



PLANNING AND ZONING COMMISSION MEETING AGENDA

Notice is hereby given of a **Regular Meeting** of the **La Porte Planning and Zoning Commission** to be held on **Thursday, January 17, 2019 at 6:00 p.m.** at City Hall Council Chambers, 604 W. Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS.**
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. November 15, 2018 Meeting
- 4. MAJOR DEVELOPMENT SITE PLAN:** Consider approval of the major development site plan #18-83000003, Domaine La Porte, an 18.02 acre multi-family development located at 3300 Bay Area Blvd.
- 5. FINAL PLAT:** Consider approval of a Final Plat for the Morgan's Landing Section 1; a single family residential development consisting of 10 lots on 4.6 acres located on Bay Area Blvd.
- 6. FINAL PLAT:** Consider approval of a Final Plat for the Morgan's Landing Section 2; a single family residential development consisting of 24 lots on 6.9 acres located on Bay Area Blvd.
- 7. FINAL PLAT:** Consider approval of a Final Plat for the Morgan's Landing Section 3; a single family residential development consisting of 52 lots on 16.2 acres located on Bay Area Blvd.
- 8. FINAL PLAT:** Consider approval of a Final Plat for the Morgan's Landing Section 4; a single family residential development consisting of 43 lots on 11.0 acres located on Bay Area Blvd.
- 9. FINAL PLAT:** Consider approval of a Final Plat for the Morgan's Landing Section 5; a single family residential development consisting of 36 lots on 7.6 acres located on Bay Area Blvd.
- 10. FINAL PLAT:** Consider approval of a Final Plat for the Morgan's Landing Recreation Center/Detention; a single family residential development consisting of 2 reserves on 26.0 acres located on Bay Area Blvd.
- 11. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for Artesia; a single family residential development consisting of 82 patio home lots on 19.2 acres located on the east side of SH 146
- 12. ADMINISTRATIVE REPORTS**
 - a. Annual Attendance
- 13. COMMISSION COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
- 14. ADJOURN**

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact The City Secretary, at 281-470-5019.

CERTIFICATION

I certify that a copy of the Thursday, January 17, 2019, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2019.

Title: _____

**City of La Porte, Texas
Planning and Zoning Commission**



January 17, 2019

AGENDA ITEM 3

Consider approval of the Meeting Minutes:

- a. November 15, 2018

Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas

**Planning and Zoning Commission
Minutes of November 15th, 2018**

Commissioners Present: Nick Barrera, Mark Follis, Wyatt Smith, Christina Tschappatt, Jo Ann Pitzer, Trey Kendrick and Lou Ann Martin

Commissioners Absent: Vice Chairman Richard Warren and Chairman Hal Lawler

City Staff Present: Assistant City Attorney Clark Askins, City Planner Ian Clowes, Planning Director Teresa Evans, City Engineer Lorenzo Wingate, and Assistant City Manager Jason Weeks

CALL TO ORDER: (6:00pm)

Commissioner Kendrick called the meeting to order at 6:00 p.m.

ROLL CALL OF MEMBERS: (6:03pm)

Chairman Lawler and Vice Chairman Warren were absent for this meeting

Consider Approval of Meeting Minutes:

- a) September 20, 2018 Meeting
- b) October 11, 2018 Special Meeting

Motion by Commissioner Barrera to approve the proposed both meeting minutes

Second by Commissioner Tschappatt **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Kendrick, Pitzer, Martin

Nays: None **Motion to approve passes, 7-0**

Public Hearing: Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000014, a request by Nilvarni, LP, applicant/owner; to allow for a Hotel/Motel Use, to locate on a 2.28 acre tract of land legally described as Lots 1-16 and 19-32, Block 1103 and East 30 of 7th St. ROW and Adjacent 16 ft. Alley La Porte Subdivision

Staff Presentation: City Planner, Mr. Ian Clowes, presents a Special Conditional Use Permit request by Nilvarni, LP for a Hotel/Motel use on a General Commercial (GC) zoned property.

Applicant Presentation: Dimpel Patel, owner and proprietor, discussed the history of similar business ventures (hotels/motels) that have been previously developed in the area. He mentioned that the property was purchased a number of years ago and at the time, a hotel use was permitted. His proposed project would be an economic benefit to the city.

Question and Answer: Commissioners Follis and Barrera question the applicant about the design and anticipated layout of the hotel if approved. This includes a store front option.

Public Comments (for, against, question):

Jim Hinton (Against): 983 Dover Hill Rd – Shares experiences of staying at hotels in the City Of La Porte, specifically the illegal activity that occurred during both experiences.

Tiffany Dowley (For) 10005 1st La Porte – Employee for the applicant that voiced support for the approval of the SCUP.

Mary Dio (Opposed) 1205 S 7th St – Voiced opposition for the SCUP, citing homeless activity near her home.

Prahisha Bahhat (For) 908 W G St (Employee) – Fellow employee for a similar hotel in the City Of La Porte that outlined the importance of filling the empty lots in the City and how that combats trespassing.

Sammah Pizana (For) 3629 Choctaw Dr. (Employee) – Supports the economic stimulus that the approval of the hotel would provide.

Amanda Koreda (For) 212 Mercer St (Employee) – Voiced Support

Kunda Patel (For) 11603 Strang Rd (Employee) – Voiced support and cited the recent, positive interactions with the developer

Jose Garcia (For) 601 Center St, Pasadena TX (Employee) – Vouched for the character of the developer and recommended the approval of the hotel SCUP

Mary Edwards (Opposed) 602 S 7th St - Voiced a complaint about the activities that occur at the neighboring hotels.

Jackie Ramirez (For) 113 Sylvia, Deer Park TX (Employee) - Vouched for the character of the developer and recommended the approval of the hotel SCUP

Teresa Garcia (For) 1125 Willow Creek Dr. (Employee) - Vouched for the character of the developer and recommended the approval of the hotel SCUP

Shamma Bak (For) 1203 Monroe St, Baytown TX (Employee) - Vouched for the character of the developer and recommended the approval of the hotel SCUP

Maggie Anderson (Against) 909 Garden Walk – Doesn't think that the design of a "high-rise" hotel would work well with surrounding landscape. Additionally, the transportation flow would be disrupted.

Amaro Romas (For) 1020 S 3rd St (Relative of Employee) - Vouched for the character of the developer and recommended the approval of the hotel SCUP

Motion by Commissioner Smith to deny SCUP #18-91000014

Second by Commissioner Barrera **Motion to deny carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Martin, Pitzer,

Nays: None **Motion to deny passes, 6-0**

Abstain: Commissioner Kendrick

Adjourn Public Hearing (7:36pm)

Discussion Items (7:37pm)

1. Chapter 106 Subcommittee Update

Staff addressed the Commission with a scheduled meeting of the subcommittee to review and propose changes to sections of Chapter 106. Meeting is tentatively scheduled before the next scheduled Planning and Zoning Commission meeting in January, 2019.

2. City Council Action – 10.22.18

Staff informed the Commission of the decisions by City Council for cases that were heard at the October 22nd City Council Meeting

3. 10410 N L. St

Staff informed the Commission of the decisions by the Zoning Board of Adjustments in regards to 10410 N L. St.

Administrative Reports: None

Commission Comments: None

Adjournment of Meeting (7:56 pm)

Motion to adjourn Planning and Zoning Commission meeting by Commissioner Smith
Second by Commissioner Martin **Motion to adjourn carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Kendrick, Pitzer, Martin
Nays: None **Motion passes, 7-0**

Acting Chairman Kendrick adjourned the meeting at 7:56 pm

Respectfully submitted,

Chase Stewart
Planning Technician

Passed and Approved on _____, 2019.

Hal Lawler
Chairman, Planning and Zoning Commission

Trey Kendrick
Secretary, Planning and Zoning Commission

**City of La Porte, Texas
Planning and Zoning Commission**



January 17, 2019

AGENDA ITEM 4

Consider approval of a Major Development Site Plan #18-83000003
to allow for construction of a new multi-family development
located at 3300 Bay Area Blvd.

*Ian Clowes, City Planner
Planning and Development Department
City of La Porte, Texas*

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission approve a request by Dan Elkins of Kimley-Horn & Associates, Inc. for a Major Development Site Plan for a new multi-family development at 3300 Bay Area Blvd?

RECOMMENDATION

Staff recommends approval of the proposed Major Development Site Plan as submitted with the condition that any and all remaining staff comments be addressed prior to release of approved site plan.

DISCUSSION

Applicant's Request.

The applicant is seeking to construct a new multi-family development on an 18.02 acre tract of land. The proposed facility will 12 separate multi-family structures, totaling 350 individual units, along with an office/club house building. The site will include all associated development requirements such as parking, utilities, landscaping, etc. The applicant received approval from the Zoning Board of Adjustments (ZBOA) for a parking space reduction of 22 spaces (611 required, 589 proposed). Drainage and detention will be included as part of the Morgan's Landing subdivision currently under construction. The attached Exhibits show the proposed site layout and other information provided by the applicant.

Background Information.

The subject site is 18.02 acres in size, and is part of the overall Morgan's Landing project, originally approved in December of 2017. The property has been platted as Bay Area 28. This site is located at the southwest corner of Spencer Hwy. and Bay Area Blvd.

The site is part of the Beazer Homes SCUP and is designated as a multi-family reserve in the general plan. The proposed project is permitted as part of the approved SCUP.

Analysis.

This site development plan was reviewed according to the provisions of Chapter 86-7 (c). Because the overall site is greater than 10 acres in size, it requires consideration by the

Planning and Zoning Commission. The site plan is also subject to all applicable requirements of the city's Zoning Ordinance (Chapter 106 of the city's Code of Ordinances). Planning staff has reviewed the proposed site development plan and concluded that the application complies with all applicable code requirements. The following is a description of staff's analysis of various considerations:

Site Improvements.

The site will include a 350 unit multi-family development, a new parking lot with a total of 589 automobile parking spaces, utility connections, and landscaping.

Landscaping.

The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. Staff has reviewed the landscaping proposed and finds that it is consistent with the landscaping required in Section 106-800 of the Code of Ordinances.

Parkland Dedication and Park Development Fees

Section 86.25 of the City's Development Ordinance requires one acre of park land be dedicated for every 93 proposed dwelling units. In this case, the applicant is not proposing to dedicate any parkland to the city. The ordinance also allows for a cash payment in lieu of that dedication. The ordinance requires payment of \$490 per dwelling unit to satisfy the cash payment in lieu of land dedication. This payment is due at the time of building permit for each individual dwelling unit.

In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 86.25 (b) (3) of the Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible for payment of $\$482 + \$318 = \$800$ to cover the cash payment in lieu of land dedication and park development fee.

Parking and circulation.

Section 106-839 of the Code of Ordinances outlines the city's parking requirements for multi-family uses. The requirements are as follows for this development: 1 per Studio, 1.5 per one bedroom unit, 2 per two bedroom unit, and 2.5 per three bedroom unit. In this case a total of 611 parking spaces are required by code. The applicant received a special exception from the ZBOA allowing them to reduce the onsite parking by 22 spaces, providing for a total of 589 spaces. The applicant is also providing the necessary ADA parking spaces required.

Drainage and detention.

The City Engineer has reviewed the proposed drainage plan and has determined that it meets the required standards.

Utilities.

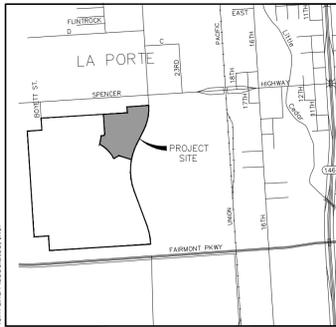
A site utility plan has been submitted and approved by the City Engineer.

Conclusion:

Based on the analysis above, staff finds that the proposed Major Development Site Plan for Domaine La Porte complies with the various applicable code requirements and should be considered for approval.

ATTACHMENTS

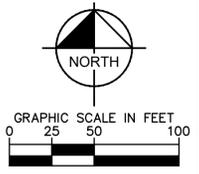
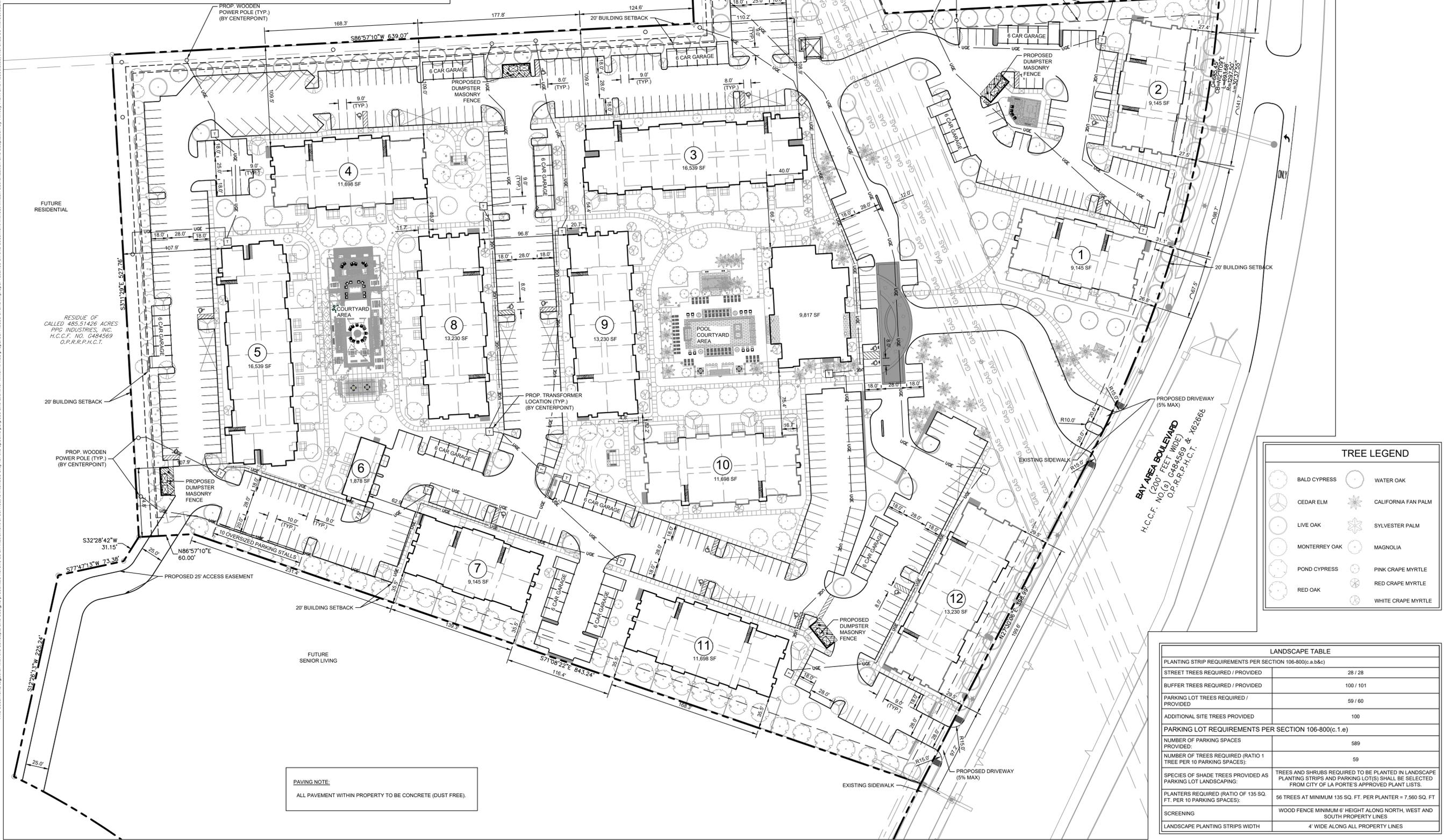
- Exhibit A: Domaine La Porte Site Plan
- Exhibit B: Area Map
- Exhibit C: Application



