



PLANNING COMMISSION

CITY OF BAY CITY

Thursday, December 15, 2022 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street

Through a united and collaborative effort, we seek to grow the City of Bay City with a diverse culture that is proud to call Bay City home. We envision a thriving family-centered community where citizens are involved in the future development of our city. We desire our citizens to work, play, worship and shop in the community in which we live. Visitors are welcomed and encouraged to enjoy the friendly environment and amenities the citizens and business owners have created together.

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Meeting Minutes of September 15, 2022

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.
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.
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)
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 Pahse 2; TIRZ #4 - Russel Ranch.

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

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, December 12, 2022 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

MINUTES • JULY 28, 2022

COUNCIL
CHAMBERS | 1901
5th Street

Planning Commission Meeting

5:00 PM

1901 5TH STREET
BAY CITY TX, 77414



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

CALL TO ORDER

The meeting was called to order by Chairperson Jessica Russell at 5:02 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 Ghais to approve the agenda, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

APPROVAL OF MINUTES

1. Meeting Minutes of July 28, 2022

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

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

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 2. Variance ~ Discuss, consider, and/or approve a variance to the Municipal Code of Ordinances, Sec. 54-29 through 54-83, Sec. 54-110 through 54-201, Sec. 54-203, Sec. 54-240 through 54-259 at East Heights S/D, Block 8, Lot 7 & 8 (2600 Sycamore).** Malanie Patterson/Herbert Hawkins Jr.

Krystal Mason, City Planning Manager, gave a summary of the background of the property stating the Code Enforcement had had a case of three substandard mobile homes in 2020 that were demolished and the new owner had needed to put new mobile homes on the property within 180 days to maintain the "Non-Conforming" Mobile Home Park. Ms. Patterson was able to get one mobile home on the property but due to delays because of permitting and lack of permitting has not been able to get the others on the property yet. The current placed home is in the Utility Easement and needs to be moved. Ms. Mason also stated that the proposed plats to add one or two more trailers will not provide the requires set backs and spacing.

Mr. Herbert Hawkins Jr., Attorney representing Ms. Patterson, and Shawna Burkhart, City Manager, both discussed what Texas Municipal League advised. Mr. Hawkins stated that the City gives setback variances all the time and that neighborhood is having a housing shortage and this is a financial hardship for Ms. Patterson.

Chairman Russell stated that she is concerned for the residents safety in regards to a fire, but believes allowing additional time for Ms. Patterson to get the homes on the property.

Motion made by Commissioner Ghais to extend the time to an additional 180 days, not to remove the status and table the replat with setback and spacing variances, 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 Bay City 35, LLC Sec. 1 development being a subdivision of 31.01 acres out of the John Duncan Survey No. 3, A-150 in Bay City, Matagorda County, Texas which is located north of Hwy 35 (7th St), south of Old Van Vleck Rd, and east of McCrosky Rd.**

Chairman Russell advised the commission to approve as the final plat.

Motion made by Commissioner Ghais to approve as the final plat of Bay City 35, LLC Sec. 1 development being a subdivision of 31.01 acres out of the John Duncan Survey No. 3, A-150 in Bay City contingent on Public Works approval. Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Fortenberry, Chairperson

Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

4. Variance ~ Discuss, consider and/or approve a variance to the City of Bay City Code of Ordinance, Sec. 98-100 "Building Lines" at the Bay City Original Townsight, Block 82, Lots 1-3 and 10-12. UPRR (G-W Engr)

Krystal Mason, City Planning Manager, stated that the property was owned by Union Pacific and structures have been there for about 50 years.

Motion made by Commissioner Ghais to approve the variance to building lines at the Bay City Original Townsite, Block 82, Lots 1-3 and 10-12, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

ITEMS / COMMENTS FROM BOARD MEMBERS

Chairman Russell commended Public Works and their time spent.

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.

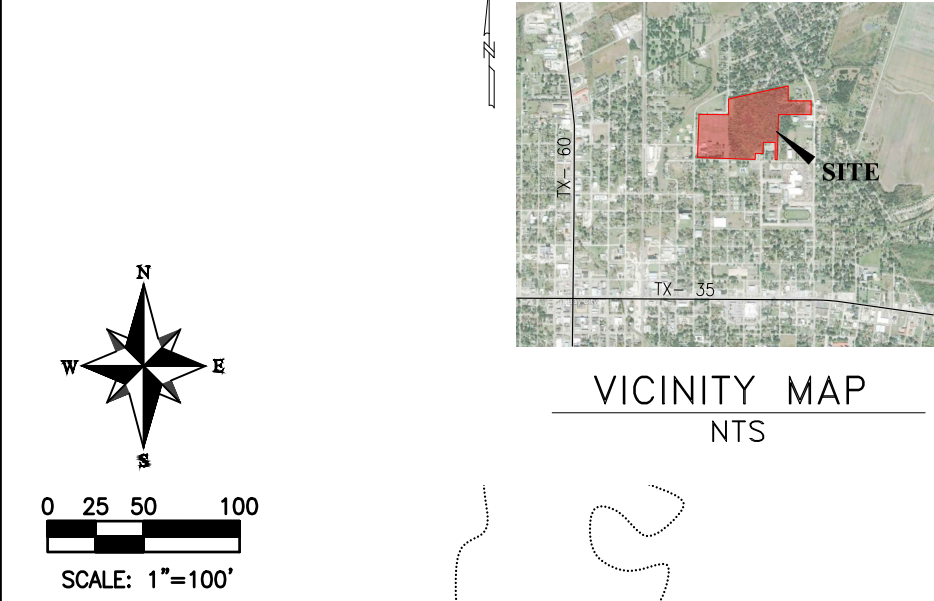
There were no public comments.

ADJOURNMENT

Motion made by Commissioner Ghais to adjourn, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried and the meeting adjourned at 5:55 pm.

PASSED AND APPROVED, this ____ day of _____, 20____.

JESSICA RUSSELL
CHAIRMAN



- POWER POLE
- WATER METER
- CLEANOUT
- MANHOLE
- PROPERTY CORNER
- MAIL BOX
- SIGN
- TELEPHONE BOX
- GAS METER
- ELECTRIC BOX
- POST
- GUY WIRE
- FIRE HYDRANT
- GATE VALVE
- CONTROL POINT
- CABLE TELEVISION BOX
- EXISTING BLDG.
- GAS LINE
- FENCE
- WATER LINE
- SEWER LINE
- STORM SEWER LINE
- FORCE MAIN
- POWER LINE
- UNDER GROUND TELEPHONE LINE
- UNDER GROUND ELECTRICAL LINE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50'	93.45'	107°4'50"	S 08°41'29" W	80.43'
C2	50'	57.45'	65°49'47"	N 84°51'12" W	54.34'

LINE TABLE

LINE	LENGTH	BEARING
L1	11.68'	S 86°43'4" W
L2	5.40'	S 04°15'02" E
L3	14.25'	S 48°47'58" E
L4	14.13'	N 41°36'22" E
L5	4.96'	N 03°26'22" W
L6	5.04'	S 03°26'22" E
L7	14.15'	S 48°23'38" E
L8	14.13'	N 41°36'22" E
L9	17.41'	N 03°26'22" W
L10	6.86'	S 03°26'22" E
L11	13.95'	S 03°15'58" E
L12	14.26'	N 48°45'58" W
L13	14.02'	S 41°14'1" W
L14	4.58'	S 41°12'02" E
L15	14.03'	N 41°12'02" W
L16	7.00'	N 86°39'06" E

- NOTE:** A 10 FOOT UTILITY EASEMENT WILL BE DEDICATED ADJACENT TO BOTH SIDES OF ALL STREET RIGHTS OF WAY.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- NOTE:** VALOR PARK SECTION 1 IS COMPLETELY OUTSIDE OF THE FEMA DESIGNATED 100YR FLOODPLAIN AND THE FEMA DESIGNATED FLOODWAY FOR COTTONWOOD CREEK.
- NOTE:** VALOR PARK SECTION 1 CONSISTS OF LOTS 5-9, 10-12, 23-41, & 46-48 FOR A TOTAL OF 30 LOTS.
- NOTE:** TREES SHALL NOT BE PLANTED IN UTILITY EASEMENTS
- NOTE:** FENCES CONSTRUCTED ON OR ACROSS A UTILITY EASEMENT MAY BE REMOVED AT PROPERTY OWNER'S EXPENSE FOR UTILITY REPAIRS

PRELIMINARY PLAT VALOR PARK SECTION 1
 6.592 ACRE TRACT OF LAND IN THE
 I&GRR CO SURVEY 4, BLOCK 4
 ABSTRACT 268, IN THE CITY OF
 BAY CITY, MATAGORDA COUNTY, TEXAS
 OCTOBER 2022
SAL HOLDINGS, LLC

THIS PRELIMINARY PLAT IS RELEASED ON THE 20 DAY OF OCTOBER, 2022 FOR REVIEW AND APPROVAL UNDER THE AUTHORITY OF N. MITCHELL CARRILLO.

N. MITCHELL CARRILLO, P.E., No. 125070
 LYNN ENGINEERING, LLC
 TEXAS FIRM NO. F-324

THE STATE OF TEXAS §
COUNTY OF MATAGORDA §

CERTIFICATE OF SURVEYOR

LEGAL DESCRIPTION
6.592-Acre Tract

STATE OF TEXAS §

COUNTY OF MATAGORDA §

Being a 6.592-acre tract of land in the I&GNRR Co. Survey 4, Block 4, Abstract 268 in Matagorda County, Texas and said tract being comprised of (1) a portion of that called 18.325-acre tract conveyed by the Board of Trustees of the Bay City Independent School District to SAL Holdings, LLC by deed recorded as Document No. 2021-7649 of the Matagorda County Official Records, (2) a portion of that called 33.85-acre tract of land conveyed to SAL Holdings, LLC by deed recorded as Document No. 2020-974 of the Matagorda County Official Records and this 6.592-acre tract being more particularly described by metes and bounds as follows;

For POINT OF REFERENCE a found spindle in the north right-of-way line of 16th Street, a public street right-of-way having a width of 60-feet, more or less, said spindle also being in the east right-of-way line of Avenue M, a public street right-of-way having a width of 70-feet, more or less, and being in the south line and being approximately 2625.50 feet from the southeast corner of said Abstract 268, and said spindle also being in the south boundary line of said 18.325-acre tract;

Thence with the north right-of-way line of 16th Street, North 86°43'04" East, for a distance of 303.77 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for the southwest corner and POINT OF BEGINNING of the herein described tract;

Thence departing the north right-of-way line of 16th Street, and crossing said 18.325-acre tract, North 03°16'59" West, for a distance of 120.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°43'04" East, for a distance of 216.27 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 03°16'56" West, for a distance of 120.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 86°43'04" West, for a distance of 11.68 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 03°16'56" West, for a distance of 170.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for the northwest corner of the herein described tract;

Thence North 86°43'04" East, for a distance of 166.93 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 04°15'02" East, for a distance of 105.44 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 85°44'58" East, for a distance of 50.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 04°15'02" East, for a distance of 5.40 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 48°47'58" East, for a distance of 14.25 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°39'06" East, for a distance of 225.23 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 41°36'22" East, for a distance of 14.13 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 03°26'22" West, for a distance of 4.96 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°33'38" East, for a distance of 50.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 03°26'22" East, for a distance of 5.04 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 48°23'38" East, for a distance of 14.15 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°39'06" East, for a distance of 220.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 41°36'22" East, for a distance of 14.13 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 03°26'22" West, for a distance of 17.41 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence North 86°33'38" East, for a distance of 50.00 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for the northeast corner of the herein described tract;

Thence South 03°26'22" East, for a distance of 6.86 feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a point on a curve to the right, for a corner of the herein described tract;

