



# PLANNING COMMISSION

## CITY OF BAY CITY

Tuesday, March 07, 2023 at 5:00 PM  
COUNCIL CHAMBERS | 1901 5th Street

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

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## AGENDA

### CALL TO ORDER

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES

1. Meeting minutes of December 15, 2022
2. Meeting minutes of February 9, 2023

### REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

3. Discussion ~ Discuss results of poll and input of emergency services regarding the development of Meadow Oaks subdivision.
4. 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 **Friday, March 3, 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](mailto:jthompson@cityofbaycity.org) for further information.

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Jeanna Thompson

*City Secretary*

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# CITY OF BAY CITY

## MINUTES • DECEMBER 15, 2022

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**COUNCIL  
CHAMBERS | 1901  
5th Street**

**Planning Commission Meeting**

**5:00 PM**

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**1901 5TH STREET  
BAY CITY TX, 77414**



### **CALL TO ORDER**

Meeting was called to order by Chairperson Jessica Russell at 5:00 pm.

### **PRESENT**

Commissioner Joshua Fortenberry  
Chairperson Jessica Russell  
Commissioner Zeinab Ghais  
Commissioner Marion Garcia

### **ABSENT**

Commissioner Erik Frankson  
Commissioner Raihan Khondker  
Commissioner Carolyn Barclay

### **APPROVAL OF AGENDA**

Motion made by Commissioner Fortenberry to approve the agenda, Seconded by Commissioner Ghais. Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

### **APPROVAL OF MINUTES**

#### **1. Meeting Minutes of September 15, 2022**

Motion made by Commissioner Fortenberry to approve the minutes of September 15, 2022, Seconded by Commissioner Garcia. Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

### **REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**

2. **Review, discuss, and/or approve preliminary or final plat of Valor Park, Section 1 Subdivision Development, being a 6.492 acre tract of land in the I&GNRR Co Survey 4, Block 4, Abstract 268, in the City of Bay City, Matagorda County, Texas which is located east of Avenue M, north of 16th Street and Carey Smith Blvd.**

Krystal Mason, Planning Manager, presented the final plat that is contingent on Drainage District final approval.

Motion made by Commissioner Garcia to approve the plat, Seconded by Commissioner Fortenberry.

Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

3. **Review, discuss, and/or approve preliminary or final plat of Russell Ranch Subdivision, being a 49.71 acre tract of land in the I&GNRR Co Survey, Abstract No. 270 & 271, in the City of Bay City, Matagorda County, Texas which is located south of Doris St., north of 7th St. and west of Old Van Vleck Road.**

Krystal Mason, Planning Manager, presented the plat that is contingent on Drainage District final approval. There will be 4 drainage ponds and only east exit.

Motion made by Commissioner Fortenberry to approve the plat, Seconded by Commissioner Ghais.

Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

4. **Review of minor plats recently reviewed and approved by Public Works: Bay City Cottages (1901 Merlin); Union Pacific RR (2617 & 2619 Ave E and 2612 & 2614 Ave F); Marino Galgo re-plat (3207 & 3215 Ave I)**

Krystal Mason, gave summary and description of minor plats that have been approved.

5. **Update of subdivisions currently in development process: TIRZ #1A - Valor Park Sec 1; TIRZ #2 - Bay City 35, LLC Sec 1; TIRZ #3 - Meadow Oaks Phase 2; TIRZ #4 - Russel Ranch.**

Krystal Mason, Planning Manager, presented the subdivisions currently in development and provided updates.

6. **Review of upcoming residential subdivision developments: 12th St northwest of Moore Ave; Skelly Road; Misty Lane; CR 102.**

Krystal Mason, Planning Manager, reviewed upcoming developments and annexations.

**ITEMS / COMMENTS FROM BOARD MEMBERS**

There were no items.

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

Motion made by Commissioner Fortenberry to adjourn, Seconded by Commissioner Garcia. Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried and the meeting adjourned at 5:24 pm.

**PASSED AND APPROVED**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JESSICA RUSSELL  
CHAIRMAN

**CITY OF BAY CITY**  
**MINUTES • FEBRUARY 9, 2023**

**COUNCIL  
CHAMBERS | 1901  
5th Street**

**Planning Commission Meeting**

**5:00 PM**

**1901 5TH STREET  
BAY CITY TX, 77414**



**CALL TO ORDER**

The meeting was called to order by Chairperson Jessica Russell at 5:01 pm.

**PRESENT**

- Commissioner Erik Frankson
- Commissioner Joshua Fortenberry
- Chairperson Jessica Russell
- Commissioner Zeinab Ghais
- Commissioner Carolyn Barclay

**ABSENT**

- Commissioner Marion Garcia
- Commissioner Raihan Khondker

**APPROVAL OF AGENDA**

Motion made by Commissioner Ghais to approve the agenda, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay. Motion carried.

**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)**

Krystal Mason, Planning Manager, stated that the city did not have issue allowing the variance.

Motion made by Commissioner Ghais to approve the setback variance, Seconded by Commissioner Frankson. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay. Motion carried.

**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).**

Motion made by Commissioner Ghais to approve the variance with a County recorded agreement providing that if property owner should build in the future than they will need to connect to city services, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay. Motion carried.

**3. Plat ~ Review and consider Meadow Oaks preliminary plat with secondary access road on Marguerite instead of Pearl St. (Bruce Grover)**

Shawna Burkhart, City Manager, stated that the city believes taht 2 exits on Marguerite is not sufficient, that the development is adding traffice to the street and concern about Fire and Police response as well. Commissioner Ghais stated that she has spoken to residents on Marguerite and they are not happy with a single entrance. Commissioner Ghais does not agree with both entrances on Marguerite and prefer Pearl or Nichols. Krystal Mason, Planning Manger, added that in 2018 the Planning Commissioner Chairman Bill Bell stated that the second entrance was needed. Chairperson Russell suggested polling the neighborhood. Quiddity Engineering representative stated that the developer is open to an access to Pearl, but gated and emergency use only.

Commission requested input from the Fire and Police department and a poll of residents. Commission will meet again to review February 21st at 5:00 pm.

## **ITEMS / COMMENTS FROM BOARD MEMBERS**

There were no items from the board.