SITE DATA TABLE	
NAME OF DEVELOPMENT	DOMAIN LA PORTE
TYPE OF DEVELOPMENT	MULTI-FAMILY DEVELOPMENT
LEGAL DESCRIPTION OF SITE	RESERVE B OF BAY AREA 28 PLAT
ADDRESS OF SITE (CITY ASSIGNED)	3300 BAY AREA BLVD.
SIZE OF LOT/PROPERTY, BUILDING, AND LOT COVERAGE PERCENTAGE	PROPERTY SIZE = 18.02 AC APARTMENTS + CLUB = 146,275 SF GARAGES = 15,681 SF TOTAL BLDG SQUARE FOOTAGE = 161,956 SF TOTAL LOT COVERAGE = 20.6%
ZONING OF THE SITE	PUD
NAME OF OWNER OR AUTHORIZED REPRESENTATIVE	DAN ELKINS - KIMLEY-HORN & ASSOCIATES
NAME OF DEVELOPER AND ENGINEER	DEVELOPER: CSR.P, INC. ENGINEER: KIMLEY-HORN & ASSOCIATES
HARRIS COUNTY APPRAISAL DISTRICT PROPERTY NUMBER	044051000001
NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM NUMBER FOR USE OF THE PROPERTY	814110
SQUARE FOOTAGE OF SITE PROPOSED TO BE DEVELOPED	784,796 SF

PARKING TABLE	
PARKING SPACES REQUIRED (INCLUDE PARKING RATIO FROM SECTION 106-839)	1 PER EFFICIENCY UNIT - 0 1.5 PER 1 BEDROOM - 192 UNITS 2 PER 2 BEDROOM - 144 UNITS 2.5 PER 3 BEDROOM - 14 UNITS 350 UNITS PROVIDED = 611 PARKING SPOTS REQUIRED
REGULAR PARKING SPACES PROVIDED:	572
ACCESSIBLE PARKING SPACES REQUIRED:	12
ACCESSIBLE PARKING SPACES PROVIDED:	17
TOTAL PARKING SPACES PROVIDED:	589

FLOOD STATEMENT
THIS TRACT IS IN THE FLOOD ZONE X (UNSHADED) AND IS NOT WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA MAP #45201C0945M, DATED JANUARY 6, 2017.



TREE LEGEND	
BALD CYPRESS	WATER OAK
CEDAR ELM	CALIFORNIA FAN PALM
LIVE OAK	SYLVESTER PALM
MONTERREY OAK	MAGNOLIA
POND CYPRESS	PINK CRAPE MYRTLE
RED OAK	RED CRAPE MYRTLE
	WHITE CRAPE MYRTLE

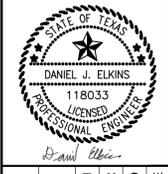
LANDSCAPE TABLE	
PLANTING STRIP REQUIREMENTS PER SECTION 106-800(c.a.b.c)	
STREET TREES REQUIRED / PROVIDED	28 / 28
BUFFER TREES REQUIRED / PROVIDED	100 / 101
PARKING LOT TREES REQUIRED / PROVIDED	59 / 60
ADDITIONAL SITE TREES PROVIDED	100
PARKING LOT REQUIREMENTS PER SECTION 106-800(c.1.e)	
NUMBER OF PARKING SPACES PROVIDED:	589
NUMBER OF TREES REQUIRED (RATIO 1 TREE PER 10 PARKING SPACES):	59
SPECIES OF SHADE TREES PROVIDED AS PARKING LOT LANDSCAPING:	TREES AND SHRUBS REQUIRED TO BE PLANTED IN LANDSCAPE PLANTING STRIPS AND PARKING LOT(S) SHALL BE SELECTED FROM CITY OF LA PORTE'S APPROVED PLANT LISTS.
PLANTERS REQUIRED (RATIO OF 135 SQ. FT. PER 10 PARKING SPACES):	56 TREES AT MINIMUM 135 SQ. FT. PER PLANTER = 7,560 SQ. FT.
SCREENING	WOOD FENCE MINIMUM 6' HEIGHT ALONG NORTH, WEST AND SOUTH PROPERTY LINES
LANDSCAPE PLANTING STRIPS WIDTH	4' WIDE ALONG ALL PROPERTY LINES

PAVING NOTE:
ALL PAVEMENT WITHIN PROPERTY TO BE CONCRETE (DUST FREE).

Plotted By: Rogers, Eric. Sheet Set: Domain La Porte. Layout: C1.0. December 28, 2018. 10:03:19am. \\HOU\FP01\Drawings\Projects\2018\100319am - LHOU\FP01\Drawings\Projects\2018\100319am - Domain La Porte\CAD\MSP\C1.0 - Site Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE

Kimley»Horn
 ©2018 KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 WWW.KIMLEY-HORN.COM
 PHONE: 281-597-9300
 TBPE FIRM REGISTRATION F-928



KHA PROJECT	067802600
DATE	12/28/2018
SCALE	AS SHOWN
DESIGNED BY	ERR
DRAWN BY	LDD
CHECKED BY	DJE

SITE PLAN

DOMAIN LA PORTE
 PREPARED FOR
CSR.P, INC.
 TEXAS
 LA PORTE
 SHEET NUMBER
C1.0



AERIAL MAP

**MDSP
18-83000003**

3300 Bay Area Blvd.

Legend

 Subject Parcel



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

1 inch = 285 feet



**JANUARY 2019
PLANNING DEPARTMENT**



Major Development Site Plan Application

Planning and Development Department

PROJECT INFORMATION

Property address, if known: 2500 Bay Area Blvd.

Legal description of site: Reserve B of the proposed Bay Area 28 preliminary plat

HCAD Parcel Number/s of site: 0440510000001, 0440510000084, 0440510000098

Zoning District: PUD Lot area: 18.02 AC

Attach to this application a Project Description Letter that describes in detail the proposed development.

PROPERTY OWNER(S) INFORMATION

Name: CSBP Land Investments, LP

Company (if applicable): _____

Address: 1300 Post Oak, Suite 1650

City: Houston State: TX Zip: 77056

Phone: 713-333-1600 Email: [REDACTED]

AUTHORIZED AGENT (If other than owner)

Name: Dan Elkins

Company (if applicable): Kimley-Horn & Associates, Inc.

Address: 11700 Katy Freeway, STE 800

City: Houston State: TX Zip: 77079

Phone: 713-510-9405 Email: [REDACTED]

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: [Signature]

Date: 5/22/2018

Owner(s) Signature(s): [Signature]
CSBP Land Investments, LP
by City Street + GP, LLC, its general partner
John B. Cutner Vice President

Date: 5/22/18

STAFF USE ONLY:

Case Number:

Date Application Received:

**City of La Porte, Texas
Planning and Zoning Commission**



January 17, 2019

AGENDA ITEM 5-10

Consider approval of Final Plats for the Morgan's Landing subdivision; 6 sections of a single family residential development consisting of 165 lots and 2 reserves on 72.4 acres located on Bay Area Blvd. between Fairmont Pkwy and Spencer Hwy.

*Ian Clowes, City Planner
Planning and Development Department
City of La Porte, Texas*

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission approve the six individual final plats for Morgan's Landing?

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the submitted final plats for Morgan's Landing with the condition that any and all outstanding staff comments be addressed prior to submittal of Final Plats.

DISCUSSION

Applicant's Request:

The applicant, Beazer Homes, is requesting approval of final plats for six individual sections of the Morgan's Landing subdivision. The attached exhibits are the proposed final plats. The 72.4 acre site will consist of 165 low density single family residential lots ranging in size from 5,625 square feet to 7,800 square feet. Additionally, the applicant is proposing two (2) reserve/restricted lots. These reserves will be restricted to a 22.5 acre lake/detention pond and a 3.46 acre recreation center.

The preliminary plats for Sections 1-4 along with the detention/rec center, were approved in March of 2018. The preliminary plat for Section 5 was approved in May of 2018.

Background Information:

The site is currently zoned PUD, with an approved SCUP. Clearing of the property has been completed and ground work has begun for the required public infrastructure. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	GC, General Commercial	Shell Credit Union, Spencer Mini Storage.
South	BI, Business Industrial	Industrial Buildings
West	R-1, Low Density Residential	Fairmont Park East Subdivision
East	PUD, Planned Unit Development	Vacant Undeveloped Land

Analysis:

Residential requirements.

Section 106-333(a) includes the various zoning requirements for residential development (see the attached Exhibit C).

1. Single family detached development requires a minimum lot area of 6,000 square feet. The proposed Morgan's Landing final plats comply with the approved SCUP which permits lots with lot areas less than 6,000 square feet.
2. The code requires a minimum 50 foot lot width. The proposed Morgan's Landing final plats comply with the approved SCUP which permits lot widths with a minimum of 45 feet.
3. Yard setbacks are as follows: front-25 feet, sides-5 feet, rear-15 feet. Front setbacks have been called out on the final plat document. All setbacks will be verified at the time building permits are issued for each house.
4. The maximum height allowed for a single family detached structure is 35 feet and will be verified with the issuance a of building permit for each house.
5. The minimum site area per unit for single family detached development is 9,100 square feet. The proposed Morgan's Landing subdivision is proposed at 21,847.5 square feet per unit. The maximum dwelling units per acre is 4.8 while the proposed subdivision is at 1.99 D.U./acre, which is less dense than the code allows. The proposed subdivision is in compliance with these code requirements.
6. The maximum lot coverage is 40% and will be verified at the time building permits are issued for each house.

Staff finds that the proposed final plats are in compliance with the residential requirements set forth in Section 106-33(a) of the City's Code of Ordinances.

Detention.

The applicant has provided the required drainage for the subdivision. There will be two ponds, the first being an amenitized wet bottom lake in the center of the development, and the second being a dry detention basin at the southern edge of the property. The functionality of these dentition facilities have been detailed in a drainage report submitted to city staff and reviewed by the City Engineer.

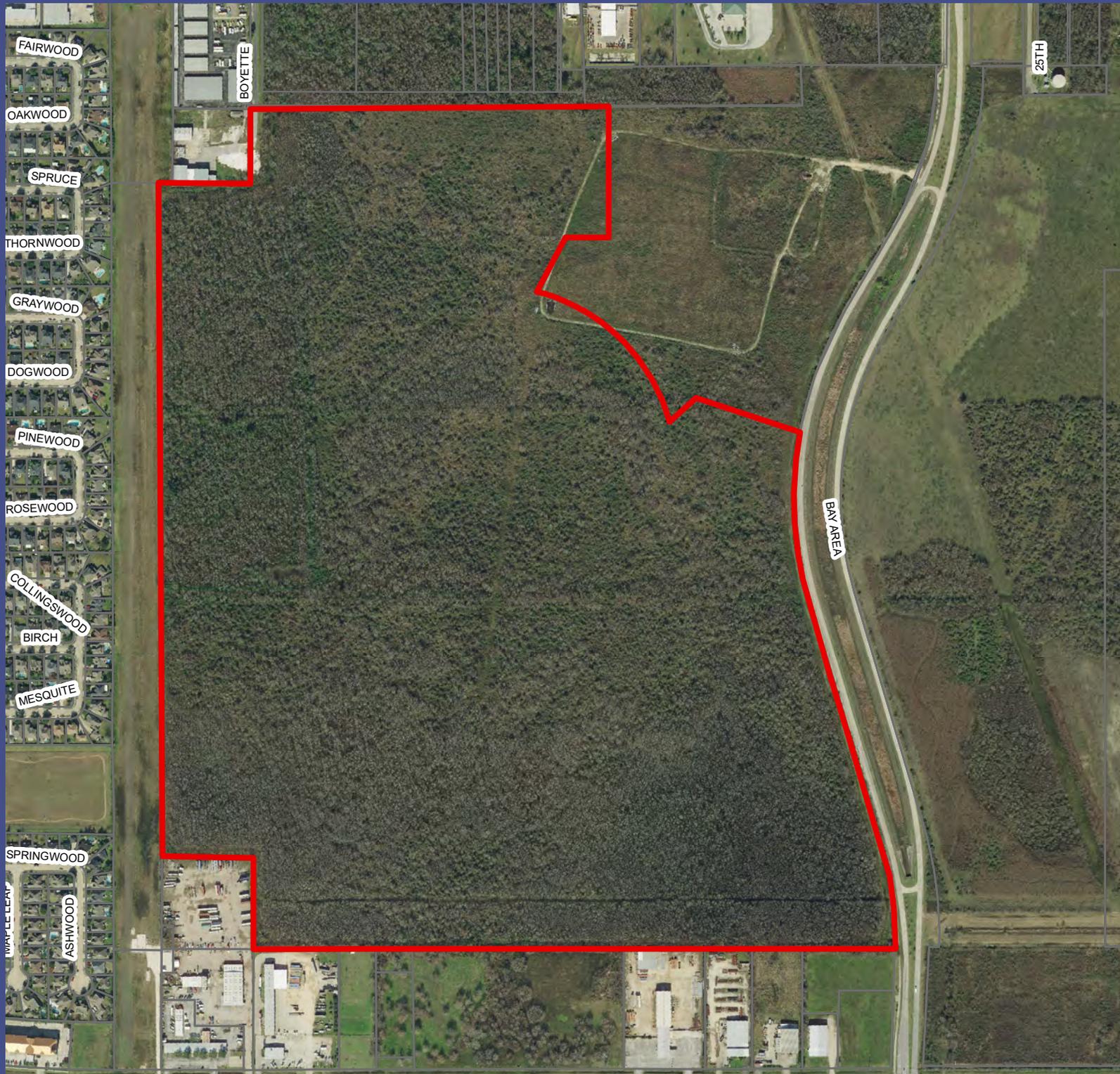
Park Land Dedication and Park Development Fees.

Section 12.01-12.02 of the City's Land Development Ordinance (see the attached Exhibit D) requires one acre of park land be dedicated for every 93 proposed dwelling units. In this case, the applicant is not proposing to dedicate any parkland to the city. The ordinance also allows for a cash payment in lieu of that dedication. The ordinance requires payment of \$490 per dwelling unit to satisfy the cash payment in lieu of land dedication. This payment is due at the time of building permit for each individual dwelling unit.

