (with a posted speed limit of less than 40 mph), minimum driveway spacing is 30', and min width of 20' to 40' maximum feet.
 - ii. Driveways located along Heritage Lane or Community Road shall be spaced a minimum 75' and have a minimum width of 20'.

Multi Family

- 1) Lot Size
 - i. Minimum five (5) acres
- 2) Building Setbacks
 - i. Minimum front yard setback – Twenty-five (25) feet
 - ii. Minimum side yard setback – Ten (10) feet
 - iii. Minimum side street setback – Ten (10) feet
 - iv. Minimum rear yard setback – Ten (10) feet
- 3) Building

- i. No building may exceed sixty (60) feet in height. Any building that exceeds this height maximum is subject to City approval.
- 4) Parking
 - i. There shall be one (1) parking space per unit. Parking Dimensions shall be:
 - 1) All standard parking stalls shall be a minimum of nine (9) feet in width by eighteen (18) feet in length
 - 2) Parallel (0) degree parking spaces shall be a minimum of eight (8) feet in width by twenty (20) feet in length.
- 5) Building Form and Design
 - i. All buildings shall incorporate unique architectural elements thru the use of building articulation, multiple materials and/or similar architectural techniques. Specific standards will be established and enforced through the Design Guidelines established by the developer.
- 6) Landscape Requirements
 - i. See Landscape Requirements on Page 9
- 7) Access Easements and Fire Lanes
 - i. All access easements and/or fire lanes must be a minimum of twenty-four (24) feet in width. This access easement will be recorded and submitted to the City of Magnolia.

LANDSCAPING REQUIREMENTS

All landscaping in the Magnolia Village PD must comply with the standards listed within this section. A landscaping plan can be found in Exhibit F and the approved planting list can be found in Exhibit G.

Canopy Trees are to be spaced 45'-0" off center, and Non-Canopy Trees and Evergreen Trees are to be spaced 30'-0" off center in order to meet the requirements of the bufferyard landscaping (perimeter of property). Bufferyard shrubs to be placed in a double row at 36" on center to provide a continuous hedge along the frontages of FM1488 & Spur 149.

Table 1- Planting Requirements per Section				
Section	Plant Type	Spacing	Caliper	Notes
Heritage Lane (Section A)	Canopy Trees	45'*	4"	1 canopy tree every 45'.
	Shrubs	30" O.C.**	5 Gallon	3' high continuous hedge
FM 1488 and Spur 149 Frontage (Section B)	Canopy Trees	45'*	4"	1 canopy tree every 45'.
	Evergreen/Ornamental Trees	30'*	3"	1 evergreen every 30'
	Shrubs	30" O.C.**	5 Gallon	Double row of 3' high continuous hedge
Magnolia Village (Section C)****	Canopy Trees	45'*	4"	1 canopy tree every 45'.
	Shrubs	30" O.C.**	5 Gallon	3' height of continuous hedge
Community Road (Section D)	Canopy Trees	45'*	4"	1 canopy tree every 45'.
	Shrubs	30' O.C.**	5 Gallon	3' height of continuous hedge
Private Driveways (Section E)	Canopy Trees	45'*	4"	1 canopy tree every 45'.
	Shrubs	30" O.C.**	5 Gallon	3' height of continuous hedge
Multi-Family	Canopy Trees	45'*	4"	1 canopy tree every 45'. along street frontages
	Shrubs	30" O.C.**	5 Gallon	3' height of continuous hedge at perimeter of track
	Parking lot	Every 15 spaces**	4"	1 canopy tree every 15 parking spaces
Commercial***	Canopy Trees	45'*	4"	1 canopy tree every 45'. along street frontages
	Shrubs	30" O.C.**	5 Gallon	3' height of continuous hedge at perimeter of tract
	Parking lot	Every 15 spaces*	4"	1 canopy tree every 15 parking spaces

*To satisfy spacing requirements, trees may be clustered along property frontage; provided, the

overall ratio of trees per linear foot is satisfied.

** On Center

***In lieu of foundation planting adjacent to any commercial building, planting that meets the requirements of this PUD at the pad site perimeter shall satisfy the requirement and need for foundation plantings. This planting may serve as a substitution for such foundation plantings.

**** Excluding live oak trees.

LANDSCAPE BUFFERS (SEE EXHIBIT F)

If there is a conflict between the bufferyard sizes found in this section and in the bufferyard sizes for the properties found in the development guidelines section, the requirements in this section shall prevail.

- 1) FM 1488
 - i. A Minimum of twenty (20) foot landscape buffer is required.
 - ii. Any landscaping installed by the developer within these areas will be credited towards the individual tenant's requirements within each tract.
- 2) Magnolia Village Drive
 - i. The property south of Magnolia Village Drive shall have a twenty (20) foot landscape buffer.
 - ii. Any landscaping installed by the developer within these areas will be credited towards the individual tenants' requirements within each tract.
 - iii. The property north of Magnolia Village Drive shall have a ten (10) foot landscape buffer.
 - iv. An eight (8) foot sidewalk shall be provided along the south side of the street. 2' of the sidewalk may be outside the ROW and encroach into the landscape buffer.
- 3) Heritage Lane
 - i. A minimum of ten (10) foot landscape buffer is required on each side of Heritage Lane.
 - ii. Any landscaping installed by the developer within these areas will be credited towards the individual tenants' requirements within each tract.
 - iii. Five (5) foot sidewalks shall be provided along one side of Heritage Lane from Magnolia Village Drive to Pad Site K. This sidewalk is to serve the Magnolia Village Development.
- 4) Community Road
 - i. A minimum of ten (10) foot landscape buffer is required on the east side of Community Road.
 - ii. Any landscaping installed by the developer within these areas will be credited towards the individual tenants' requirements within each tract.
 - iii. Five (5) foot sidewalk shall be provided along one side of Community Road from Magnolia Village Drive to Pad Site P. This sidewalk is to serve the Magnolia Village Development.
- 5) Private Driveways
 - i. A minimum of ten (10) foot landscape buffer is required on each side of the private driveways.
 - ii. Any landscaping installed within these areas will be credited towards the individual tenants' requirements within each tract.
- 6) Interior Landscape Setbacks/ Buffer yards
 - i. A minimum of five (5) foot landscape buffer/buffer yard is required between pads. This buffer yard shall shared across property lines so long as the total is five (5) feet.
 - ii. At a minimum, these buffers must include sod and/or hardscaping.
- 7) Within the boundary of this PD, the developer shall maintain or cause to maintain the landscaping that is within the City's right-of-way.

SIGNAGE

All signage in the Magnolia Village PD must comply with the standards listed within this section.

- All signs must be properly maintained. The signage for all shopping centers, office buildings, retail buildings, etc. within Magnolia Village will be individually constructed and maintained by the developer, tenant and/or owner of the sign.
- Except where noted otherwise for a specific use, all signs shall conform to the following criteria:

1) Free Standing Signage:

- i. A comprehensive signage package has been developed for the project. All multi-tenant monument and/or pylon signage design (Type A, B and C). Signage is illustrated in Exhibit H of the documents.
 - a. All signs shall be built in accordance with the size and design shown on the applicable exhibits.
 - b. No single tenant monument signs are permitted.
 - c. 3-panel multi-tenant monument and/or pylon signs may be upgraded to 4-panel multi-tenant monument and/or pylon signs.
- ii. Signage location:
 - a. All multi-tenant monument and/or pylon signage shall be installed generally in accordance with the locations shown on Exhibit J. Minor variation to the location of signs is permitted so long as the total number of multi-tenant monument and/or pylon signs does not exceed the total number shown on the attached exhibit.
 - b. All signs must be outside the public right of way, outside of the sight triangle, and perpendicular to the street or driveway.
 - c. No multi-tenant or pylon freestanding signs may be located less than one hundred (100) feet apart.
- iii. Tenant Panels:
 - a. Graphics for tenant panels are limited to the text and logo for the individual tenant. Colors and logos in accordance with the tenant's signage standards are permitted so long as they fit within the allocated panel.
- iv. Monument and pylon signs should be designed and stamped by a structural engineer.
- v. All signs may be maintained and in good condition at all times. It shall be the responsibility of the developer to ensure that signs remain in good condition.

2) Building Mounted Occupant Identification Signs:

- i. All occupant identification signage must be as follows:
 - a. A maximum of 50% of each tenant's store front, side or rear may be utilized for a wall sign. No wall sign shall cover wholly or partially cover any wall opening, nor project beyond the ends or top of the wall to which it is attached in excess of four feet. No single wall sign may exceed 300 square feet in area.
 - b. Building Signs for regional or nationally recognized tenants and/or business with specific criteria and/or guidelines for signage (which may include content design, installation methodology, color, and size) are permitted provided the Sign conforms to the tenant or businesses established criteria and/or guidelines.
 - c. Illuminated Signs shall be either backlit or internally illuminated channel letters and the use of external lighting to illuminate the Sign is prohibited.
 - d. The use of logos or symbols may be permitted for regionally or nationally recognized tenants or in the case of a well-established trademark, logotype or other symbol. The logo or symbol may be located adjacent to or incorporated into the sign letters.
 - e. Sign assembly shall be affixed to masonry or fascia structure with non-corrosive galvanized bolts.
 - f. All ballasts, transformers, conduits, and other necessary structural and

electrical equipment must be reasonably concealed.

- g. Height:
 - o Tenants 25,000 Square feet or greater: Seventy-two inches (72") height for a single line of copy or ninety -four inches (94") for multiple lines of copy in total height including spaces between rows.
 - o Tenant with at least eight-thousand (8,000) square feet: sixty inch (60") height for a single line of copy or seventy-two inches (72") for multiple lines of copy in total height including spaces between rows.
 - o Less than eight thousand (8,000) square feet: Twenty-four inch (24") height for a single line of copy or thirty-six inches (36") for multiple lines of copy in total height including spaces between rows.
 - o Single tenant pads: 48" and 72" inches
- h. The information on the sign shall consist of the name of the tenant (in a font style of their choice), logos, and additional tag lines.
- i. The maximum span of the tenant's sign shall not exceed seventy-five (75%) percent of the store frontage width.
- j. The assigned position for each tenant shall be as close to a center-of-frontage location as possible, subject to allowance for proper positioning corner store signs and suitable space between adjacent tenant signs

3) Window Signs

- i. Glass areas of storefronts shall remain free of graphics, placards, posters and signage except where specifically delineated in these guidelines.
- ii. Business name, street address, hours of operation, entrance and exit shall be displayed on the glass storefront in an area not to exceed eleven inches (11") by seventeen inches (17") or one hundred eighty-seven (187) square inches. The use of logos or symbols may be permitted for regionally or nationally recognized tenants or in the case of a well-established trademark, logotype or other symbol.
- iii. All tenants must display the address in three inch (3") bold vinyl die-cut letters (3M white opaque only), centered on the storefront door.
- iv. Professionally prepared window signs that are part of a regional or national signage program shall be permitted, not to exceed 25% of storefront window area.
- v. Interior signage must be placed a minimum of twelve inches (12") from the window.
- vi. One (1) "Open" sign shall be permitted per tenant. The sign shall not flash, strobe or any way be animated..

4) Temporary Signage/Banners

- i. Unlighted construction/leasing/marketing signs are permitted. Signs may be double faced within the building setback line. A sign that is replaced with another must be removed before the other sign can be installed. Information may be added or revised to a sign, but each revision must conform to the standards criteria. Sign area may be up to 4' x 8' per sign located 10' from the outside edge of ROW.

5) Coming Soon or Now Open used to advertise a new business or grand opening:

- i. For each site development, one (1) temporary banner may be displayed with Coming Soon, Now Open or Grand Opening.
- ii. Signs must be removed thirty (30) days after business opening.
- iii. Maximum sign size: Six feet by ten feet (6' x 10')
- iv. Signs must be attached to the building.

6) Exempt signs:

- i. The following sign types are exempt from the applications of this Section of the PD :
 - 1) Official traffic signs or sign structures and provisional warning signs or sign structures when erected by or required to be erected by a governmental agency.
 - 2) Temporary signs designed to call the attention of the public to any detour or public danger.
 - 3) Changing of copy on a message center (electronic or manual).
 - 4) Painting and routine maintenance of sign structures and supports, if the sign area is not increased and no structural improvements, alterations, or replacements are made.
 - 5) Signs that are carried by people.

- 6) Signs that are not visible from abutting property or public right-of-way
- 7) Signs that are affixed to a building within five (5) feet of an entrance to the building that are:
 - a. Not more than five (5) feet in area; and
 - b. Are not legible from the street.
- 8) Signs that are less than one square foot in area, that are affixed to machines, equipment, fences, gates, walls, gasoline pumps, or utility cabinets.
- 9) Holiday decorations that are displayed for not more than two months per year.
- 10) Temporary, directional signage.
- 11) Wayfinding signage
- 12) Parking signage
- 13) Drive-thru signage.
- 14) Bank/Credit Union/ATM/Mobile banking signage and the like

STORM WATER MANAGEMENT

All storm water management, drainage systems and drainage plans will adhere to the Montgomery County requirements, standards and criteria and all such storm water plans and drainage plans must be either approved by or issued a letter of no objection by the Montgomery County Engineer's Office with concurrence from the City of Magnolia Engineer.

PLATTING

All platting will adhere to Montgomery County requirements. All property within this PD is permitted to be platted as one reserve through the City of Magnolia and later subdivided into smaller reserves via metes and bounds without further platting requirements. Any seller subdividing any portion of the property within the PD shall notify the City of Magnolia upon such subdivision.

During the site plan review, a metes and bounds description must be provided for the property.

GREEN SPACE/RECREATIONAL AREAS & MAXIMUM LOT COVERAGE

The PD shall provide green space totaling a minimum of 20% of the gross acreage of the PD. In calculating the minimum required green space, the following areas may be included: buffer yards, onsite and offsite detention ponds that accommodate storm water for the property contained within the PD, easements, landscape islands and other landscape reserves and setbacks, common area lawns and landscaping, community swimming pools and surrounding paved deck area, community tennis courts, and other common recreational areas.

