



PLANNING COMMISSION

CITY OF BAY CITY

Thursday, February 09, 2023 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 1. Variance ~ Discuss, consider, and/or approve a variance to Chapter 22 set back requirements at Misty Meadows Subdivision Sec 3 Lot 8 (8 Holly Lane). (Jose Vargas)**
- 2. Variance ~ Discuss, consider and/or approve a variance to Section 114-70 and Section 114-111 of the Code of Ordinance and allowing variance and permitting of new septic system installation at 1508 North Dr. (Fortenberry/Pennington).**
- 3. Plat ~ Review and consider Meadow Oaks preliminary plat with secondary access road on Marguerite instead of Pearl St. (Bruce Grover)**

ITEMS / COMMENTS FROM BOARD MEMBERS

PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

ADJOURNMENT

CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Monday, February 6, 2023 before 5:00 p.m.**

Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Bay City Planning Commission:

The Bay City Planning Commission serves as an advisory body to City Council and the Mayor. Therefore, although the Board does not fall under the purview of the Texas Open Meetings Act, its meetings shall be open to members of the public.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, jthompson@cityofbaycity.org for further information.

Jeanna Thompson

City Secretary



CITY OF BAY CITY
VARIANCE REQUEST

1901 5th Street
Bay City, TX 77414
(979) 245-5311
(979) 323-1681 fax

All requests for a variance shall be filed with the City Secretary. Each request shall be accompanied by a \$75.00 filing fee, a drawing/illustration depicting the property affected by the request, and any additional supplemental documentation that you want the Variance Committee to consider. **Incomplete requests will not be accepted.**

Date: 1/26/23

Name of Requestor (please print): Jose Alfredo Jimenez Vargas

Address of Requestor: 8 Holly Ln Phone Number: (979)-479-9760

Email Address: jose30037@yahoo.com

Address of subject property: 8 Holly Ln

Legal description of subject property: Misty Meadows subdivision Section three Lot 8

Section(s) of the City's Code of Ordinances from which the variance is being sought:

- Sec. _____ of the Code of Ordinances
- Sec. _____ of the Code of Ordinances
- Sec. _____ of the Code of Ordinances

In detail, please state the reason for the request: Variance requirement on Existing structure 2 feet into the 5 feet set back

The Variance Committee will consider variance requests from the following:

- (a) Ch. 22 (Buildings and Building Regulations)
- (b) Ch. 46 (Flood Damage Prevention)
- (c) Ch. 54 (Mobile Homes, etc.)
- (d) Ch. 78 (Off Street Parking (Angle Parking))
- (e) Ch. 94 (Streets, Sidewalks and Other Public Places)
- (f) Ch. 98, Sec. 98-122 – Subdivision Streets
- (g) Ch. 110, Sec. 110-178 (Traffic and Vehicles (Angle Parking)).

Otherwise, the Planning Commission will consider the variance request.

Decisions of the Variance and Planning Committees shall be filed with the City Secretary's Office and promptly reported to the requestor. All decisions may be appealed to the City Council.