## **PUBLIC COMMENTS**

There were no public comments.

## **ADJOURNMENT**

Motion made by Commissioner Fortenberry to adjourn the meeting, Seconded by Commissioner Frankson. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay. Motion carried and the meeting adjourned at 5:32 pm.

**PASSED AND APPROVED**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JESSICA RUSSELL

CHAIRMAN

March 2, 2023

Marguerite Meadow, LLC  
 142 County Road 222, Bay City Texas, 77414

Subject: Traffic Trip Generation Memo – Meadow Oaks  
 19-Acre Development, 59 Single Family Lots

To Whom It May Concern,

Meadow Oaks Development is proposed on the north side of Marguerite Street between Avenue F and Nichols Avenue. The existing site is vacant. The proposed development will include 59 Single Family Homes and is assumed to be completed in 2024.

Access to the proposed site will be provided by one full access roadway on Marguerite Street, Meadow Oak Boulevard, and one proposed emergency access only roadway on Pearl Street.

Trip Generation and Distribution:

The *Institute of Transportation Engineers (ITE), Trip Generation, 11<sup>th</sup> Edition*, was used to estimate the traffic that will be generated by the proposed development by using *Online Traffic Impact Study Software (OTISS)*. The following analysis periods were utilized:

- Weekday
- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 AM
- Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 PM

**Table 1** provides a summary of the estimated trips generated for the proposed development. No trip reductions were applied.

**Table 1 – Trip Generation Volumes**

Proposed Land Use (ITE code)	Size	24-Hour Two-Way Volume	AM Peak			PM Peak		
			Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	59 Dwelling Units	620	12	35	47	38	22	60

The directional distribution of the site generated trips was determined based on expected travel patterns in the area. Trip origins/destinations for the proposed development are expected to be 100% to/from the west via Marguerite Street from Avenue F.

TxDOT’s Traffic Count Database System (TCDS) provides a historical 24-hour volume count of 4,058 vehicles, 280 vehicles in the AM Peak Hour (7:15-8:15 AM) and 373 vehicles in the PM Peak Hour (4:30-5:30 PM) on Marguerite Street east of Avenue F in 2017. A 2% annual compound growth rate was applied to the 2017 volume data to determine 24-hour, AM Peak Hour and PM Peak Hour volumes for the 2024 development completion year. The Trip Distribution Percentages, Peak Hour Site Generated Traffic Volumes, and Peak Hour Projected Volumes are attached.

The traffic impacts from the proposed development on the surrounding roadways are expected to be minimal.

Best Regards,



*Emily Moran*, PE, PTOE  
3/2/2023

Emily F. Moran, P.E., PTOE  
Project Manager, Traffic Engineering

# Meadow Oaks



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

ITEM #3.