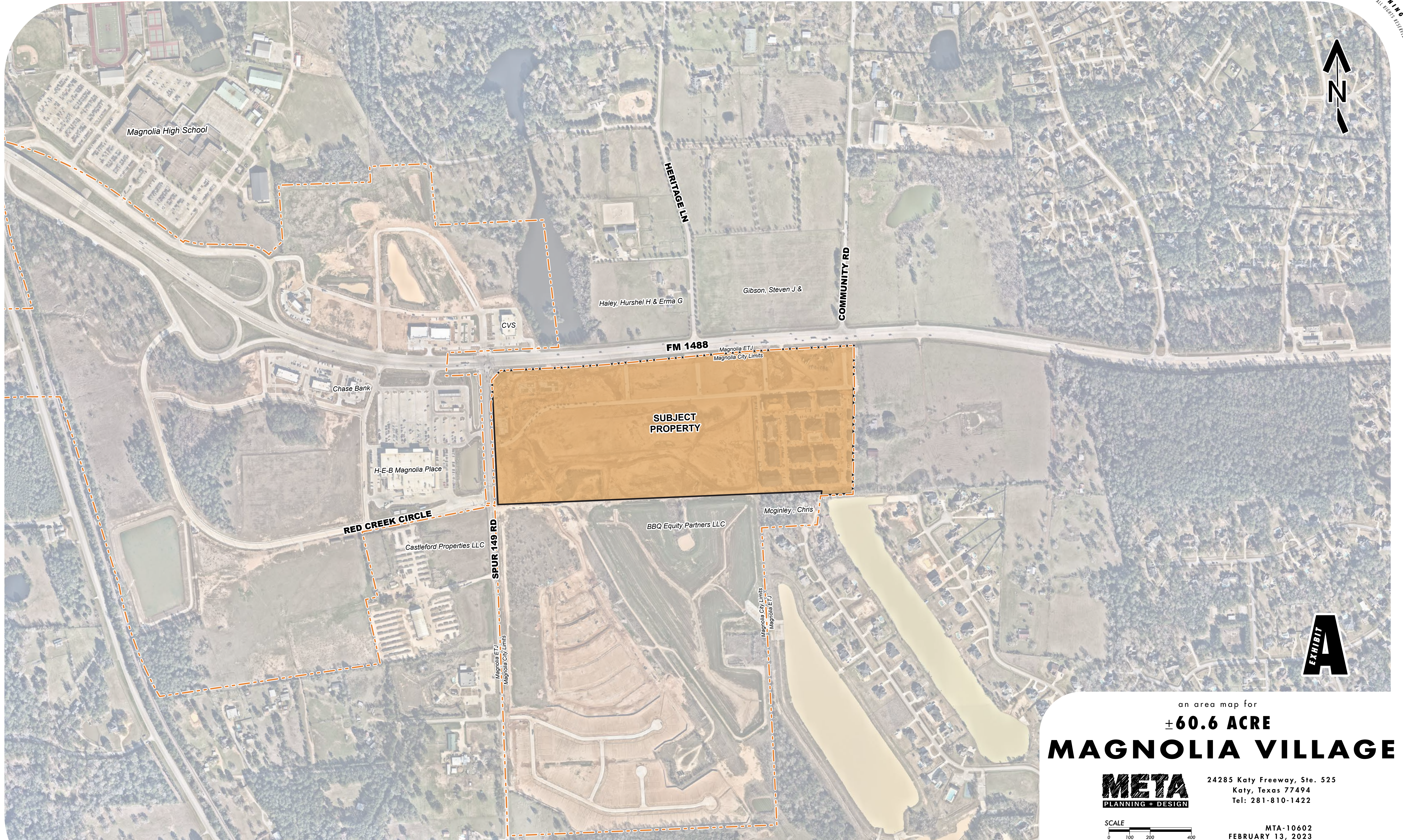
In addition, it is required that not more than 80% of a lot being developed as a multi family project be covered with buildings, driveways or sidewalks unless approved otherwise at the time of site plan approval by the planning and zoning commission and the city council. All green space, recreation areas (pools, tennis courts, etc.), landscaped buffers, parking lot landscape/islands shall not be included in the 80% lot coverage.

A lot coverage requirement shall not apply to commercial projects.

PHASING / DEVELOPMENT SCHEDULE

Phasing for the project will be determined by market conditions. All phases will take into consideration access, compatible uses and all other regulations listed within this document. Additional land may be added to the PD in the future so long as all regulations remain consistent across the entirety of the project.

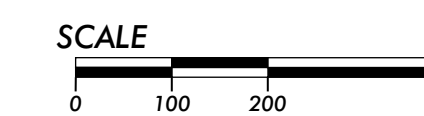
Within eighteen months of the approved date within this planned development, the developer is responsible to permit the signage (as seen in Exhibit J) for the entire development through the City separate from each site development, and the developer is responsible to permit or cause to permit the landscaping for the entire development separate from each site review. Each site developer is omitted from providing signage plans during the site plan review process.



an area map for
± 60.6 ACRE
MAGNOLIA VILLAGE



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-10602
FEBRUARY 13, 2023

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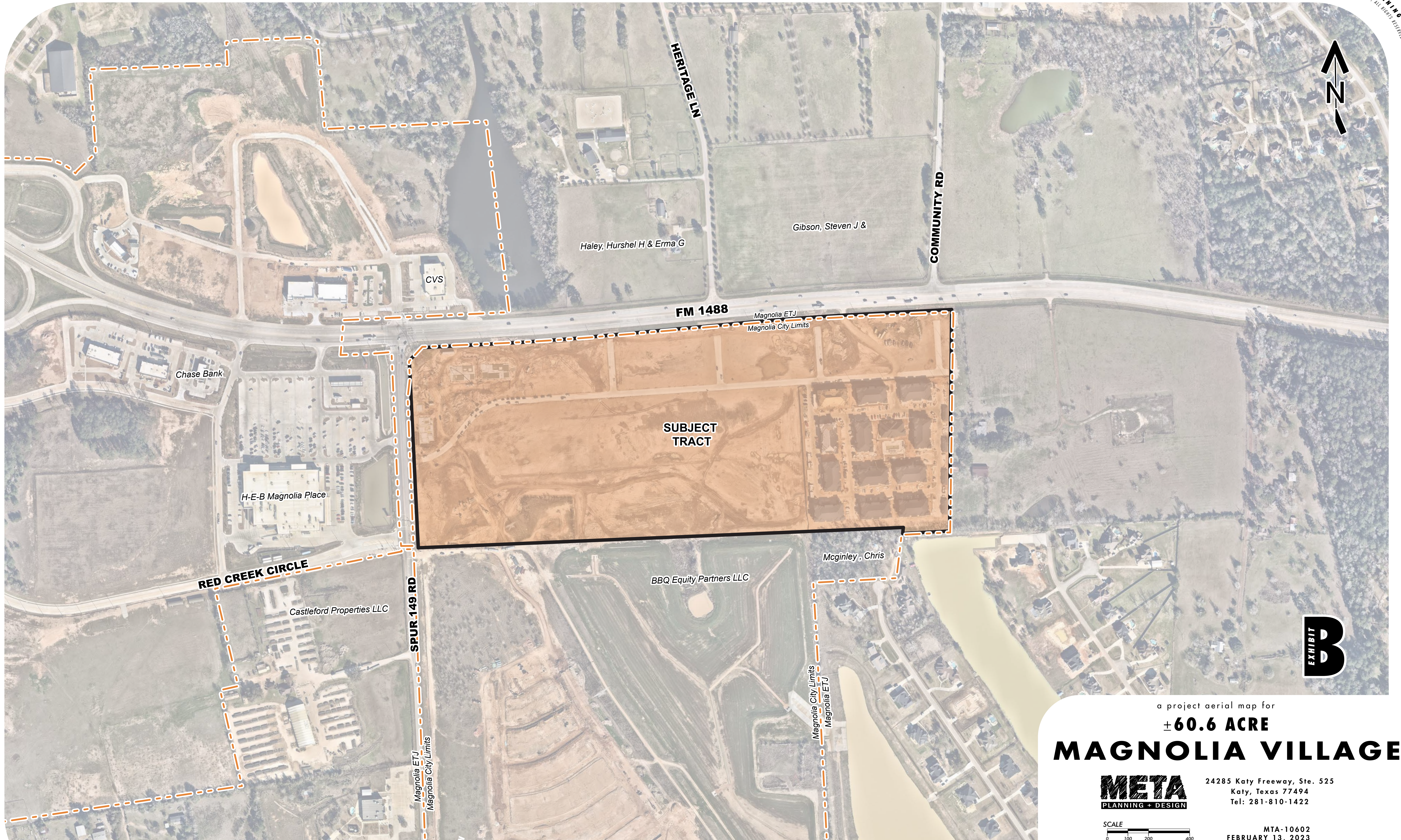
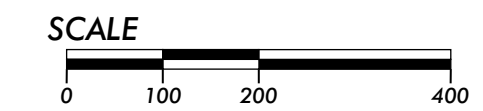


EXHIBIT
B

a project aerial map for
± 60.6 ACRE
MAGNOLIA VILLAGE



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Katy, Texas 77494
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Exhibit C

METES AND BOUNDS DESCRIPTION OF 94.66 ACRES OF LAND IN THE HAMPTON TILLONS SURVEY, A-556 MONTGOMERY COUNTY, TEXAS

Being 94.66 acres of land in the Hampton Tillons Survey, Abstract 556, Montgomery County, Texas, and being the residue of the 100 acre tract described in the deed from Eddie E. Jones, et al., to E. J. Damuth recorded under Volume 326, Page 238 of the Official Public Records of Real Property of Montgomery County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "HOVIS" found for the southwest corner of the herein described tract, being the northwest corner of the 107.715 acre tract described in the deed from DIANNE ELIZABETH DOGGETT and MARTHA L. BURT to BBQ EQUITY PARTNERS, LLC recorded in Document No. 2017-015767 of the Official Public Records of Real Property of Montgomery County, Texas, and being in the east right-of-way line of Spur 149 (60-feet wide at this point) (as occupied – no recording information found);

THENCE North 02° 44' 01" West - 728.29 feet, with the east right-of-way line of said Spur 149 and the west line of the herein described tract to a 5/8-inch iron rod with TxDOT aluminum cap found for an angle point;

THENCE North 06° 00' 02" East - 92.60 feet, continuing with the east right-of-way line of said Spur 149 to a 5/8-inch iron rod with TxDOT aluminum cap found for an angle point;

THENCE North 02° 55' 15" West - 83.97 feet, to the south end of a cutback at the intersection of the east right-of-way line of said Spur 149 with the south right-of-way line of said F.M. 1488 (width varies);

THENCE North 42° 01' 29" East - 93.34 feet, to the north end of said cutback;

THENCE with the south right-of-way line of said F.M. 1488 and the north line of the herein described tract the following courses and distances:

North 86° 59' 16" East - 377.62 feet to the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a central angle of 02°18'21", a radius of 11,534.16 feet, an arc length of 464.18 feet and a chord bearing and distance of North 85°50'06" East - 464.15 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the end of said curve;

North 84° 40' 56" East - 781.68 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the beginning of a curve to the right;

in a northeasterly direction, with said curve to the right, having a radius of 11,384.16 feet, a central angle of 02° 18' 26", a chord bearing and distance of North 85° 50' 09" East - 458.37 feet, and an arc distance of 458.40 feet to the end of said curve;

North 86° 59' 16" East - 843.93 feet to a 5/8-inch iron rod with TxDOT aluminum cap (bent) found for the beginning of a curve to the right;

in a southeasterly direction, with said curve to the right, having a radius of 2,789.79 feet, a central angle of 11° 36' 51", a chord bearing and distance of South 87° 12' 18" East - 564.54 feet, and an arc distance of 565.51 feet to a 5/8-inch iron rod with TxDOT aluminum cap (bent) found for the end of said curve;

South 81° 23' 53" East - 523.37 feet to a point in the west line of a 64.137 acre tract of land (Property No. 1) as described in the deed to Winslow Family Trust recorded in Montgomery County Clerk's File Number 2009-007415;

THENCE South 00°11'22" West - 912.78 feet (called South 03°30'34" West, 946.67 feet per M.C.C.F. No. 2009007415) with the west line of said 64.137 acre tract to a 1-inch iron pipe found for the northeast corner of a 10.003 acre tract of land (Property No. 2) as described in said deed and being an angle point in the west line of said 64.137 acre tract and being the southeast corner of the herein described tract;

THENCE South 86°54'18" West - 314.20 feet (called North 89°39'30" East, 314.37 feet per M.C.C.F. No. 2009007415) with the north line of said 10.003 acre tract to the northeast corner of Lot 2, Block 3 of Thousand Oaks Section Four, the subdivision plat hereof recorded under Cabinet Z, Sheet 211 of the Montgomery County Map Records, being the northwest corner of said 10.003 acre tract, from which a found 5/8 inch iron rod (bent) against a power pole bears South 35°40'16" West - 0.46 feet;

THENCE South 86°59'36" West - 1345.30 feet (called North 89°39'10" East - 1344.96 feet per Cabinet Z, Sheet 211) with the north line of said Thousand Oaks Section Four subdivision, passing at 354.56 feet a found 5/8-inch iron rod with cap, passing at 607.99 feet a 5/8-inch iron rod with cap stamped "SURVEYOR 3996" for the the northeast corner of Tall Oaks Way (60 feet wide) (a private road), passing at 1146.74 feet the northeast corner of Lot 16, Block 2 of said Thousand Oaks Section Four, being the northwest corner of Unrestricted Reserve "B" of said Thousand Oaks Section Four, from which a found 5/8-inch iron rod with cap bears South 52°29'13" West, 1.65 feet and continuing to a found 3-inch steel pipe in the east line of said 107.715 acre tract, being the most northerly northwest corner of said Thousand Oaks Section Four subdivision;

THENCE North 06°37'48" East, 29.83 feet, with the east line of said 107.715 acre tract, to a 5/8-inch iron rod with cap stamped "HOVIS" found for the northeast corner of said 107.715 acre tract;

THENCE South 87°35'32" West, at a distance of 2001.23 feet pass a 5/8-inch iron rod with cap stamped "HOVIS", in all a total distance of 2378.10 feet (called South 89°49'16" East, 2,378.10 feet per M.C.C.F. No. 2008104044) with the north line of said 107.715 acre tract to the **POINT OF BEGINNING** and containing 94.66 acres of land.