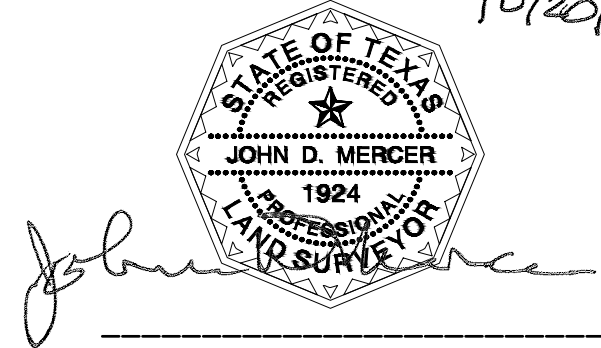
Thence with said curve to the right having a radius of 50.00 feet, a delta angle of 107°04'50", a chord of 80.43 feet which bears South 08°41'29" West for an arc and course length of 93.45 feet, feet to a set 5/8 inch iron rod with plastic cap stamped "LYNN ENGINEER FIRM 10116600" for a corner;

Thence South 03°15'58" East, at 13.95 feet pass a found 1/2 inch iron rod for the northwest corner of a called 1.00 acre tract of land conveyed to Church of God of Prophecy, as recorded in Volume 485, Page 338 of the Deed Records of Matagorda County, Texas, and continuing for a total distance of 231.97 feet to a found 1/2 inch iron rod marking the southwest corner said 1.00 acre tract, said rod also being in the north right-of-way line of Carey Smith Boulevard (formally Skelly Road), a public right-of-way having a 60-foot width, more or less, said rod also being the southeast corner of the herein described tract;

Thence with the north right-of-way line of Carey Smith Boulevard, South 86°39'06" West, for a distance of 585.37 feet to a found 1/2 inch iron rod that marks the southwest corner of the aforementioned 33.85-acre tract, and the southeast corner of the aforementioned 18.325-acre tract, and said rod being an angle point in the south line of the herein described tract;

Thence continuing with the north right-of-way line of 16th Street, South 86°43'04" West, for a distance of 406.61 feet to the POINT OF BEGINNING, containing in area 6.592-acres of land, more or less

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and belief and that it was prepared after an on the ground survey made under my supervision.



John D. Mercer
Registered Professional Land Surveyor No. 1924
Texas Registered Surveying Firm 10116600
_____, 2022

STATE OF TEXAS §
COUNTY OF MATAGORDA §
CITY OF BAY CITY §

We, Stuart A. Lynn, managing member of a company being an officer of SAL Holdings, LLC, owner of the 6.592 acre tract described in the above and foregoing map of Valor Park, Sec. 1, 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 ourselves, our heirs and assigns to warrant and forever defend the title on the land so dedicated.

IN TESTIMONY WHEREOF, the SAL Holdings, LLC, has caused these presents to be signed by Stuart A. Lynn, it's managing member of SAL Holdings, LLC, this ___ day of _____, 2022.

By: Stuart A. Lynn 10/20/2022
Stuart A. Lynn, managing member

BEFORE ME, the undersigned authority, on this day personally appeared Stuart A. Lynn, managing member of SAL Holdings, LLC, 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 stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2022.

Notary Public in and for the State of T E X A S

My Notary Commission Expires _____

On behalf of the City of Bay City, Texas, I hereby certify that this plat and subdivision of Valor Park, Sec. 1 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 _____ day of _____, 20____, 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.

By: _____ Robert K Nelson
Mayor
ATTEST: _____ Jeanna Thompson
City Secretary

STATE OF TEXAS §
COUNTY OF MATAGORDA §

I, Stephanie Wurtz, Clerk of the County of Matagorda County, Texas, do hereby certify that the foregoing Plat was filed for record in my office on the _____ day of _____, 20____, at _____ o'clock, ____m., in Plat File Number _____ of the Plat Records of Matagorda County, Texas.

BZ: _____
Stephanie Wurtz, County Clerk

This is to certify that the Bay City Planning Commission of the City of Bay City, Texas has approved this plat and subdivision of Valor Park, Sec. 1, in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____, at _____ o'clock, ____m., in Plat File Number _____ of the Plat Records of Matagorda County, Texas.

BY: _____
Jessica Russell, Chairman

This is to certify that the Director of Public Works of the City of Bay City, Texas has approved this subdivision of Valor Park, Sec. 1, in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

BY: _____
Barry Calhoun, Director of Public Works

The undersigned, Chairman of the Matagorda County Drainage District No. 1, does hereby certify that at its regular meeting held on the _____ day of _____, 20____, 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.

BY: _____
Barrett Franz, Chairman

- 1. This plat lies within the City of the Bay City full purpose jurisdiction
- 2. 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.
- 3. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

RUSSELL RANCH SUBDIVISION

49.71 ACRE SUBDIVISION

I. & G. N. R. R. CO. SURVEY, ABSTRACT NO. 270 & 271
MATAGORDA COUNTY, TEXAS

ITEM #3.

DRAWN	J.H.D.
CHECKED BY:	H.A.D.
DATE:	AUG. 22, 2022
SCALE:	1" = 60'

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF MATAGORDA

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RUSSELL RANCH SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

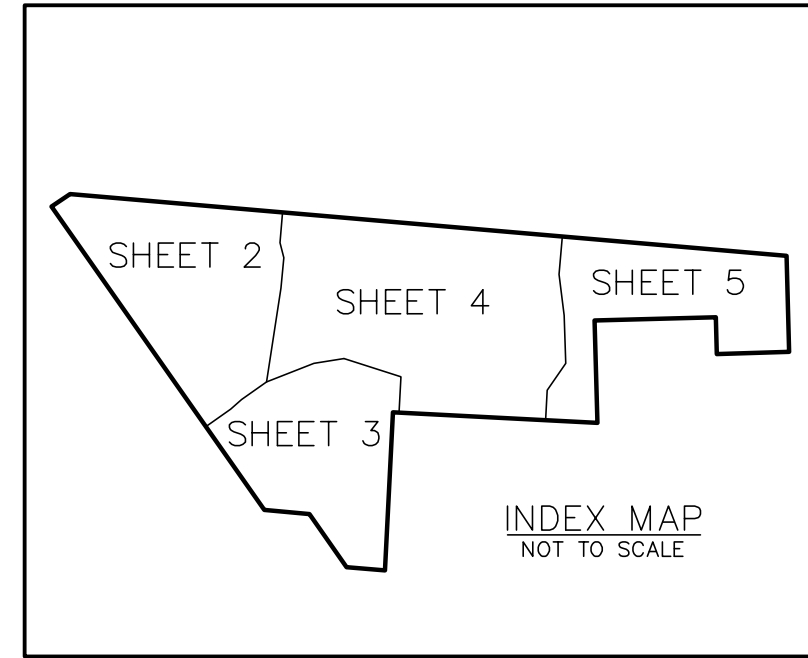
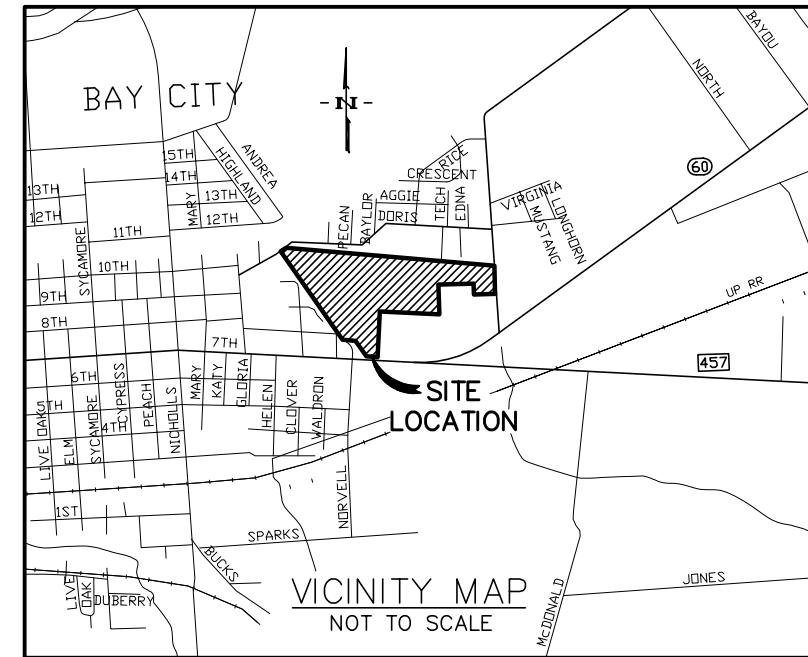
NAME _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2022.

NOTARY PUBLIC, STATE OF TEXAS



CERTIFICATE PAGE

G & W ENGINEERS, INC.

• ENGINEERING • SURVEYING • PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
 TBPELS FIRM NO.: 10022100
 (361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

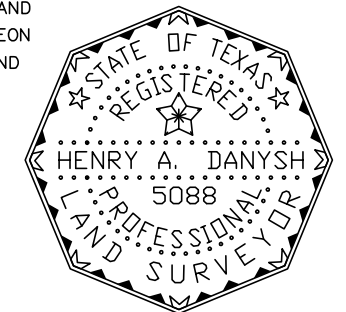
FILE NO.:	8716-003
JOB NO.:	8716-003
SHEET NO.:	1 OF 5

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

08-25-2022
RELEASE DATE

I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON _____, 2022.

G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



PRELIMINARY PLAT

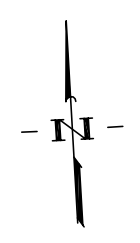
RUSSELL RANCH SUBDIVISION

49.71 ACRE SUBDIVISION

I. & G. N. R. R. CO. SURVEY, ABSTRACT NO. 270 & 271
MATAGORDA COUNTY, TEXAS

ITEM #3.

DRAWN	J.H.D.
CHECKED BY:	H.A.D.
DATE:	AUG. 22, 2022
SCALE:	1" = 60'



G & W ENGINEERS, INC.