Avenue F

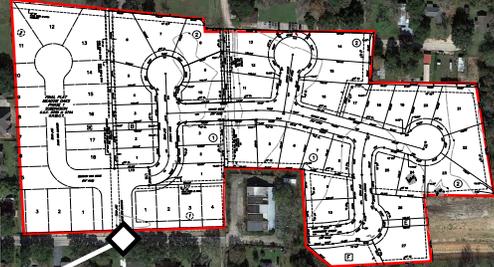
100%	
47	369
60	489
620	5282

Marguerite Street west of Development

Marguerite Street

100%
47
60
620

Marguerite Street at Meadow Oak Blvd

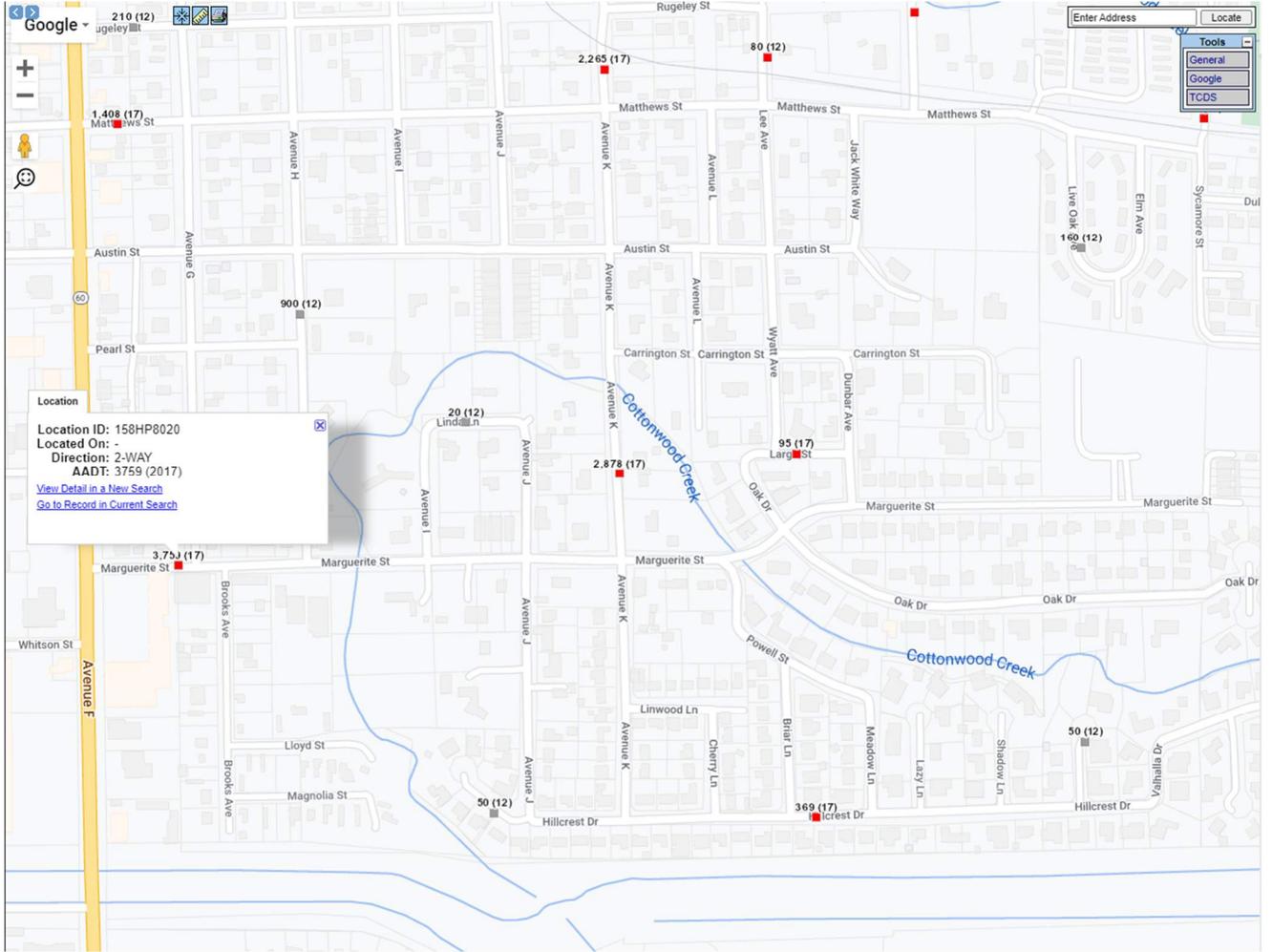


Pearl Street

Cottonwood Creek

**LEGEND**

XX%	Trip Distribution Percentages
XXXX	AM Peak Hour Site Generated Volume
XXXX	PM Peak Hour Site Generated Volume
XXXX	24-hour Site Generated Volume
XXXX	AM Peak Hour Projected Volume
XXXX	PM Peak Hour Projected Volume
XXXX	24-hour Projected Volume



Record	1	of 1	Goto Record	go
Location ID	158HP8020	MPO ID		
Type	SPOT	HPMS ID	ASSIGNED	
SF Group	YOAKUM FC 5	Route Type		
AF Group	REGION 1N FC 5	Route		
GF Group	YOAKUM FC 5	Active	Yes	
Class Dist Grp		Category	URBAN ACR	
Seas Class Grp	YOAKUM			
WIM Group				
QC Group	Volume Group 2			
Funct'l Class	(5)Major Collector			
Located On	-			
Loc On Alias				
More Detail ▶				

**STATION DATA**

Directions: **2-WAY** ?

AADT ?								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
2017	3,759	362	10					
2012	3,780							
2006	5,240							
2001	4,940							

Travel Demand Model										
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV	

VOLUME COUNT			
Date	Int	Total	
Tue 3/21/2017	15	4,058	

VOLUME TREND ?	
Year	Annual Growth
2022	-1%
2017	0%
2012	-5%
2006	1%

SPEED				
Date	Int	Pace	85th	Total
No Data				

CLASSIFICATION			
Date	Int	Total	
No Data			

WEIGH-IN-MOTION ?			
Date	Axles	Avg GWV	Total
No Data			

PER VEHICLE			
Date	Axles	85th	Total
No Data			

GAP			
Date	Int	Total	
No Data			

PARTIAL COUNT		
Date	Int	24-Hr Total

NOTES/FILES			
Note	Date		

[AUTO-LOGOUT](#)

## Volume Count Report

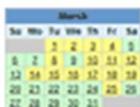
LOCATION INFO	
Location ID	158HP8020
Type	SPOT
Funct'l Class	5
Located On	-
Direction	2-WAY
County	Matagorda
Community	Bay City
MPO ID	
HPMS ID	ASSIGNED
Agency	Texas DOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Tue 3/21/2017
End Date	Wed 3/22/2017
Start Time	2:30:00 PM
End Time	2:30:00 PM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	28.970095, -95.969203 

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	9	5	7	2	23
1:00-2:00	3	3	1	1	8
2:00-3:00	1	2	2	0	5
3:00-4:00	2	3	1	9	15
4:00-5:00	8	5	11	4	28
5:00-6:00	10	14	16	10	50
6:00-7:00	23	26	23	28	100
7:00-8:00	57	62	77	80	276
8:00-9:00	61	36	36	55	188
9:00-10:00	40	45	53	51	189
10:00-11:00	54	61	49	46	210
11:00-12:00	49	71	76	55	251
12:00-13:00	83	65	53	49	250
13:00-14:00 	78	70	78	65	291
 14:00-15:00	64	51	75	59	249
15:00-16:00	66	75	85	96	322
16:00-17:00	85	84	89	87	345
17:00-18:00	102	95	84	81	362
18:00-19:00	87	62	64	66	279
19:00-20:00	59	57	69	54	239
20:00-21:00	39	44	28	42	153
21:00-22:00	32	32	35	19	118
22:00-23:00	14	29	19	12	74
23:00-24:00	8	10	5	10	33
<b>Total</b>					4,058
<b>AADT</b>					3,759
<b>AM Peak</b>					11:15-12:15 285
<b>PM Peak</b>					16:30-17:30 373

Count Navigation:     Count Type: **VOLUME** 

Directions: **2-WAY** 



Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31					

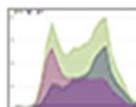
[View Calendar](#)



[View in Excel](#)



[Bar Graph](#)



[Line Graph](#)



[Weekly Report](#)



[Hourly Volume  
By Lane](#)



[Compare  
Count](#)

We, James Bruce Grover and John Hawkins Peden, members, acting by and through, Marguerite Meadow, LLC, owners of the 7.29 Ac. tract described in the above and foregoing map of MEADOW OAKS PHASE I SUBDIVISION, and do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

WITNESS my (or our) hand in the City of Bay City, Texas, this 12 day of December, 2017.