In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 12.02 of the Land Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible for payment of $\$482 + \$318 = \$800$ to cover the cash payment in lieu of land dedication and park development fee.

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Morgan's Landing Preliminary Plats
- Exhibit C: Section 106-333(a) of the City's Code of Ordinances
- Exhibit D: Section 12.01-12.02 of the City's Land Development Ordinance



AERIAL MAP

Morgan's Landing Final Plats

3500 Bay Area Blvd.

Legend

 Subject Parcel



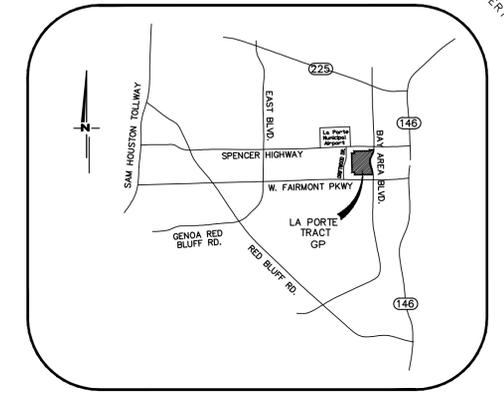
This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 571 feet

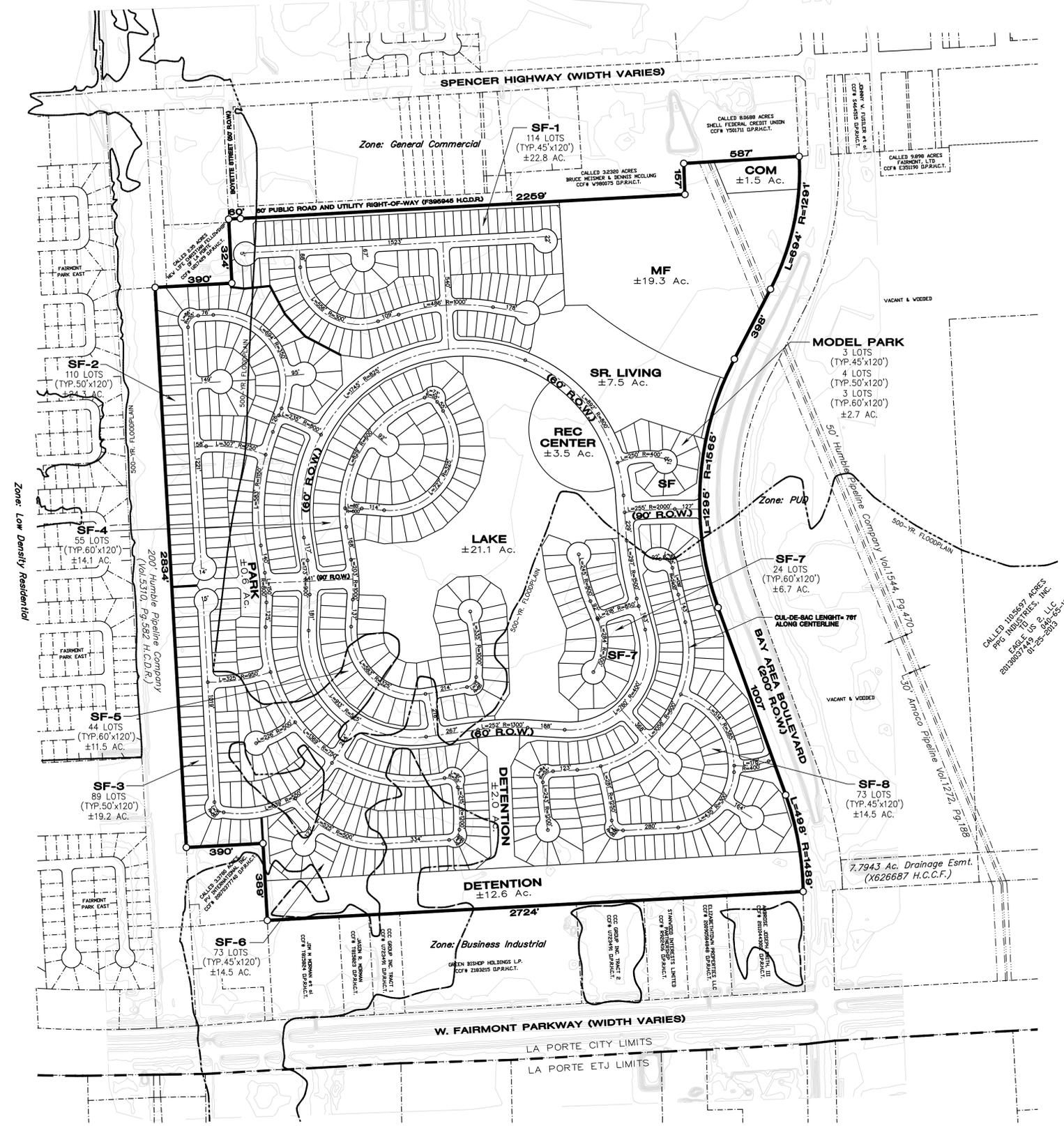


JANUARY 2019
PLANNING DEPARTMENT

EXHIBIT A



Vicinity Map



LOT TABLE A			
LOT SIZE	NO. LOTS	PERCENTAGE	ACREAGE
45' WIDE	190	29.6 %	42.6 AC.
50' WIDE	326	50.8 %	73.1 AC.
60' WIDE	126	19.6 %	28.2 AC.
UNDEVELOPED	-	-	-
TOTAL	642	100 %	143.9 AC.

1. THIS TABLE WILL BE SHOWN ON EACH PRELIMINARY PLAT, WITH ALL FUTURE SECTIONS COUNTED IN THE "UNDEVELOPED" CATEGORY. TOTALS SHALL NOT EXCEED VALUES PRESENTED IN THE PROJECT SCUP.

GENERAL NOTE:

- 1.) ALL RIGHTS-OF-WAY ARE FIFTY (50') FEET IN WIDTH UNLESS OTHERWISE NOTED.
- 2.) ALL CUL-DE-SAC RADIUS ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.
- 3.) "SF" INDICATES PROPOSED SINGLE-FAMILY DEVELOPMENT.
- 4.) THIS PROPERTY IS ZONED PUD.

A GENERAL PLAN OF
LA PORTE TRACT
 BEING 234.7± ACRES OF LAND

OUT OF THE
 RICHARD PEARSALL SURVEY, A-625
 LA PORTE, HARRIS COUNTY, TEXAS

DEVELOPER:
BEAZER HOMES
 PLANNER:

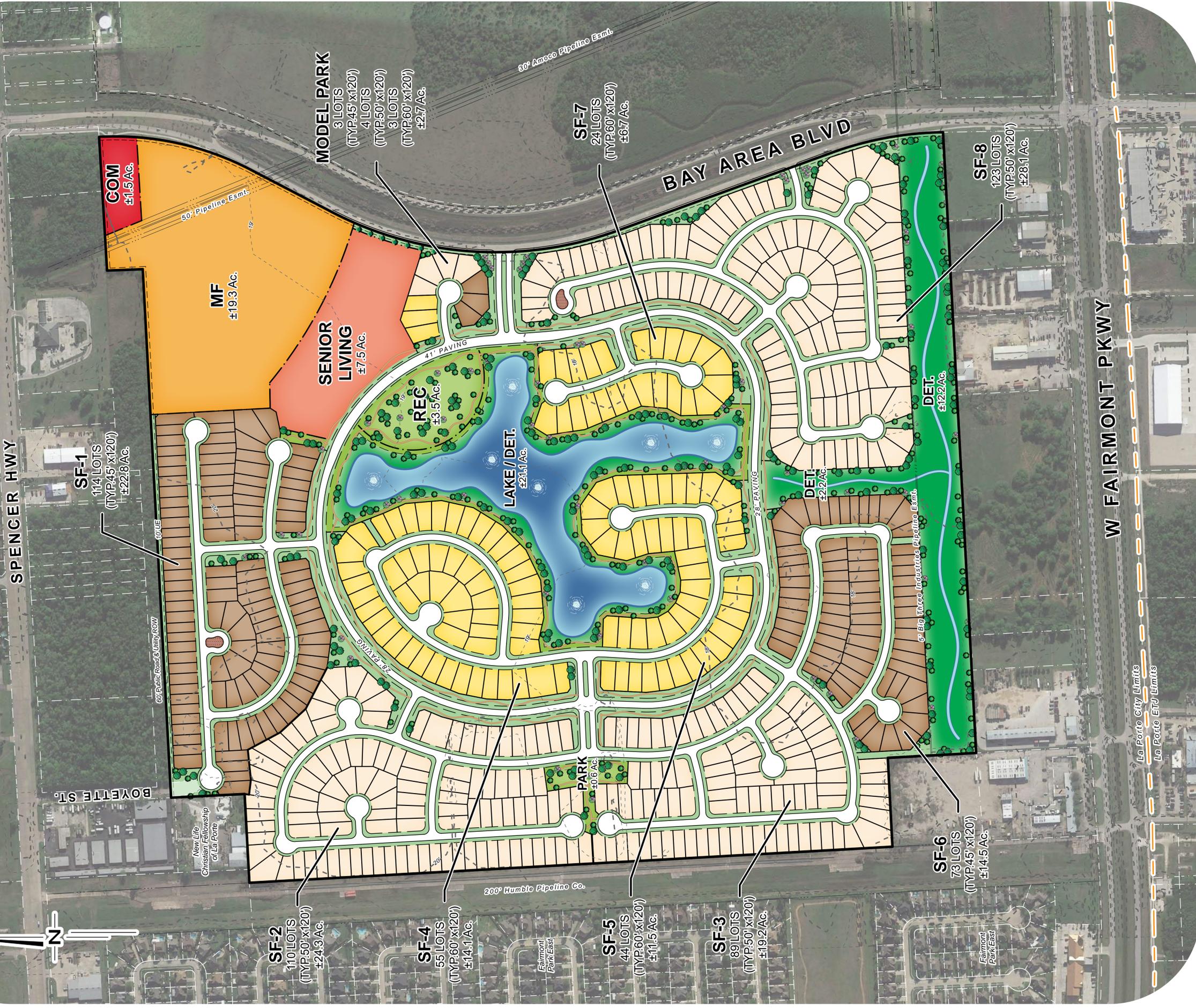


- Land Planning Consultants -
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 Tel: 281-579-0340

SCALE: 1" = 300'
 0 150 300 600
 OCTOBER 25, 2017
 KGA# 0433

DISCLAIMER AND LIMITED WARRANTY
 THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED PROVISIONS WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE PLANNING AND ZONING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

Preliminary Drawing
Subject to Change



Preliminary Drawing
Subject to Change

LOT SUMMARY

45' x 120'	190 LOTS	30 %
50' x 120'	326 LOTS	50 %
60' x 120'	126 LOTS	20 %
TOTAL	642 LOTS	

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BGE | KERRY R. GILBERT & ASSOCIATES. CONSULTANTS' RELATIVE TO ENGINEERING AND DRAINAGE PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

a schematic development plan for

LA PORTE TRACT

± 234.6 ACRES OF LAND

prepared for
BEAZER HOMES



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

Tel: 281-579-0340

OCTOBER 31, 2017
KGA #0433



STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, LD MANAGER-HOUSTON, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 4.5687 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING DETENTION POND DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, OURS HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY BRUCE CRAIG, ITS DIVISION PRESIDENT, ATTESTED HEREUNTO, BY ITS LD MANAGER-HOUSTON, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS DAY OF 20

BY: BEAZER HOMES TEXAS, L.P.
BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER

BY: BRUCE CRAIG, DIVISION PRESIDENT

ATTEST: GREG COLEMAN, LD MANAGER-HOUSTON

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS DAY OF 20

BY: TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CRAIG, DIVISION PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., 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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

I, GRETCHEN M. HOLLAS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT; AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

GRETCHEN M. HOLLAS
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129749

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTS INCH (5/8") IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2500

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING RECREATION CENTER AND DETENTION POND IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF 20

BY: TERESA EVANS
DIRECTOR, PLANNING DEPARTMENT

ATTEST: LORENZO WINGATE, P.E., C.F.M.
LA PORTE CITY ENGINEER

BY: HAL LAWLER
CHAIRMAN, LA PORTE PLANNING AND ZONING COMMISSION

ATTEST: TREV KENDRICK
SECRETARY, LA PORTE PLANNING AND ZONING COMMISSION

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No(s), 48201C0945M, LAST REVISED JANUARY 6, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES.

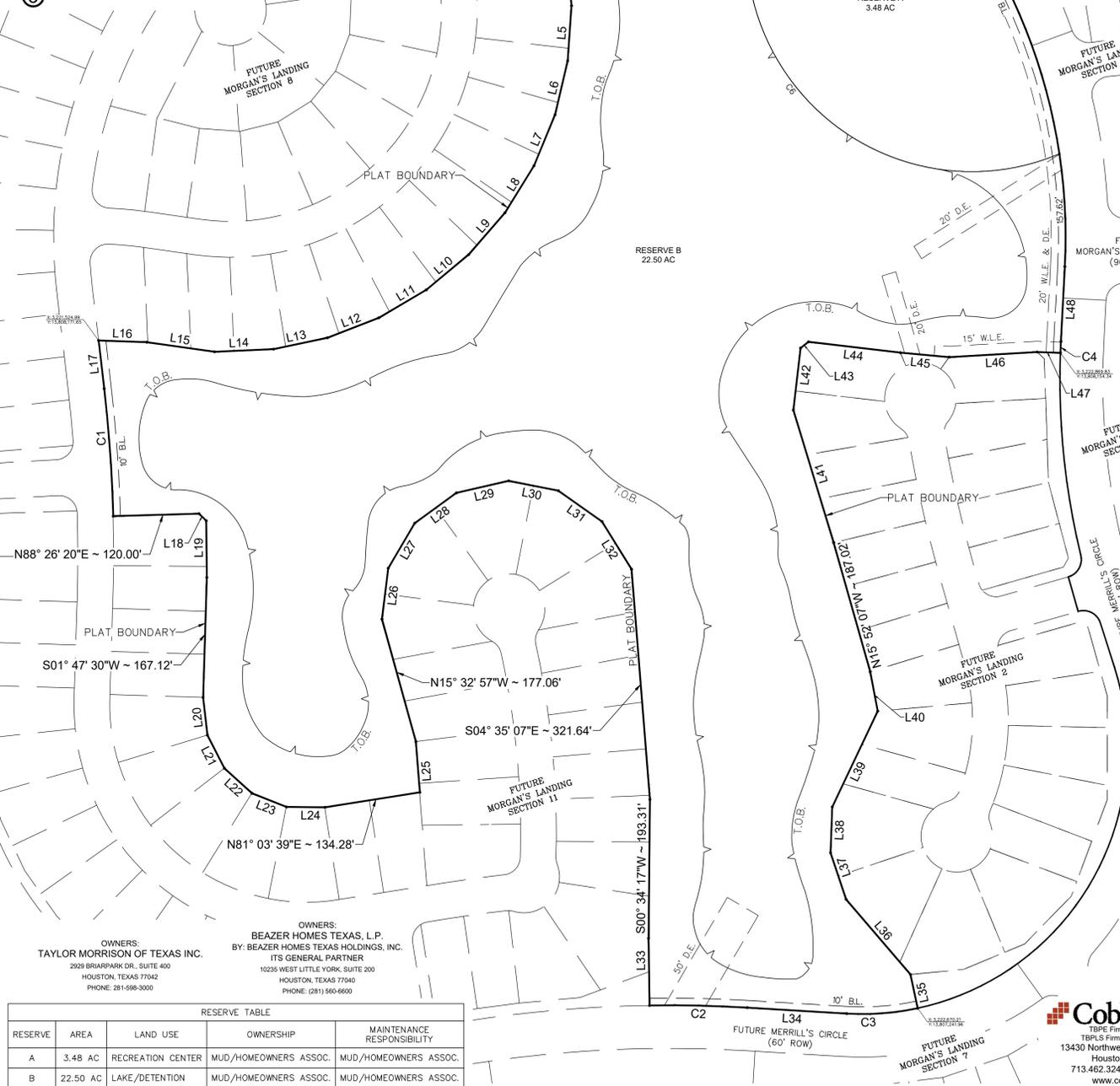
DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