- ENGINEERING
- SURVEYING
- PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	8716-003
JOB NO.:	8716-003
SHEET NO.:	2 OF 5

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

08-25-2022
RELEASE DATE

PRELIMINARY PLAT

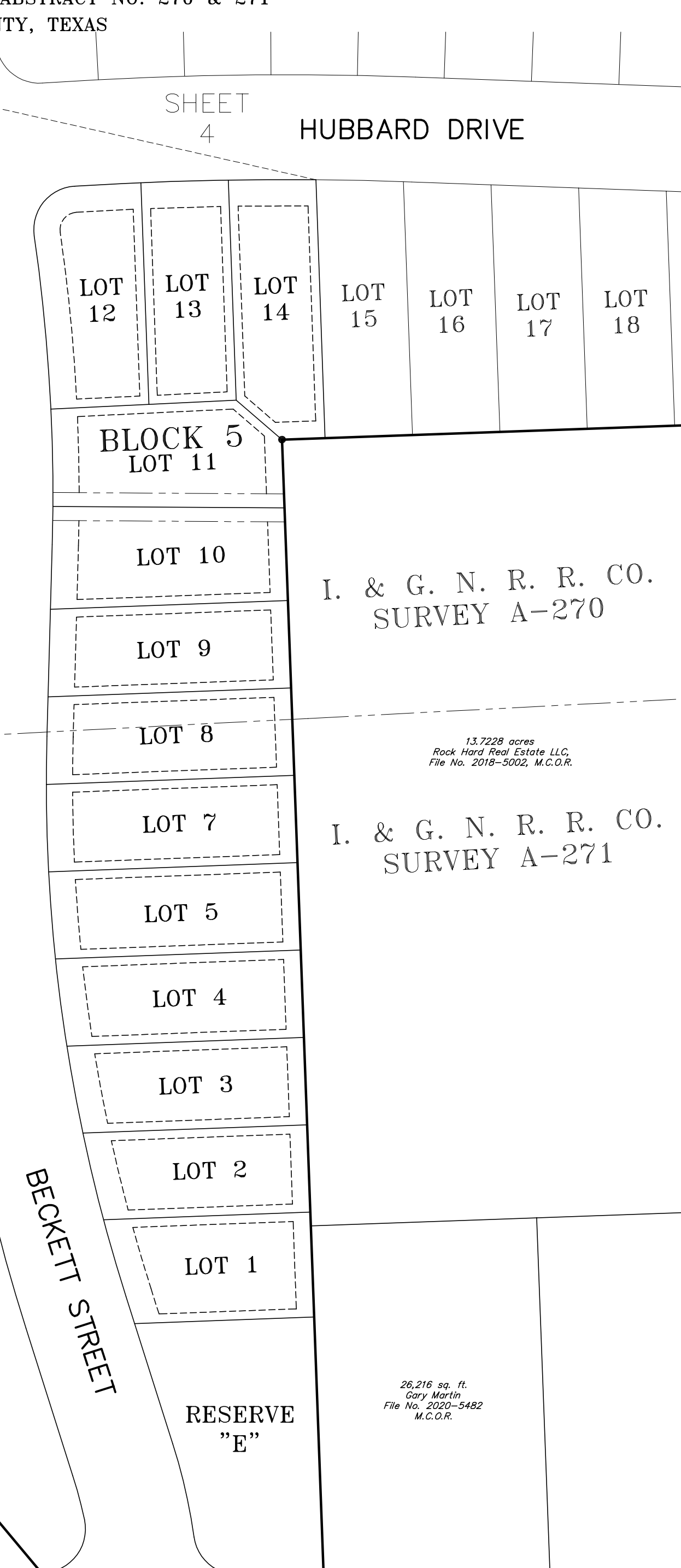
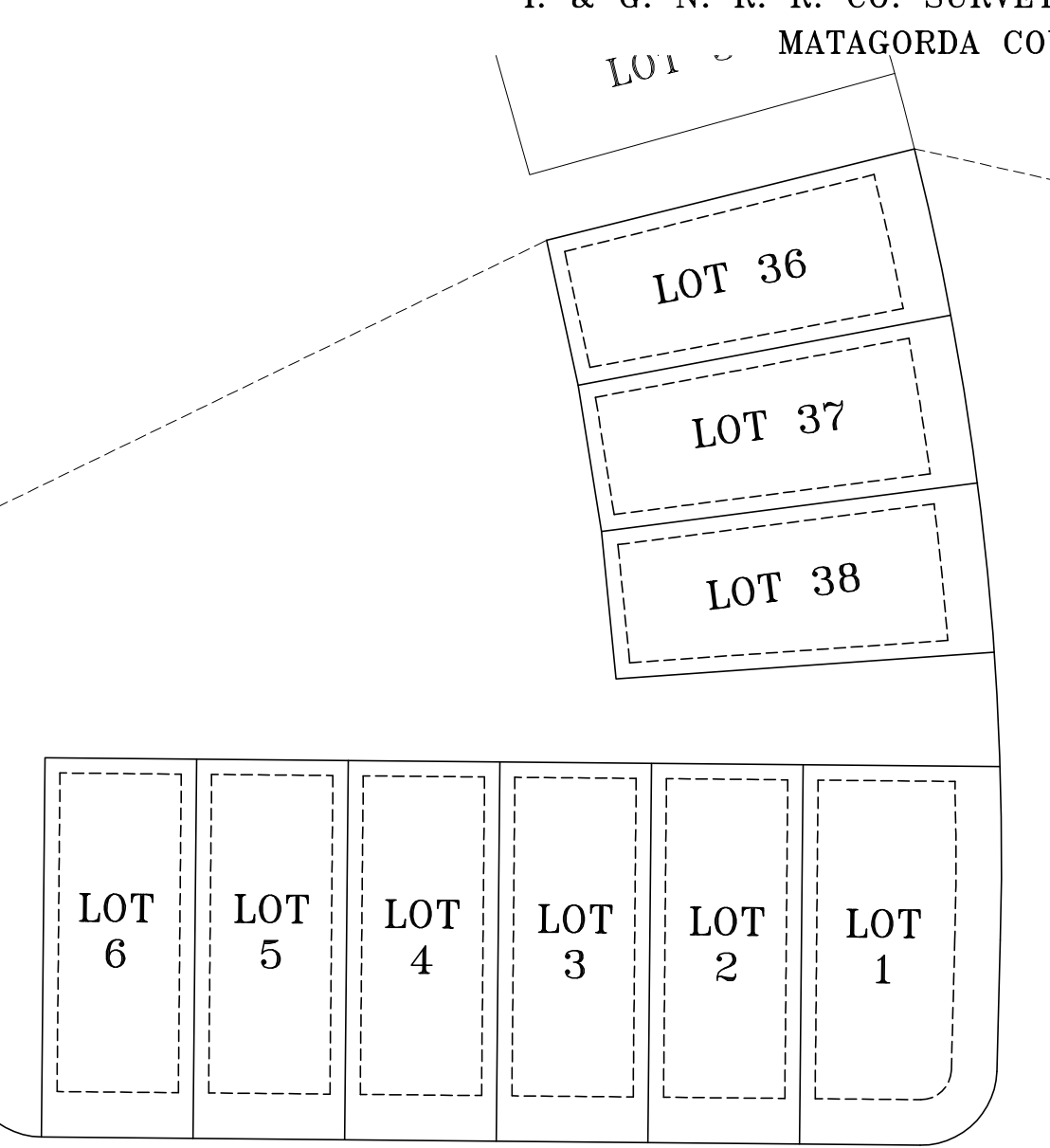
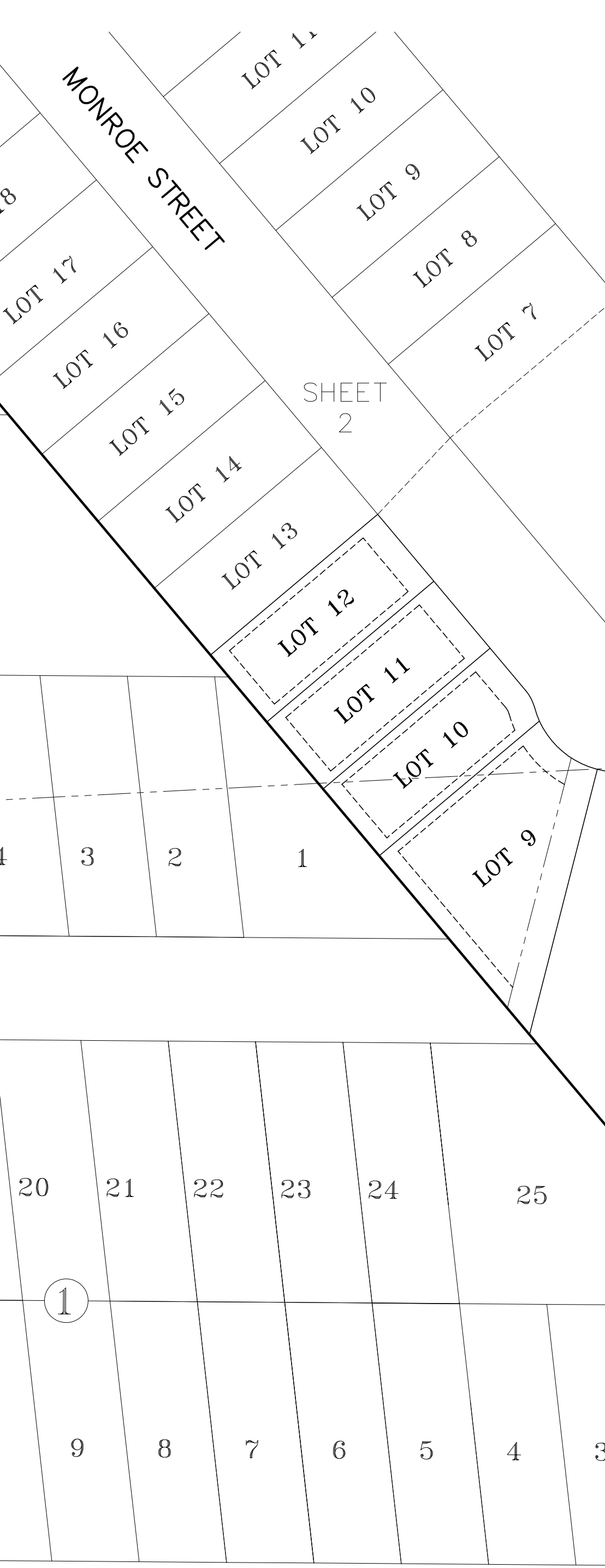
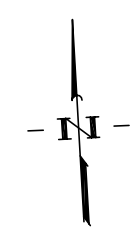
RUSSELL RANCH SUBDIVISION

49.71 ACRE SUBDIVISION

I. & G. N. R. R. CO. SURVEY, ABSTRACT NO. 270 & 271
MATAGORDA COUNTY, TEXAS

ITEM #3.

DRAWN	J.H.D.
CHECKED BY:	H.A.D.
DATE:	AUG. 22, 2022
SCALE:	1" = 60'



SHEET 4 HUBBARD DRIVE

MONROE STREET

BECKETT STREET

I. & G. N. R. R. CO. SURVEY A-270

I. & G. N. R. R. CO. SURVEY A-271

13.7228 acres
Rock Hard Real Estate LLC,
File No. 2018-5002, M.C.O.R.

0.84 acres
Bay City Seafood
File No. 104270, M.C.O.R.

26,216 sq. ft.
Gary Martin
File No. 2020-5482
M.C.O.R.

G & W ENGINEERS, INC.

ENGINEERING • SURVEYING • PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	8716-003
JOB NO.:	8716-003
SHEET NO.:	3 OF 5