By: James Bruce Grover  
James Bruce Grover, Member

By: John Hawkins Peden  
John Hawkins Peden, Member

BEFORE ME, the undersigned authority, on this day personally appeared James Bruce Grover, member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of December 2017

C. David Holubec  
Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared John Hawkins Peden, member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of December 2017

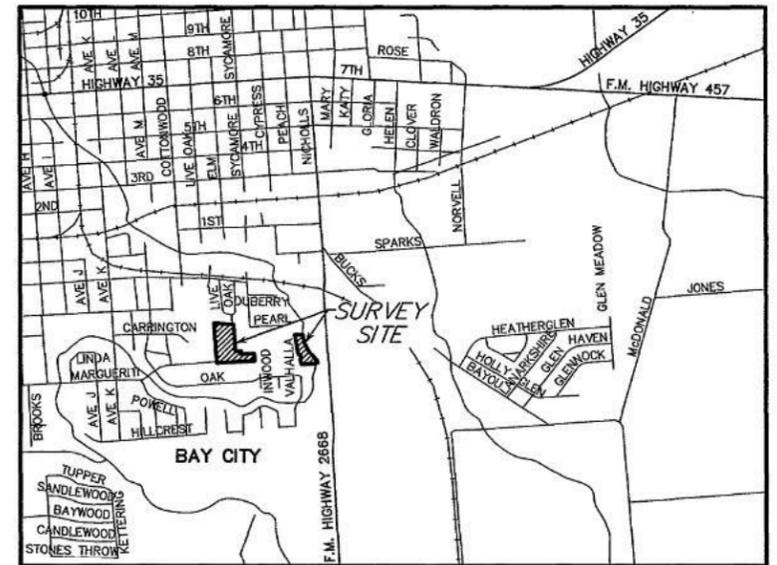
Clarence David Holubec  
Notary Public in and for the State of Texas

The undersigned, Chairman of the Matagorda County Drainage District No. 1, does hereby certify that at its regular meeting held on the 12th day of December, 2017, the Board of Directors of said District approved this subdivision plat for easement location and dedications only. It shall be understood that the City of Bay City shall not issue a building permit for any construction in this subdivision without the construction plans for the drainage improvements being first reviewed and approved by Matagorda County Drainage District No. 1.

Barret Franz  
Barret Franz, Chairman

On behalf of the City of Bay City, Texas, I hereby certify that this plat and subdivision (or development plat) of MEADOW OAKS PHASE I SUBDIVISION was approved in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon; and that the dedications on this plat are hereby accepted by the City of Bay City; and authorize the recording of this plat this 12th day of December 2017, provided however, this approval shall be invalid, null and void unless this plat is filed with the County Clerk of Matagorda County within six (6) months.

Mark Bricker Mayor      David Holubec City Secretary



VICINITY MAP  
(SCALE: 1" = 2,000')

GENERAL NOTES:

- This tract lies within Zones "B" and "C" of the Flood Insurance Rate Map, Community-Panel No. 485450005, Suffix "C" dated June 5, 1985, for Bay City, Texas. Zone "A" is defined as Special Flood Hazard Areas inundated by 100-year flood. No base 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 with 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. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones/Carter assumes no liability as to the accuracy of the location of the flood zone limits.
- All visible easements and easements of records affecting these tracts as reflected upon title report from Alamo Title Insurance Co., G.F. Number 201603095, dated March 7, 2016, shown hereon. Surveyor has relied upon the above-mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way, or other matters of record, has been performed by the surveyor.
- Elevations shown hereon are based upon GPS observations of NGS Benchmark L-51, with a published elevation of 55.6' (NAVD 88).
- The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD83) and may be brought to surface by applying the following combined scale factor of 0.99988524.
- Project Benchmark: TBM "A" - A RR Spike Set in PP being 9'± S from the SW boundary corner of subject tract = 48.63' (NAVD88). Project Benchmark: TBM "B" - A Cotton Picker Spindle Set in PP being 12'± W from the NE boundary corner of subject tract = 50.29' (NAVD88).
- Elevations used for delineating contour lines are based upon U.S.C.&G.S. datum, NAVD88.
- Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- 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 jointed at the boundary line 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.
- The top of all floor slabs shall be a minimum of 48.70 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than two (2) feet above natural ground.
- 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.
- This plat lies within the City of Bay City.

State of Texas  
County of Matagorda

I, Janet Hickl, Clerk of the County of Matagorda County, Texas, do hereby certify that the foregoing Plat was filed for record in my office on the 19 day of December 2017 at 10:45 o'clock a.m., in Plat File Number 573B of the Plat Records of Matagorda County, Texas.

Janet Hickl by Donita Townsend  
County Clerk      Deputy

This is to certify that the Bay City Planning Commission of the City of Bay City, Texas has approved this plat and subdivision (or development plat) of Meadow Oaks Phase 1 Subdivision in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon and authorized the recording of this plat this 12 day of December, 2017.

Josh Fortenberry  
Josh Fortenberry, Chairman



I, Lyndsay J. Evans, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, and the City of Rosenberg, Texas.

Lyndsay J. Evans  
Lyndsay J. Evans, Professional Engineer  
Texas License No. 126735  
T.B.P.E. Firm Registration No. F-439



I, Chris D. Kalkomey, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes having a minimum outside diameter of five-eighths (5/8) inch and length of not less than three (3) feet.