REFERENCE BENCHMARK
FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "K1243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N89°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	177.98'	2025.00'	5° 02' 09"	177.92'	S04° 04' 45"E
C2	136.80'	1830.00'	4° 16' 59"	136.77'	S88° 43' 30"E
C3	99.75'	370.00'	15° 26' 50"	99.45'	N85° 41' 35"E
C4	15.99'	1030.00'	0° 53' 22"	15.99'	N02° 34' 02"E
C5	1379.12'	780.00'	101° 18' 18"	1206.37'	N47° 38' 28"W
C6	888.98'	315.00'	161° 41' 49"	621.98'	N32° 03' 50"W

- LEGEND
- = BOUNDARY CORNER
 - = EASEMENT CORNER
 - = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - E.E. = ELECTRICAL EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - N.R. = NON-RADIAL
 - W.S.E. = WATER & SANITARY EASEMENT
 - U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
 - ⊕ = BENCH MARK
 - ▲ PCMH1 = SURVEY CONTROL MONUMENT
 - = STREET NAME BREAK
 - ③ = BLOCK NUMBER



OWNERS:
TAYLOR MORRISON OF TEXAS INC.
2929 BRANFORD DR., SUITE 400
HOUSTON, TEXAS 77042
PHONE: 281-988-3000

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77040
PHONE: (281) 980-6600

RESERVE	AREA	LAND USE	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A	3.48 AC	RECREATION CENTER	MUD/HOMEOWNERS ASSOC.	MUD/HOMEOWNERS ASSOC.
B	22.50 AC	LAKE/DETENTION	MUD/HOMEOWNERS ASSOC.	MUD/HOMEOWNERS ASSOC.

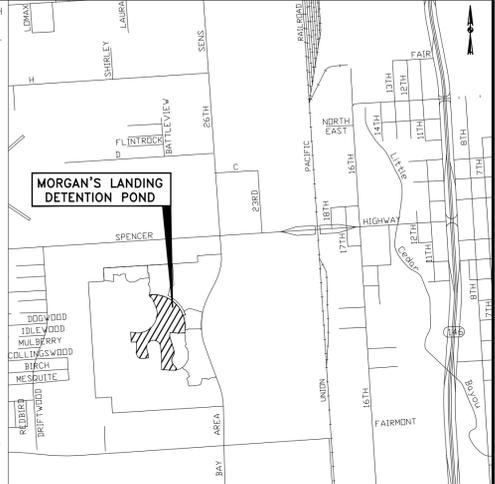
I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 20 AT O'CLOCK M., AND IN FILM CODE NO. M., AND DULY RECORDED ON OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

Scale: 1"=100'
Harris County Key Map #539-Z



LOCATION MAP
1"=2,000'
(KEY MAP # 539-Z)

LINE #	LENGTH	DIRECTION
L1	15.00	S08° 17' 35"E
L2	222.61	S23° 22' 44"E
L3	75.19	S14° 32' 53"E
L4	77.03	S05° 16' 38"E
L5	77.03	S03° 59' 38"W
L6	77.03	S13° 15' 53"W
L7	77.03	S22° 32' 08"W
L8	77.03	S31° 48' 24"W
L9	77.03	S41° 04' 39"W
L10	77.03	S50° 20' 54"W
L11	77.03	S59° 37' 10"W
L12	77.03	S68° 53' 25"W
L13	77.03	S78° 09' 40"W
L14	82.51	S87° 25' 56"W
L15	95.52	N81° 59' 07"W
L16	67.53	N88° 00' 10"W
L17	67.47	S06° 35' 49"E
L18	14.02	S46° 04' 20"E
L19	79.02	S00° 34' 59"E
L20	52.86	S06° 35' 09"E
L21	51.88	S27° 16' 14"E
L22	51.88	S47° 52' 49"E
L23	51.88	S68° 29' 24"E
L24	53.85	S89° 27' 29"E

LINE #	LENGTH	DIRECTION
L25	70.75	N04° 25' 52"W
L26	71.43	N07° 04' 46"E
L27	72.83	N30° 35' 26"E
L28	72.02	N54° 06' 05"E
L29	74.85	N77° 06' 53"E
L30	70.77	S78° 52' 37"E
L31	74.85	S54° 52' 07"E
L32	78.05	S31° 51' 19"E
L33	93.52	S00° 51' 59"E
L34	139.30	S86° 35' 00"E
L35	47.99	N12° 01' 51"W
L36	138.03	N40° 42' 40"W
L37	68.43	N18° 31' 58"W
L38	63.93	N02° 07' 59"E
L39	147.66	N25° 29' 30"E
L40	55.87	N10° 48' 58"W
L41	192.97	N16° 59' 37"W
L42	86.83	N06° 40' 34"E
L43	14.14	N51° 40' 34"E
L44	129.27	S83° 19' 26"E
L45	68.46	S84° 44' 33"E
L46	123.43	N86° 43' 29"E
L47	32.56	S87° 52' 39"E
L48	104.26	N03° 00' 43"E

- GENERAL NOTES:
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 86, CODE OF ORDINANCES, CITY OF LA PORTE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE. SHOULD UTILITY DISTRICT BE DISSOLVED, THE CITY/COUNTY DO NOT ACQUIRE MAINTENANCE RESPONSIBILITIES OF SUBDIVISION COMMON AREAS DESCRIBED ABOVE.
 - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,810,123.22
E = 3,223,483.63
ELEV. =
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4202 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.000117478.

CobbFendley
TBE Firm Registration No. 274
TBPUS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | Fax 713.462.3262
www.cobbfindley.com

MORGAN'S LANDING RECREATION CENTER AND DETENTION POND FINAL PLAT

A SUBDIVISION CONTAINING 25.9728 ACRES
OUT OF THE RICHARD PEARSALL SURVEY, A-625
HARRIS COUNTY, TEXAS

SCALE: 1"=100'
JANUARY 2019
1 BLOCK, 2 RESERVES

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 4.5687 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION ONE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, OURS, HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE FOREGOING PLAT OF MORGAN'S LANDING SECTION ONE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HEREUNTO, BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS DAY OF 20

BY: BEAZER HOMES TEXAS, L.P.
BEAZER HOMES HOLDINGS, INC.
ITS GENERAL PARTNER

BY: JEFF ANDERSON, VICE PRESIDENT
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST: GREG COLEMAN,
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS DAY OF 20

BY: TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., 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.

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

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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.

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

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 20 AT O'CLOCK A.M., AND DULY RECORDED ON 20 AT O'CLOCK A.M., AND IN FILM CODE NO. OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

I, GRETCHEN M. HOLLAS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT; AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADIISES, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: GRETCHEN M. HOLLAS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129749

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTS INCH (5/8") IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

BY: KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2500

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THE RECORDING OF THIS PLAT ON DAY OF 20

BY: HAL LAWLER
CHAIRMAN, LA PORTE PLANNING AND
ZONING COMMISSION

ATTEST: TREV KENDRICK
SECRETARY, LA PORTE PLANNING AND
ZONING COMMISSION

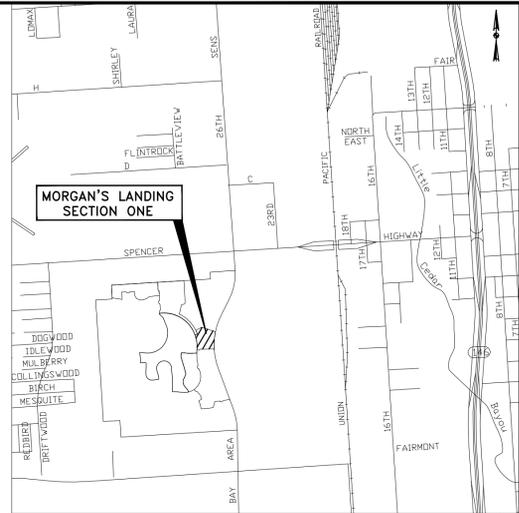
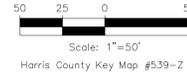
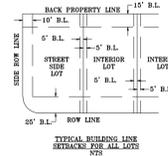
BY: TERESA EVANS
DIRECTOR, PLANNING DEPARTMENT

IAN CLOWES
LA PORTE CITY PLANNER

LORENZO WINGATE, P.E., C.F.M.
LA PORTE CITY ENGINEER

LEGEND

- = BOUNDARY CORNER
- = EASEMENT CORNER
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.E. = ELECTRICAL EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.L.E. = WATER LINE EASEMENT
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- U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
- ⊕ = BENCH MARK
- ▲ PCM#1 = SURVEY CONTROL MONUMENT
- = STREET NAME BREAK
- ⓪ = BLOCK NUMBER



LOCATION MAP
1"=2,000'
(KEY MAP # 539-Z)

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No(s) 48201C0945M, LAST REVISED JANUARY 6, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS SHOWN ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

REFERENCE BENCHMARK
FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "X1243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL, IN KEY MAP NO. 539-K IN THE ARMANDO BAYOU WATERSHED.

LOCATED 8,338.04' (FEET) AT BEARING N89°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.

ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT

GENERAL NOTES:
1. LOTS BACKING OR SIDING BAY AREA BLVD. OR MORGAN'S LANDING BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.

2. THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 86, CODE OF ORDINANCE, CITY OF LA PORTE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

3. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED 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.

4. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

5. ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.

6. "●" INDICATES PROPOSED BENCH MARK
7. CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,810.129-22
E = 3,223,483.83
ELEV =

8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS AND SCUP DATED DECEMBER 11, 2017.

9. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.

10. ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
11. DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE, ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.

12. IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.

13. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.

14. ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.

15. ALL HABITABLE STRUCTURES SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION AT LEAST ONE FOOT ABOVE TOP OF CURB.

16. A ONE FOOT RESERVE IS HEREBY ESTABLISHED WITHIN THE STREET RIGHT OF WAY ADJACENT TO ALL UNRESTRICTED RESERVES OR UNLIMITED RESERVE ACREAGE SAID ONE FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE REMOVED AND THEREAFTER BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ONLY UPON PROPER PLATTING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.

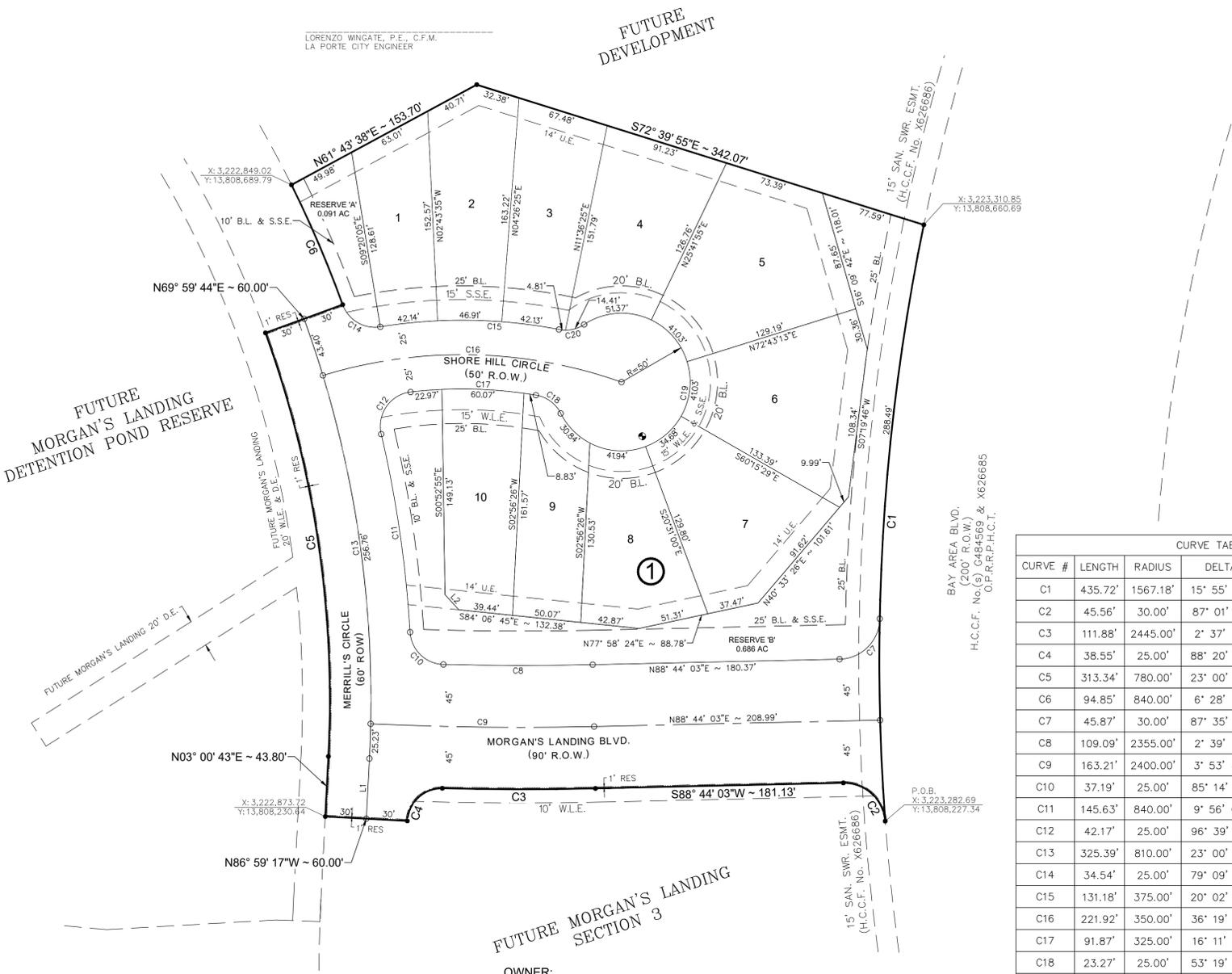
17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4202 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00017478.