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

08-25-2022
RELEASE DATE

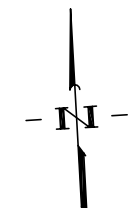
PRELIMINARY PLAT

RUSSELL RANCH SUBDIVISION

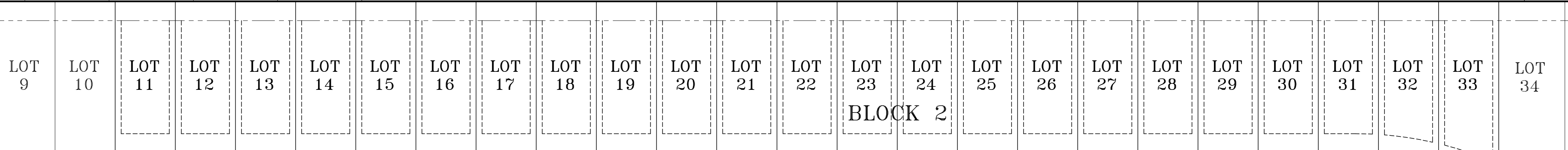
49.71 ACRE SUBDIVISION

I. & G. N. R. R. CO. SURVEY, ABSTRACT NO. 270 & 271
MATAGORDA COUNTY, TEXAS

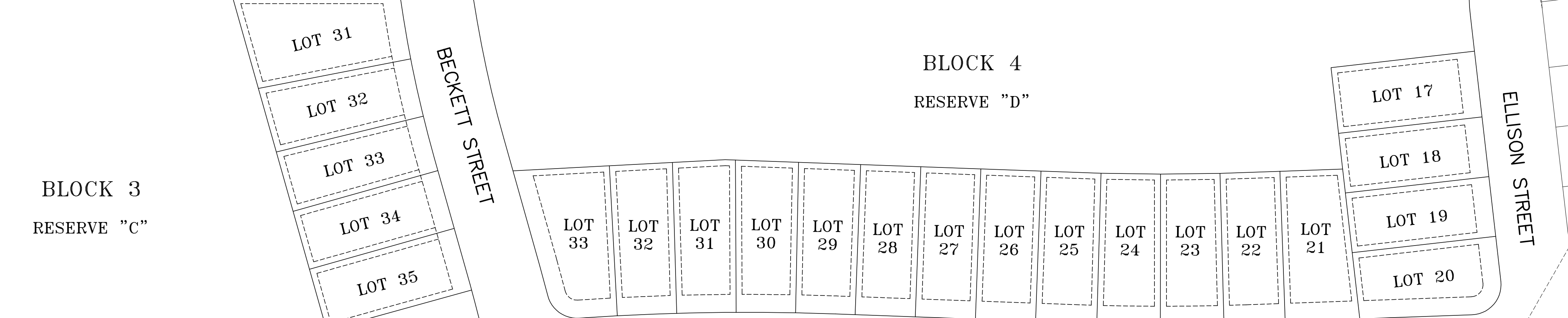
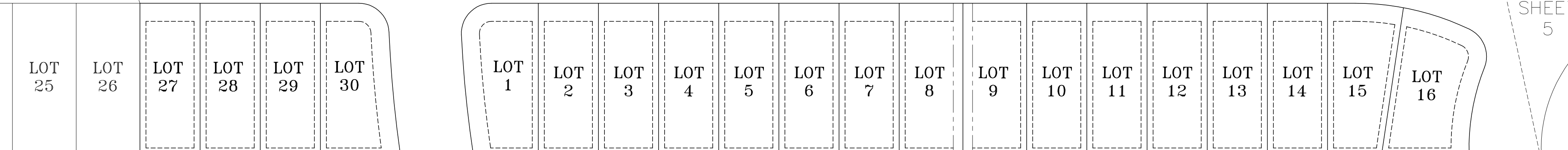
10.00 acres
The First Christian
Church of Bay City, Texas
File No. 2015-1699, M.C.O.R.



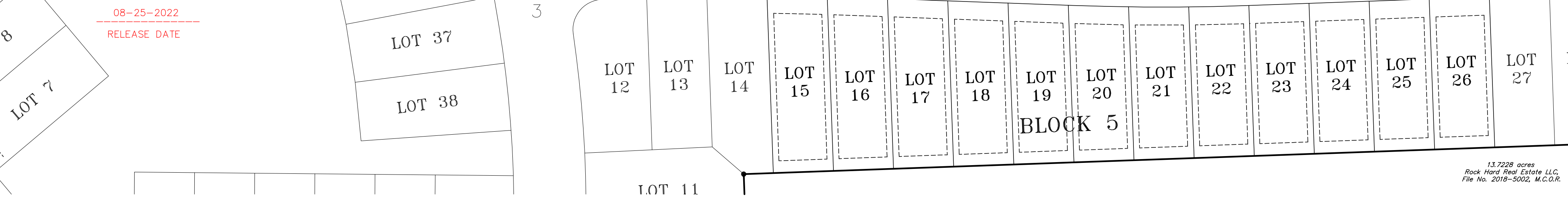
DRAWN	ITEM #3.
J.H.D.	
CHECKED BY:	
H.A.D.	
DATE:	
AUG. 22, 2022	
SCALE:	
1" = 60'	



SHEET 2 CRAWFORD STREET SHEET 5



SHEET 3 HUBBARD DRIVE SHEET 5



G & W ENGINEERS, INC.

- ENGINEERING
- SURVEYING
- PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	8716-003
JOB NO.:	8716-003
SHEET NO.:	4 OF 5

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

08-25-2022
RELEASE DATE

13.7228 acres
Rock Hard Real Estate LLC
File No. 2018-5002, M.C.O.R.

PRELIMINARY PLAT

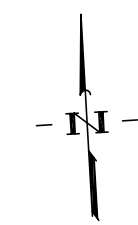
RUSSELL RANCH SUBDIVISION

49.71 ACRE SUBDIVISION

I. & G. N. R. R. CO. SURVEY, ABSTRACT NO. 270 & 271
MATAGORDA COUNTY, TEXAS

ITEM #3.

DRAWN	J.H.D.
CHECKED BY:	H.A.D.
DATE:	AUG. 22, 2022
SCALE:	1" = 60'



0.72 acres
Lacey L. Green
File No. 2017-3019, M.C.O.R.

8.214 acres
McCoys Corporation
File No. 2017-6743 M.C.O.R.

1.0 acre
Eugene G. Michalec, Jr.
File No. 112151, M.C.O.R.

20' Wide Utility Easement
City of Bay City
File No. 2017-6742 M.C.O.R.

G & W ENGINEERS, INC.

ENGINEERING • SURVEYING • PLANNING

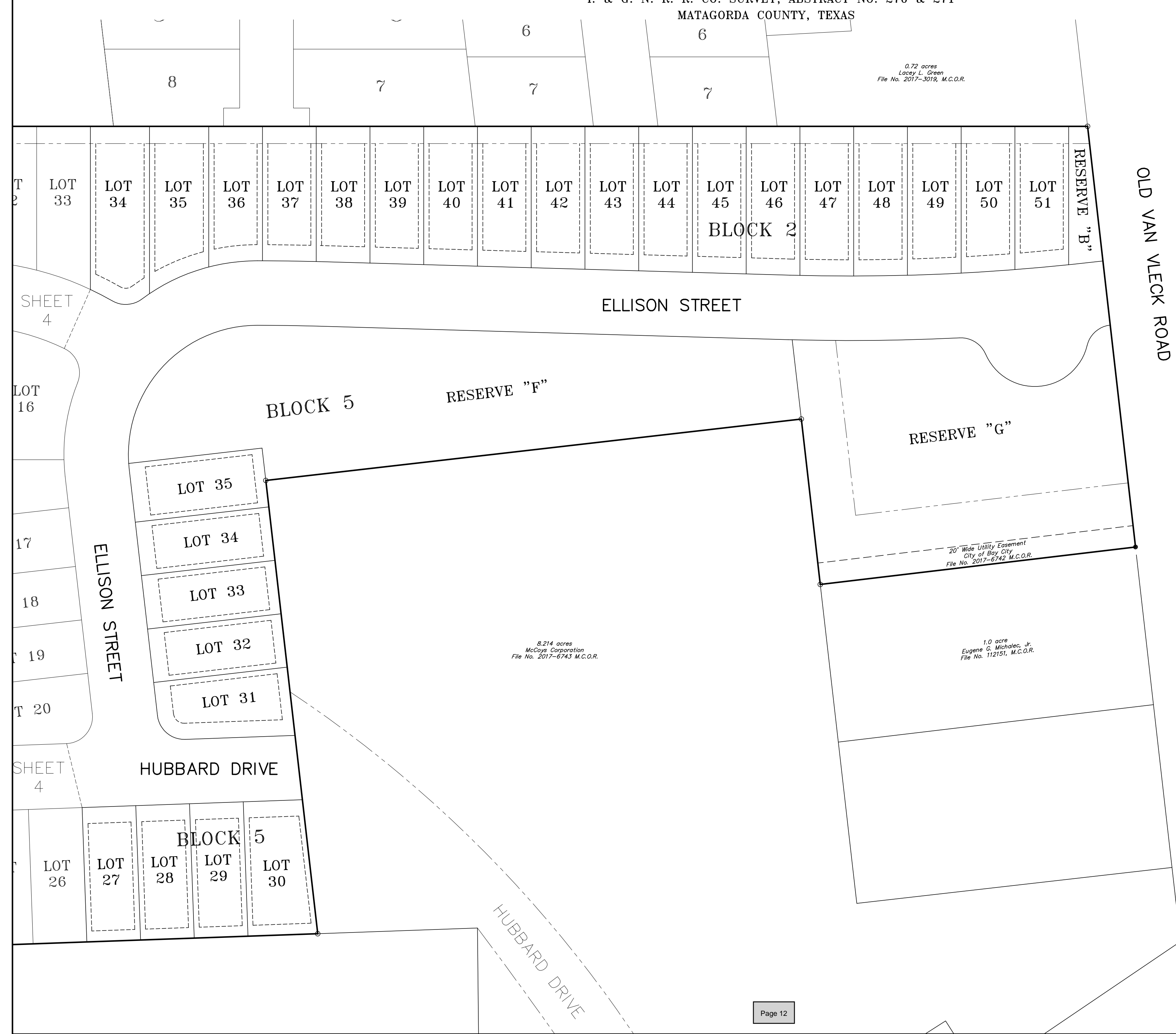
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	8716-003
JOB NO.:	8716-003
SHEET NO.:	5 OF 5

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

08-25-2022
RELEASE DATE

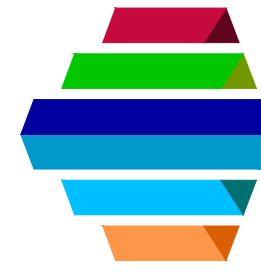
PRELIMINARY PLAT



ARCH/ENG SEAL:

LYNNENGINEERING

1221 AVE F
 BAY CITY, TX 77414
 PH: (979) 245-8900
 FAX: (979) 245-5345



VALOR PARK
 BAY CITY, TEXAS
 LAND PLAN

PROJECT NAME:

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY: CM	CHECKED BY: NMC	DESIGNED BY: NMC	JOB NO. 38743
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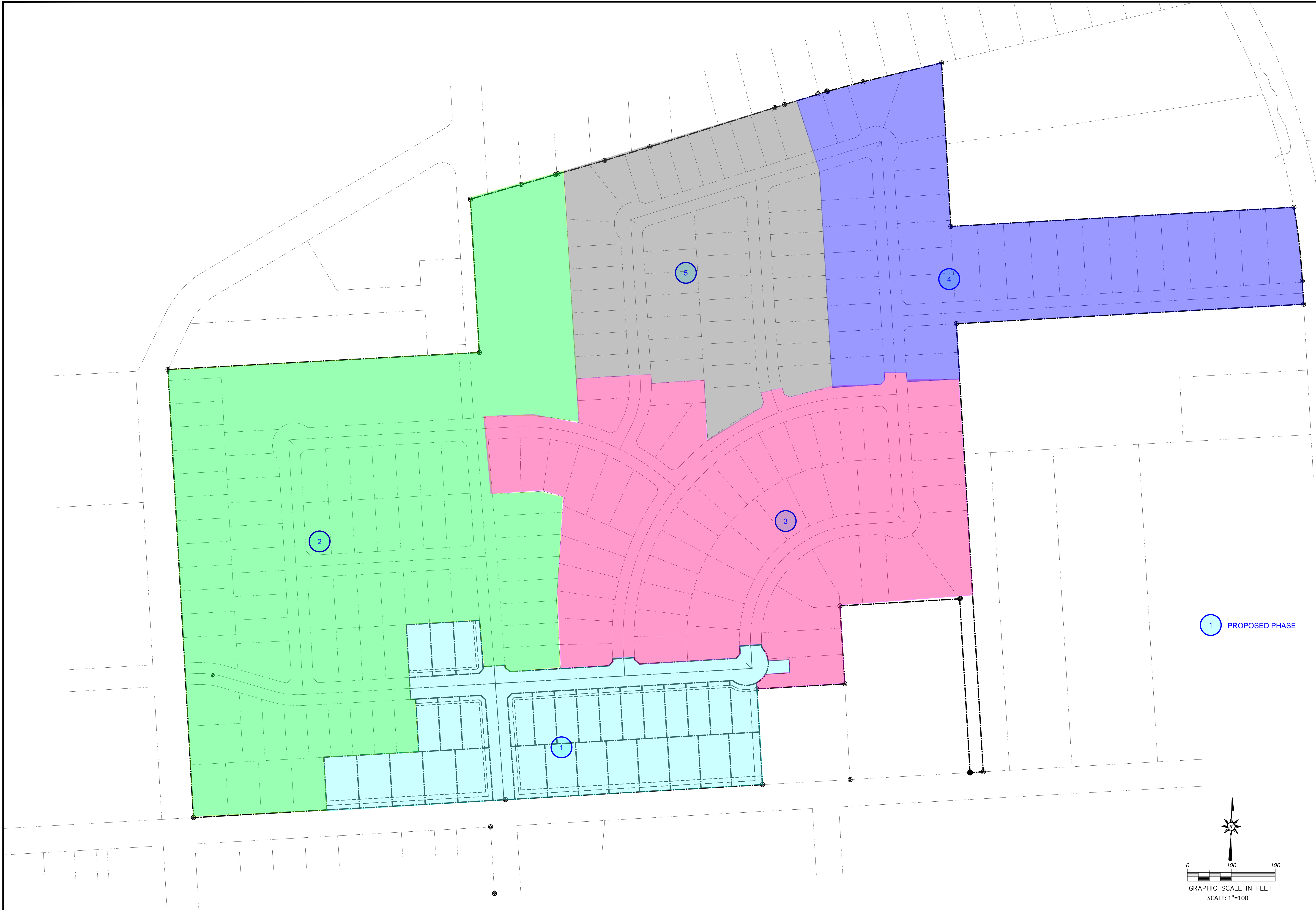
PRINTED