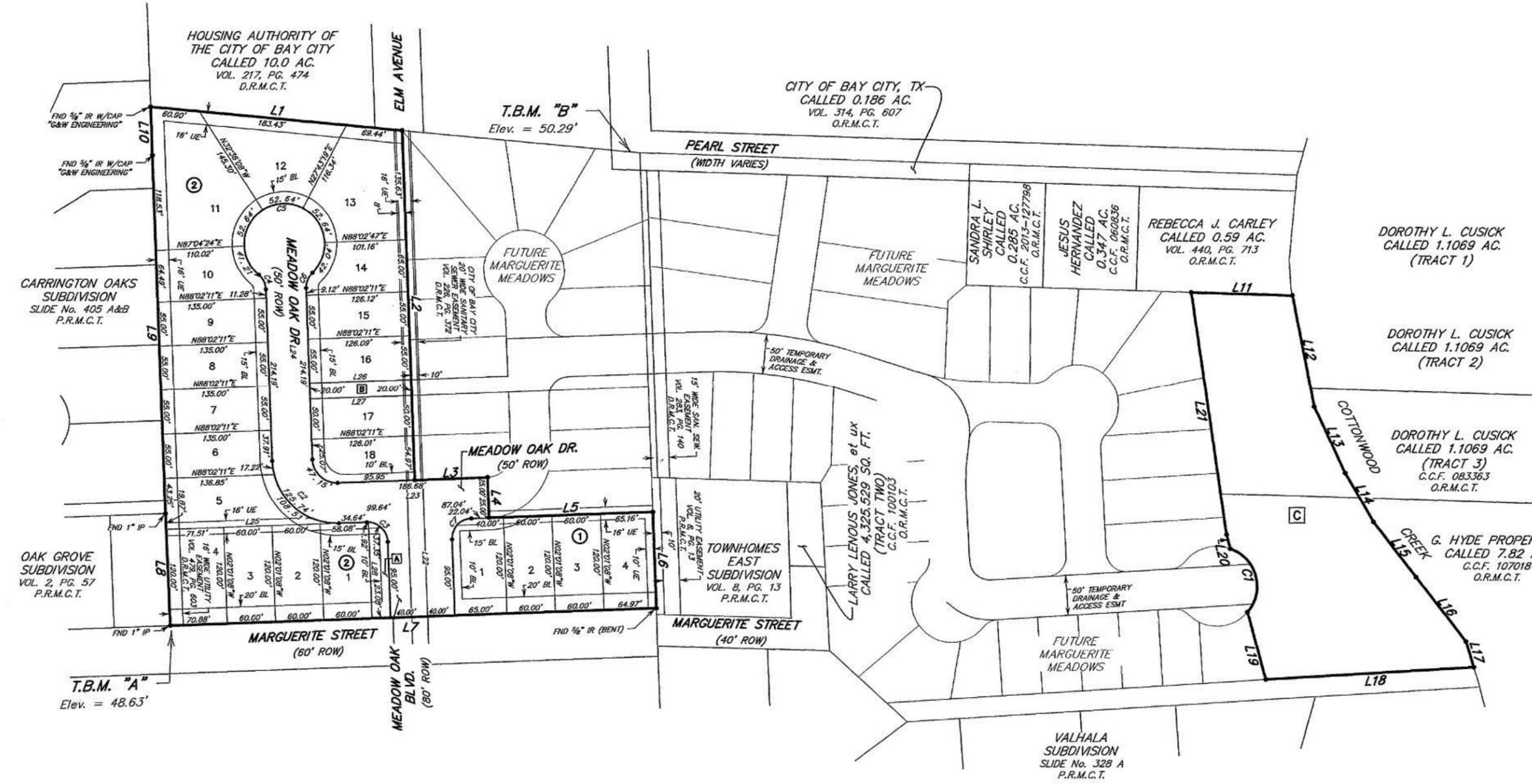
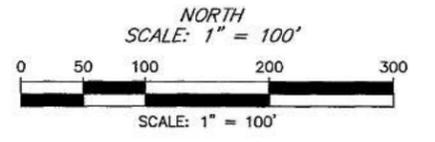
Chris D. Kalkomey  
Chris D. Kalkomey, Registered Surveyor  
Texas Registration No. 5869



**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

OWNER:  
**MARGUERITE MEADOW, LLC**  
142 CR 222  
BAY CITY, TEXAS 77414

ENGINEER/SURVEYOR:  
**J|C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439



- 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'	N87°58'52"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'

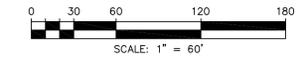
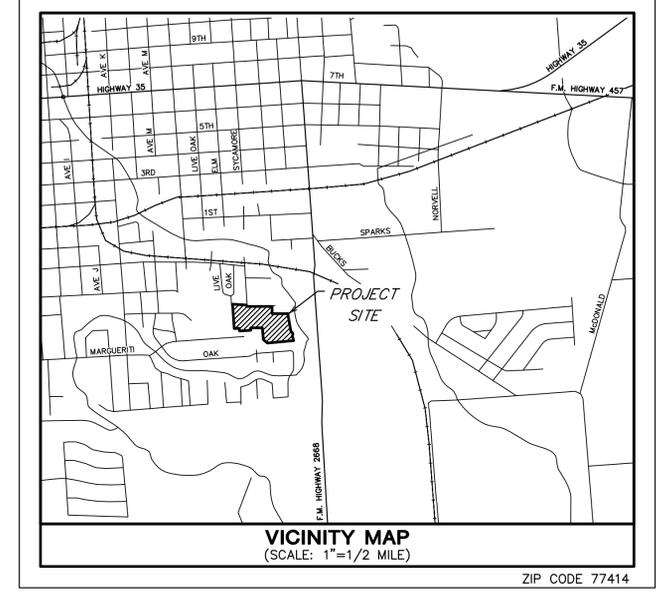
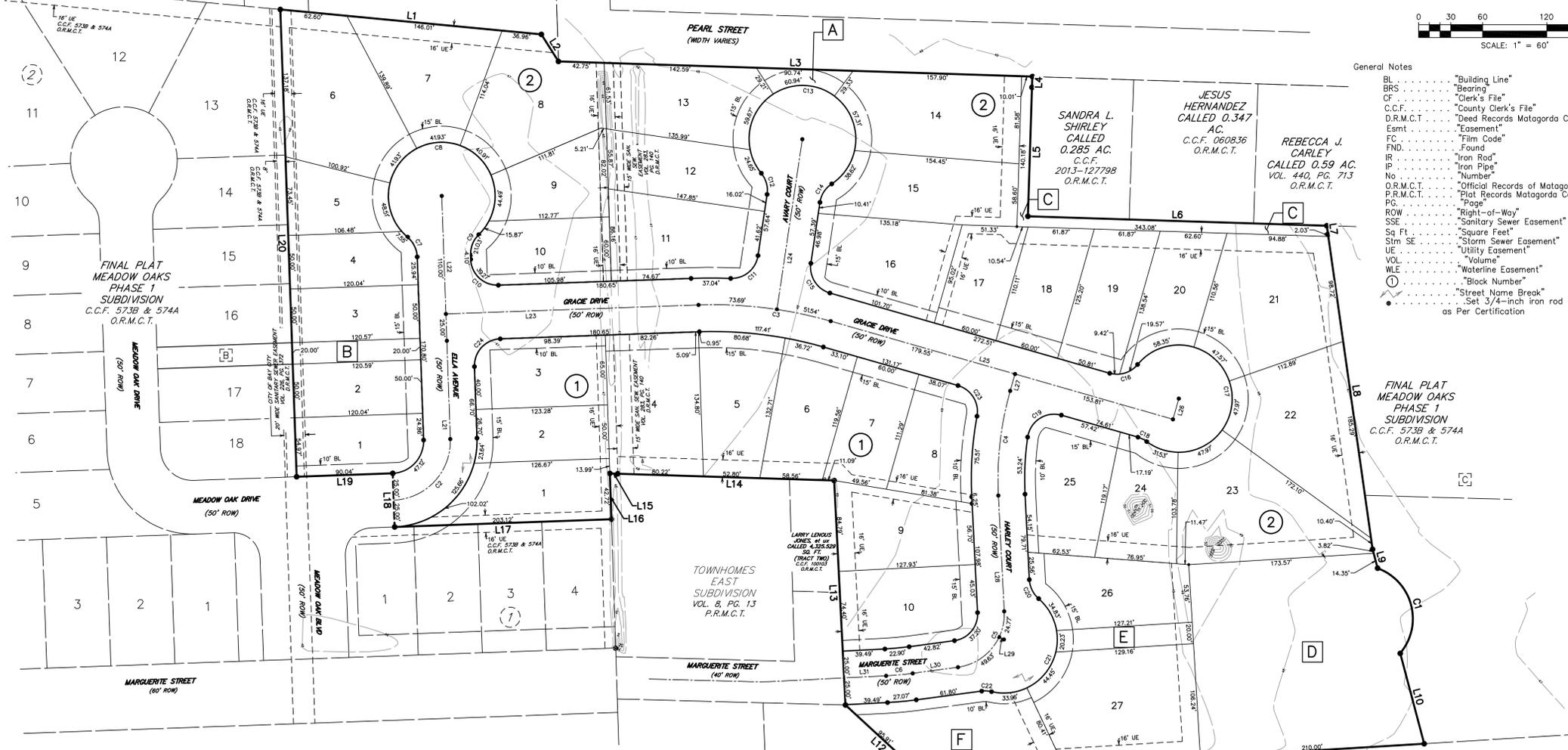
LINE	BEARING	DISTANCE
L1	S84°35'41"E	313.77'
L2	S01°55'40"E	435.60'
L3	N87°58'52"E	90.73'
L4	S02°01'08"E	50.00'
L5	N87°58'52"E	203.12'
L6	S01°55'40"E	120.00'
L7	S87°58'52"W	603.93'
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L14	S30°19'32"E	70.11'
L15	S37°23'42"E	86.69'
L16	S37°38'35"E	101.32'
L17	S16°33'53"E	33.49'
L18	S86°30'30"W	259.23'
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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	119.91'