Prepared by:
IDS Engineering Group
Job No. 2024-014-00-520
December 29, 2017

Michael L Swan

Michael L. Swan
Registered Professional Land Surveyor
Texas Registration Number 5551



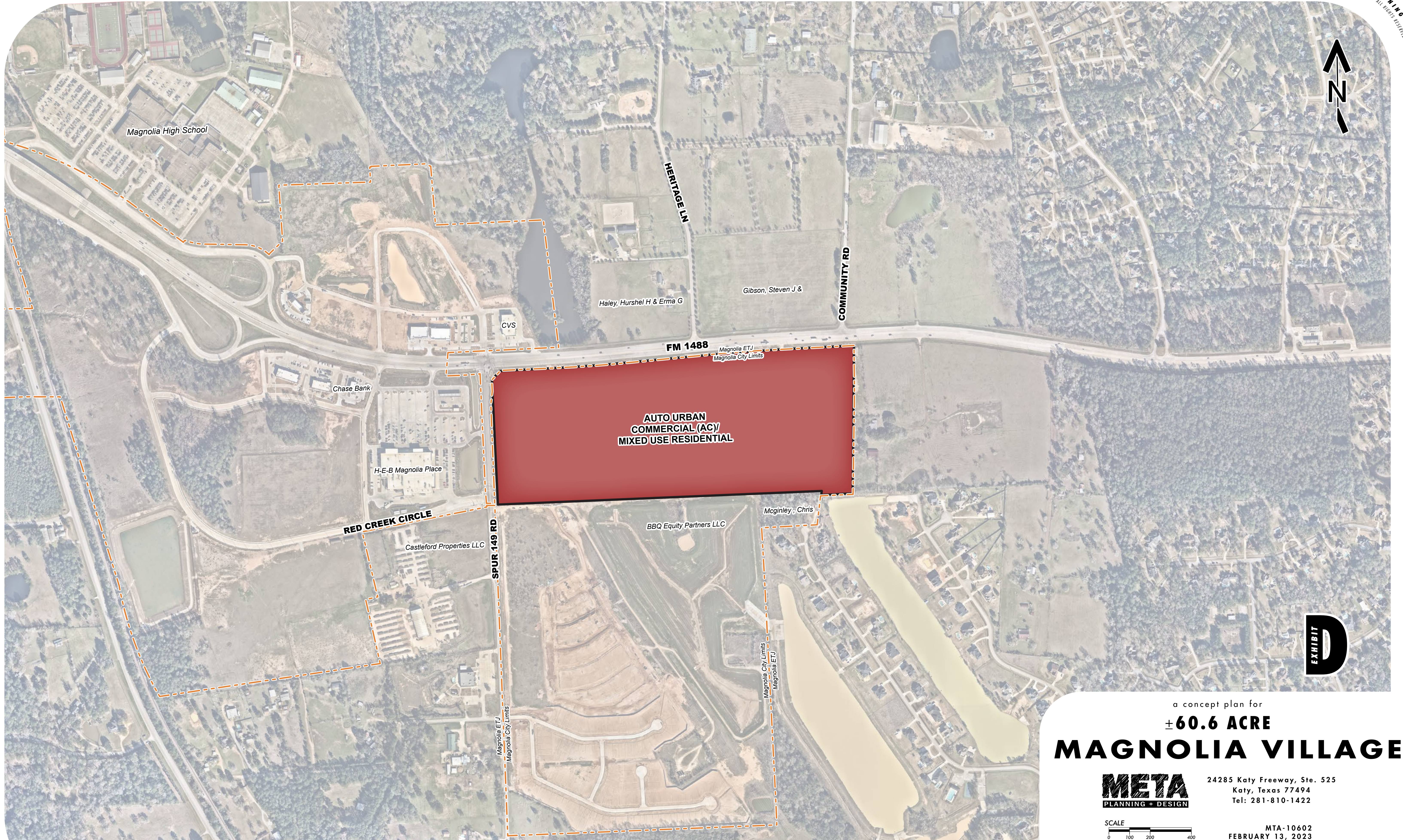
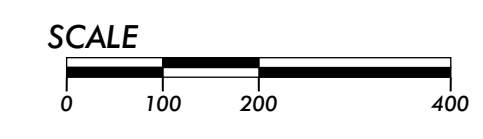


EXHIBIT **D**

a concept plan for
±60.6 ACRE
MAGNOLIA VILLAGE



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-10602
FEBRUARY 13, 2023

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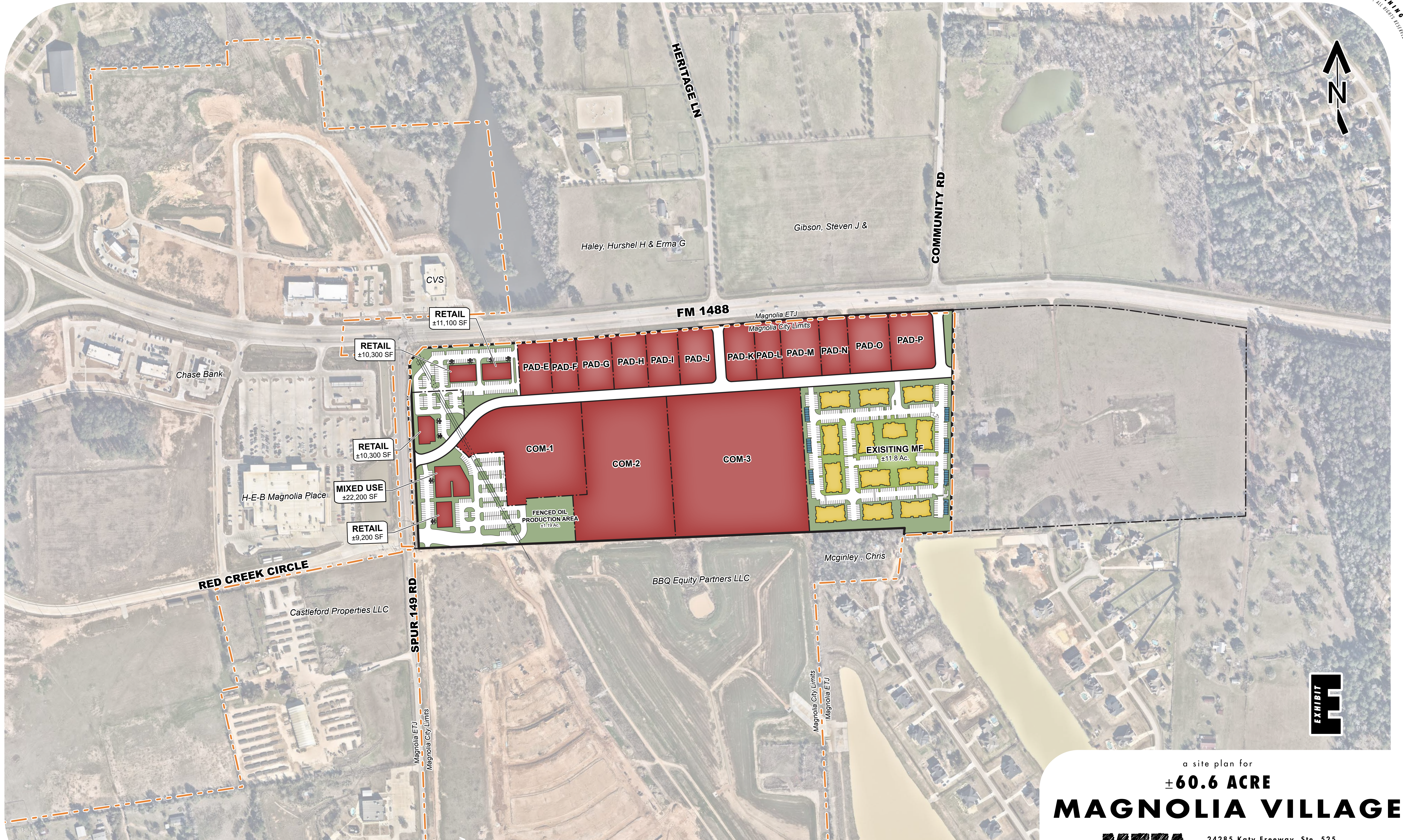
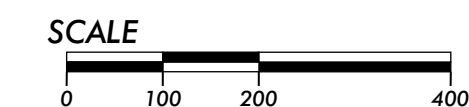


EXHIBIT E

a site plan for
±60.6 ACRE
MAGNOLIA VILLAGE



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-10602
 APRIL 3, 2023

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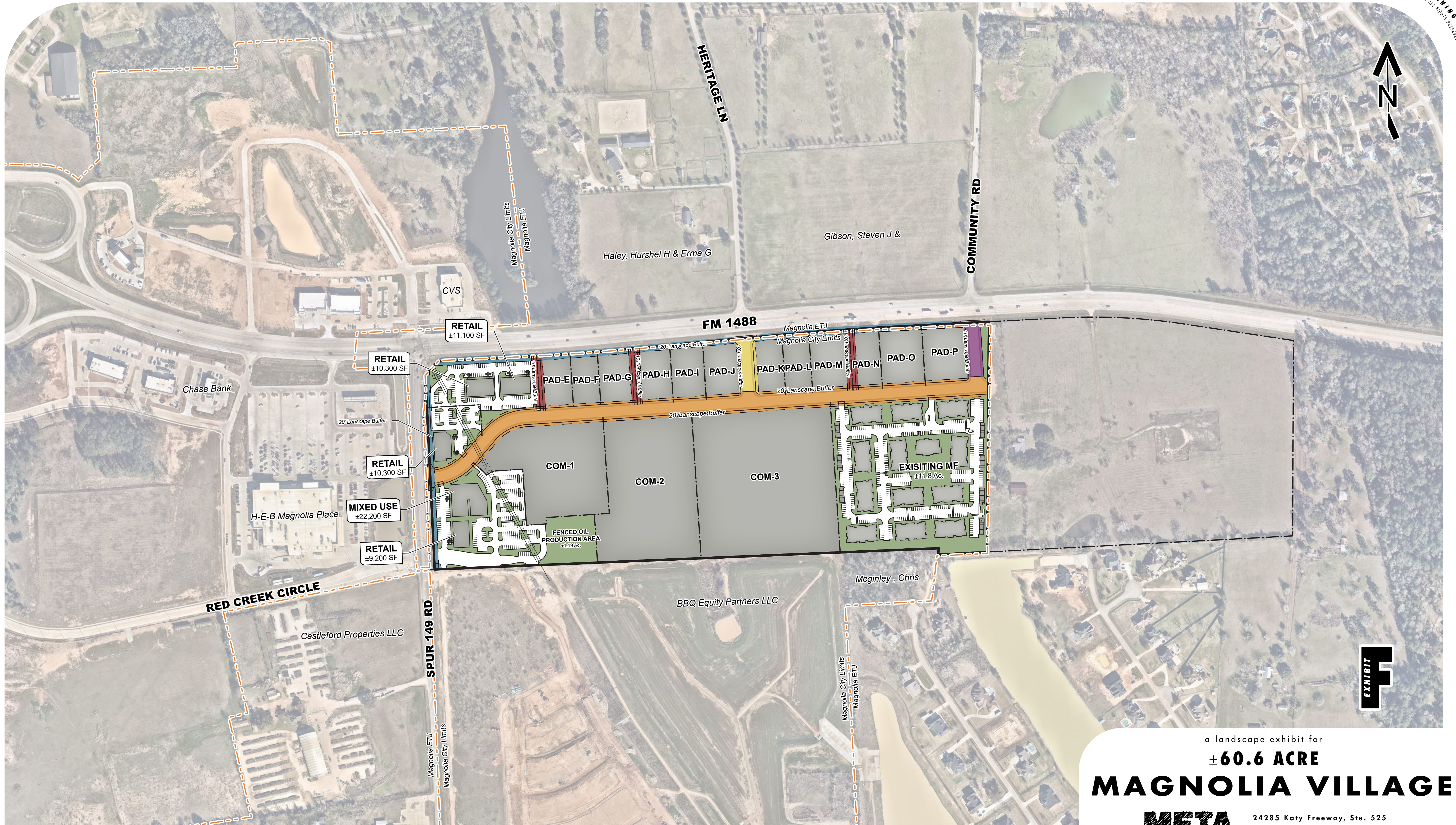
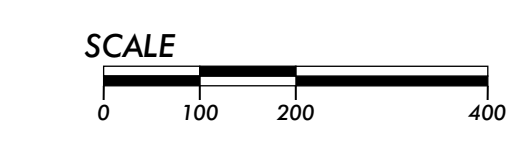