[Signature]
Requestor Signature

**MATAGORDA COUNTY
TEXAS**

**ELISHA HALL LEAGUE
ABSTRACT 45**

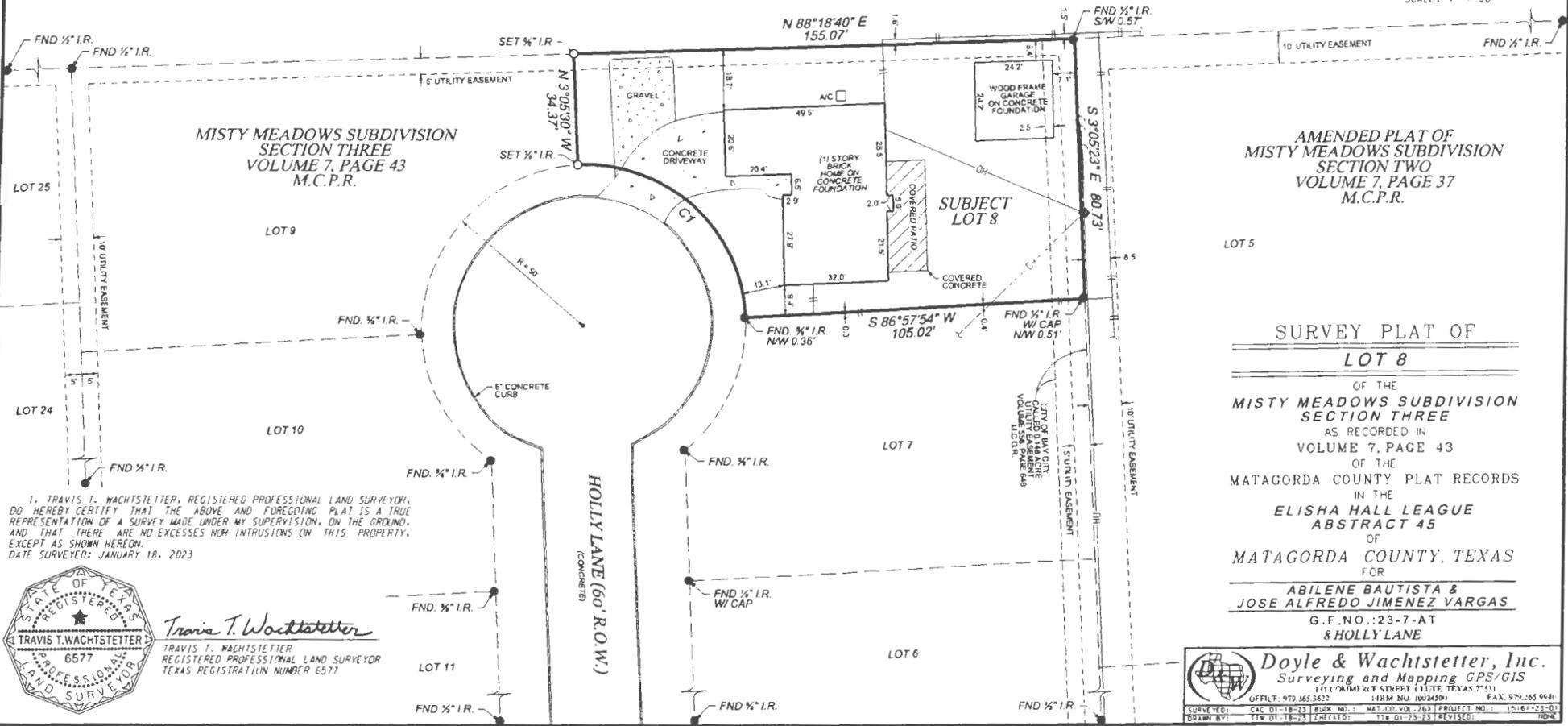
NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99588756685).
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM ADHIRAL TITLE COMPANY, C.F. NO.: 23-7-AT, EFFECTIVE DATE: DECEMBER 30, 2022, ISSUED DATE: JANUARY 11, 2023, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS OF MISTY MEADOWS SUBDIVISION, SECTION 3, AS RECORDED IN VOLUME 569, PAGE 278 AND AMENDED IN VOLUME 576, PAGE 886 OF THE M.C.D.R., AS WELL AS THOSE SHOWN ON THE PLAT OF SAID SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 43 OF THE M.C.P.R., AND REFERENCED IN ITEMS 1, AND 1D, D, OF SCHEDULE 'B' OF THE TITLE COMMITMENT.

CURVE TABLE					
CURVE NO.	RADIUS	ARC ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	90°03'24"	78.59'	N 48°03'48" W	70.74'

AMERICAN REALTY SERVICES, INC.
CALLED 21.95 ACRE TRACT
CLERK'S FILE NO. 2022-7306
M.C.D.R.

- LEGEND**
- FOUND IRON PIPE/ROD
 - SET 3/8" IRON ROD W/ SURVEY CAP "11W 6517"
 - ⊕ POWER PILE
 - OH — OVERHEAD WIRE
 - WOOD FENCE
 - - - EASEMENT LINE
 - LOT LINE
 - SUBJECT PROPERTY



AMENDED PLAT OF
MISTY MEADOWS SUBDIVISION
SECTION TWO
VOLUME 7, PAGE 37
M.C.P.R.

**SURVEY PLAT OF
LOT 8**
OF THE
MISTY MEADOWS SUBDIVISION
SECTION THREE
AS RECORDED IN
VOLUME 7, PAGE 43
OF THE
MATAGORDA COUNTY PLAT RECORDS
IN THE
ELISHA HALL LEAGUE
ABSTRACT 45
OF
MATAGORDA COUNTY, TEXAS
FOR
ABILENE BAUTISTA &
JOSE ALFREDO JIMENEZ VARGAS
G.F. NO.: 23-7-AT
8 HOLLY LANE

I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.
DATE SURVEYED: JANUARY 18, 2023



Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
111 COMMERCE STREET (SUITE TEXAS 250)
OFFICE: 979.365.3632 FIRM NO. 10034509 FAX: 979.365.6641
SURVEYED: CFC 01-18-23 BUCK NO.: MAT. CO. NO. 763 PROJECT NO.: 17161-23-01
DRAWN BY: TFW 01-18-23 CHECKED: JFW 01-25-23 REVISED: NONE

Abilene Bautista
JAN 26 2023

DATE: 1/19/2023
 TIME: 8:17:48 AM
 USER: TFW
 PROJECT: MATAGORDA COUNTY PLAT RECORDS
 DRAWING: 17161-23-01



City Hall Deposit Form

Date: 1/26/2023

Customer Name and/or Business Name: Jose Alfredo Jimenez Vargas

Address (if regarding Liens): _____

Deposit Category: (Please Circle One)	G/L Code:	Cash Collection Code:
Liens	11-3613	155.0000
Food Truck Permits	11-3510	
Taxi Cab Permits	11-3510	
Other (Please Circle One)	11-3699	
<u>Variance Request</u>		
Candidate Filing Fee for Election		
Open Records Request		

Payment Amount:

Payment Amount: _____

1901 5TH STREET
BAY CITY, TX 77414
(979) 245-2322

DATE : 1/26/2023 1:47 PM
OPER : SF
TERM : 15
REC# : R00880380

\$75.00

155.0000 MISC. GENERAL FUND 75.00
JOSE ALFRADO I VARGAS 75.00
11-3699 -75.00

Paid By: JOSE ALFRADO I VARGAS
CA 80.00

APPLIED 75.00
TENDERED 80.00

CHANGE 5.00



**CITY OF BAY CITY
VARIANCE REQUEST**

1901 5th Street
Bay City, TX 77414
(979) 245-5311
(979) 323-1681 fax

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Date: October 19, 2022

Name of Requestor (please print): Neil Holloway Patricia Pennington

Address of Requestor: 2924 Avenue K Phone Number: 979-240-4298

Bay City, TX 77414 Email Address: trisha@1skyconnect.net

Address of subject property: 1508 North Drive

Legal description of subject property: BUCKSBAYOU PT LOT 29 2.0 AC

Section(s) of the City's Code of Ordinances from which the variance is being sought:

Sec. 114-111 of the Code of Ordinances

Sec. _____ of the Code of Ordinances

Sec. _____ of the Code of Ordinances

In detail, please state the reason for the request: See Attached

The Variance Committee will consider variance requests from the following:

- (a) Ch. 22 (Buildings and Building Regulations)
- (b) Ch. 46 (Flood Damage Prevention)
- (c) Ch. 54 (Mobile Homes, etc.)
- (d) Ch. 78 (Off Street Parking (Angle Parking))
- (e) Ch. 94 (Streets, Sidewalks and Other Public Places)
- (f) Ch. 98, Sec. 98-122 – Subdivision Streets
- (g) Ch. 110, Sec. 110-178 (Traffic and Vehicles (Angle Parking)).

Otherwise, the Planning Commission will consider the variance request.

Decisions of the Variance and Planning Committees shall be filed with the City Secretary's Office and promptly reported to the requestor. All decisions may be appealed to the City Council.

Neil Holloway
Requestor Signature

Neil Holloway
Patricia Pennington Holloway
2924 Avenue K
Bay City, TX 77414
979-240-4298
979-241-5057

City of Bay City
1901 5th Street
Bay City, TX 77414

October 19, 2022

RE: Variance Request

Dear Sir or Madam,

Please find the attached request for variance for our property on North Drive in Bay City.

We have been working with the city to get sewer services since we purchased the property in May of this year. It was eventually determined that we would need pay to bore North Drive and pay a plumber to run 483 feet to our barn on the property to install a toilet and wash basin for our use while on the property.

The costs for the bore came in at \$ 15,000.00 and the plumber charge was \$ 17,500.00 plus all the permit and City charges for a total of about \$34,000.00.

We priced a septic system for an estimate of about \$ 9,000.00.

We have a very peaceful and quiet 2-acre plot (see attached) and would love to enjoy it further but find the costs of City services will keep us from a Friday Bar-B-Que or family gathering.

We would therefore request a variance for the septic system. Our acres are bordering the city/county line as noted on the attached map. We have a neighbor on the county side with Mobile Home and a septic system about 10ft from our property line. We are hopeful something can be worked out for a variance.

Thank you all for your consideration of this issue.

Sincerely,





Project Proposal

Company: City of Bay City
Name: Mr. Ozzie Martinez, Mike Burchard
Phone: 979-429-0016
Email: omartinez@cityofbaycity.org
Date: September 20, 2022
Reference: 1508 North Drive (Sewer tap)
SO# 2080

Scope

Install sewer service tap and approximately 60 LF of 6" Sch 40 PVC sewer main by bore under street to service resident. Install sewer cleanout and leave connection for resident. Restore any disturbed areas caused by BCG. Complete in place.

Price \$15,000

- **Proposal is valid for 15 days from date of issuance.**
- Delays not caused by Branch Construction Group will be billed at the applicable rate.
- If non-standard working hours are requested additional charges will be applied unless previously agreed on. Definition - Night Work 5:30PM – 7AM or Weekend Work Saturday/Sunday at applicable rate. Pricing does not include boring through rock, compensation for utility conflicts, locating services or delays not caused by Branch Construction Group. See unit pricing below for individual rates and charges.
 - Additional \$3.00/Lf will be charged for boring through rock, shale, slate, and similar materials
 - Mobilization will be billed at \$2.50/mile for boring rig setup if applicable.
 - Mobilization will be billed at \$1.50/mile for workforce mobilization if applicable

Assumptions

- Assumes that private utilities (e.g., sprinklers etc.) are marked by the customer; Branch Construction Group will use reasonable precautions but will not be responsible for damage to unmarked/incorrectly marked utilities.
- Customer responsible for all temporary/permanent fence removal/replacement.
- The job schedule must be mutually agreed upon.
- The work site will be cleaned by backhoe – will NOT include pressure wash/reclaimed water, street brush, etc.



Project Proposal

- Well Point/Pump Systems not included; if necessary, incremental expense to be charged to customer.
- Branch Construction Group is not responsible for engineering drawings, city drawings, or any plans used for construction purposes. If there are errors or omissions and job cannot be completed – Branch Construction Group will receive payment for work completed.
- All work to be done during normal construction hours (M-F, 7AM-5:30PM)

Terms

- Payment in full before work is performed.