OWNER:  
**MARGUERITE MEADOW, LLC**  
142 CR 222  
BAY CITY, TEXAS 77414

ENGINEER/SURVEYOR:  
**J|C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439

- 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

HOUSING AUTHORITY OF THE CITY OF BAY CITY CALLED 10.0 AC VOL. 217, PG. 474 D.R.M.C.T.



- 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"
  - FC . . . . . "Film Code"
  - FND . . . . . "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"
  - Sim SE . . . . . "Storm Sewer Easement"
  - UE . . . . . "Utility Easement"
  - VOL . . . . . "Volume"
  - WLE . . . . . "Waterline Easement"
  - ① . . . . . "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 0.99988524.
- 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 elevation as 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.
- No pipelines or pipeline easements exist within the boundaries of this plat.

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°22'48"	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'
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'

Matagorda County Drainage District No. 1

THE UNDERSIGNED, CHAIRMAN OF THE MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1, DOES HEREBY CERTIFY THAT AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THE BOARD OF DIRECTORS OF SAID DISTRICT APPROVED THIS SUBDIVISION PLAT FOR EASEMENT LOCATION AND DEDICATION ONLY. IT SHALL BE UNDERSTOOD THAT THE CITY OF BAY CITY SHALL NOT ISSUE A BUILDING PERMIT FOR ANY CONSTRUCTION IN THIS SUBDIVISION WITHOUT THE CONSTRUCTION PLANS FOR THE DRAINAGE IMPROVEMENTS BEING FIRST REVIEWED AND APPROVED BY MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1.

BARRETT FRANZ, CHAIRMAN

THE ABOVE HAS SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICTS ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS "RULES AND REGULATIONS". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEERS AND/OR SURVEYORS RESPONSIBILITY AND ACCOUNTABILITY.