EXHIBIT F

a landscape exhibit for
±60.6 ACRE
MAGNOLIA VILLAGE



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-10602
 APRIL 10, 2023

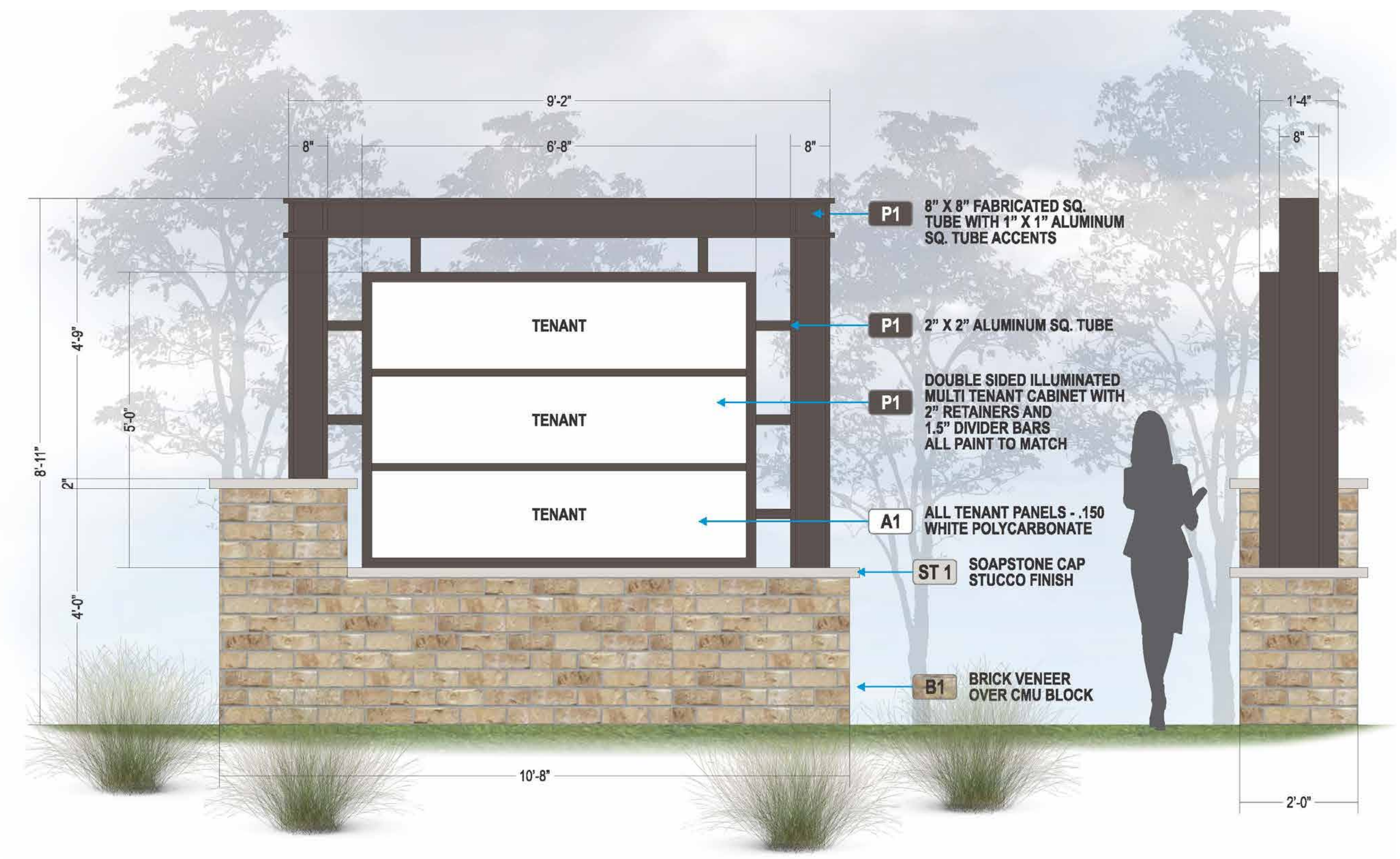
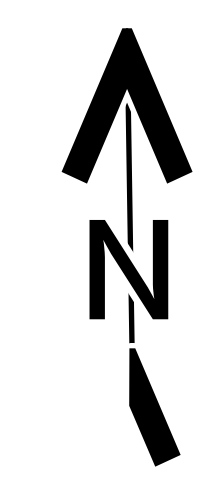
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LEGEND

- SECTION A- FM 1488 FRONTAGE/SPUR 149 RD
- SECTION B- HERITAGE LN
- SECTION C- MAGNOLIA VILLAGE DR
- SECTION D- COMMUNITY RD
- SECTION E- PRIVATE DRIVES

Exhibit G

Magnolia Village - Approved Planting List	
Canopy Trees	
River Birch	Betula nigra
Hackberry	Celtis occidentalis
Ash	Fraxinus sp.
Eastern Red Cedar	Juniperus virginiana
White Mulberry	Morus alba
Chinese Pistache	Pistacia chinensis
Sycamore	Platanus occidentalis
Bur Oak	Quercus macrocarpa
Water Oak	Quercus nigra
Willow Oak	Quercus phellos
Live Oak	Quercus virginiana
Bald Cypress	Taxodium distichum
American Elm	Ulmus Americana
Cedar Elm	Ulmus crassifolia
Lacebark Elm	Ulmus parvifolia
Chinese Elm	Ulmus pumila
Evergreen Trees	
Savannah Holly	Ilex opaca Savannah
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'
Crape Myrtle	Lagerstroemia indica
Magnolia	Magnolia
Loblolly Pine	Pinus taeda
Ornamental Trees	
Texas Buckeye	Aesculus arguta
Red Bud	Cercis Canadensis
Dessert Willow	Chilopsis linearis
Possumhaw	Ilex decidua
Vitex (Chastetree)	Vitex agnus-castus
Shrubs	
Abelia	Abelia Spp.
Japanese Cleyera	Cleyera japonica
Dwarf Burford Holly	Ilex cornuta 'Burfordii' compacta
Dwarf Yaupon	Ilex vomitoria 'Nana'
Wax Leaf Ligustrum	Ligustrum japonicum
Dwarf Wax Myrtle	Myrica pussila
Dwarf Pittosporum	Pittosporum tobira 'Wheeleri'
Indian Hawthorn	Rhaphiolepis indica
Double Knockout Rose	Rosa x Radtko "Double Knockout"
Nearly Wild Rose	Rosa x Radtko "Nearly Wild"
Loropetalum 'Purple Pixie'	Loropetalum chinense "Purple Pixie"
Loropetalum 'Plum Delight'	Loropetalum chinense rubrum "Plum Delight"
Texas Compact Sage	Leucophyllum frutescens `Compacta`
Pink Drift Groundcover Rose	Rosa x `Meijocos`



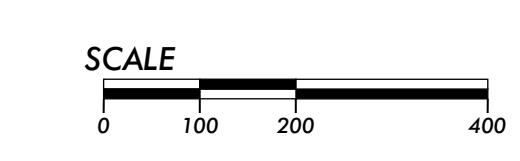
MAGNOLIA VILLAGE
TYPE 'A' MONUMENT SIGN
signage designed by:

SIGNWORX
2022 PECH ROAD | HOUSTON, TX 77055
T: 713.984.2010 | F: 713.984.1992

a signage exhibit for
± 60.6 ACRE
MAGNOLIA VILLAGE



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-10602
FEBRUARY 14, 2023

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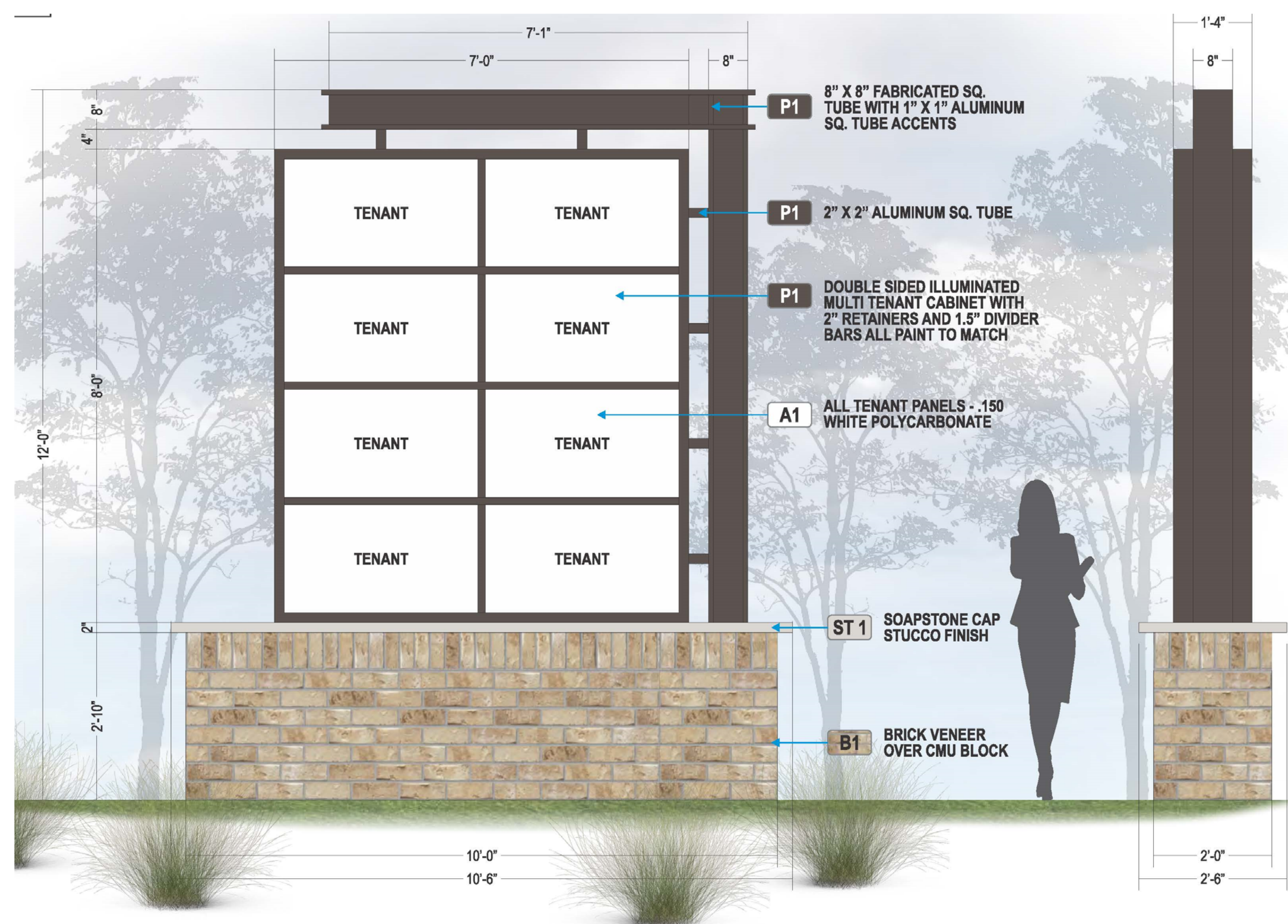
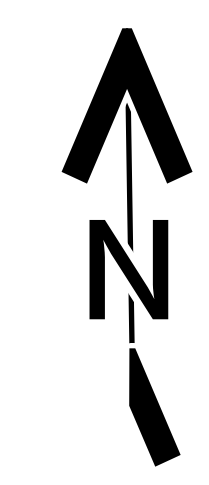


EXHIBIT H2

MAGNOLIA VILLAGE TYPE 'B' PYLON SIGN

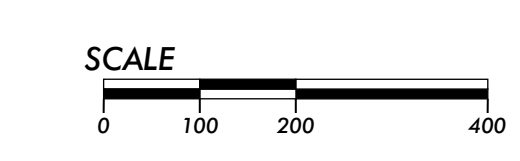
signage designed by:

2022 PECH ROAD | HOUSTON, TX 77055
T: 713.984.2010 | F: 713.984.1992

a signage exhibit for
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MAGNOLIA VILLAGE

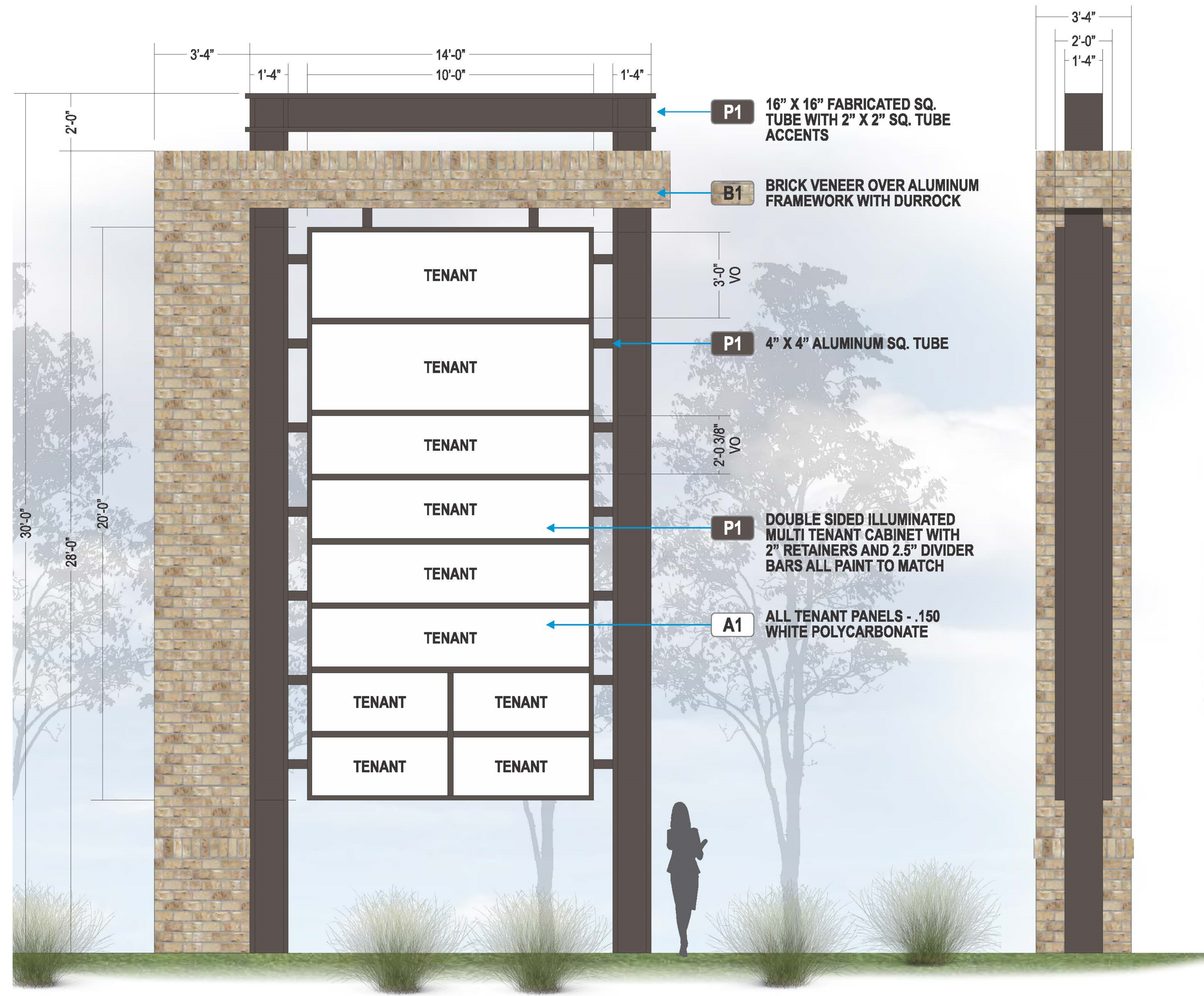
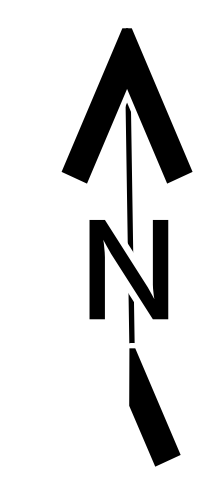