DATE	REMARKS
08/11/22	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

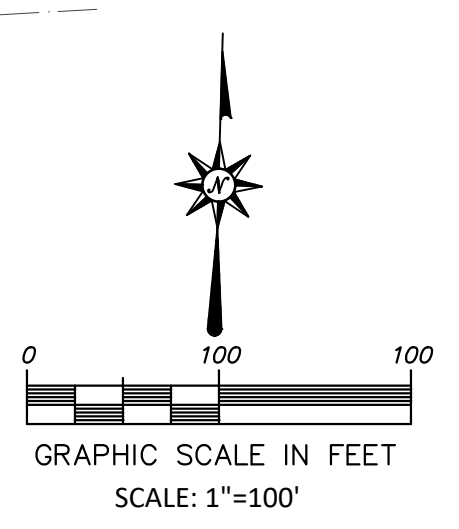
REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

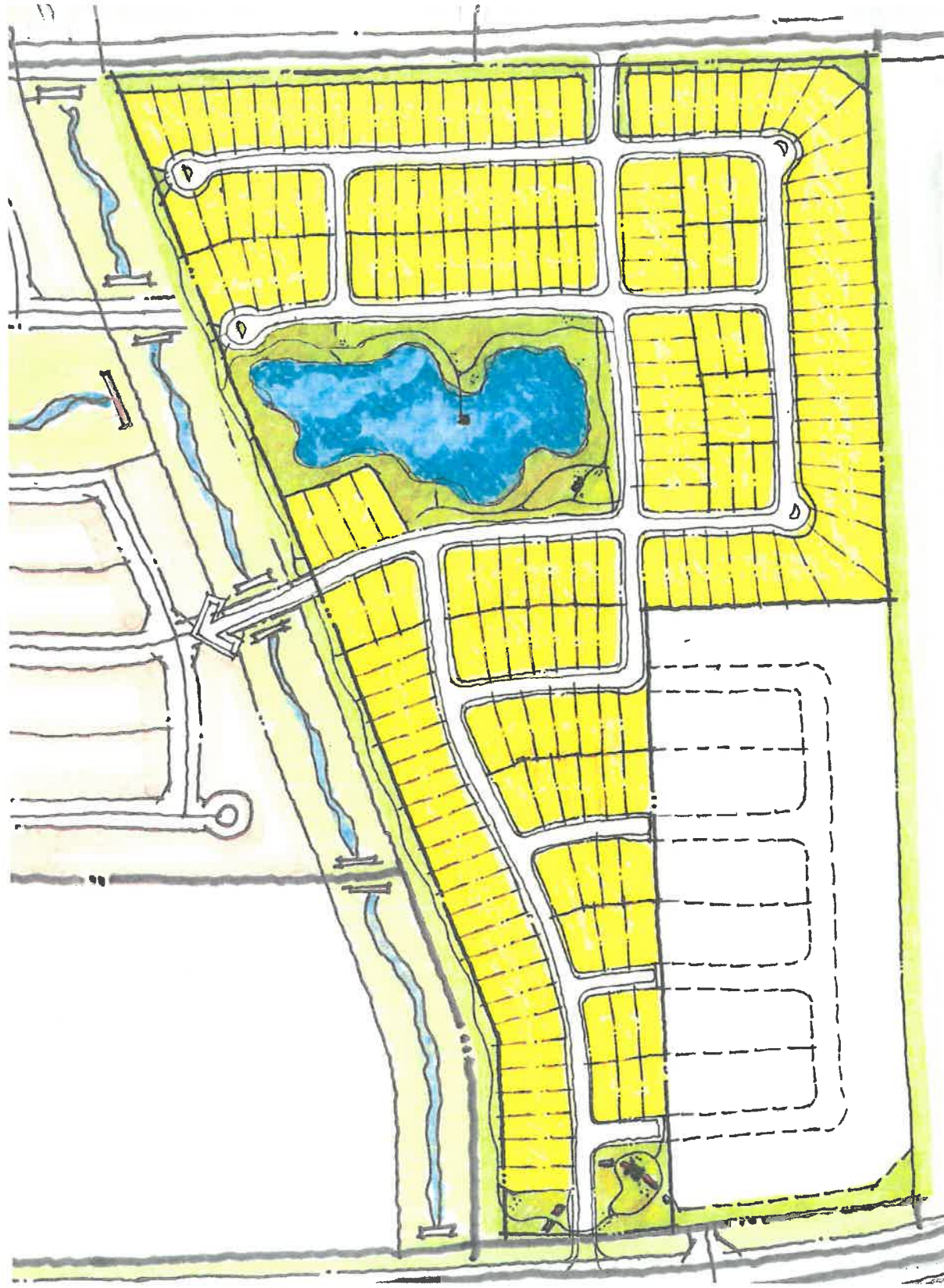
PAGE NO:



1 PROPOSED PHASE



This document is released for
 INTERIM REVIEW
 under the authority of Mitchell Carrillo, P.E. 125070 on
 8/11/22



**Bay City TIRZ 2
Bold Fox Tract**

Conceptual Master Plan

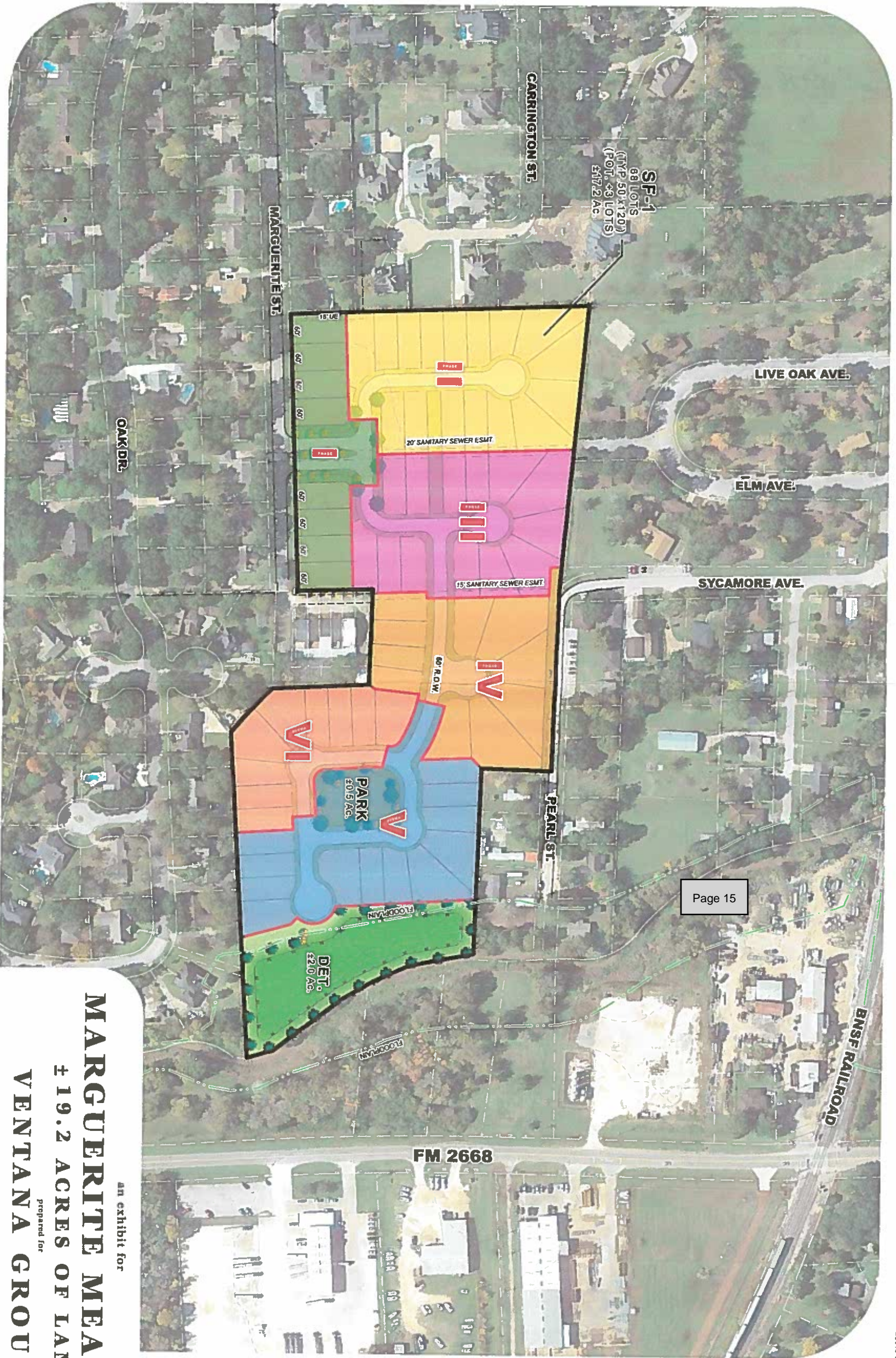
Bay City, Texas
25 January 2022
Bold Fox



TBG
1333 West Loop South, Suite 1450
Houston, Tx 77027
(713) 439 0027
tbgpartners.com



The information shown is based on the best information available and is subject to change without notice.