Table with 2 columns: PARCEL, AREA. Lists parcels 1 through 10 with their respective areas in square feet.

Table with 5 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD, CHORD BEARING. Lists curves C1 through C20 with their respective measurements.

Table with 3 columns: LINE #, LENGTH, DIRECTION. Lists lines L1 and L2 with their respective lengths and directions.

Table with 3 columns: RESERVE, AREA, USE. Lists reserves 'a' and 'b' with their respective areas and uses.



OWNER:
TAYLOR MORRISON OF TEXAS INC.
2929 BRIARPARK DR, SUITE 400
HOUSTON, TEXAS 77042
PHONE: (281) 598-3000

CobbFendley
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77040
PHONE: (281) 560-6600

MORGAN'S LANDING SECTION ONE
FINAL PLAT
A SUBDIVISION CONTAINING 4.5687 ACRES
OUT OF THE RICHARD PEARSALL SURVEY, A-625
HARRIS COUNTY, TEXAS
SCALE: 1"=50'
JANUARY 2019
1 BLOCK, 10 LOTS, 2 RESERVES

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS, WHETHER ONE OR MORE OF THE 6.9141 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION TWO DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE FOREGOING PLAT OF MORGAN'S LANDING SECTION TWO WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, ITS VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HEREUNTO BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS _____ DAY OF _____, 20____.

BY: BEAZER HOMES TEXAS, L.P.
BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER

BY: JEFF ANDERSON, VICE PRESIDENT
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST:
GREG COLEMAN,
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS _____ DAY OF _____, 20____.

BY: TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., 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.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK _____ M., AND IN FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

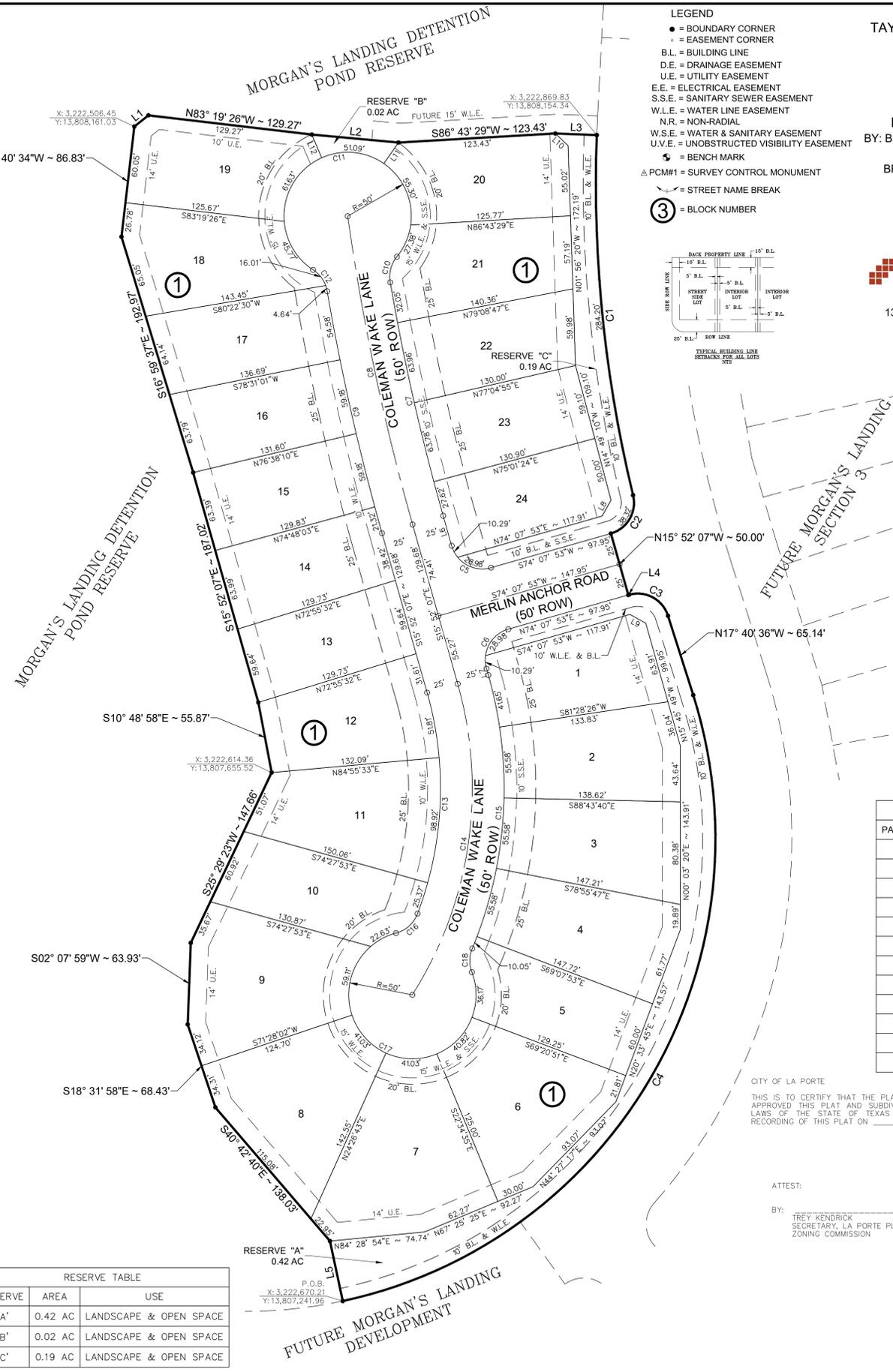
I, GRETCHEN M. HOLLAS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT, AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADIIUSES, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: GRETCHEN M. HOLLAS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129749

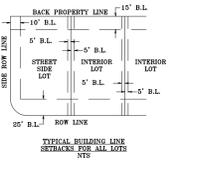
I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTS INCH (5/8") IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

BY: KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2500

RESERVE	AREA	USE
'A'	0.42 AC	LANDSCAPE & OPEN SPACE
'B'	0.02 AC	LANDSCAPE & OPEN SPACE
'C'	0.19 AC	LANDSCAPE & OPEN SPACE



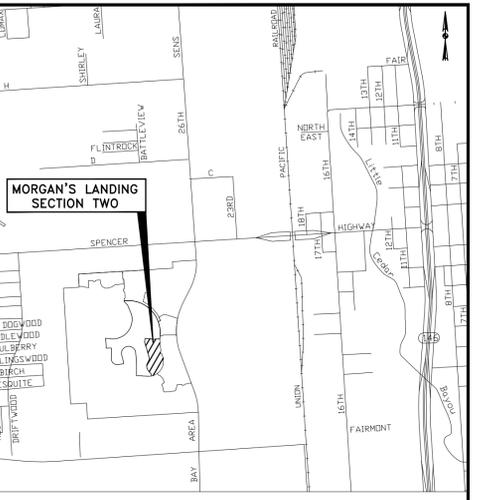
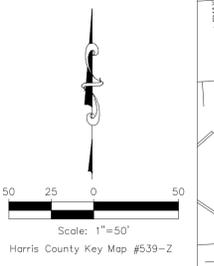
- LEGEND
- = BOUNDARY CORNER
 - = EASEMENT CORNER
 - BL. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - E.E. = ELECTRICAL EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - N.R. = NON-RADIAL
 - W.S.E. = WATER & SANITARY EASEMENT
 - U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
 - ⊕ = BENCH MARK
 - △ PCM#1 = SURVEY CONTROL MONUMENT
 - ⊖ = STREET NAME BREAK
 - ③ = BLOCK NUMBER



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BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	284.20'	1030.00'	15° 48' 33"	283.30'	N05° 46' 56"W
C2	38.32'	25.00'	87° 49' 05"	34.68'	N30° 13' 21"E
C3	38.48'	25.00'	88° 11' 31"	34.79'	N61° 46' 21"W
C4	617.65'	370.00'	95° 38' 45"	548.39'	N30° 08' 47"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	N60° 52' 07"W
C6	39.27'	25.00'	90° 00' 00"	35.36'	N29° 07' 53"E
C7	187.41'	1775.00'	6° 02' 58"	187.32'	N12° 50' 38"W
C8	246.75'	1800.00'	7° 51' 15"	246.55'	S11° 56' 29"E
C9	194.27'	1825.00'	6° 05' 56"	194.17'	S12° 49' 09"E
C10	21.42'	25.00'	49° 05' 54"	20.77'	N14° 43' 48"E
C11	241.18'	50.00'	276° 22' 01"	66.67'	S81° 08' 45"W
C12	20.65'	25.00'	47° 19' 05"	20.06'	S33° 25' 43"E
C13	176.10'	275.00'	36° 41' 24"	173.11'	S02° 28' 35"W
C14	253.45'	300.00'	48° 24' 21"	245.98'	S08° 20' 04"W
C15	218.44'	325.00'	38° 30' 33"	214.35'	N03° 23' 10"E
C16	23.70'	25.00'	54° 18' 53"	22.82'	S47° 58' 44"W
C17	240.79'	50.00'	275° 55' 39"	66.96'	S62° 49' 39"E
C18	18.95'	25.00'	43° 25' 55"	18.50'	N00° 55' 29"E

BLOCK 1		BLOCK 1		LINE TABLE	
PARCEL	AREA	PARCEL	AREA	LINE #	DIRECTION
1	8507 SF	13	7736 SF	L1	14.14 S51° 40' 34"W
2	9283 SF	14	8024 SF	L2	68.46 N84° 44' 33"W
3	9597 SF	15	7999 SF	L3	32.56 N87° 52' 39"W
4	10178 SF	16	8224 SF	L4	0.60 S74° 07' 53"W
5	8395 SF	17	8610 SF	L5	47.99 S12° 01' 51"E
6	11602 SF	18	9529 SF	L6	24.41 N15° 52' 07"W
7	13363 SF	19	9333 SF	L7	5.27 N15° 52' 07"W
8	12024 SF	20	8555 SF	L8	14.27 N29° 39' 22"E
9	12042 SF	21	9150 SF	L9	14.27 N61° 23' 35"W
10	8860 SF	22	8328 SF	L10	13.76 N46° 41' 02"W
11	10459 SF	23	8025 SF	L11	20.19 S35° 13' 18"W
12	9174 SF	24	7907 SF	L12	19.89 N23° 11' 01"W

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION TWO IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THE RECORDING OF THIS PLAT ON _____ DAY OF _____, 20____.

ATTEST:
TREY KENDRICK
SECRETARY, LA PORTE PLANNING AND ZONING COMMISSION

BY: HAL LAWLER
CHAIRMAN, LA PORTE PLANNING AND ZONING COMMISSION

BY: TERESA EVANS
DIRECTOR, PLANNING DEPARTMENT

BY: IAN CLOWES
LA PORTE CITY PLANNER

BY: LORENZO WINGATE, P.E., C.F.M.
LA PORTE CITY ENGINEER

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- CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION TWO, LOCATED 9.60728' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185. ELEVATION = 21.64' (FF1) NAVD 1988, 2001 ADJUSTMENT.
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FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEMA EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No(s). 4820C0945M, LAST REVISED JANUARY 6, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

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REFERENCE BENCHMARK

FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "X1243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N88°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.

ELEVATION = 21.64' (FF1) NAVD 1988, 2001 ADJUSTMENT

MORGAN'S LANDING SECTION TWO
FINAL PLAT
A SUBDIVISION CONTAINING 6.9141 ACRES
OUT OF THE RICHARD PEARSALL SURVEY, A-625
HARRIS COUNTY, TEXAS
SCALE: 1"=50'
JANUARY 2019
1 BLOCK, 24 LOTS, 3 RESERVES

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS, WHETHER ONE OR MORE OF THE 16.1536 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION THREE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, OURS HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE FOREGOING PLAT OF MORGAN'S LANDING SECTION THREE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, ITS VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HEREUNTO, BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS DAY OF _____, 20____.

BY: BEAZER HOMES TEXAS, L.P.
BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER

BY: JEFF ANDERSON, VICE PRESIDENT
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST: GREG COLEMAN,
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS DAY OF _____, 20____.

BY: TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____ AT _____ O'CLOCK _____ M., AND IN FILM COPY NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, GRETCHEN M. HOLLAS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT; AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: GRETCHEN M. HOLLAS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129749

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTS INCH (5/8") IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

BY: KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2500

GENERAL NOTE:

- LOTS BACKING OR SIDING BAY AREA BLVD. OR MORGAN'S LANDING BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 86, CODE OF ORDINANCES, CITY OF LA PORTE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, MEAL 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.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
- *S* INDICATES PROPOSED BENCH MARK
- CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9.607'28" AND BEARING SOUTH 81°3'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,810,129.222
E = 3,223,483.833
ELEV. = _____
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
- ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE, ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
- A ONE FOOT RESERVE IS HEREBY ESTABLISHED WITHIN THE STREET RIGHT OF WAY ADJACENT TO UNRESTRICTED RESERVES OR UNPLATTED ACREAGE. SAID ONE FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE REMOVED AND THEREAFTER BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ONLY UPON PROPER PLATTING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4202 STATE PLANE GRID COORDINATES (NAD83, 2011) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.000117478.

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION THREE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THE RECORDING OF THIS PLAT ON _____ DAY OF _____, 20____.

BY: HAL LAWLOR
CHAIRMAN, LA PORTE PLANNING AND
ZONING COMMISSION

ATTEST: TREVY KENDRICK
SECRETARY, LA PORTE PLANNING AND
ZONING COMMISSION

BY: TERESA EVANS
DIRECTOR, PLANNING DEPARTMENT

IAN CLOWES
LA PORTE CITY PLANNER

LORENZO WINGATE, P.E., C.F.M.
LA PORTE CITY ENGINEER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., 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.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

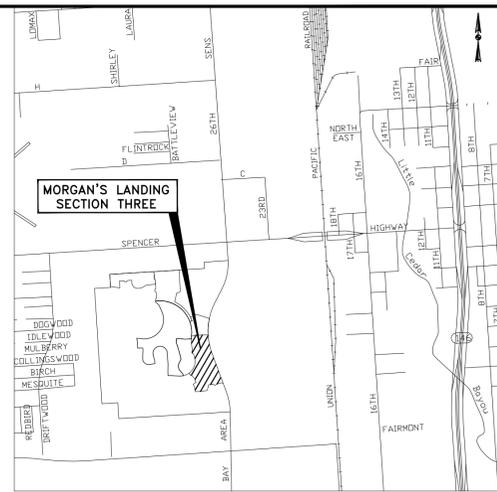
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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.