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**MAGNOLIA VILLAGE
TYPE 'C' PYLON SIGN**
signage designed by:

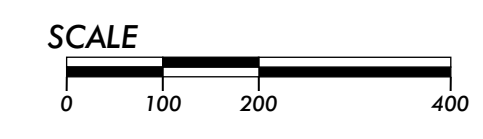
SIGNWORX
2022 PECH ROAD | HOUSTON, TX 77055
T: 713.984.2010 | F: 713.984.1992

EXHIBIT H3

a signage exhibit for
**± 60.6 ACRE
MAGNOLIA VILLAGE**

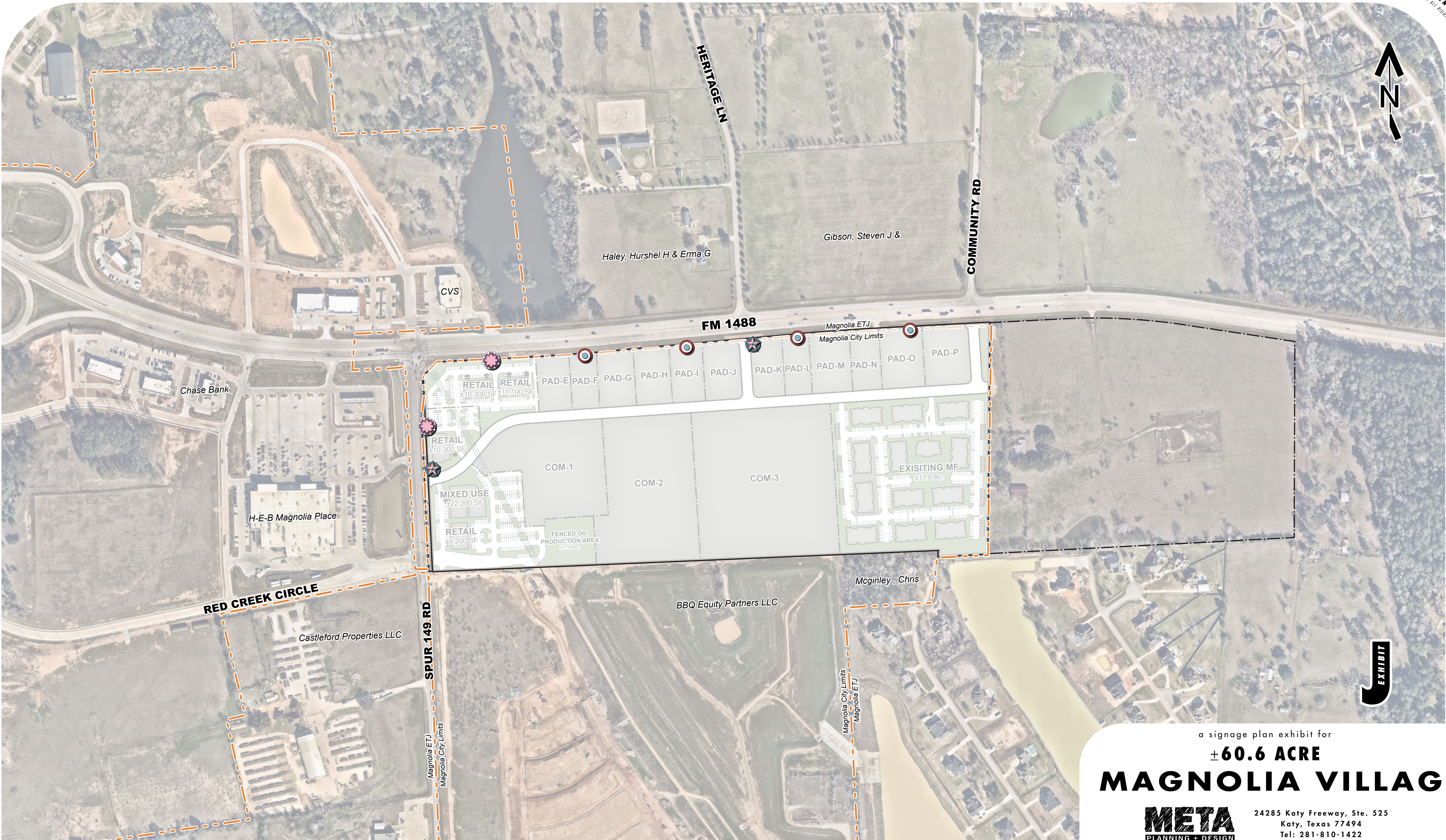


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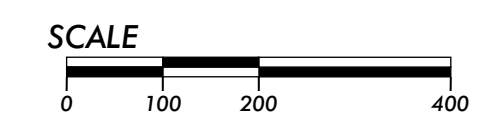


EXHIBIT

a signage plan exhibit for
±60.6 ACRE
MAGNOLIA VILLAGE



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-10602
 APRIL 3, 2023

SIGN TYPES

- TYPE A- MONUMENT SIGN
- TYPE B- PYLON SIGN
- TYPE C- PYLON SIGN

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|| Parkside Capital

April 5, 2023

City of Magnolia Planning Department
18111 Buddy Riley Blvd.
Magnolia, Tx 77354

Re: Magnolia East PD-1

This letter serves to confirm Parkside Capital, through its entity, Parkside Magnolia East LLC, as the original owner and developer that worked with the City of Magnolia to enact PD-1, supports the amendment being put forth by Gulf Coast Commercial.

Parkside Magnolia East, Ltd., retains ownership of 6.6 acres of the original 61 acres of land in PD-1 at the southeast corner of Spur 149 and FM 1488 in the City of Magnolia.

Parkside Capital has reviewed the amendment being put forth by Gulf Coast Commercial and believes Gulf Coast Commercial's amendment continues to ensure high quality development, long-term predictability, and adheres to the development standards in accordance with PD-1.

Sincerely,



Brett Walker, President
Parkside Capital, LLC
832-265-6394

June 9, 2023

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

**Reference: Escondido Sandra Dee Ln Sec.1 Preliminary Plat - Letter of No Objection
City of Magnolia
Baxter & Woodman Job No. 2325523.00-001**

Dear Mr. Doering:

We received the Preliminary Plat for the proposed Escondido Sandra Dee Ln Sec.1 on June 1st, 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, please change the personnel for the Interim City Secretary to Christian Gable.
2. 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,



Cristin Emshoff, MUP, ENV SP
Community Planner

Baxter and Woodman, Inc.
TBPELS Registration No. F-21783

XC: Ms. Christian Gable – City of Magnolia – Interim City Secretary
Mr. Zachary Zarse – LJA Engineering, Inc.
Ms. Karleigh Brown – Baxter and Woodman, Inc.
Mr. Tommy Cormier, Jr., PE – Baxter and Woodman, Inc.
Mr. Michael A. Kurzy, P.E. – Baxter and Woodman, Inc.



Preliminary Plat Application Form

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

CONTACT INFORMATION

Applicant

Zachary Zarse - LJA Engineering Inc.

Name

3600 W Sam Houston Parkway S, Suite 600

Street Address

Houston, Texas 77042

City, State Zip

713-580-4100

Phone

Fax

zzarse@lja.com

E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

Magnolia Escondido, LLC

Name

6046 FM 2920, Suite 512

Street Address

Spring, Texas 77379

City, State Zip

713-580-4100

Phone

Fax

E-mail

Engineer/Land Surveyor (if different)

Jordan Williams, P.E. - LJA Engineering Inc.

Name

1904 W Grand Parkway N, Suite 100

Street Address

Katy, Texas 77449

City, State Zip

713-657-6005

Phone

Fax

jorwilliams@lja.com

E-mail

Project Name: Escondido Sandra Dee Lane Street Dedication Sec 1 Subdivision: Escondido Reviewer: _____

PROPERTY PROFILE

Legal Description A subdivision of 1.925 acres of land situated in the James Pierpont Survey, Abstract 426, Montgomery County, Tx
(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 1.925

Project Name: Escondido Sandra Dee Lane
Street Dedication Sec 1 Subdivision: Escondido 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:

A subdivision of 1.925 acres of land situated in the James Pierpont Survey, Abstract 426, Montgomery County, Tx

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

Escondido Sandra Dee Lane Street Dedication Sec 1 0-Lots 0-Blocks 0-Reserves

Required Information

- Three (3) copies of the preliminary plat; minimum 20 in. x 24 in. size in blue or black line
- All fees
- One (1) Adobe Acrobat PDF of each page presented to the City for review
- Title opinion (title search) from a title guaranty company not more than 30 days old
- Three (3) original copies of a letter of transmittal
- Vicinity map
- North arrow
- Revision date
- Legal description of the parcel proposed for subdivision
- Scale
- Contour lines (at one-foot intervals)
- Tabulations that include:
 - The number of lots in the subdivision
 - The size of the parcel
 - Water available for fire protection
- Use and ownership of abutting parcels or lots
- Location and dimensions of right-of-ways, lots, utility easements, open spaces, and buffers
- Required justifications for cul-de-sacs, if cul-de-sacs are proposed
- Three (3) copies of blue or black line prints of the preliminary plans for the furnishings of water, sanitary sewer facilities, and provisions for storm sewers and general drainage facilities
- 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
- Location and size of proposed parks, playgrounds, civic (including church) or school sites or other special uses of land to be considered for dedication to public use, provided on a separate attached description
- 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
- Statement of proposed plans for drainage and sewage disposal/outfall, including location of proposed culverts and bridge, provided on a separate utility sheet
- If the proposed subdivision is one of several phases, conceptual plans for the other phases
- Traffic study (if necessary)

Escondido Sandra Dee Lane
 Project Name: Street Dedication Sec 1 Subdivision: Escondido Reviewer: _____

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

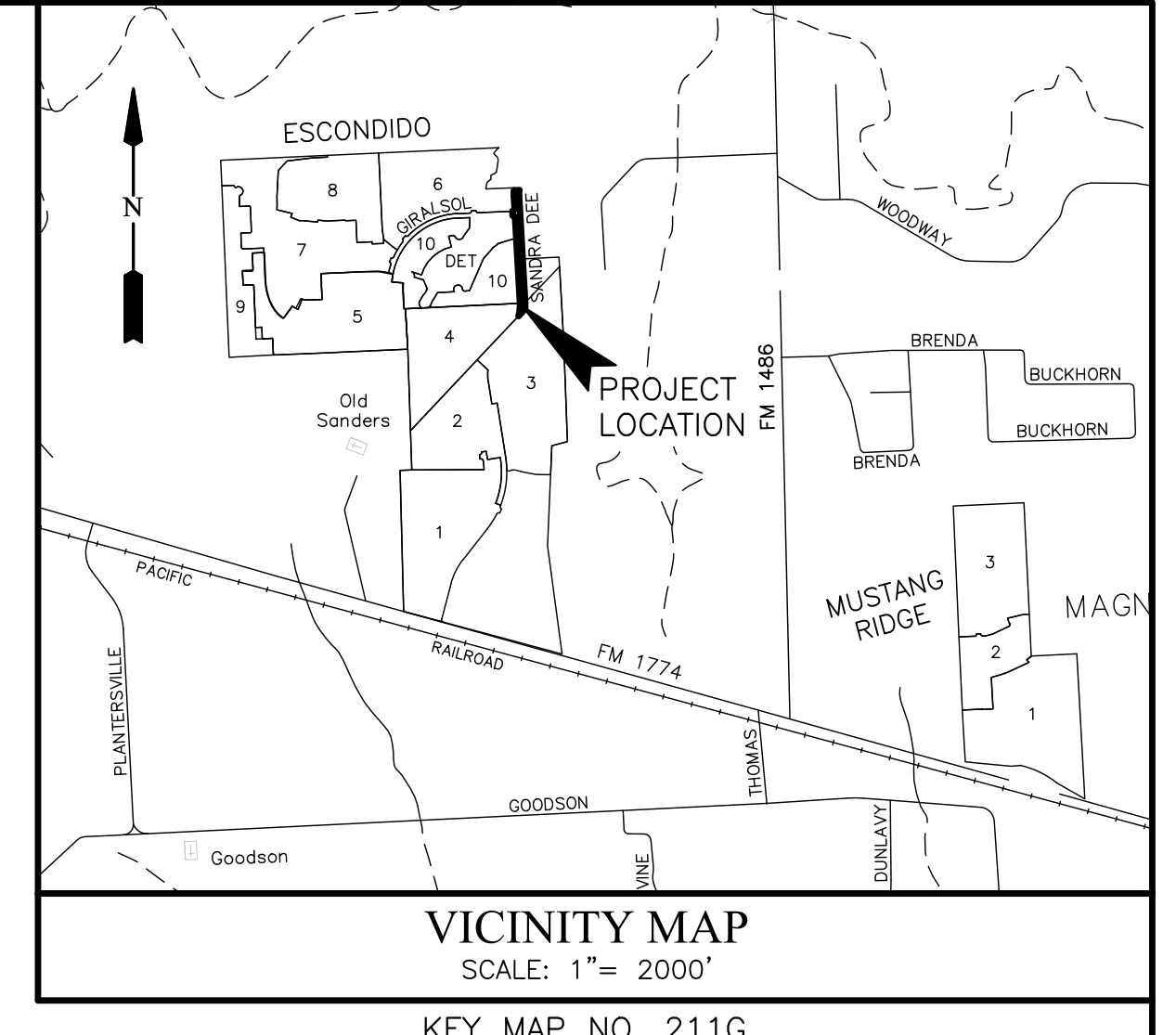
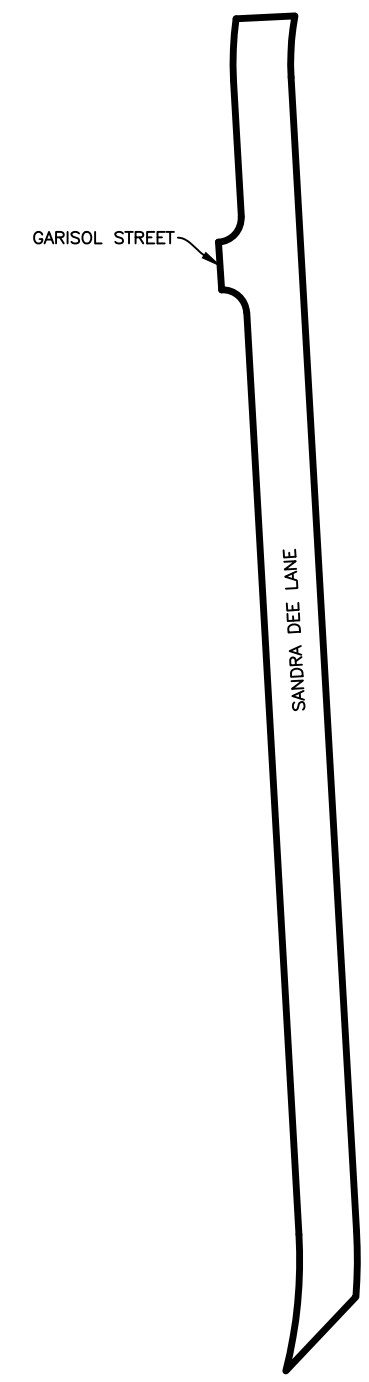
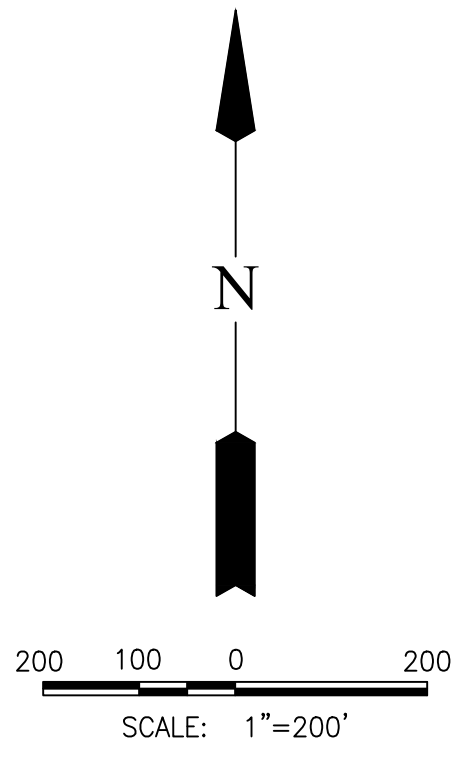