Page 15

PHASING SUMMARY

PHASE 1 = 08 LOTS	PHASE 4 = 10 LOTS
PHASE 2 = 16 LOTS	PHASE 5 = 12 LOTS
PHASE 3 = 13 LOTS	PHASE 6 = 09 LOTS
TOTAL	68 LOTS

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, ANY AND ALL CHANGES TO THIS DRAWING SHALL BE MADE BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

MARGUERITE MEADOW
 ± 19.2 ACRES OF LAND
 prepared for
VENTANA GROUP



Land Planning Consultants -
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 Tel: 281-579-0340

7000 North Maple, Suite 300
 Austin, TX 78721
 Tel: 281-579-0340
 DECEMBER 06, 2016
 RGA 16-474



Proposed Development

Anticipated Development

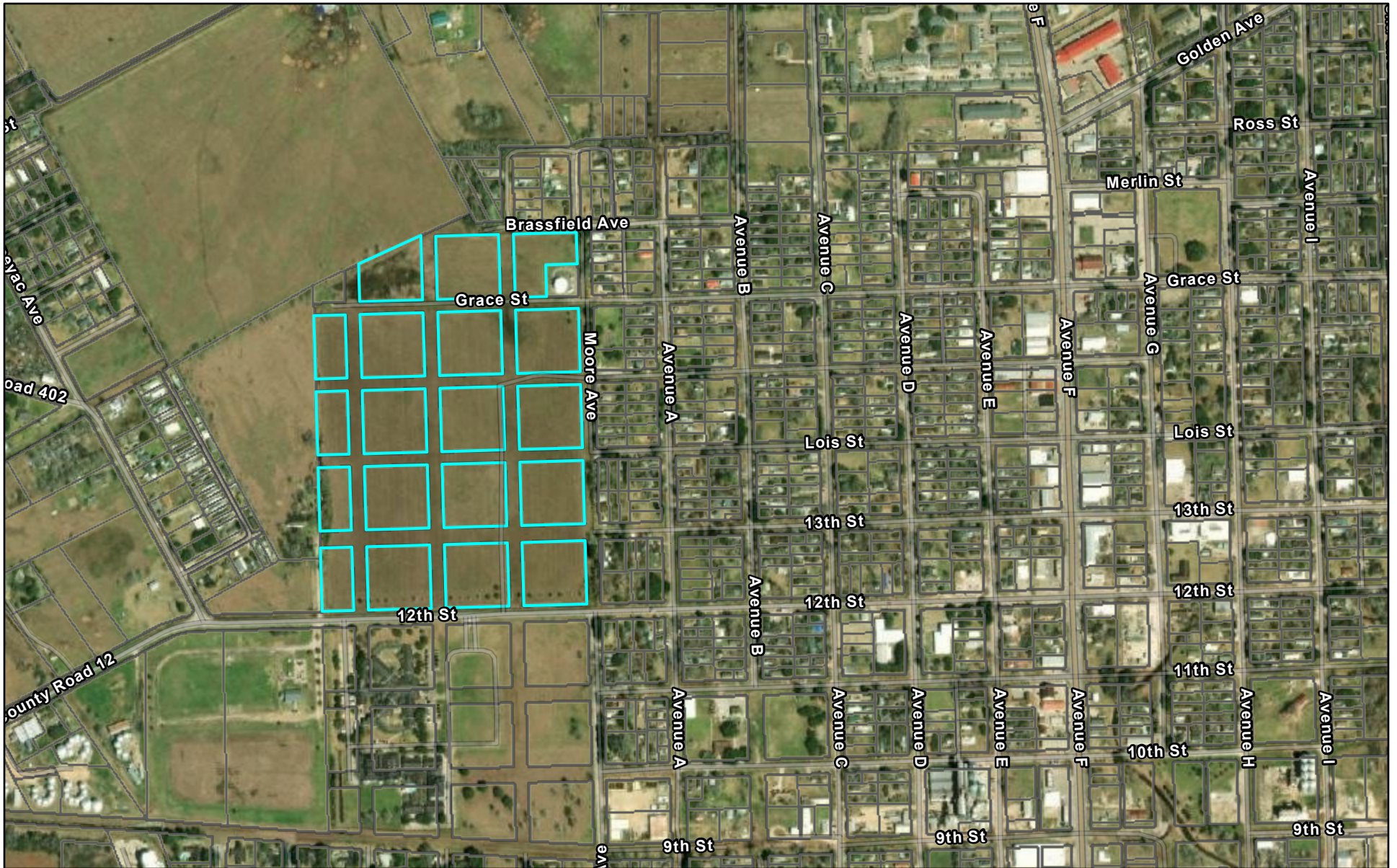
The conceptual plan below informed the projections on the previous page. The plan below and the projections listed above are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections could be updated in the future to reflect the then current market trends and taking into account the performance of the development within the TIRZ. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.



TIRZ #4 - Anticipated Development

12th St West Development - MCAD PID No 43390

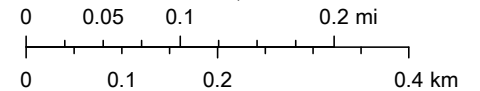
ITEM #6.

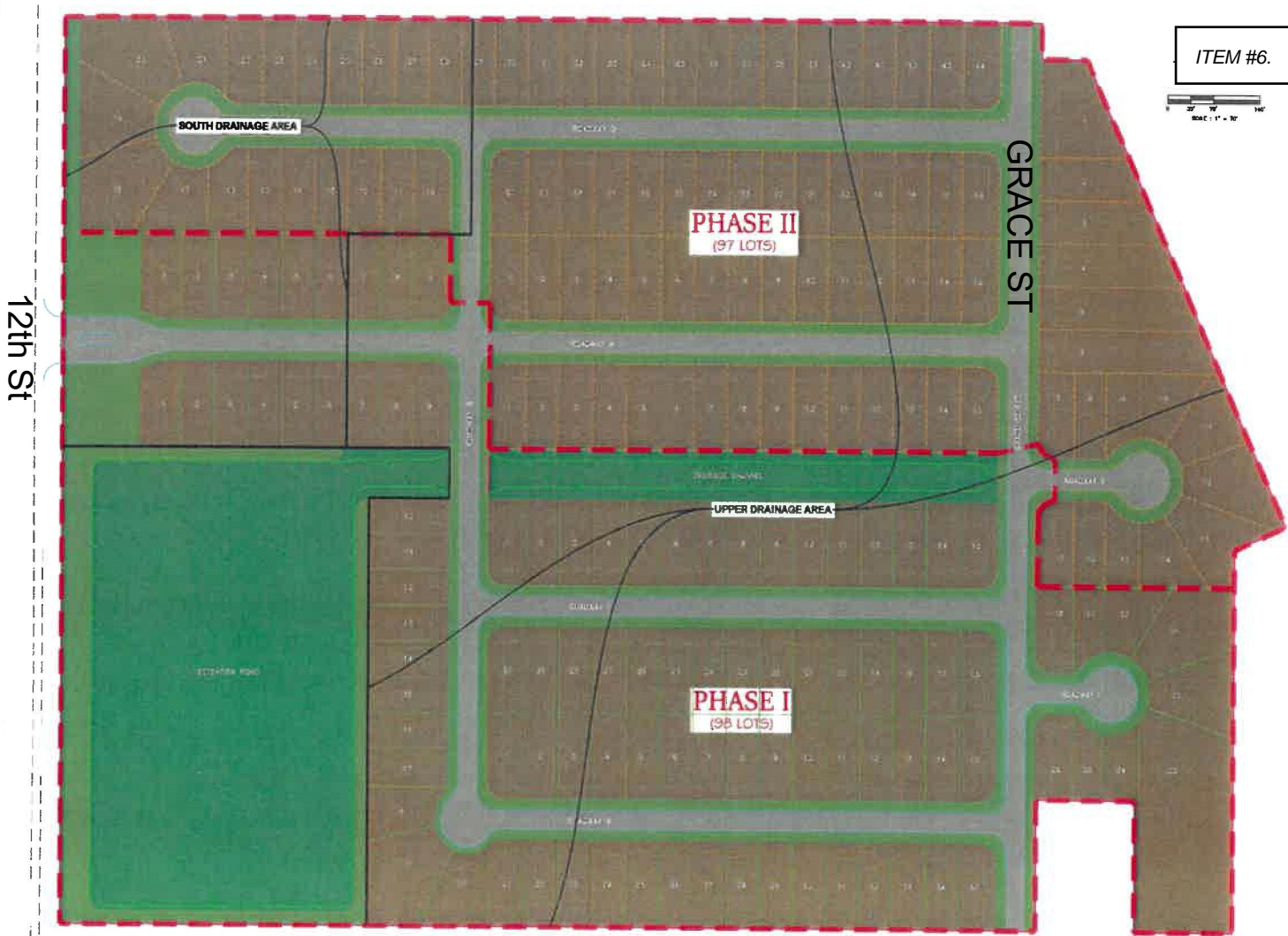


12/9/2022, 11:20:14 AM

 Parcels

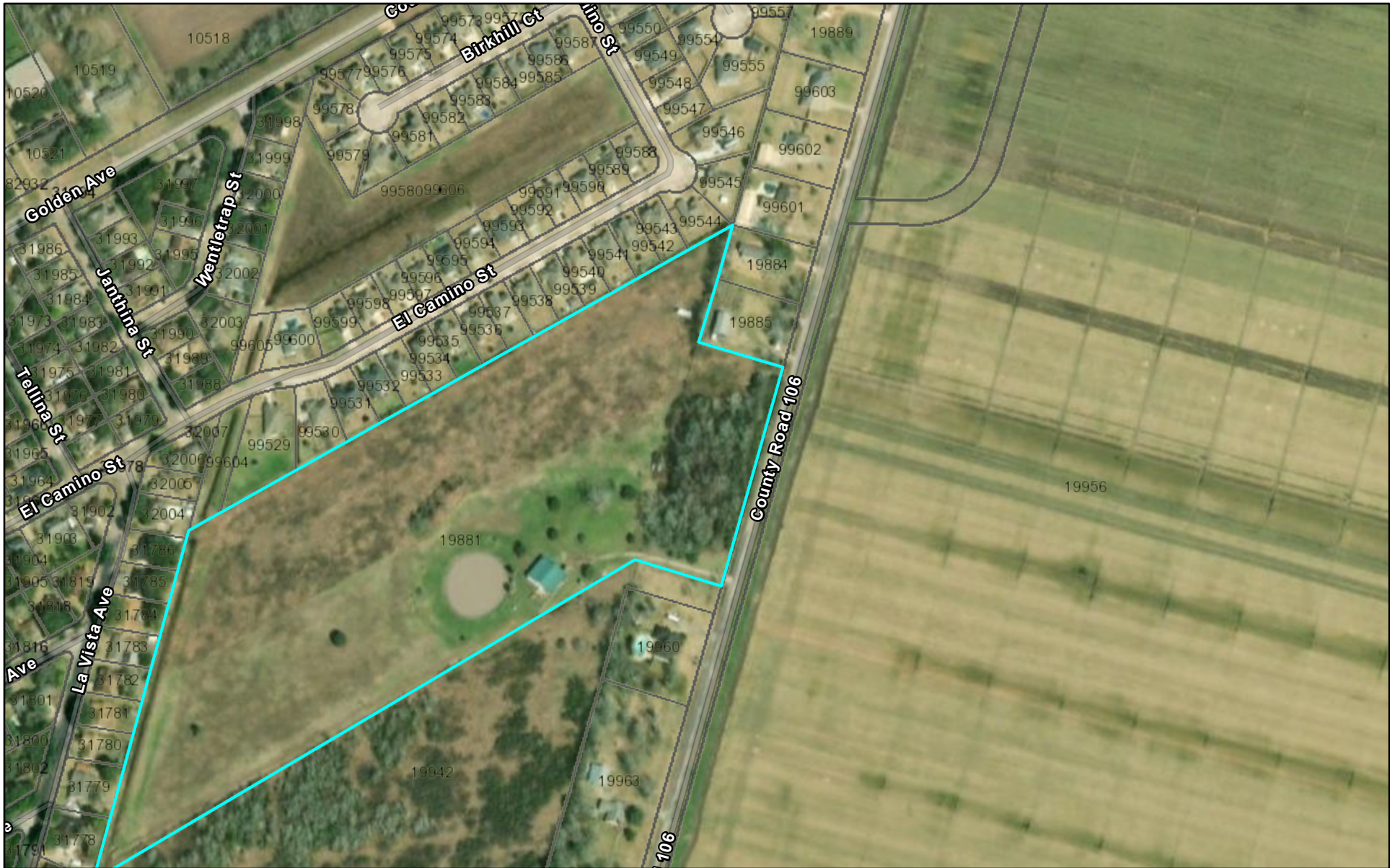
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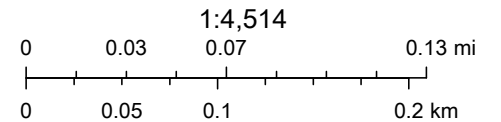
Skelly Rd Development - MCAD PID No 19881

ITEM #6.