# PRELIMINARY PLAT OF MEADOW OAKS

PHASE 2 SUBDIVISION  
BEING 11.23 ACRES IN THE ELISHA HALL LEAGUE, A-45  
CITY OF BAY CITY  
MATAGORDA COUNTY, TEXAS

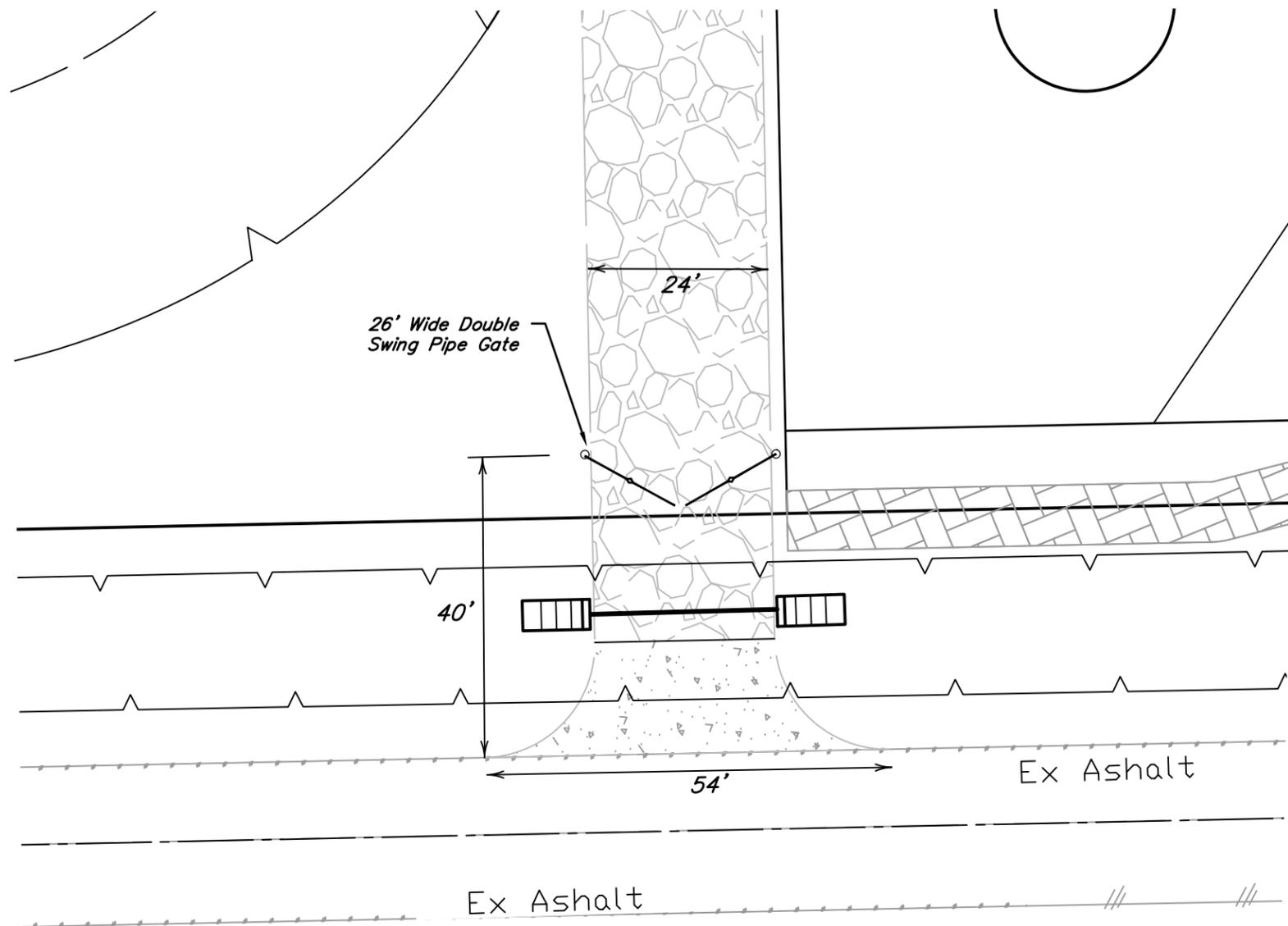
37 LOTS 2 BLOCKS 6 RESERVES  
JANUARY 2023

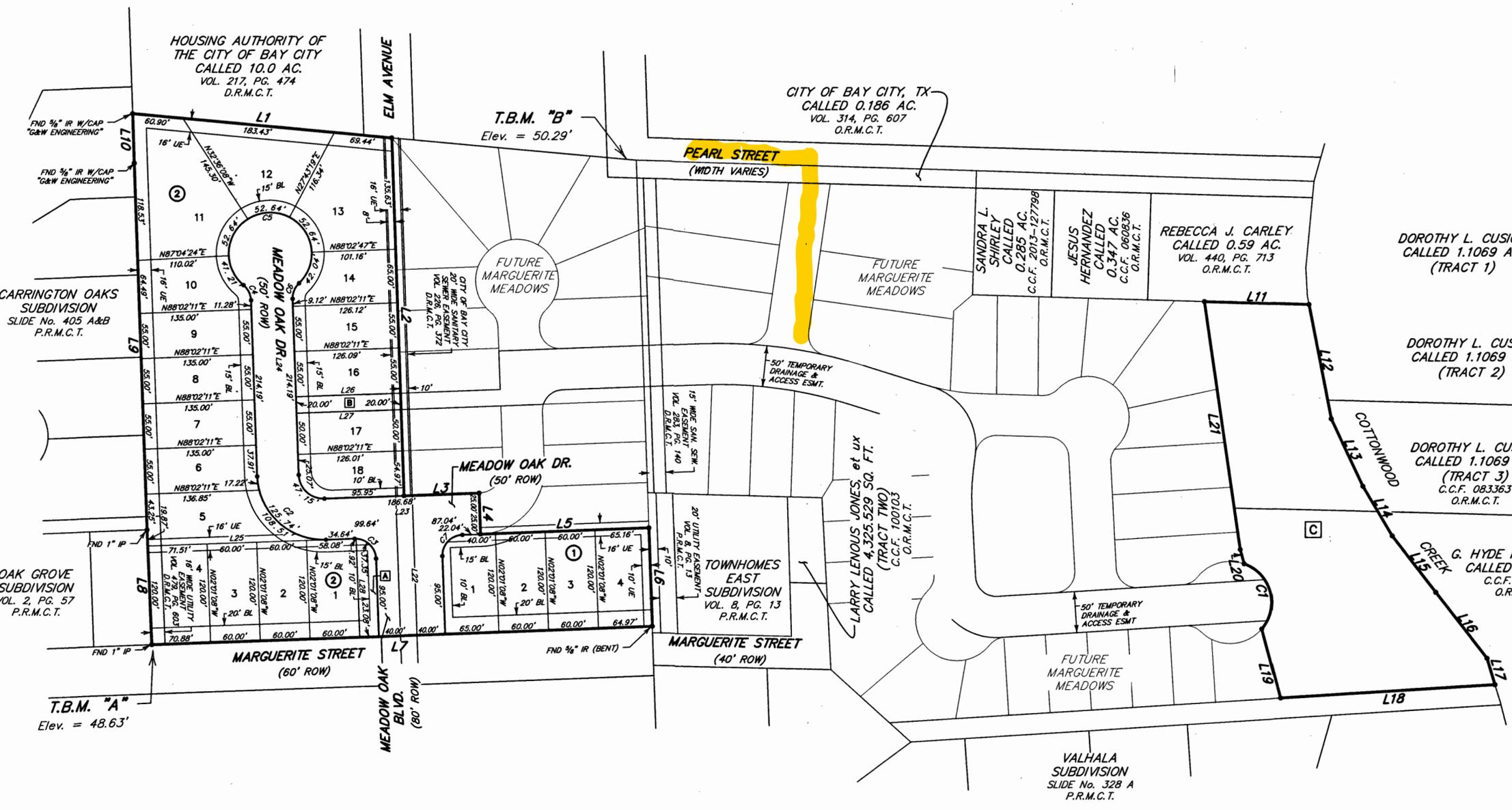
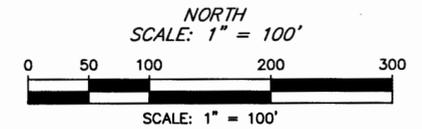
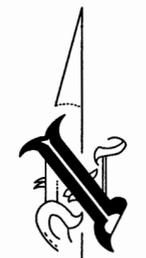
OWNER:  
MARGUERITE MEADOW, LLC  
142 CR 222  
BAY CITY, TEXAS 77414  
979-245-2245

ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23298 & 1046500  
8229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033









- 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

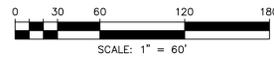
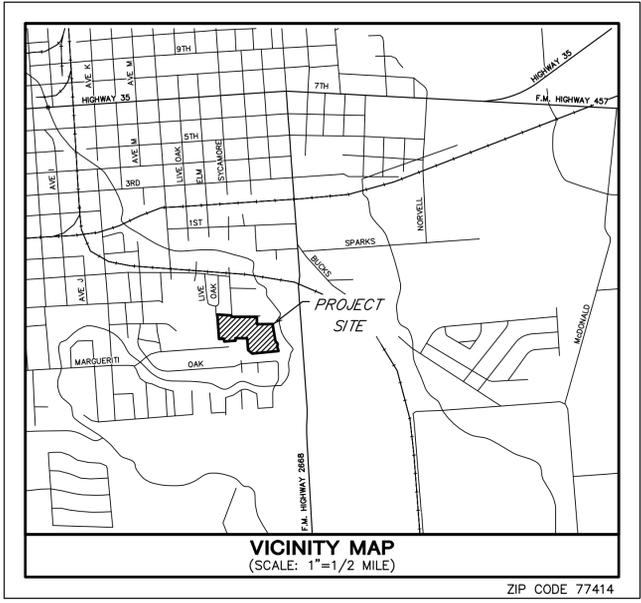
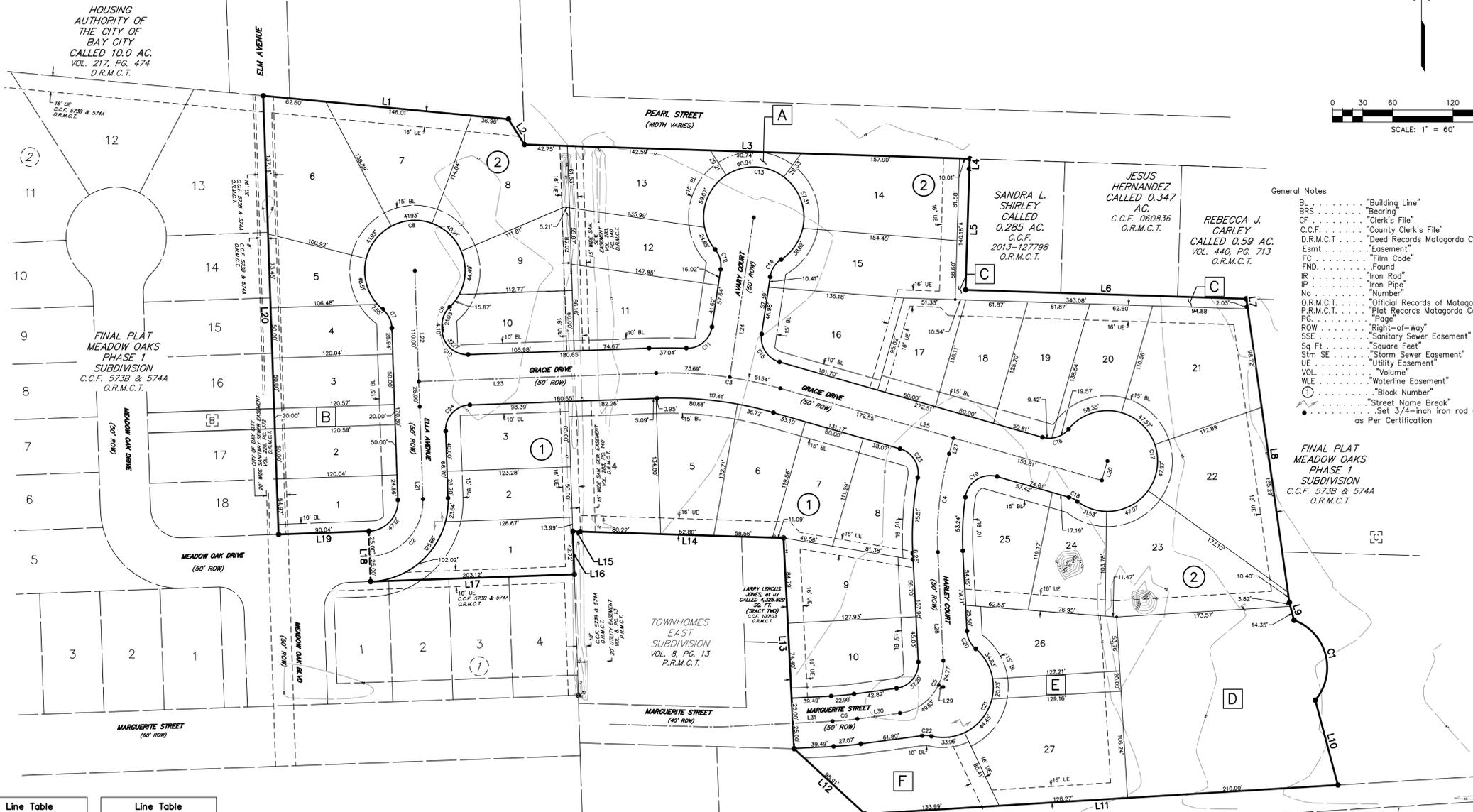
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Texas Board of Professional Land Surveying Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 100463-00  
6330 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.777.5337

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  - Sq Ft ..... "Square Feet"
  - Stm 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

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- 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 & 1004600  
81229 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2033