06/01/2023

Signature of Applicant

Date

Project Name: Escondido Sandra Dee Lane Street Dedication Sec 1 Subdivision: Escondido Reviewer: _____



PRELIMINARY PLAT
ESCONDIDO
SANDRA DEE LANE
STREET DEDICATION
SECTION 1

A SUBDIVISION OF 1.925 ACRES OF LAND SITUATED IN
 THE JAMES PIERPONT SURVEY, ABSTRACT 426,
 MONTGOMERY COUNTY, TEXAS.

OWNERS: MAGNOLIA ESCONDIDO, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 6046 FM 2920, SUITE 512
 SPRING, TEXAS 77379

RANDY GILLIS AND DEBBIE GILLIS
 802 SANDRA DEE LANE
 MAGNOLIA, TEXAS 77355

MAGNOLIA CATSLAND, INC.
 P.O. BOX 1037
 MAGNOLIA, TEXAS 77355

DATE: JUNE 1, 2023

0 LOTS
 0 BLOCKS
 0 RESERVES
 0.000 ACRES IN RESERVES

SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD TBPELS FIRM #10130300
 PASADENA, TX 77505 GBSurvey@GBISurvey.com
 PHONE: 281-499-4539 www.GBISurvey.com

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

Date: Thu, 01 Jun 2023 11:09am
 Path: I:\Projects\PLATTING\2139\FIN\PLT\Escondido Sandra Dee Lane Street Dedication 1.dwg
 CAD: ALEXIS.S
 MYLAR CHECK: SUR.

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, J. ALAN KENT, GENERAL MANAGER, RESPECTIVELY OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF ESCONDIDO SANDRA DEE LANE STREET DEDICATION SECTION 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS ESCONDIDO SANDRA DEE LANE STREET DEDICATION SECTION 1, LOCATED IN THE JAMES PIERPONT SURVEY, ABSTRACT 426, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY 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.

THIS IS TO CERTIFY THAT I, J. ALAN KENT, GENERAL MANAGER, RESPECTIVELY OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF ESCONDIDO SANDRA DEE LANE STREET DEDICATION SECTION 1, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, 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.

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

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

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

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

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 ESCONDIDO SANDRA DEE LANE EXTENSION STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC 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 EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. ALAN KENT, ITS GENERAL MANAGER THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2023.

MAGNOLIA ESCONDIDO LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
J. ALAN KENT, GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. ALAN KENT, GENERAL MANAGER OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESCONDIDO SANDRA DEE LANE STREET DEDICATION SECTION 1 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE _____ DAY OF _____, 2023, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

ROBERT FRANKLIN, CHAIRMAN

KANDICE GARRETT, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESCONDIDO SANDRA DEE LANE STREET DEDICATION SECTION 1 AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE MAYOR, AND THE CITY SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE _____ DAY OF _____, 2023, 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

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

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

JEFF JOHNSON, P.E.
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

CHARLIE RILEY
COMMISSIONER, PRECINCT 2

MARK KEOUGH
COUNTY JUDGE

JAMES L. NOACK
COMMISSIONER, PRECINCT 3

MATT GRAY
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 2023, 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.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

OWNERS: MAGNOLIA ESCONDIDO, LLC
A TEXAS LIMITED LIABILITY COMPANY
6046 FM 2920, SUITE 512
SPRING, TEXAS 77379

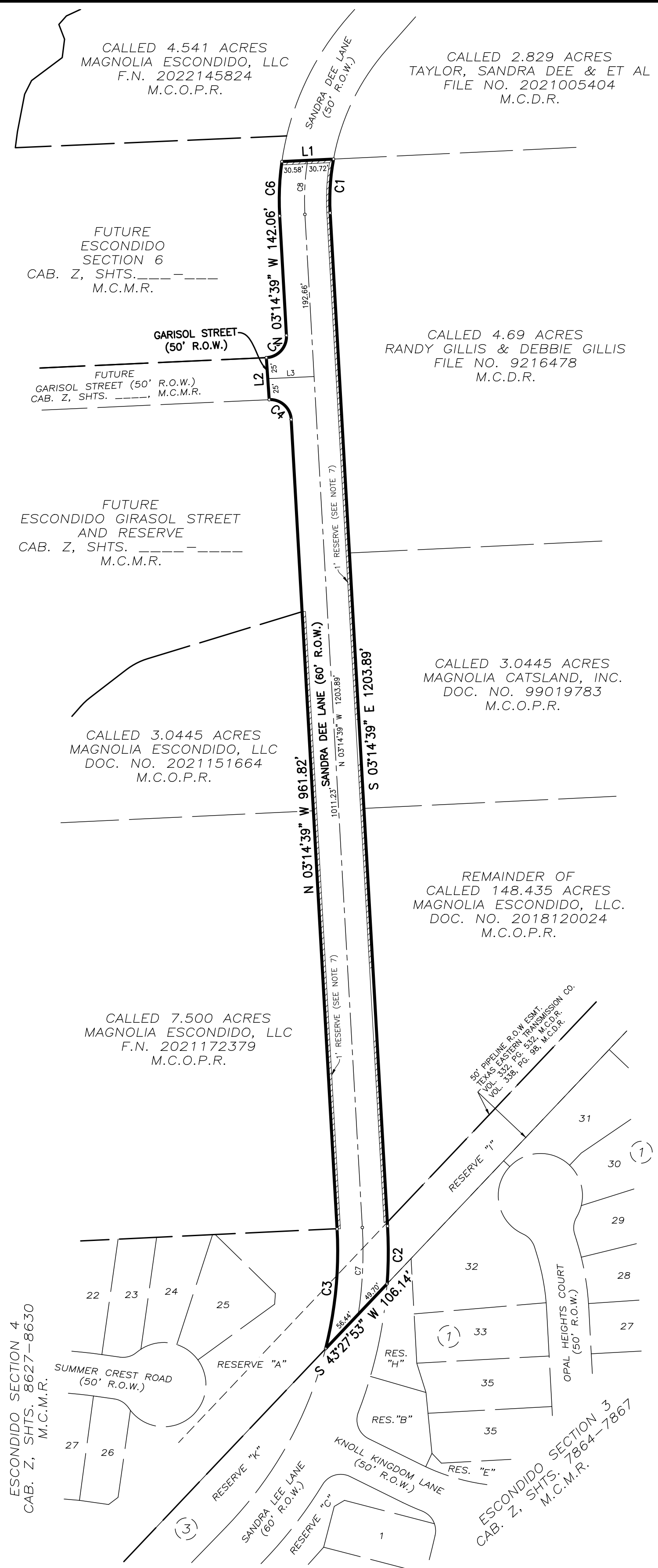
RANDY GILLIS AND DEBBIE GILLIS
802 SANDRA DEE LANE
MAGNOLIA, TEXAS 77355

MAGNOLIA CATSLAND, INC.
P.O. BOX 1037
MAGNOLIA, TEXAS 77355

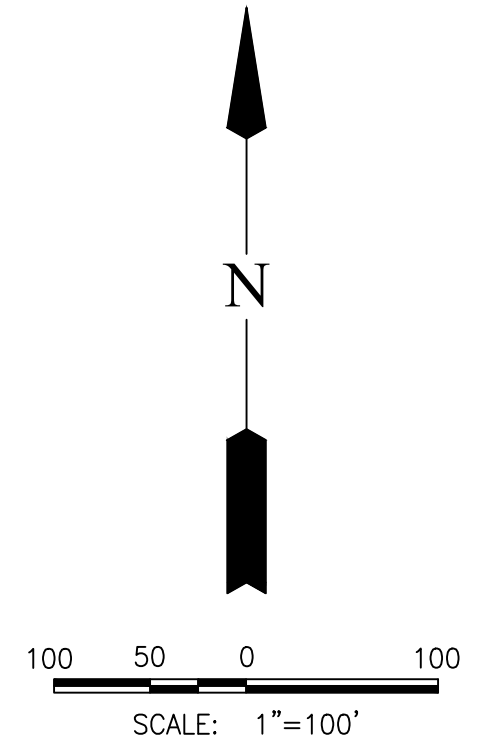
ESCONDIDO
SANDRA DEE LANE
STREET DEDICATION
SECTION 1

SHEET 2 OF 3

DATE TIME : 2023 Jun 01 11:09 AM
FILE NAME : I:\Projects\PLATTING\2139\FINPLT\Escondido Sandra Dee Lane Street Dedication 1.dwg
CAD: ALEXIS.S
MYLAR CHECK: SUP.



- ### 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
 - F.N. INDICATES FILE NUMBER
 - M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
 - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP 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
 - R.O.W. INDICATES RIGHT-OF-WAY
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - CAB. INDICATES CABINET
 - SHTS. INDICATES SHEETS
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - RES. INDICATES RESERVE



- ### NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE GRID COORDINATES, CENTRAL ZONE, NAD 83 (EPOCH 2010.00)
 2. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED ADJUSTMENT FACTOR 0.99996413094.
 3. PRIMARY BENCHMARK: A 1281 (NGS PID: BL1869) BRASS DISC STAMPED A 1281 1978 LOCATED ALONG THE WEST SIDE OF NICHOLS SAWMILL ROAD, 26 FEET WEST OF PAVEMENT, AND APPROXIMATELY 550 FEET SOUTH OF UNITY PARK DRIVE. PUBLISHED ELEVATION=231.8' NAVD88
 4. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 5. 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) AND ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "GBI PARTNERS" AND "LJA ENGINEERING" DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
 6. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT ARE AS SHOWN.
 7. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°16'37" E	61.30'
L2	N 03°51'47" W	50.01'
L3	N 87°22'29" E	55.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	270.00'	13°37'35"	64.21'	S 03°34'08" W	64.06'
C2	530.00'	7°24'17"	68.50'	S 00°27'29" W	68.45'
C3	470.00'	17°28'06"	143.29'	N 05°29'24" E	142.74'
C4	25.00'	89°22'52"	39.00'	N 47°56'05" W	35.16'
C5	25.00'	90°37'08"	39.54'	N 42°03'55" E	35.55'
C6	330.00'	11°12'44"	64.58'	N 02°21'43" E	64.48'
C7	500.00'	11°48'57"	103.11'	N 02°39'49" E	102.93'
C8	300.00'	12°17'46"	64.38'	S 02°54'14" W	64.26'

OWNERS: MAGNOLIA ESCCONDIDO, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 6046 FM 2920, SUITE 512
 SPRING, TEXAS 77379

RANDY GILLIS AND DEBBIE GILLIS
 802 SANDRA DEE LANE
 MAGNOLIA, TEXAS 77355

MAGNOLIA CATSLAND, INC.
 P.O. BOX 1037
 MAGNOLIA, TEXAS 77355

ESCONDIDO
 SANDRA DEE LANE
 STREET DEDICATION
 SECTION 1

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June 9, 2023

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

Reference: *Escondido Girasol St. and Reserve Preliminary Plat – Letter of No Objection*
City of Magnolia
Baxter & Woodman Job No. 2325524.00-001

Dear Mr. Doering:

We received the Preliminary Plat for the proposed Escondido Girasol St. and Reserve on June 1st, 2023. 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. With the final plat submittal, please change the personnel for the Interim City Secretary to Christian Gable.
2. 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,



Cristin Emshoff, MUP, ENV SP
Community Planner

Baxter and Woodman, Inc.
TBPELS Registration No. F-21783

XC: Ms. Christian Gable – City of Magnolia – Interim City Secretary
 Mr. Zachary Zarse – LJA Engineering, Inc.
 Ms. Karleigh Brown – Baxter and Woodman, Inc.
 Ms. Cecily Cunz – Baxter and Woodman, Inc.
 Mr. Tommy Cormier, Jr., PE – Baxter and Woodman, Inc.
 Mr. Michael A. Kurzy, P.E. – Baxter and Woodman, Inc.