Termination

- If the Client terminates this Contract after Branch Construction Group has commenced its work, the Client shall be responsible for the following:
 - The Client shall pay Branch Construction Group the Contract price of the fittings, or specialized materials once production has commenced or the items have been purchased.
 - The Client shall pay Branch Construction Group a 25% restocking fee in the event the job is cancelled for standard fittings have been ordered.
 - The Client shall reimburse Branch Construction Group for all reasonable out-of-pocket mobilization expenses incurred by Branch Construction Group (including travel and transportation costs for Branch Construction Group personnel to the job site and an hourly rate of \$95.00 for each person mobilized by Branch Construction Group if Branch Construction Group has mobilized its personnel or agents in connection with the project.
 - On certain occasions Branch Construction Group can return special or not normal size fittings. However, this will require 70% restocking fee if job cancels or pipe size changes after fittings are ordered.

Indemnification

- BRANCH CONSTRUCTION GROUP (HEREAFTER "BCG") SHALL INDEMNIFY CLIENT FOR DAMAGES ARISING OUT OF THE PERFORMANCE OF WORK, BUT ONLY TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF BCG AND THE TOTAL LIABILITY TO CLIENT AND ANYONE CLAIMING BY, THROUGH, OR UNDER CLIENT FOR ANY COST, LOSS, LEGAL FEES, OR DAMAGES SHALL NOT EXCEED THE PERCENTAGE SHARE THAT BCG'S NEGLIGENCE BEARS TO THE TOTAL NEGLIGENCE OF CLIENT, BCG, AND ALL OTHER NEGLIGENT ENTITIES AND INDIVIDUALS.



Project Proposal

- BY WAY OF FURTHER LIMITATION, BCG SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, WHETHER GROUNDED IN TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR CONTRACT, AND UNDER NO CIRCUMSTANCES WILL BCG'S LIABILITY EXCEED THE PROJECT PROPOSAL PRICE CLIENT PAID BCG FOR THE GOODS OR SERVICES UPON WHICH LIABILITY IS CLAIMED. ANY ACTION FOR BREACH OF CONTRACT MUST BE COMMENCED WITHIN ONE (1) YEAR AFTER THE CAUSE OF ACTION HAS ACCRUED.

Accepted by:

Company Name: _____

Signature: _____

Name Printed: _____

Date: _____

PROPOSAL

J & C Plumbing Company
 34776 FM 1301 RD
 West Columbia, Texas 77486
 (979) 345-2595 Business
 (979) 345-3625 Fax
jcplumbing1@live.com Email
 Ryan Gobert RMP# 41705 & Robert Davis RMP#17812
 Texas State Board of Plumbing Examiners
 P.O. Box 4200 Austin, TX 78765-4200
www.tsbpe.state.tx.us

Name: Trisha Pennington	Project Name: 500 ft Water & Sewer Line with 2 grinder pumps	Date: 7/5/2022
Street: 1509 North Drive 1508 North	Email: trisha@lskyconnect.net	Phone #: (979) 241-5057
City, State, and Zip Code Bay City TX, 77414	Job Location: 1509 North Drive Bay City TX, 77414	ATTN: Trisha Pennington

We hereby submit specifications and estimates for:

Work order to install A 500 ft water line, the material used will be 1 inch PEX Pipe and fittings. Work order to install a 500 ft sewer line with 2 grinder pumps, the material used will be SCH 40 PVC Pipe and fittings. This price will include the Plumbing, permit, material, 2 grinder pumps, rental equipment "trencher" tax, Inspection by a City official and backfilling.

TOTAL: \$ 17,500.00

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Total: \$ 17,500.00

Down Payment: \$8,750.00

Final Payment: \$8,750.00

If paid with a credit card, there will be a 4% convenience fee added.

Payment to be made as follows: We will require 2 payments for this job. The first payment will be a down payment to help cover the cost of overhead. This payment of \$8,750.00 can be made on the day the work is scheduled to take place. The remaining payment of \$8,750.00 will need to be made after the work has been completed.

Acceptance of Proposal— The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Signature _____ Date of Acceptance _____



ITEM #2.

*FRONT GATE
LOOKING IN*





*LOOKING BACK
TO NORTH DR.*

ITEM #2.

PROPELTY LINE
SEPTIC



ITEM #2.



ITEM #2.





City of Bay City

Sewer Tap Request

1217 Avenue J
Bay City, Tx 77414
(979) 323-1659

Name	Neil Holloway
Address	2924 Ave K
	Bay City TX 77414
Phone number	979-240-4299 / 2450373
Address of requested tap	1500s Math Dr
Signature	Neil J. Holloway
Date	6-30-22

For Office Use Only				
Date		Amount		
Tap Size		Surcharge		Receipt Number
Utility Departmental Request Number				Employee

NOTES
Request Denied

Approval of Tap Request/-ees. _____

UTILITIES FOREMAN

UTILITIES SUPERINTENDENT

PUBLIC WORKS ASST DIRECTOR/DIRECTOR



City of Bay City

Water Tap Request

1217 Avenue J
Bay City, Tx 77414
(979) 323-1659

Name	Neil Holloway / Patricia Pennington		
Address	2924 Anek		
	Bay City TX 77414		
Phone Number	979.240.4298 / 979.241.5057		
Address of requested tap	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential	<input type="checkbox"/> Irrigation
Reason for requested tap	Water Line		
Signature			Date 9.13.22

Please note that all tap requests are good for 30 days after the quote has been given