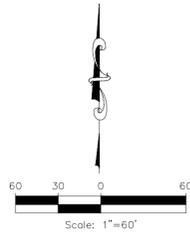
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

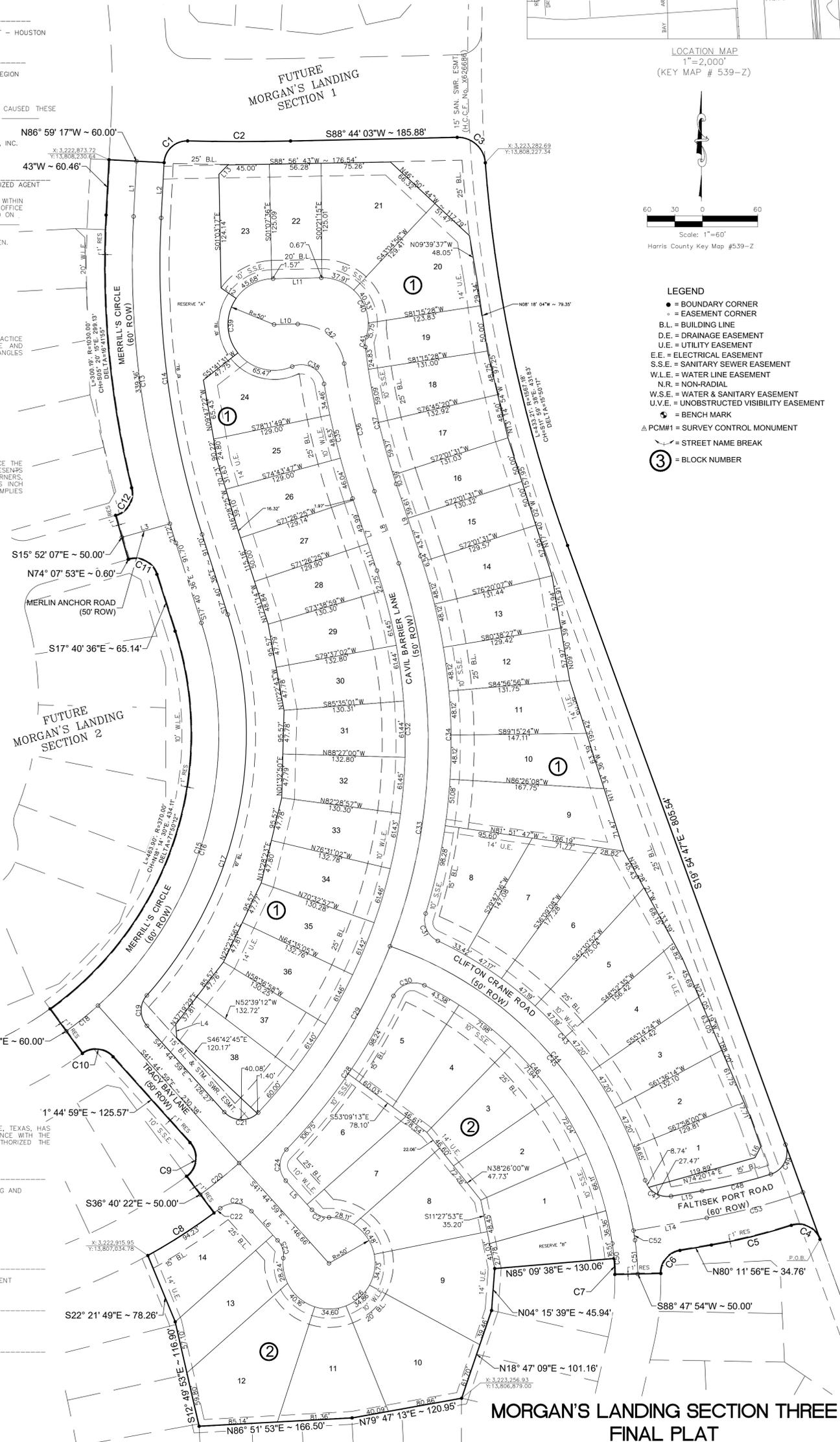


LOCATION MAP
1" = 2,000'
(KEY MAP # 539-Z)



LEGEND

- = BOUNDARY CORNER
- = EASEMENT CORNER
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.E. = ELECTRICAL EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.L.E. = WATER LINE EASEMENT
- N.R. = NON-RADIAL
- W.S.E. = WATER & SANITARY EASEMENT
- U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
- ⊕ = BENCH MARK
- ⊠ PCMH#1 = SURVEY CONTROL MONUMENT
- = STREET NAME BREAK
- ③ = BLOCK NUMBER



MORGAN'S LANDING SECTION THREE
FINAL PLAT

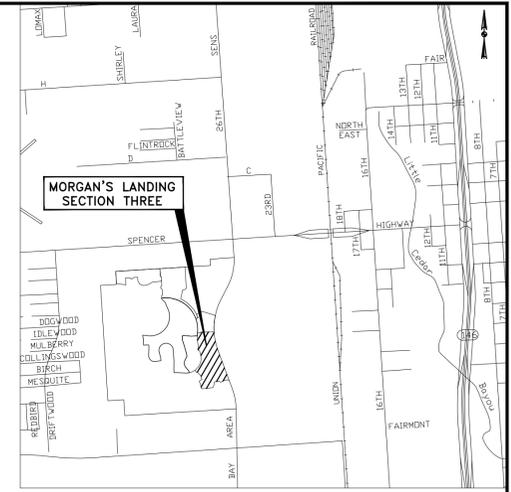
A SUBDIVISION CONTAINING 16.1536 ACRES
OUT OF THE RICHARD PEARSALL SURVEY, A-625
HARRIS COUNTY, TEXAS
SCALE: 1"=60'
JANUARY 2019
2 BLOCK, 52 LOTS, 2 RESERVES
1 OF 2

CobbFendley
TBE Firm Registration No. 274
TBEIS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

OWNER:
TAYLOR MORRISON OF TEXAS INC.
2029 BRIARPARK DR, SUITE 400
HOUSTON, TEXAS 77042
PHONE: (281) 598-3500

OWNER:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77040
PHONE: (281) 560-6600

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.46	N03° 00' 43"E
L2	60.46	N03° 00' 43"E
L3	54.28	N74° 07' 53"E
L4	14.86	S04° 41' 38"E
L5	42.64	N41° 44' 59"W
L6	42.64	S41° 44' 59"E
L7	83.08	S18° 33' 35"E
L8	83.08	S18° 33' 35"E
L9	83.08	S18° 33' 35"E
L10	25.77	N88° 52' 24"E
L11	52.35	N88° 52' 24"E
L12	20.00	S55° 16' 40"E
L13	14.14	S43° 56' 43"W
L14	80.79	N80° 11' 56"E
L15	34.16	N80° 11' 56"E
L16	13.68	N27° 29' 55"E



LOCATION MAP
1"=2,000'
(KEY MAP # 539-Z)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	38.55'	25.00'	88° 20' 39"	34.84'	S47° 11' 02"W
C2	111.88'	2445.00'	2° 37' 19"	111.88'	S89° 57' 18"E
C3	45.56'	30.00'	87° 01' 13"	41.31'	S47° 45' 21"E
C4	38.41'	25.00'	88° 01' 43"	34.74'	N63° 55' 38"W
C5	89.51'	630.00'	8° 08' 25"	89.43'	N76° 07' 43"E
C6	35.52'	25.00'	81° 24' 02"	32.61'	S39° 29' 55"W
C7	17.46'	275.00'	3° 38' 15"	17.46'	N03° 01' 14"W
C8	85.68'	640.00'	7° 40' 14"	85.62'	N57° 09' 45"E
C9	41.49'	25.00'	95° 04' 37"	36.89'	N05° 47' 20"E
C10	36.69'	25.00'	84° 05' 25"	33.49'	N83° 47' 42"W
C11	38.48'	25.00'	88° 11' 31"	34.79'	N61° 46' 21"W
C12	38.32'	25.00'	87° 49' 05"	34.68'	N30° 13' 21"E
C13	361.08'	1000.00'	20° 41' 19"	359.13'	S07° 19' 56"E
C14	350.25'	970.00'	20° 41' 19"	348.35'	S07° 19' 56"E
C15	501.51'	400.00'	71° 50' 12"	469.30'	N18° 14' 30"E
C16	457.10'	400.00'	65° 28' 31"	432.63'	N15° 03' 40"E
C17	444.43'	430.00'	59° 13' 06"	424.91'	N11° 55' 57"E
C18	44.41'	400.00'	6° 21' 41"	44.39'	N50° 58' 46"E
C19	36.34'	25.00'	83° 17' 29"	33.23'	S00° 06' 15"E
C20	54.50'	615.00'	5° 04' 37"	54.48'	N50° 47' 20"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C21	41.49'	25.00'	95° 04' 37"	36.89'	S89° 17' 18"E
C22	8.55'	640.00'	0° 45' 54"	8.55'	N52° 56' 41"E
C23	37.39'	25.00'	85° 41' 17"	34.00'	N84° 35' 38"W
C24	37.39'	25.00'	85° 41' 17"	34.00'	S01° 05' 39"W
C25	21.03'	25.00'	48° 11' 23"	20.41'	N17° 39' 18"W
C26	241.19'	50.00'	276° 22' 46"	66.67'	N48° 15' 01"E
C27	21.03'	25.00'	48° 11' 23"	20.41'	S65° 50' 41"E
C28	204.99'	640.00'	18° 21' 06"	204.12'	N34° 45' 45"E
C29	290.63'	615.00'	27° 04' 34"	287.93'	N34° 42' 44"E
C30	39.64'	25.00'	90° 51' 18"	35.62'	S71° 00' 50"W
C31	35.63'	25.00'	81° 38' 49"	32.69'	S23° 53' 19"E
C32	635.69'	590.00'	61° 43' 58"	605.39'	N12° 18' 24"E
C33	426.49'	615.00'	39° 44' 02"	418.00'	N01° 18' 26"E
C34	396.48'	640.00'	35° 29' 41"	390.17'	N00° 48' 45"W
C35	129.04'	802.00'	9° 13' 06"	128.90'	S13° 57' 02"E
C36	143.43'	777.00'	10° 34' 37"	143.23'	S13° 16' 17"E
C37	153.69'	752.00'	11° 42' 35"	153.42'	S12° 42' 18"E
C38	45.37'	25.00'	103° 59' 30"	39.40'	N61° 20' 14"W
C39	176.46'	50.00'	202° 12' 22"	98.13'	S12° 13' 47"E
C40	94.67'	50.00'	108° 28' 58"	81.15'	N36° 53' 08"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C41	10.56'	25.00'	24° 12' 22"	10.48'	S05° 15' 10"W
C42	72.56'	50.00'	83° 08' 38"	66.36'	N49° 33' 17"W
C43	355.23'	425.00'	47° 53' 21"	344.98'	N40° 46' 02"W
C44	427.96'	400.00'	61° 18' 05"	407.84'	N40° 27' 11"W
C45	438.60'	400.00'	62° 49' 31"	416.96'	N39° 41' 28"W
C46	361.81'	375.00'	55° 16' 48"	347.94'	N35° 55' 07"W
C47	36.21'	25.00'	82° 58' 43"	33.12'	S58° 18' 43"E
C48	77.02'	570.00'	7° 44' 32"	76.96'	N76° 19' 40"E
C49	40.30'	25.00'	92° 22' 10"	36.08'	N26° 16' 18"E
C50	33.97'	275.00'	7° 04' 36"	33.94'	N04° 44' 24"W
C51	37.05'	300.00'	7° 04' 36"	37.03'	N04° 44' 24"W
C52	10.64'	400.00'	1° 31' 26"	10.64'	N09° 02' 26"W
C53	108.36'	600.00'	10° 20' 51"	108.21'	N75° 01' 30"E

BLOCK 1	
PARCEL	AREA
1	7049 SF
2	7098 SF
3	7457 SF
4	8263 SF
5	9301 SF
6	10520 SF
7	9057 SF
8	9417 SF
9	10579 SF
10	8480 SF
11	7416 SF
12	6904 SF
13	6894 SF
14	6899 SF
15	6497 SF
16	6535 SF
17	7132 SF
18	7129 SF
19	6458 SF
20	10764 SF

BLOCK 1	
PARCEL	AREA
21	11587 SF
22	6932 SF
23	7333 SF
24	8573 SF
25	6794 SF
26	6667 SF
27	6475 SF
28	6688 SF
29	7202 SF
30	7201 SF
31	7201 SF
32	7202 SF
33	7200 SF
34	7202 SF
35	7197 SF
36	7202 SF
37	7194 SF
38	7146 SF

BLOCK 2	
PARCEL	AREA
1	7355 SF
2	7731 SF
3	7859 SF
4	7855 SF
5	7903 SF
6	8855 SF
7	6929 SF
8	9156 SF
9	10495 SF
10	11711 SF
11	9457 SF
12	12516 SF
13	7340 SF
14	8324 SF

RESERVE TABLE		
RESERVE	AREA	USE
RESERVE A	2.35 AC	LANDSCAPE & OPEN SPACE
RESERVE B	0.12 AC	LANDSCAPE & OPEN SPACE

MORGAN'S LANDING SECTION THREE FINAL PLAT

A SUBDIVISION CONTAINING 16.1536 ACRES
OUT OF THE RICHARD PEARSALL SURVEY, A-625
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SCALE: 1"=60'
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2 BLOCK, 52 LOTS, 2 RESERVES
2 OF 2

CobbFendley
TBPPE Firm Registration No. 274
TBPPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

OWNER:
TAYLOR MORRISON OF TEXAS INC.
2929 BRIARPARK DR., SUITE 400
HOUSTON, TEXAS 77042
PHONE: (281) 568-3000

OWNER:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77040
PHONE: (281) 560-8900

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 11.0129 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION FOUR DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIES, 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, OURS HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE FOREGOING PLAT OF MORGAN'S LANDING SECTION FOUR WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, ITS VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HEREUNTO BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS _____ DAY OF _____, 20____.

BY: BEAZER HOMES TEXAS, L.P.
BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER

BY: JEFF ANDERSON, VICE PRESIDENT
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST: GREG COLEMAN,
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS _____ DAY OF _____, 20____.

BY: TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., 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.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION FOUR IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THE RECORDING OF THIS PLAT ON _____ DAY OF _____, 20____.

BY: HAL LAWLER
CHAIRMAN, LA PORTE PLANNING AND ZONING COMMISSION

ATTEST: TREVY KENDRICK
SECRETARY, LA PORTE PLANNING AND ZONING COMMISSION

BY: TERESA EVANS
DIRECTOR, PLANNING DEPARTMENT

IAN GLOWES
LA PORTE CITY PLANNER

LORENZO WINGATE, P.E., C.F.M.
LA PORTE CITY ENGINEER

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., AND IN FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C0945M, LAST REVISED JANUARY 6, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

REFERENCE BENCHMARK

FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "X1243N65" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04 (FEET) AT BEARING N89°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.