Preliminary Plat Application Form

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

CONTACT INFORMATION

Applicant

Zachary Zarse - LJA Engineering Inc.

Name

3600 W Sam Houston Parkway S, Suite 600

Street Address

Houston, Texas 77042

City, State Zip

713-580-4100

Phone

Fax

zzarse@lja.com

E-mail

Architect (if different)

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

Magnolia Escondido, LLC

Name

6046 FM 2920, Suite 512

Street Address

Spring, Texas 77379

City, State Zip

713-580-4100

Phone

Fax

E-mail

Engineer/Land Surveyor (if different)

Jordan Williams, P.E. - LJA Engineering Inc.

Name

1904 W Grand Parkway N, Suite 100

Street Address

Katy, Texas 77449

City, State Zip

713-657-6005

Phone

Fax

jorwilliams@lja.com

E-mail

Project Name: Escondido Girasol Street and Reserve Subdivision: Escondido Reviewer: _____

PROPERTY PROFILE

Legal Description A subdivision of 13.384 acres of land situated in the James Pierpont Survey, Abstract 426, Montgomery County, Tx
(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 13.384

Project Name: Escondido Girasol Street and Reserve Subdivision: Escondido Reviewer: _____

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

A subdivision of 13.384 acres of land situated in the James Pierpont Survey, Abstract 426, Montgomery County, Tx

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

Escondido Girasol Street and Reserve 0- Lots 0-Blocks 1-Reserve 11.318- Acres in Reserve

Required Information

- Three (3) copies of the preliminary plat; minimum 20 in. x 24 in. size in blue or black line
- All fees
- One (1) Adobe Acrobat PDF of each page presented to the City for review
- Title opinion (title search) from a title guaranty company not more than 30 days old
- Three (3) original copies of a letter of transmittal
- Vicinity map
- North arrow
- Revision date
- Legal description of the parcel proposed for subdivision
- Scale
- Contour lines (at one-foot intervals)
- Tabulations that include:
 - The number of lots in the subdivision
 - The size of the parcel
 - Water available for fire protection
- Use and ownership of abutting parcels or lots
- Location and dimensions of right-of-ways, lots, utility easements, open spaces, and buffers
- Required justifications for cul-de-sacs, if cul-de-sacs are proposed
- Three (3) copies of blue or black line prints of the preliminary plans for the furnishings of water, sanitary sewer facilities, and provisions for storm sewers and general drainage facilities
- 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
- Location and size of proposed parks, playgrounds, civic (including church) or school sites or other special uses of land to be considered for dedication to public use, provided on a separate attached description
- 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
- Statement of proposed plans for drainage and sewage disposal/outfall, including location of proposed culverts and bridge, provided on a separate utility sheet
- If the proposed subdivision is one of several phases, conceptual plans for the other phases
- Traffic study (if necessary)

Project Name: Escondido Girasol Street and Reserve Subdivision: Escondido Reviewer: _____

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

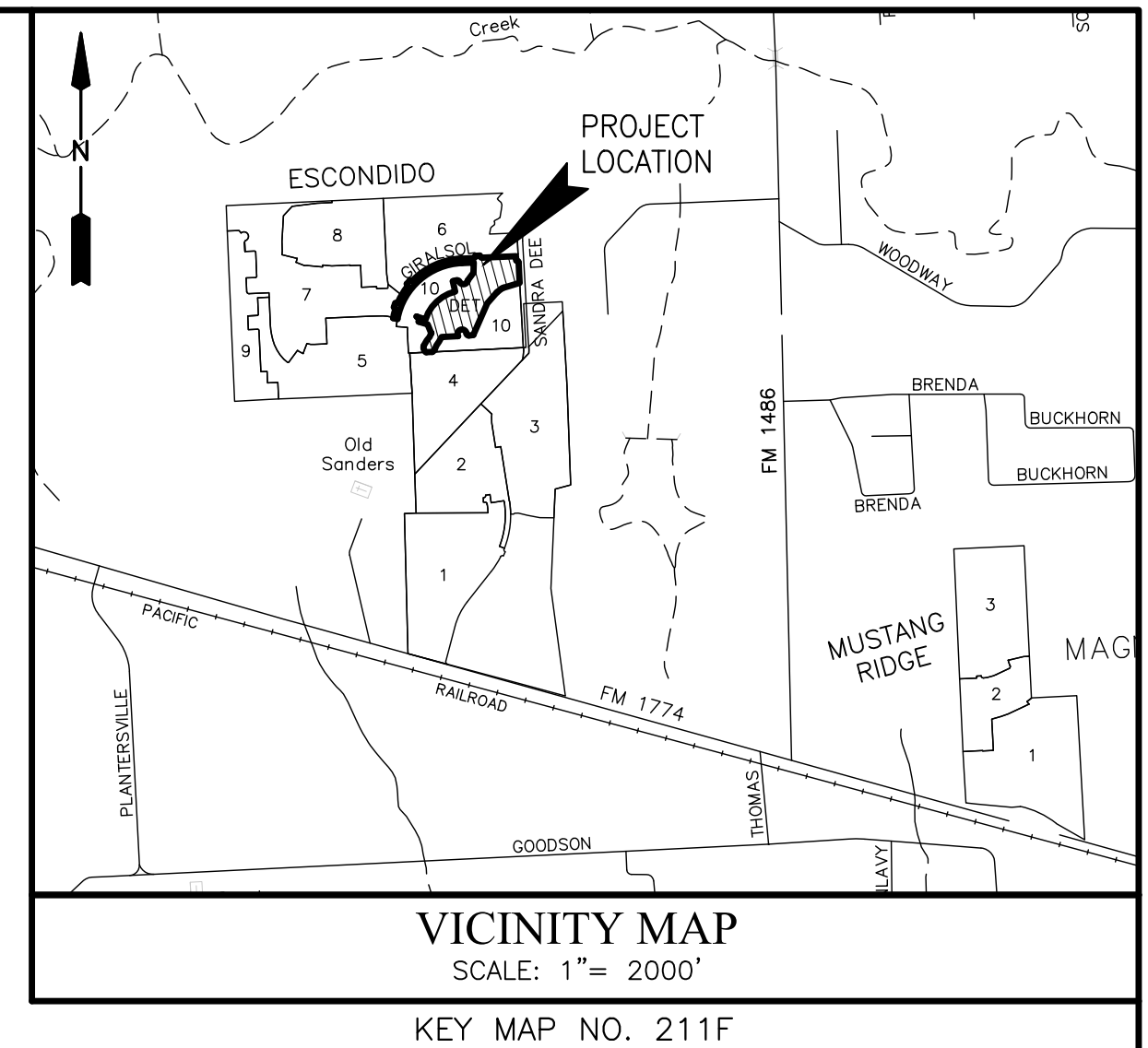
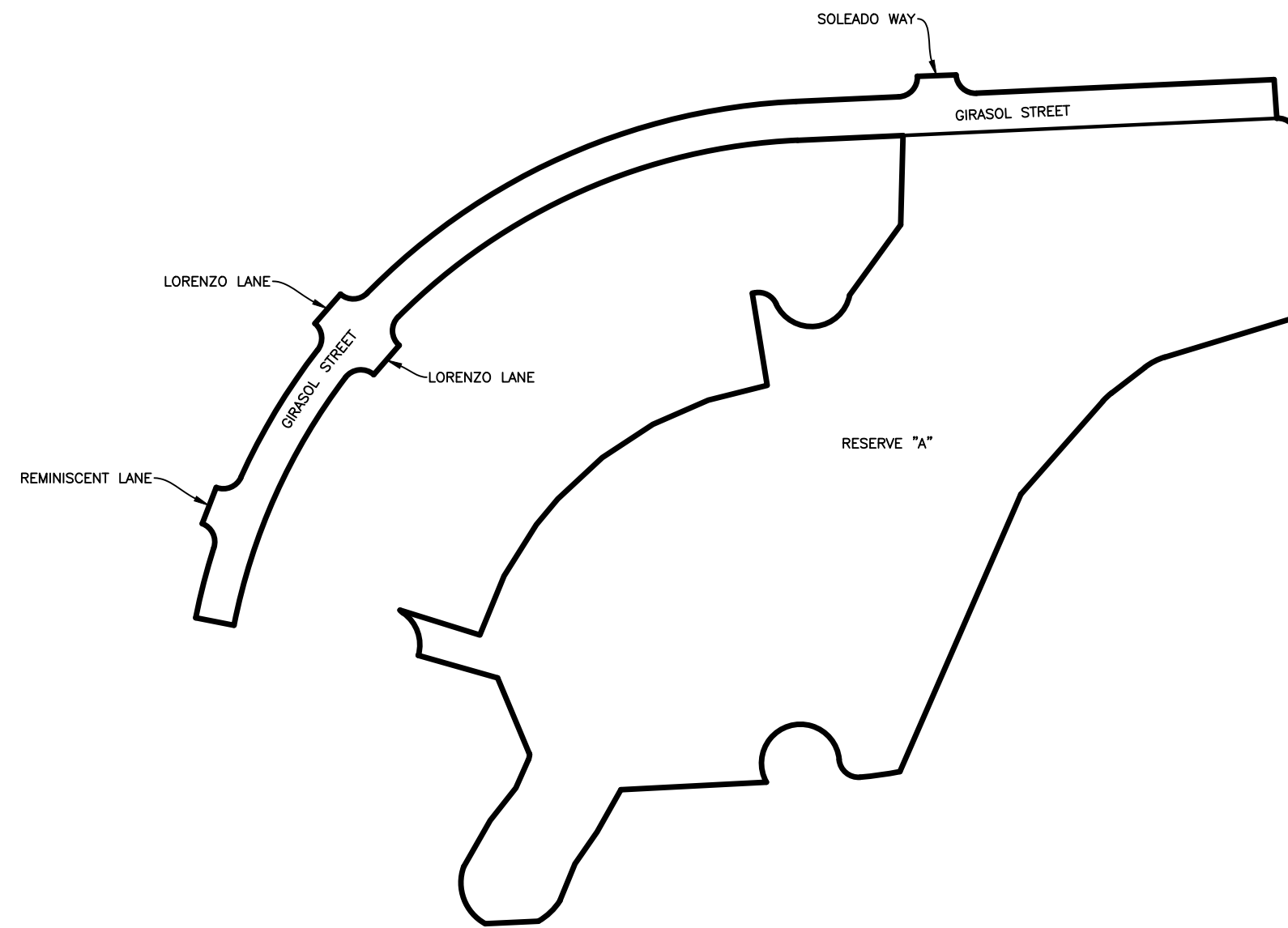
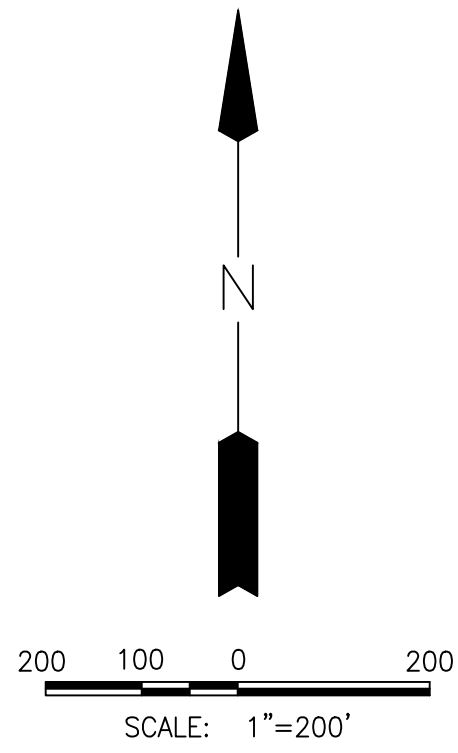
Zachary Zarse

06/01/2023

Signature of Applicant

Date

Project Name: Escondido Girasol Street and Reserve Subdivision: Escondido Reviewer: _____



PRELIMINARY PLAT
ESCONDIDO
GIRASOL STREET AND RESERVE

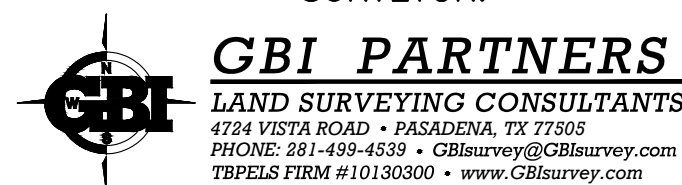
A SUBDIVISION OF 13.384 ACRES OF LAND SITUATED IN
 THE JAMES PIERPOINT SURVEY, ABSTRACT 426,
 MONTGOMERY COUNTY, TEXAS.

OWNERS: MAGNOLIA ESCONDIDO, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 6046 FM 2920, SUITE 512
 SPRING, TEXAS 77379

DATE: JUNE 1, 2023

0 LOTS
 0 BLOCKS
 1 RESERVE
 11.318 ACRES IN RESERVES

SURVEYOR:



ENGINEER:

LJA Engineering, Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042 FRN - F-1386

Date: 01 Jun 2023 10:52 AM
 Path: I:\Projects\PLATTING\2139\FIN\PLT\Escondido Girasol Street and Reserves.dwg
 MYLAR CHECK: COORD
 DIR:

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, J. ALAN KENT, GENERAL MANAGER, RESPECTIVELY OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF ESCONDIDO GIRASOL STREET AND RESERVE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS ESCONDIDO GIRASOL STREET AND RESERVE, LOCATED IN THE JAMES PIERPONT SURVEY, ABSTRACT 426, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY 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.