For Office Use Only					
Date Surveyed		Amount		Date Quoted	
Tap Size	Water Tap Service Agreement Completed	Receipt Number	Employee		
Backflow Prevention Device Required	<input type="checkbox"/> YES <input type="checkbox"/> NO	Location of tap	<input type="checkbox"/> FRONT	<input type="checkbox"/> REAR	

NOTES

Approval of Tap Request/Fees: _____

UTILITIES FOREMAN

UTILITIES SUPERINTENDENT

PUBLIC WORKS ASST DIRECTOR/DIRECTOR



City Hall Deposit Form

Date: 10/19/22

Customer Name and/or Business Name: HOLLOWAY-PENNINGTON

Address (if regarding Liens): _____

Deposit Category: (Please Circle One)

- Liens
- Food Truck Permits
- Taxi Cab Permits
- Other (Please Circle One)
 - Variance Request
 - Candidate Filing Fee for Election
 - Open Records Request

G/L Code:

- 11-3613
- 11-3510
- 11-3510
- 11-3699

Cash Collection Code:

155.0000

Payment Method: (Please Circle One)

- Cash
- Check # 2003
- Money Order
- Credit Card

1901 5TH STREET
BAY CITY, TX 77414
(979) 245-2322

DATE : 10/19/2022 4:01 PM
OPER : KS
TERM : 10
REC# : R00863140

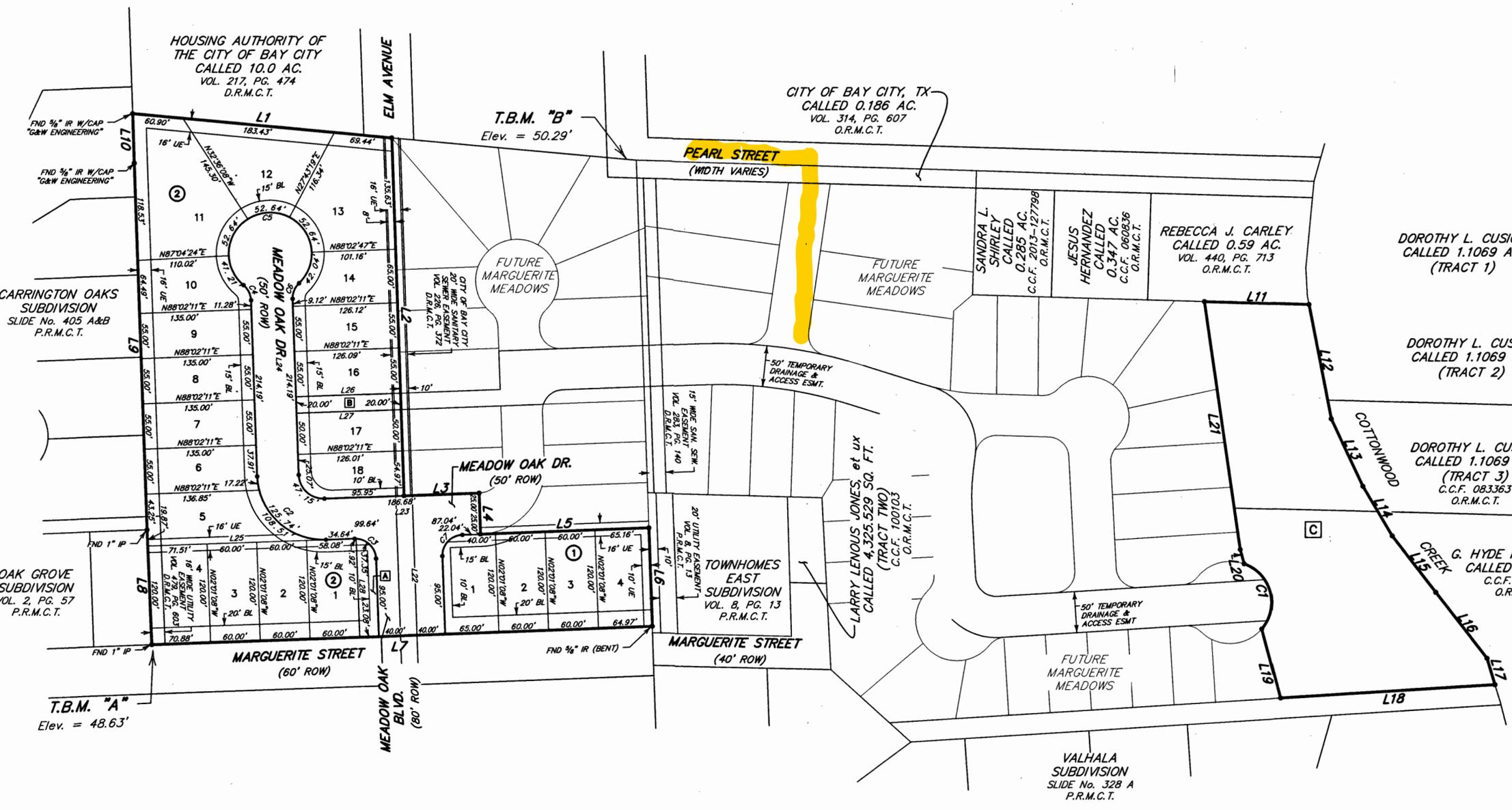
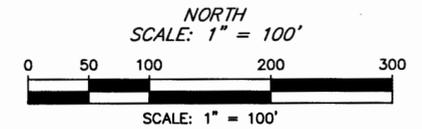
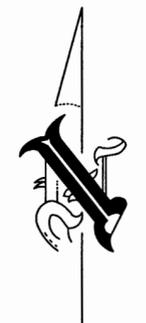
155.0000 MISC. GENERAL FUND	75.00
HOLLOWAY- PENNINGTON	75.00
11-3699 -75.00	