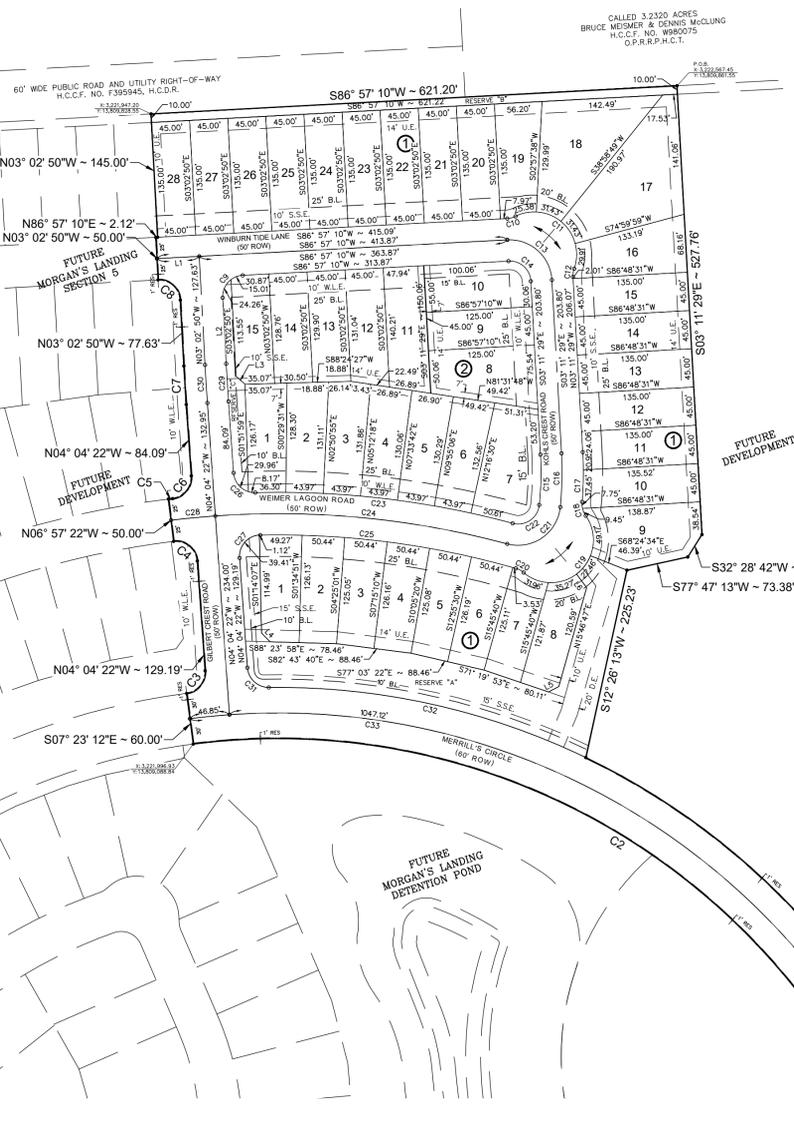
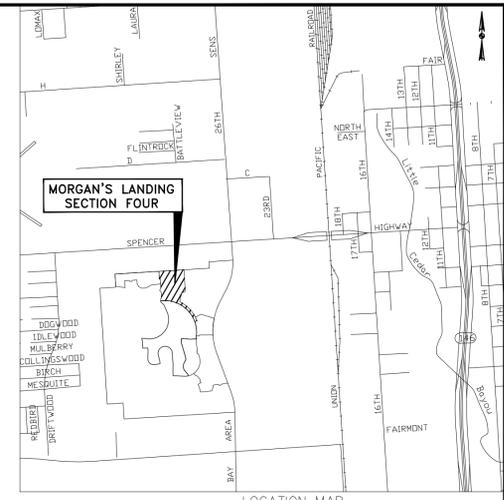
ELEVATION = 21.64 (FEET) NAVD 1988, 2001 ADJUSTMENT

I, GRETCHEN M. HOLLAS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT; AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: GRETCHEN M. HOLLAS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129749

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTHS INCH (5/8") IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

BY: KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2500



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	651.14'	840.00'	44' 24' 50"	634.96'	N42' 12' 33"W
C2	1053.45'	780.00'	77' 22' 56"	975.19'	N58' 41' 44"W
C3	37.82'	25.00'	86' 41' 11"	34.32'	N39' 16' 13"E
C4	40.53'	25.00'	92' 53' 00"	36.23'	N50' 30' 52"W
C5	4.92'	1069.00'	0' 15' 49"	4.92'	S83' 10' 32"W
C6	38.13'	25.00'	87' 22' 50"	34.54'	N39' 37' 02"E
C7	45.20'	2525.00'	1' 01' 32"	45.20'	S03' 33' 36"E
C8	39.27'	25.00'	90' 00' 00"	35.36'	N48' 02' 50"W
C9	39.27'	25.00'	90' 00' 00"	35.36'	S41' 57' 10"W
C10	10.07'	25.00'	23' 04' 26"	10.00'	N75' 24' 57"E
C11	118.15'	50.00'	135' 23' 39"	92.52'	N48' 25' 27"W
C12	9.80'	25.00'	22' 27' 52"	9.74'	S08' 02' 27"W
C13	78.41'	50.00'	89' 51' 21"	70.62'	N48' 07' 10"W
C14	39.21'	25.00'	89' 51' 21"	35.31'	N48' 07' 10"W
C15	59.26'	375.00'	9' 03' 15"	59.20'	N01' 20' 09"E
C16	63.21'	400.00'	9' 03' 15"	63.14'	N01' 20' 09"E
C17	58.40'	425.00'	7' 52' 24"	58.36'	N00' 44' 43"E
C18	17.21'	25.00'	39' 25' 57"	16.87'	S15' 02' 04"E
C19	143.86'	50.00'	164' 50' 59"	99.13'	N47' 40' 28"E
C20	10.53'	25.00'	24' 08' 21"	10.46'	N61' 58' 14"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C21	86.50'	50.00'	99' 07' 29"	76.11'	N55' 25' 31"E
C22	43.25'	25.00'	99' 07' 29"	38.06'	N55' 25' 31"E
C23	306.75'	1069.00'	16' 26' 27"	305.69'	N83' 31' 59"W
C24	347.30'	1044.00'	19' 03' 37"	345.70'	N84' 32' 34"W
C25	305.00'	1019.00'	17' 08' 58"	303.87'	N82' 36' 53"W
C26	38.13'	25.00'	87' 22' 50"	34.54'	S47' 45' 47"E
C27	40.53'	25.00'	92' 53' 00"	36.23'	S42' 22' 08"W
C28	52.54'	1044.00'	2' 53' 00"	52.53'	S84' 29' 08"W
C29	44.30'	2475.00'	1' 01' 32"	44.30'	S03' 33' 36"E
C30	44.75'	2500.00'	1' 01' 32"	44.75'	S03' 33' 36"E
C31	37.82'	25.00'	86' 41' 11"	34.32'	S47' 24' 58"E
C32	1037.32'	840.00'	70' 45' 17"	972.65'	N55' 22' 55"W
C33	1093.96'	810.00'	77' 22' 56"	1012.70'	N58' 41' 44"W

RESERVE TABLE

RESERVE	AREA	USE
RESERVE A	0.75 AC	LANDSCAPE & OPEN SPACE
RESERVE B	0.14 AC	DRAINAGE, LANDSCAPE & OPEN SPACE
RESERVE C	0.08 AC	LANDSCAPE & OPEN SPACE

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00	S86° 57' 10"W
L2	77.63	N03° 02' 50"W
L3	14.07	S48° 02' 50"E
L4	14.49	S44° 49' 02"E
L5	13.78	N62° 13' 27"E
L6	20.00	N36° 56' 26"W

BLOCK 1

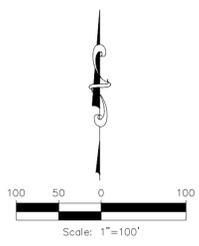
PARCEL	AREA
1	5899 SF
2	5952 SF
3	5953 SF
4	5954 SF
5	5954 SF
6	5955 SF
7	5499 SF
8	5886 SF
9	8658 SF
10	6181 SF
11	6079 SF
12	6075 SF
13	6075 SF
14	6075 SF
15	6075 SF
16	7153 SF
17	13430 SF
18	11967 SF
19	6501 SF
20	6075 SF

BLOCK 1

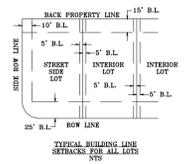
PARCEL	AREA
21	6075 SF
22	6075 SF
23	6075 SF
24	6075 SF
25	6075 SF
26	6075 SF
27	6075 SF
28	6075 SF

BLOCK 2

PARCEL	AREA
1	5993 SF
2	6040 SF
3	6182 SF
4	6102 SF
5	6064 SF
6	6125 SF
7	9032 SF
8	7850 SF
9	5625 SF
10	6742 SF
11	6984 SF
12	6103 SF
13	5871 SF
14	5820 SF
15	5700 SF



- LEGEND**
- = BOUNDARY CORNER
 - = EASEMENT CORNER
 - B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - E.E. = ELECTRICAL EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - N.R. = NON-RADIAL
 - W.S.E. = WATER & SANITARY EASEMENT
 - U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
 - ⊙ = BENCH MARK
 - ⊠ PCMM#1 = SURVEY CONTROL MONUMENT
 - = STREET NAME BREAK
 - ③ = BLOCK NUMBER



GENERAL NOTES:

- LOTS BACKING OR SIDING BAY AREA BLVD. OR MORGAN'S LANDING BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 86, CODE OF ORDINANCES, CITY OF LA PORTE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED 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.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
- "⊙" INDICATES PROPOSED BENCH MARK
- CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185. N = 13,810,129.22 E = 3,223,483.83 ELEV = _____
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
- ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
- A ONE FOOT RESERVE IS HEREBY ESTABLISHED WITHIN THE STREET RIGHT OF WAY ADJACENT TO ALL UNRESTRICTED RESERVES OR UNPLATTED ACREAGE, SAID ONE FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE REMOVED AND THEREAFTER BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ONLY UPON PROPER PLATTING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4202 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00017478.

MORGAN'S LANDING SECTION FOUR FINAL PLAT

A SUBDIVISION CONTAINING 11.0129 ACRES
OUT OF THE RICHARD PEARSALL SURVEY, A-625
HARRIS COUNTY, TEXAS
SCALE: 1"=100'
JANUARY 2019
2 BLOCK, 43 LOTS, 3 RESERVES

CobbFendley
TSPS Firm Registration No. 374
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3282
www.cobbfindley.com

OWNER:
TAYLOR MORRISON OF TEXAS INC.
2929 BRIARPARK DR., SUITE 400
HOUSTON, TEXAS 77042
PHONE: (281) 598-3000

OWNER:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77040
PHONE: (281) 960-8600

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 7.6451 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION FIVE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, OURS HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE FOREGOING PLAT OF MORGAN'S LANDING SECTION FIVE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, ITS VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HERETO BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HERETO AFFIXED BY THIS ____ DAY OF _____, 20__.

BY: BEAZER HOMES TEXAS, L.P.
BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER

BY: JEFF ANDERSON, VICE PRESIDENT
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST: GREG COLEMAN, LD MANAGER-HOUSTON

CALLLED 3.7907 ACRES
SPENCER MS 1, LLC
H.C.C.F. NO. X554205
O.P.R.R.P.H.C.T.

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS ____ DAY OF _____, 20__.

BY: TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

- GENERAL NOTE:
- LOTS BACKING OR SIDING BAY AREA BLVD. OR MORGAN'S LANDING BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM ASSUMED STREET.
 - THE BUILDING LINE (B.L.), WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 86, CODE OF ORDINANCES, CITY OF LA PORTE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED 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.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO RETENTION FACILITIES, EASEMENTS, EMERGENCY ACCESS EASEMENTS, PARKS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
 - ★ INDICATES PROPOSED BENCH MARK
 - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9.60728' AND BEARING SOUTH 81°13'14" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,310,129.22
E = 3,223,483.83
ELEV. = _____
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
 - A ONE FOOT RESERVE IS HEREBY ESTABLISHED WITHIN THE STREET RIGHT OF WAY ADJACENT TO ALL UNRESTRICTED RESERVES OR UNPLATTED ACREAGE. SAID ONE FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE REMOVED AND THEREAFTER BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ONLY UPON PROPER PLATTING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 2002 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.000117478.

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ M., AT ____ O'CLOCK ____ M., AND DULY RECORDED ON ____ DAY OF _____, 20__ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

DIANE TRAUTMAN
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., 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.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), 4802010945M, LAST REVISED JANUARY 6, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

REFERENCE BENCHMARK

FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "K1243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL IN KEY MAP NO. 539-2, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N89°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.

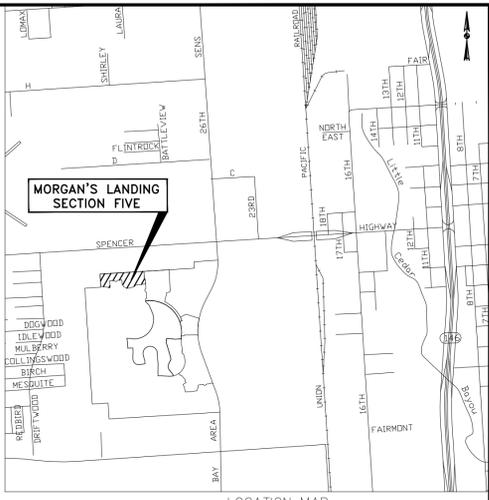
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT

I, GRETCHEN M. HOLLAS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT; AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

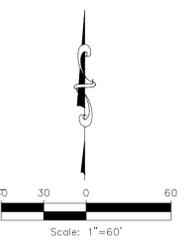
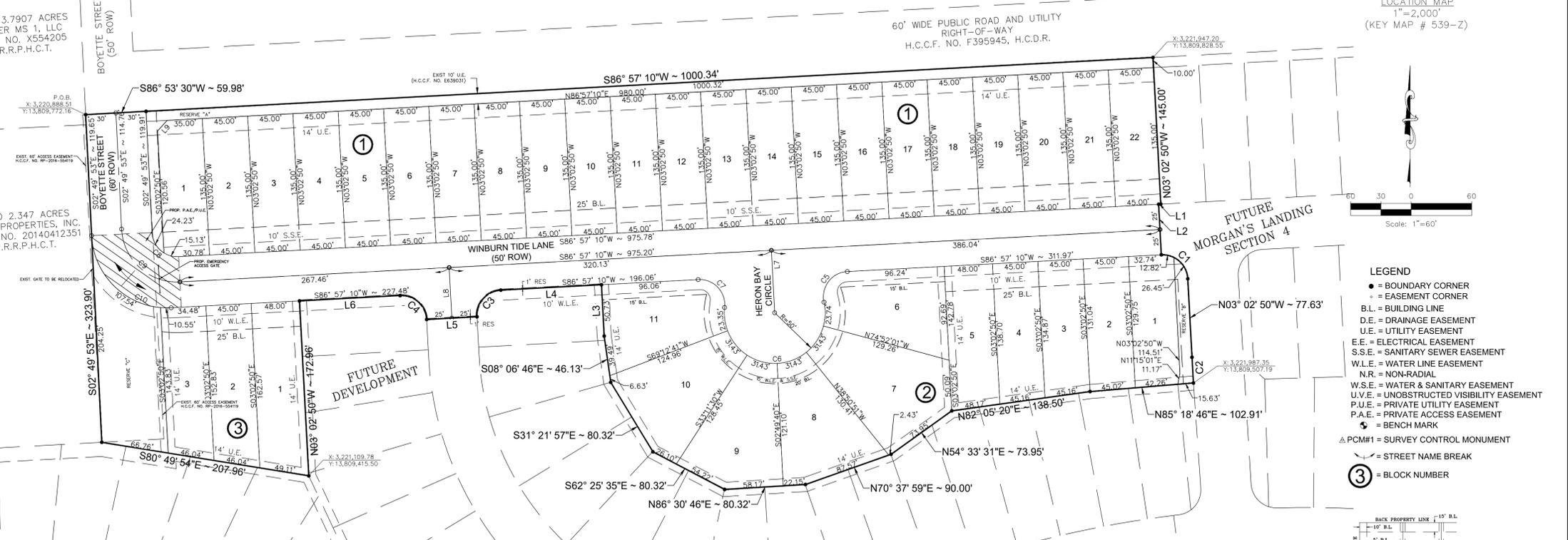
BY: GRETCHEN M. HOLLAS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129749