THIS IS TO CERTIFY THAT I, J. ALAN KENT, GENERAL MANAGER, RESPECTIVELY OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF ESCONDIDO GIRASOL STREET AND RESERVE, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, 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.

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

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

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

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 ESCONDIDO GIRASOL STREET AND RESERVE WHERE BUILDING SETBACK LINES OR PUBLIC 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 EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. ALAN KENT, ITS GENERAL MANAGER THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2023.

MAGNOLIA ESCONDIDO LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
J. ALAN KENT, GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. ALAN KENT, GENERAL MANAGER OF MAGNOLIA ESCONDIDO LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESCONDIDO GIRASOL STREET AND RESERVE AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, IN WITNESS OF THE OFFICIAL SIGNATURES OF THE CHAIRMAN, AND THE SECRETARY OF THE CITY OF MAGNOLIA, TEXAS, THIS THE _____ DAY OF _____, 2023, DO APPROVE THIS PLAT TO BE RECORDED IN THE OFFICIAL RECORD AT THE MONTGOMERY COUNTY CLERK'S OFFICE.

ROBERT FRANKLIN, CHAIRMAN

KANDICE GARRETT, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ESCONDIDO GIRASOL STREET AND RESERVE 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 _____, 2023, 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

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

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

JEFF JOHNSON, P.E.
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

CHARLIE RILEY
COMMISSIONER, PRECINCT 2

MARK KEOUGH
COUNTY JUDGE

JAMES L. NOACK
COMMISSIONER, PRECINCT 3

MATT GRAY
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 2023, 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.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

OWNERS: MAGNOLIA ESCONDIDO, LLC
A TEXAS LIMITED LIABILITY COMPANY
6046 FM 2920, SUITE 512
SPRING, TEXAS 77379

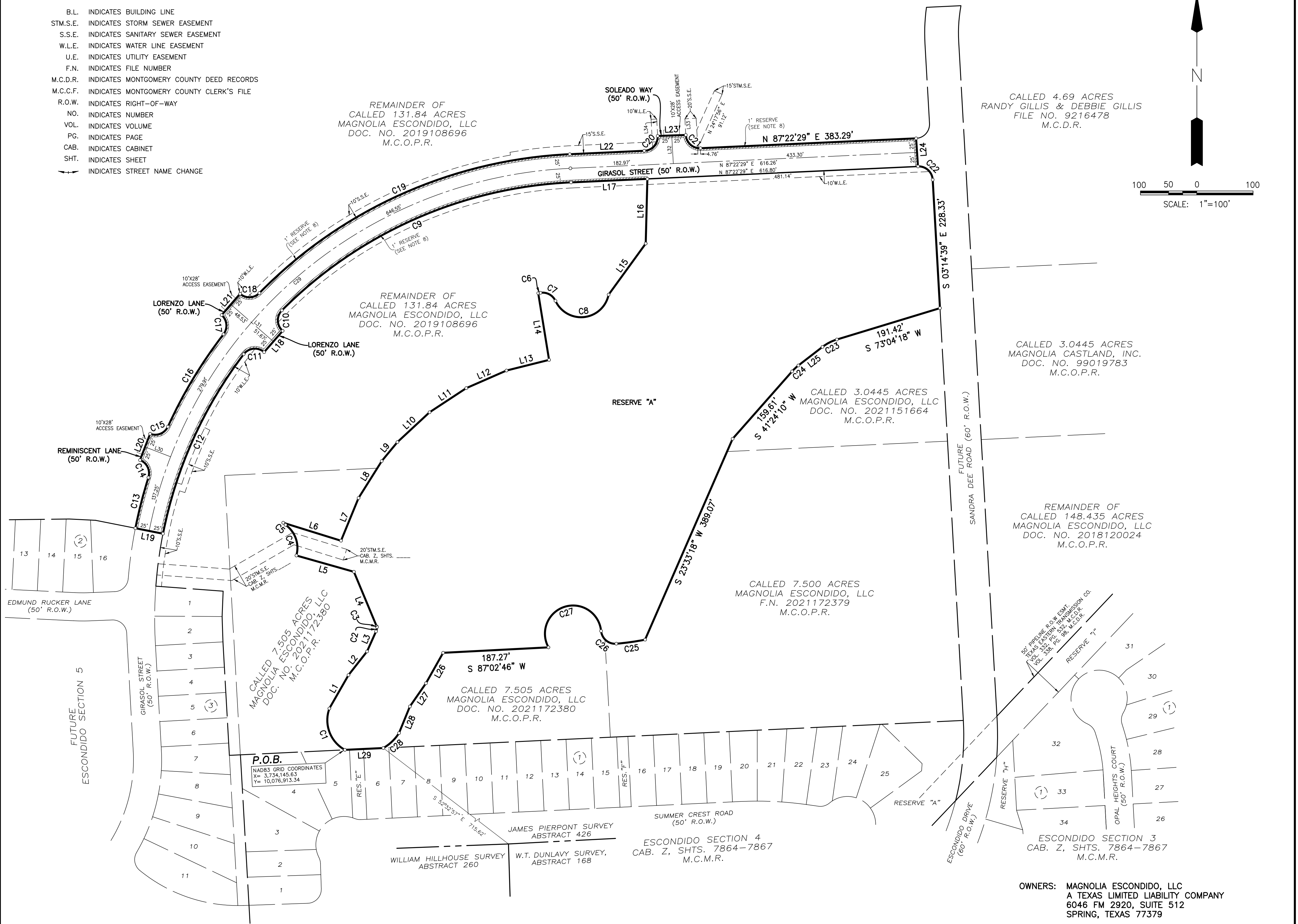
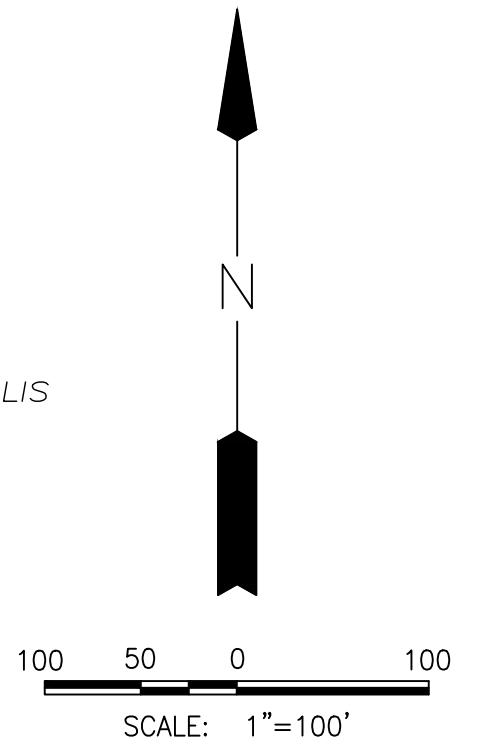
ESCONDIDO
GIRASOL STREET AND RESERVE

SHEET 2 OF 4

DIR: _____
MYLAR CHECK: COORD _____
Date: 01 Jun 2023 10:52 AM
Path: I:\Projects\PLATTING\2139\FINPLT\Escondido Girasol Street and Reserves.dwg

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
- F.N. INDICATES FILE NUMBER
- M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
- M.C.C.F. INDICATES MONTGOMERY COUNTY CLERK'S FILE
- R.O.W. INDICATES RIGHT-OF-WAY
- NO. INDICATES NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- CAB. INDICATES CABINET
- SHT. INDICATES SHEET
- ↔ INDICATES STREET NAME CHANGE



CALLLED 7.505 ACRES
MAGNOLIA ESCONDIDO, LLC
DOC. NO. 2021172380
M.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,734,145.63
Y= 10,076,913.34

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	11.318	493,013	RESTRICTED TO DETENTION

CALLLED 4.69 ACRES
RANDY GILLIS & DEBBIE GILLIS
FILE NO. 9216478
M.C.D.R.

CALLLED 3.0445 ACRES
MAGNOLIA CASTLAND, INC.
DOC. NO. 99019783
M.C.O.P.R.

CALLLED 3.0445 ACRES
MAGNOLIA ESCONDIDO, LLC
DOC. NO. 2021151664
M.C.O.P.R.

REMAINDER OF
CALLLED 148.435 ACRES
MAGNOLIA ESCONDIDO, LLC
DOC. NO. 2018120024
M.C.O.P.R.

CALLLED 7.505 ACRES
MAGNOLIA ESCONDIDO, LLC
F.N. 2021172379
M.C.O.P.R.

CALLLED 7.505 ACRES
MAGNOLIA ESCONDIDO, LLC
DOC. NO. 2021172380
M.C.O.P.R.

OWNERS: MAGNOLIA ESCONDIDO, LLC
A TEXAS LIMITED LIABILITY COMPANY
6046 FM 2920, SUITE 512
SPRING, TEXAS 77379

Date/Time : Thu, 01 Jun 2023 10:52:00am
Path/Name : I:\Projects\PLATTING\2139\FINPLT\Escondido Girasol Street and Reserves.dwg
MYLAR CHECK: COORD DIR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°47'48" E	68.39'
L2	N 38°10'09" E	53.39'
L3	N 24°04'48" E	39.02'
L4	N 22°38'54" W	104.96'
L5	N 74°12'55" W	106.16'
L6	S 72°44'30" E	107.51'
L7	N 22°19'02" E	82.01'
L8	N 32°11'08" E	77.97'
L9	N 39°38'53" E	43.05'
L10	N 47°06'38" E	77.97'
L11	N 56°43'47" E	77.97'
L12	N 66°20'55" E	77.97'
L13	N 75°58'04" E	77.97'
L14	N 09°13'22" W	120.00'
L15	N 35°58'44" E	112.15'
L16	N 01°28'05" E	114.89'
L17	S 87°22'29" W	135.67'
L18	S 41°04'08" W	50.00'
L19	N 78°48'29" W	50.00'
L20	N 21°01'19" E	50.00'
L21	N 41°04'08" E	50.00'
L22	N 87°22'29" E	132.42'
L23	N 87°59'36" E	50.01'
L24	S 03°51'47" E	50.01'
L25	S 52°24'21" W	54.02'
L26	S 29°25'37" W	62.11'
L27	S 34°40'58" W	50.07'
L28	S 22°16'25" W	51.02'
L29	S 87°16'27" W	68.30'
L30	N 68°58'41" W	48.53'
L31	N 48°55'52" W	100.20'
L32	N 03°14'39" W	50.00'
L33	S 03°14'39" E	28.72'
L34	N 03°14'39" W	30.14'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	60.00'	81°38'53"	85.50'	N 20°38'19" W	78.45'
C2	20.00'	22°33'01"	7.87'	N 12°48'18" E	7.82'
C3	80.00'	1°03'34"	1.48'	N 23°10'41" W	1.48'
C4	50.00'	70°27'16"	61.48'	N 19°25'59" W	57.68'
C5	25.00'	13°02'20"	5.69'	N 48°08'27" W	5.68'
C6	585.00'	0°23'45"	4.04'	N 80°58'31" E	4.04'
C7	25.00'	74°06'32"	32.34'	S 61°46'21" E	30.13'
C8	50.00'	143°49'33"	125.51'	N 83°22'09" E	95.06'
C9	775.00'	42°29'00"	574.64'	S 66°07'59" W	561.57'
C10	25.00'	93°49'21"	40.94'	S 02°01'12" E	36.51'
C11	25.00'	93°49'21"	40.94'	S 84°09'27" W	36.51'
C12	775.00'	26°03'16"	352.42'	S 24°13'09" W	349.39'
C13	825.00'	6°27'28"	92.98'	N 14°25'15" E	92.94'
C14	25.00'	86°37'40"	37.80'	N 25°39'51" W	34.30'
C15	25.00'	86°37'40"	37.80'	N 67°42'29" E	34.30'
C16	825.00'	13°18'09"	191.54'	N 31°02'43" E	191.11'
C17	25.00'	86°37'40"	37.80'	N 05°37'02" W	34.30'
C18	25.00'	86°37'40"	37.80'	N 87°45'18" E	34.30'
C19	825.00'	42°56'01"	618.20'	N 65°54'28" E	603.84'
C20	25.00'	90°37'06"	39.54'	N 42°03'54" E	35.55'
C21	25.00'	89°22'50"	39.00'	S 47°56'04" E	35.16'
C22	25.00'	89°22'52"	39.00'	S 47°56'05" E	35.16'
C23	80.00'	20°39'57"	28.85'	S 62°44'20" W	28.70'
C24	80.00'	11°00'11"	15.36'	S 46°54'16" W	15.34'
C25	486.00'	6°05'30"	51.67'	S 82°01'47" W	51.65'
C26	25.00'	89°28'11"	39.04'	N 50°11'23" W	35.19'
C27	50.00'	203°36'11"	177.68'	S 72°44'37" W	97.89'
C28	80.00'	27°52'15"	38.91'	S 46°21'29" W	38.53'
C29	800.00'	76°10'58"	1063.71'	N 49°17'00" E	987.07'

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE STATE PLANE GRID COORDINATES, CENTRAL ZONE, NAD 83 (EPOCH 2010.00)
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED ADJUSTMENT FACTOR 0.99996413094.
- PRIMARY BENCHMARK: A 1281 (NGS PID: BL1869) BRASS DISC STAMPED A 1281 1978 LOCATED ALONG THE WEST SIDE OF NICHOLS SAWMILL ROAD, 26 FEET WEST OF PAVEMENT, AND APPROXIMATELY 550 FEET SOUTH OF UNITY PARK DRIVE. PUBLISHED ELEVATION=231.8' NAVD88
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2022-0646, DATED MAY 31, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP STAMPED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48339C0475G, REVISED AUGUST 18, 2014, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AND ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. "GBI PARTNERS" AND "LJA ENGINEERING" DO NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT ARE AS SHOWN.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

OWNERS: MAGNOLIA ESCONDIDO, LLC
A TEXAS LIMITED LIABILITY COMPANY
6046 FM 2920, SUITE 512
SPRING, TEXAS 77379

ESCONDIDO
GIRASOL STREET AND RESERVE

SHEET 4 OF 4