Customer Signature

[Handwritten Signature]
City Secretary Signature

Paid By: HOLLOWAY- PENNINGTON
PC 75.00 REF: 2003

APPLIED	75.00
TENDERED	75.00
CHANGE	0.00



- A** RESTRICTED RESERVE "A"
Restricted to
Landscape/Open Space
Purposes Only
0.061 AC.
2,636 Sq. Ft.
- B** RESTRICTED RESERVE "B"
Restricted to
Landscape/Drainage
Purposes Only
0.058 AC.
2,521 Sq. Ft.
- C** RESTRICTED RESERVE "C"
Restricted to Detention
Purposes Only
1.91 AC.
83,144 Sq. Ft.

LEGEND

- D.R.M.C.T. - DEED RECORDS MATAGORDA COUNTY, TEXAS
- P.R.M.C.T. - PLAT RECORDS MATAGORDA COUNTY, TEXAS
- PG. - PAGE
- VOL. - VOLUME
- ⊙ - SET 3/4" IR W/CAP "JONES|CARTER"

FINAL PLAT
MEADOW OAKS
PHASE 1 SUBDIVISION
 22 LOTS, 2 BLOCKS, 3 RESERVES
 BEING 7.29 ACRES IN THE
 ELISHA HALL LEAGUE, ABSTRACT 45
 CITY OF BAY CITY
 MATAGORDA COUNTY, TEXAS
 NOVEMBER 29, 2017

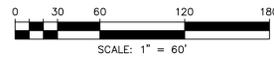
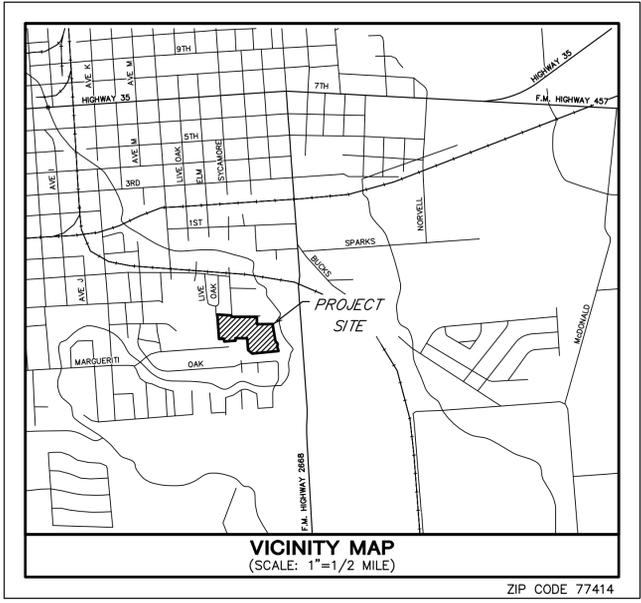
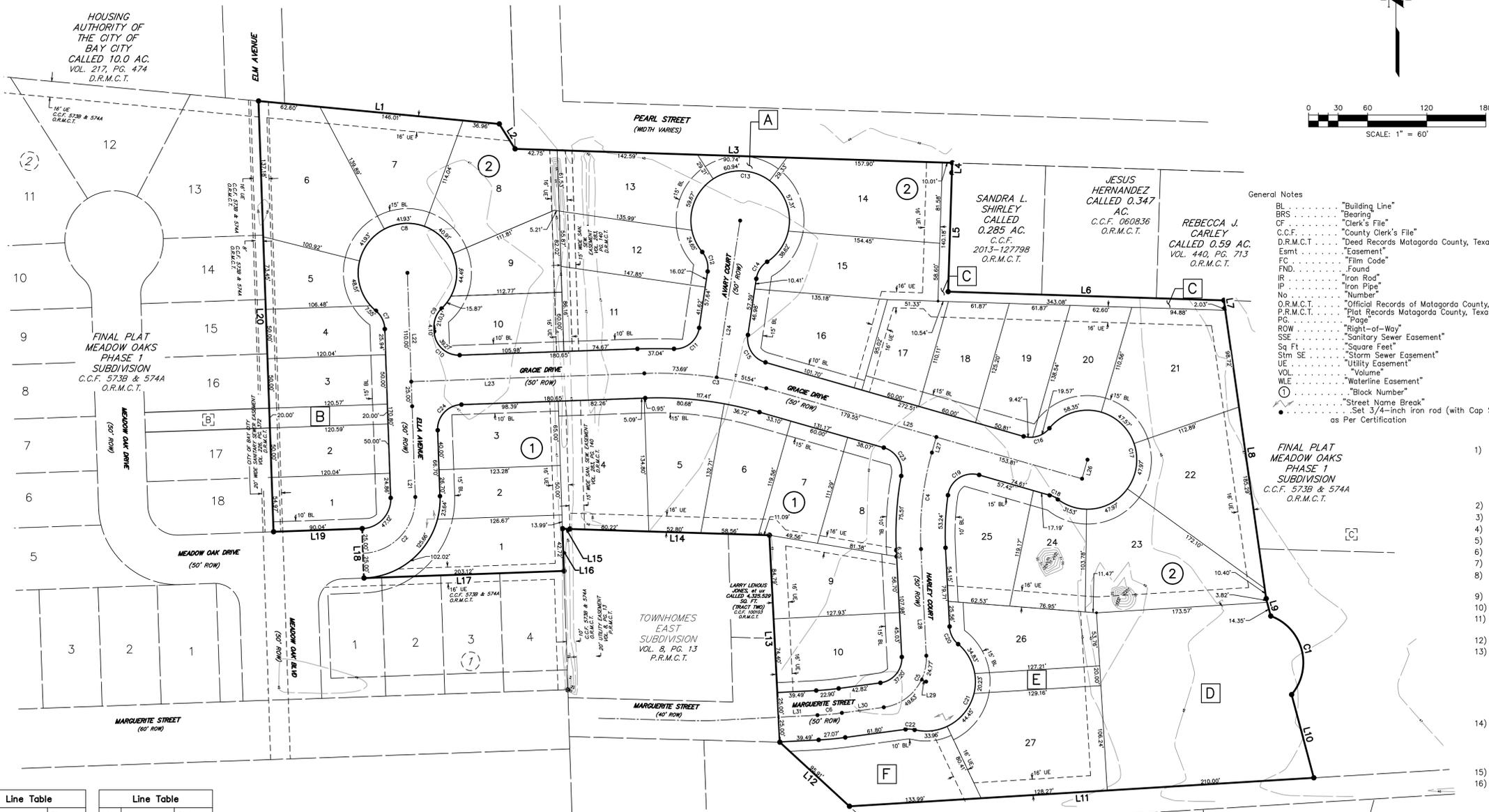
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	110°36'16"	96.52'	N14°55'55"W	82.22'	72.22'
C2	55.00'	90°03'19"	86.45'	N46°59'28"W	77.82'	55.05'
C3	25.00'	90°00'00"	39.27'	N47°01'08"W	35.36'	25.00'
C4	25.00'	48°11'23"	21.03'	N26°03'30"W	20.41'	11.18'
C5	50.00'	276°22'46"	241.19'	N88°02'11"E	66.67'	44.72'
C6	25.00'	48°11'23"	21.03'	N22°07'53"E	20.41'	11.18'
C7	25.00'	90°00'00"	39.27'	S42°58'52"W	35.36'	25.00'