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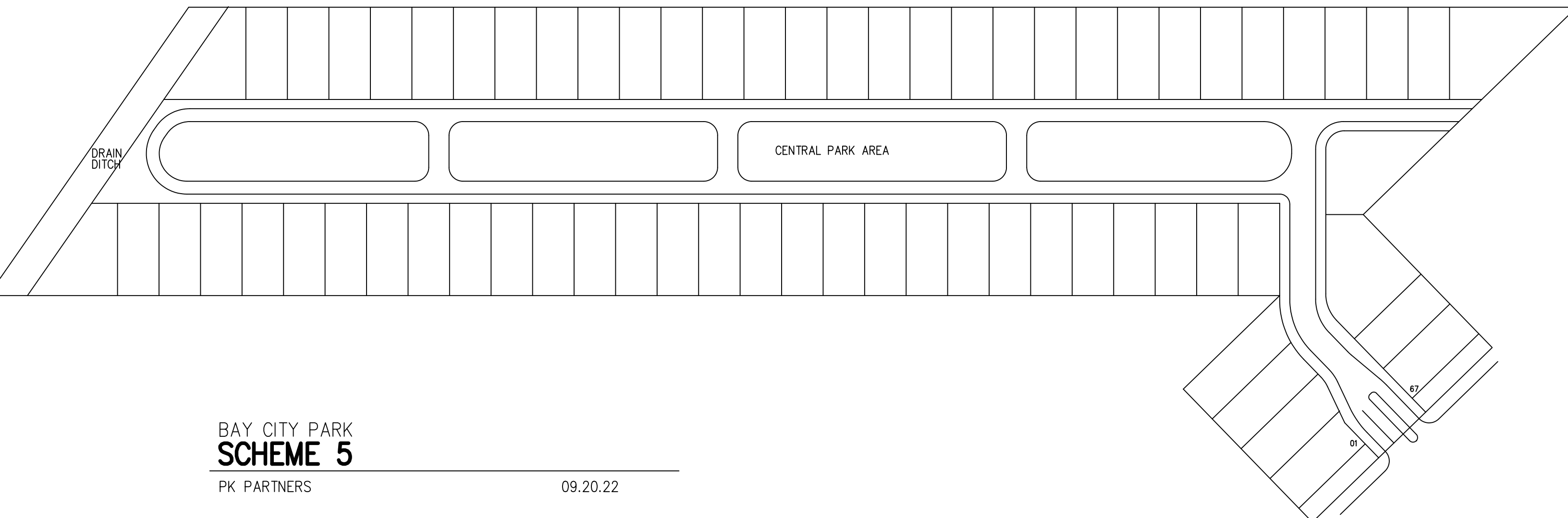
Parcels



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Matagorda County Appraisal District, Harris Govern -- www.harrisgovern.com

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



BAY CITY PARK
SCHEME 5

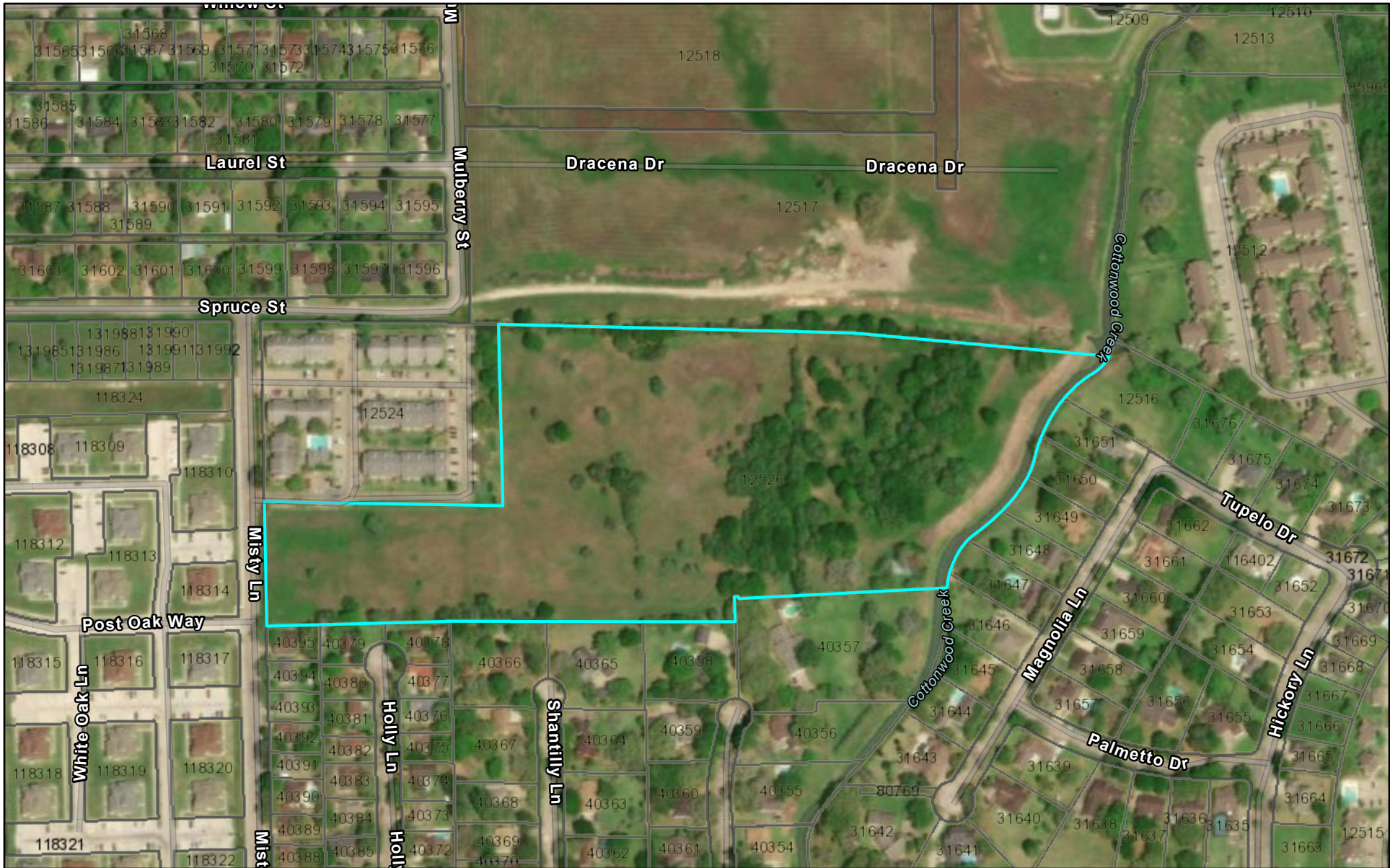
PK PARTNERS

09.20.22

Skelly Road

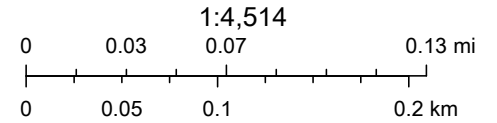
Misty Lane 4-plexes - MCAD PID No 12526

ITEM #6.