LINE	BEARING	DISTANCE
L1	S84°35'41"E	313.77'
L2	S01°55'40"E	435.60'
L3	N87°58'52"E	90.73'
L4	S02°01'08"E	50.00'
L5	N87°58'52"E	203.12'
L6	S01°55'40"E	120.00'
L7	S87°58'52"W	603.93'
L8	N02°19'10"W	139.87'
L9	N01°57'49"W	446.27'
L10	N01°53'53"W	60.01'
L11	S88°10'05"E	125.58'
L12	S10°55'35"E	141.71'
L13	S24°56'42"E	90.45'
L14	S30°19'32"E	70.11'
L15	S37°23'42"E	86.69'
L16	S37°38'35"E	101.32'
L17	S16°33'53"E	33.49'
L18	S86°30'30"W	259.23'
L19	N14°55'55"W	87.08'
L20	N14°55'55"W	18.17'
L21	N08°06'14"W	304.57'
L22	N02°01'08"W	145.00'
L23	N87°58'52"E	186.68'
L24	N01°57'49"W	270.09'
L25	N87°58'52"E	214.95'
L26	N88°02'11"E	126.05'
L27	N88°02'11"E	126.04'
L28	N02°01'08"W	119.93'

OWNER:
MARGUERITE MEADOW, LLC
 142 CR 222
 BAY CITY, TEXAS 77414
 979-245-2245

ENGINEER/SURVEYOR:
 **JONES|CARTER**
Texas Board of Professional Land Surveying Registration No. F-439
 Texas Board of Professional Land Surveying Registration No. 200463-00
 6330 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.777.5337

- A RESTRICTED RESERVE "A"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.03 AC
1,425 Sq. Feet
- B RESTRICTED RESERVE "B"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.05 AC
2,400 Sq. Feet
- C RESTRICTED RESERVE "C"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.10 AC
4,210 Sq. Feet
- D RESTRICTED RESERVE "D"**
BLOCK 2
Restricted to Drainage Purposes Only
0.82 AC
35,764 Sq. Feet
- E RESTRICTED RESERVE "E"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.05 AC
2,550 Sq. Feet
- F RESTRICTED RESERVE "F"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.25 AC
10,923 Sq. Feet



- General Notes
- BL "Building Line"
 - BRS "Bearing"
 - CF "Clerk's File"
 - C.C.F. "County Clerk's File"
 - D.R.M.C.T. "Deed Records Matagorda County, Texas"
 - Esmt "Easement"
 - FD "Found"
 - IR "Iron Rod"
 - IP "Iron Pipe"
 - No "Number"
 - O.R.M.C.T. "Official Records of Matagorda County, Texas"
 - P.R.M.C.T. "Plat Records Matagorda County, Texas"
 - PG "Page"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Strm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL "Volume"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Street Name Break"
 - Set 3/4-inch iron rod (with Cap Stamped "Quiddity" Property Corner) as Per Certification

- Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- All street right-of-way widths are fifty feet (50') wide unless otherwise noted.
- All utility easements are sixteen feet (16') wide unless otherwise noted.
- The Coordinates shown hereon are Texas South Central Zone no. 4202 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.999988524.
- This plat lies within the City of Bay City full purpose jurisdiction.
- No improvements including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
- The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
- All drainage easements on private property shall be maintained by the property owner or his/her assigns.
- This tract lies within Zones "B" and "C" of the Flood Insurance Rate Map, Community-Panel No. 4854550005, Suffix "C" dated June 5, 1985, for Bay City, Texas. Zone "A" is defined as Special Flood Hazard Areas inundated by 100-year flood elevations determined.
Zone "C" is defined as areas of minimal flooding.
Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding within average depths of less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from base flood.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions. The driveway shall be joined at the boundary lines of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- All property to drain into the drainage easement only through an approved drainage structure.
- Ownership and maintenance of the detention facilities shall be with the Meadow Oaks Subdivision Property Owners Association.

Line	Bearing	Distance
L1	N84°35'41"W	245.57'
L2	N32°32'29"W	29.88'
L3	N88°10'13"W	443.99'
L4	N01°49'47"E	10.00'
L5	N01°48'04"E	120.18'
L6	N88°11'56"W	280.01'
L7	S08°06'14"E	8.12'
L8	S08°06'14"E	296.45'
L9	S14°55'55"E	18.17'
L10	N14°55'55"W	87.08'
L11	N86°30'29"E	472.26'
L12	S47°27'51"E	95.91'
L13	S02°52'55"E	209.46'
L14	S88°13'14"E	202.67'
L15	S88°14'20"E	7.52'
L16	N01°56'23"W	42.72'
L17	N87°58'52"E	203.12'
L18	S02°01'10"E	50.00'
L19	N87°58'52"E	90.04'
L20	S02°01'08"E	435.60'
L21	S02°01'09"E	91.70'
L22	S02°01'09"E	135.00'
L23	S87°58'51"W	236.69'
L24	S08°32'09"W	160.58'
L25	N74°04'51"W	333.36'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	110°37'07"	96.52'	S14°55'55"E	82.22'	72.23'
C2	55.00'	90°00'01"	86.39'	N42°58'52"E	77.78'	55.00'
C3	400.00'	17°56'17"	125.23'	N83°03'00"W	124.72'	63.13'
C4	300.00'	18°49'53"	98.60'	S06°30'12"W	98.16'	49.75'
C5	50.00'	85°15'32"	74.40'	N39°43'01"E	67.73'	46.02'
C6	300.00'	4°46'17"	24.98'	S84°43'56"W	24.98'	12.50'
C7	25.00'	48°11'23"	21.03'	N26°06'50"W	20.41'	11.18'
C8	50.00'	276°22'45"	241.19'	S87°58'51"W	66.67'	44.72'
C9	25.00'	48°11'22"	21.03'	S22°04'32"W	20.41'	11.18'
C10	25.00'	90°00'00"	39.27'	S47°01'09"E	35.36'	25.00'
C11	25.00'	83°29'16"	36.43'	N50°16'47"E	33.29'	22.31'
C12	25.00'	48°11'23"	21.03'	N15°33'32"W	20.41'	11.18'
C13	50.00'	276°22'46"	241.19'	N81°27'51"W	66.67'	44.72'
C14	25.00'	48°11'23"	21.03'	S32°37'51"W	20.41'	11.18'
C15	25.00'	82°37'01"	36.05'	S32°46'21"E	33.01'	21.97'
C16	25.00'	66°25'19"	28.98'	N72°42'29"E	27.39'	16.37'
C17	50.00'	267°27'41"	233.40'	N06°46'20"W	72.26'	52.27'
C18	25.00'	21°02'22"	9.18'	N63°33'40"W	9.13'	4.64'
C19	25.00'	97°44'20"	42.65'	S57°02'59"W	37.66'	28.63'
C20	25.00'	46°30'53"	20.30'	S26°10'11"E	19.74'	10.74'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C21	50.00'	152°56'03"	133.46'	N27°02'24"E	97.22'	207.74'
C22	25.00'	21°09'38"	9.23'	N87°04'24"W	9.18'	4.67'
C23	25.00'	84°28'50"	36.86'	N31°50'26"W	33.61'	22.70'
C24	25.00'	90°00'00"	39.27'	S42°58'51"W	35.36'	25.00'

MEADOW OAKS

PHASE 2 SUBDIVISION

BEING 11.23 ACRES IN THE
ELISHA HALL LEAGUE, A-45
CITY OF BAY CITY
MATAGORDA COUNTY, TEXAS

37 LOTS 2 BLOCKS 6 RESERVES

DECEMBER 2022

OWNER:
MARGUERITE MEADOW, LLC
142 CR 222
BAY CITY, TEXAS 77414
979-245-2245

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. 2-23295 & 10046100
81229 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2033