12/9/2022, 11:15:27 AM

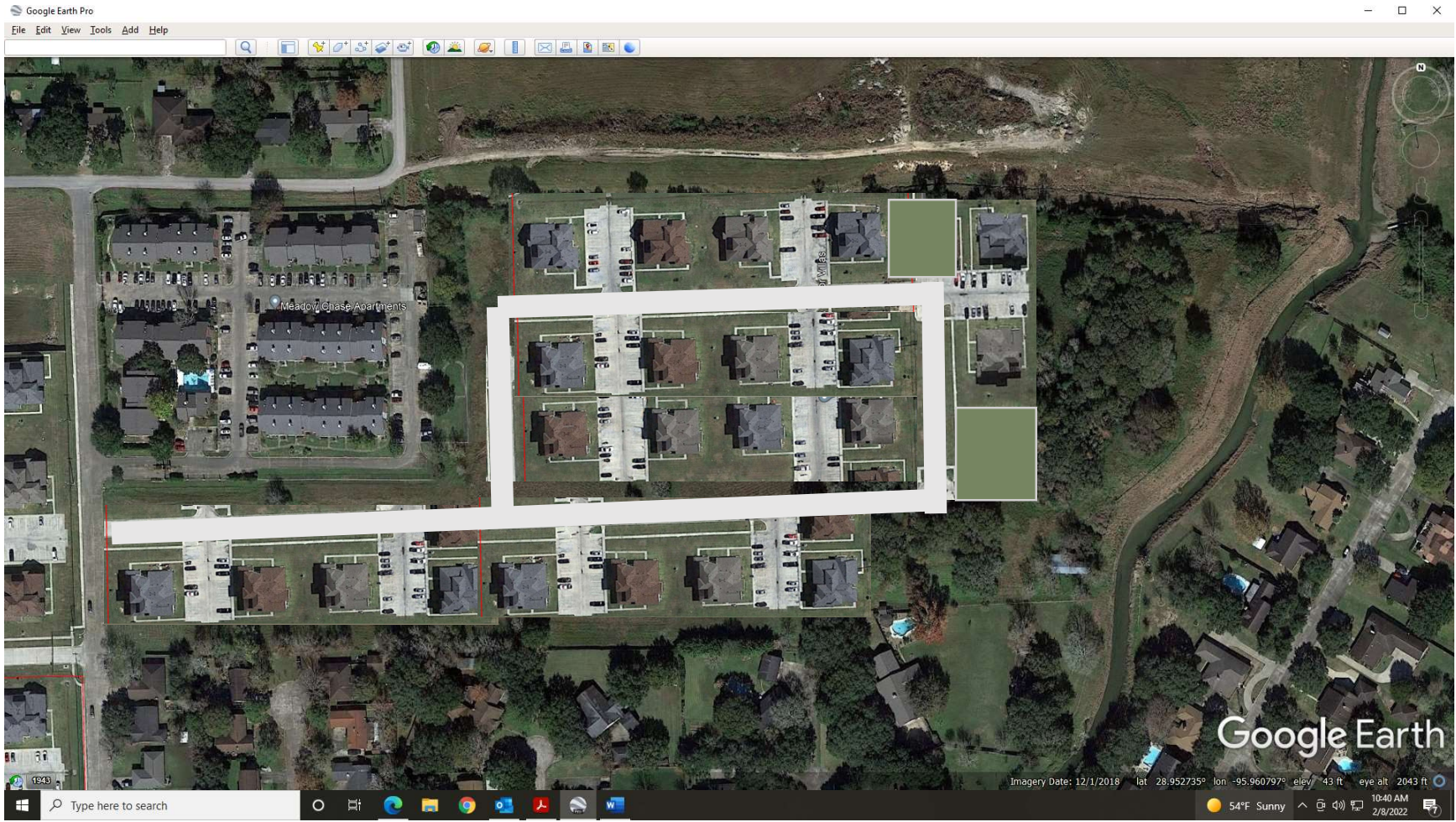
 Parcels



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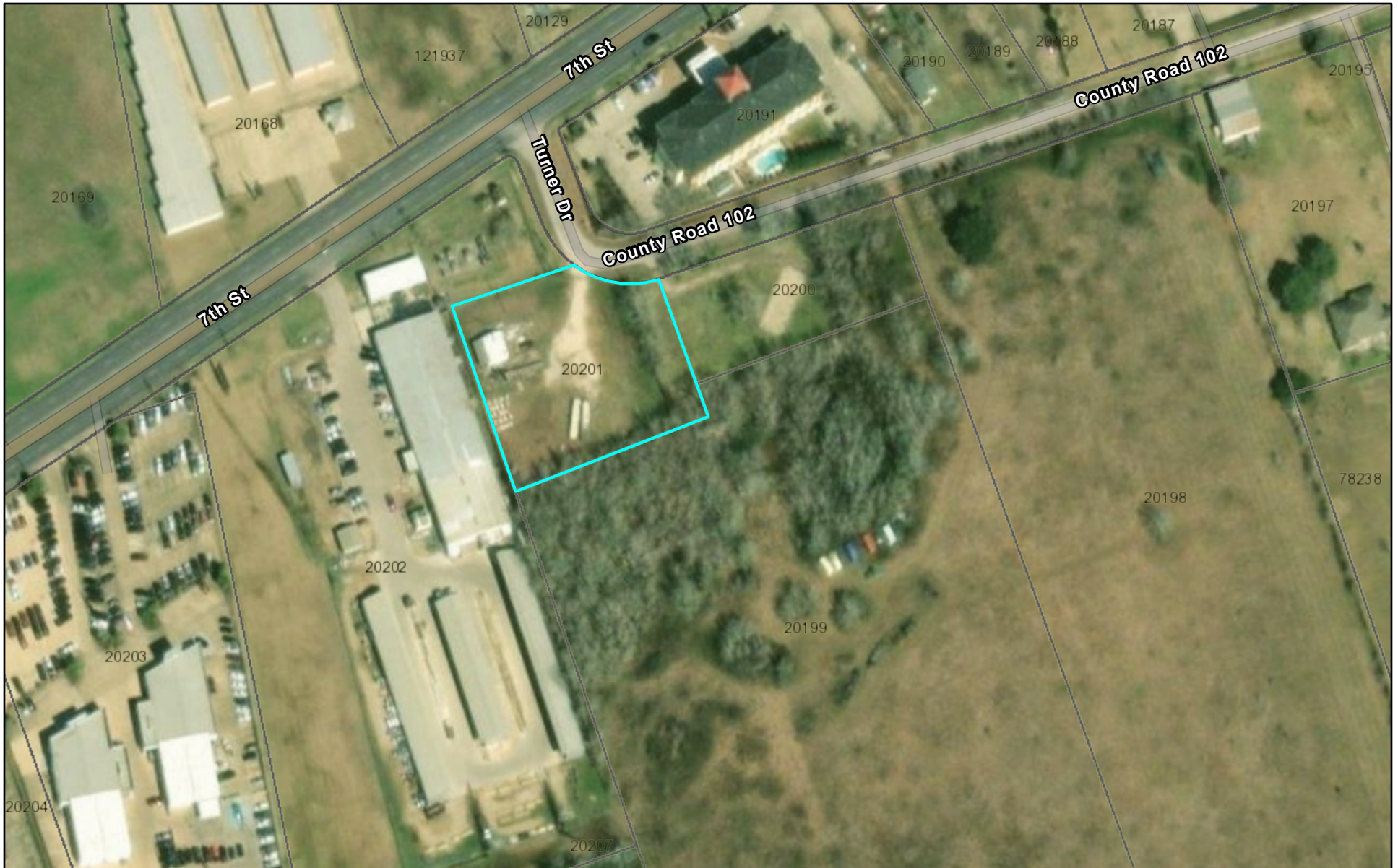
Matagorda County Appraisal District, Harris Govern -- www.harrisgovern.com

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CR 102 Development - MCAD PID No 20201

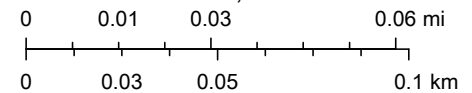
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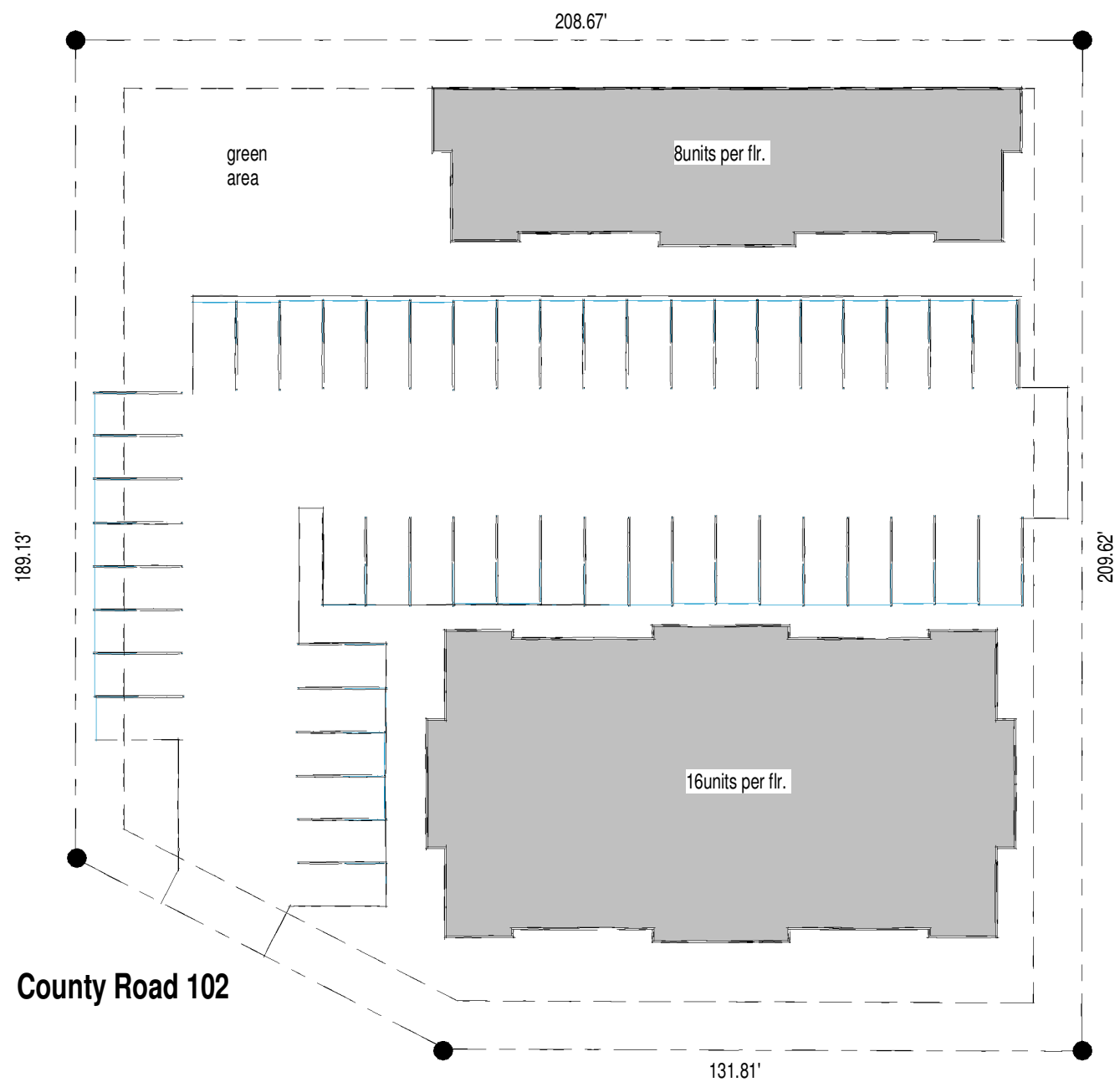


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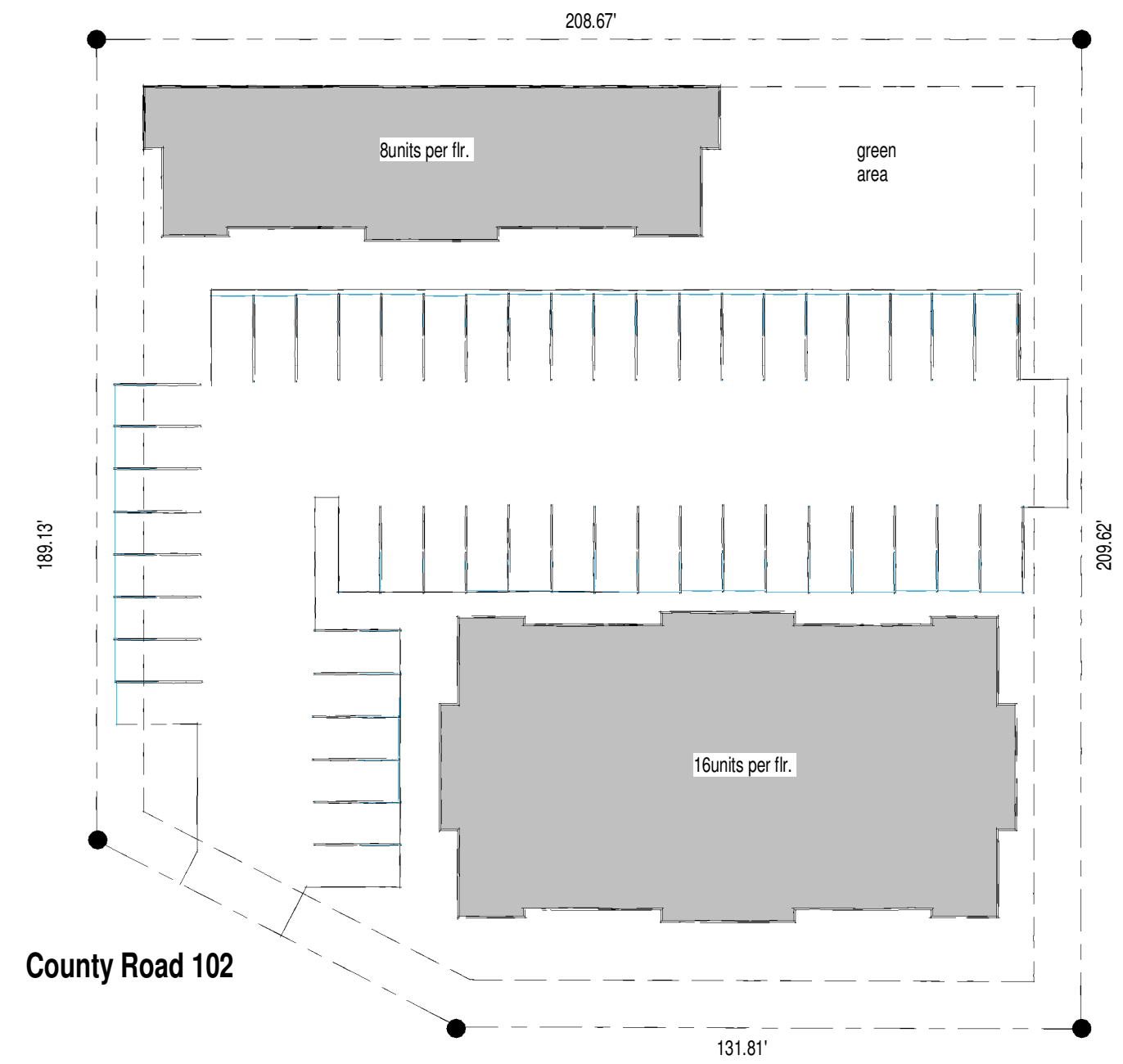
Parcels

1:2,257





OPTION 1



OPTION 2

PARKING SPACES REQUIRED
 (24 UNITS X 2 SPACES PER UNIT = 48 SPACES)

CR 102 (Turner Rd)

jmack Architects

5353 West Alabama Street, Suite 695
 Houston, Texas 77056
 713.524.9524 fax: 713.583.9985