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTHS (5/8") IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

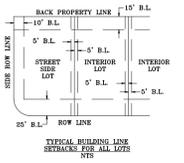
BY: KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2500



LOCATION MAP
1"=2,000'
(KEY MAP # 539-2)



- LEGEND
- = BOUNDARY CORNER
 - = EASEMENT CORNER
 - B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - E.E. = ELECTRICAL EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - N.R. = NON-RADIAL
 - W.S.E. = WATER & SANITARY EASEMENT
 - U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
 - P.U.E. = PRIVATE UTILITY EASEMENT
 - P.A.E. = PRIVATE ACCESS EASEMENT
 - ★ = BENCH MARK
 - ▲ PCHM1 = SURVEY CONTROL MONUMENT
 - = STREET NAME BREAK
 - ③ = BLOCK NUMBER



LINE #	LENGTH	DIRECTION
L1	2.12	N86° 57' 10"E
L2	50.00	N03° 02' 50"W
L3	50.73	S03° 02' 50"E
L4	100.00	N86° 57' 10"E
L5	50.00	N86° 57' 10"E
L6	100.00	N86° 57' 10"E
L7	61.76	N03° 02' 50"W
L8	50.00	N03° 02' 50"W
L9	14.14	S41° 57' 10"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90° 00' 00"	35.36'	N48° 02' 50"W
C2	25.46'	2525.00'	0° 34' 40"	25.46'	S03° 20' 10"E
C3	39.27'	25.00'	90° 00' 00"	35.36'	S41° 57' 10"W
C4	39.27'	25.00'	90° 00' 00"	35.36'	N48° 02' 50"W
C5	43.20'	25.00'	99° 01' 06"	38.03'	S37° 26' 37"W
C6	172.82'	50.00'	198° 02' 11"	98.76'	N86° 57' 10"E
C7	43.20'	25.00'	99° 01' 06"	38.03'	N43° 32' 17"W
C8	39.36'	25.00'	90° 12' 57"	35.42'	S47° 56' 22"E
C9	86.60'	55.00'	90° 12' 57"	77.93'	S47° 56' 22"E
C10	118.09'	75.00'	90° 12' 57"	106.27'	S47° 56' 22"E

PARCEL	AREA
1	6005 SF
2	6075 SF
3	6075 SF
4	6075 SF
5	6075 SF
6	6075 SF
7	6075 SF
8	6075 SF
9	6075 SF
10	6075 SF
11	6075 SF

PARCEL	AREA
12	6075 SF
13	6075 SF
14	6075 SF
15	6075 SF
16	6075 SF
17	6075 SF
18	6075 SF
19	6075 SF
20	6075 SF
21	6075 SF
22	6075 SF

PARCEL	AREA
1	5782 SF
2	5868 SF
3	5983 SF
4	6155 SF
5	6755 SF
6	8682 SF
7	10371 SF
8	8556 SF
9	9006 SF
10	9111 SF
11	8482 SF

PARCEL	AREA
1	8053
2	7097
3	6661

RESERVE	AREA	USE
RESERVE A	0.26 AC	DRAINAGE, LANDSCAPE & OPEN SPACE
RESERVE B	0.04 AC	LANDSCAPE & OPEN SPACE
RESERVE C	0.23 AC	LANDSCAPE & OPEN SPACE

MORGAN'S LANDING SECTION FIVE FINAL PLAT

A SUBDIVISION CONTAINING 7.6451 ACRES
OUT OF THE RICHARD PEARSALL SURVEY, A-625
HARRIS COUNTY, TEXAS
SCALE: 1"=60'
JANUARY 2019
3 BLOCK, 36 LOTS, 3 RESERVES

CobbFendley
TSPS Firm Registration No. 374
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax: 713.462.3282
www.cobbfindley.com

OWNER:
TAYLOR MORRISON OF TEXAS INC.
2929 BRIARPARK DR., SUITE 400
HOUSTON, TEXAS 77042
PHONE: (281) 588-3000

OWNER:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
10235 WEST LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77040
PHONE: (281) 580-6600

**City of La Porte, Texas
Planning and Zoning Commission**



January 17, 2019

AGENDA ITEM 11

Consider approval of a Preliminary Plat for Artesia Village, a subdivision consisting of 82 patio home lots on 19.2 acres located on the east side of SH 146.

*Ian Clowes, City Planner
Planning and Development Department
City of La Porte, Texas*

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission approve the Preliminary Plat for Artesia Village?

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat for Artesia Village with the condition that any and all outstanding staff comments be addressed prior to submittal of a Final Plat.

DISCUSSION

Applicant's Request.

The applicant, Geoff Freeman of META Inc., is requesting approval of the Preliminary Plat for the Artesia Village subdivision. The attached exhibit is the proposed preliminary plat. The 19.2 acre site will consist of 82 patio home lots ranging in size from 5,125 square feet to 7,000 square feet.

Background Information:

The site is currently zoned PUD, with an approved SCUP, and is vacant. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	R-2, Mid Density Residential	Town Homes
South	PUD, Planned Unit Development	Proposed Multi-family Project
West	PUD, Planned Unit Development	SH 146/Port Crossing Commerce Park
East	PUD, Planned Unit Development	City Golf Course

Analysis.

Residential requirements.

Section 106-333(a) includes the various zoning requirements for residential development (see the attached Exhibit C).

1. Single family special lot line developments (Patio Homes) require a minimum lot area of 4,500 square feet. The proposed Artesia Village Preliminary Plat is in compliance with this requirement.
2. The code requires a minimum 40 foot lot width. The proposed Artesia Village Preliminary Plat is in compliance with this requirement.
3. Yard setbacks are as follows: front-20 feet, sides-0 feet, and rear-10 feet. Front setbacks have been called out on the preliminary plat document. All setbacks will be verified at the time building permits are issued for each house.
4. The maximum height allowed for a single family detached structure is 35 feet and will be verified with the issuance a of building permit for each house.
5. The minimum site area per unit for single family special lot line developments is 7,300 square feet. The proposed Artesia Village subdivision is proposed at 10,199 square feet per unit. The maximum dwelling units per acre is 6.0 while the proposed subdivision is at 4.27 D.U./acre, which is less dense than the code allows. The proposed subdivision is in compliance with these code requirements.
6. The maximum lot coverage is 60% and will be verified at the time building permits are issued for each house.

Staff finds that the proposed preliminary plat is in compliance with the residential requirements set forth in Section 106-33(a) of the City's Code of Ordinances as well as the approved general plan.

Detention.

The applicant has provided the required drainage for the subdivision. There will be one detention pond located on the east side of the subdivision. The proposed pond will tie into the proposed development to south. The functionality of these dentition facilities have been detailed in a drainage report submitted to city staff and reviewed by the City Engineer.

Park Land Dedication and Park Development Fees.

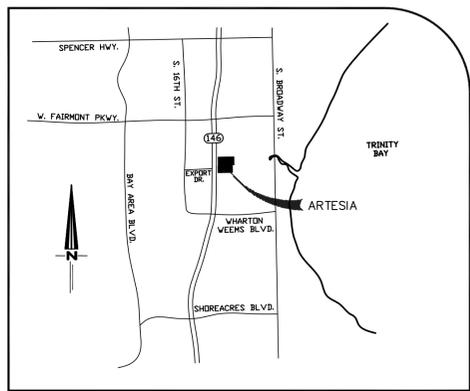
Section 86.25 of the City's Development Ordinance requires one acre of park land be dedicated for every 93 proposed dwelling units. In this case, the applicant is not proposing to dedicate any parkland to the city. The ordinance also allows for a cash payment in lieu of that dedication. The ordinance requires payment of \$490 per dwelling unit to satisfy the cash payment in lieu of land dedication. This payment is due at the time of building permit for each individual dwelling unit.

In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 86.25 (b) (3)

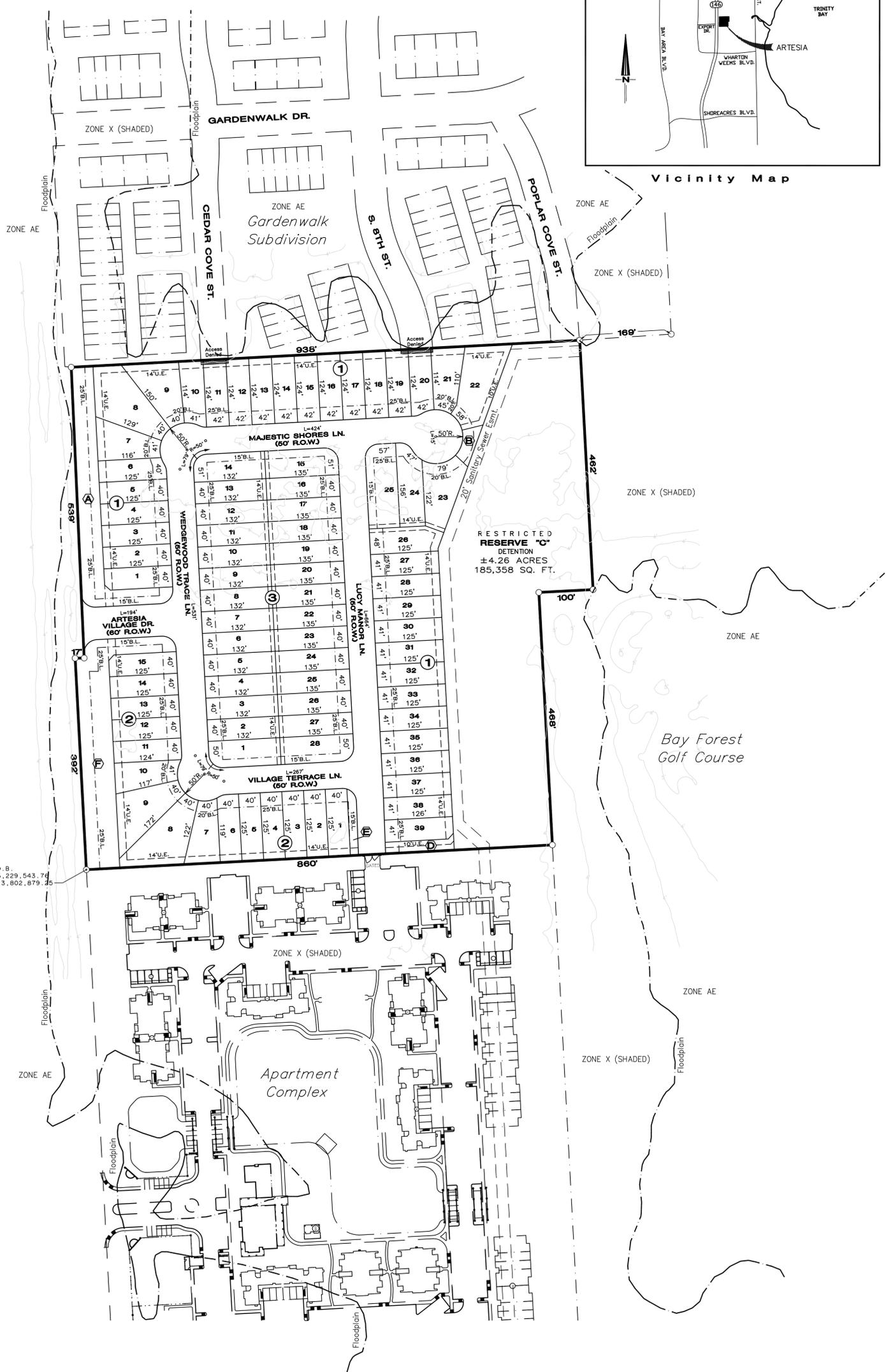
of the Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible for payment of $\$482 + \$318 = \$800$ to cover the cash payment in lieu of land dedication and park development fee.

ATTACHMENTS

- Exhibit A: Prelim Plat of Artesia Village
- Exhibit B: Area Map
- Exhibit C: Approved General Plan – Fairmont Lakes North (Artesia Village)
- Exhibit D: Application



Vicinity Map



SH 146

RESTRICTED RESERVE "C" DETENTION ± 4.26 ACRES 185,358 SQ. FT.

Bay Forest Golf Course

Apartment Complex

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - LOTS BACKING ON CEDAR COVE ST. AND/OR S. 8TH ST. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - BENCHMARK HARRIS COUNTY FLOODPLAIN REFERENCE MARK 010370 LOCATED AT SOUTHWEST CORNER OF INTERSECTION OF SH 146 AND TAYLOR BAYOU. ELEVATION 13.57, NAVD83, 2001 ADJUSTMENT.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
 - IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0945M, REVISED APRIL 2, 2014, THIS PROPERTY LIES WITHIN SHADED ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD.
 - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED.

RESERVE TABLE			
RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LANDSCAPE/ OPEN SPACE	±0.51	22,265
B	LANDSCAPE/ OPEN SPACE	±0.04	1,841
C	DETENTION	±4.26	185,358
D	LANDSCAPE/ OPEN SPACE	±0.06	2,735
E	LANDSCAPE/ OPEN SPACE	±0.04	1,828
F	LANDSCAPE/ OPEN SPACE	±0.67	29,068

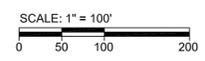
OPEN SPACE CALCULATIONS
 REQUIRED: 82 LOTS X 300 S.F. = 24,600 S.F.
 PROVIDED = 57,737 S.F.

A PRELIMINARY PLAT OF
ARTESIA
 BEING 19.2± ACRES OF LAND
 CONTAINING 82 LOTS (40' X 120' TYP.) AND
 SIX RESERVES IN THREE BLOCKS.

OUT OF THE
J. HUNTER SURVEY, A-35
 CITY OF LA PORTE, HARRIS COUNTY, TEXAS

OWNER:
HISTORYMAKER HOMES
 PLANNER:

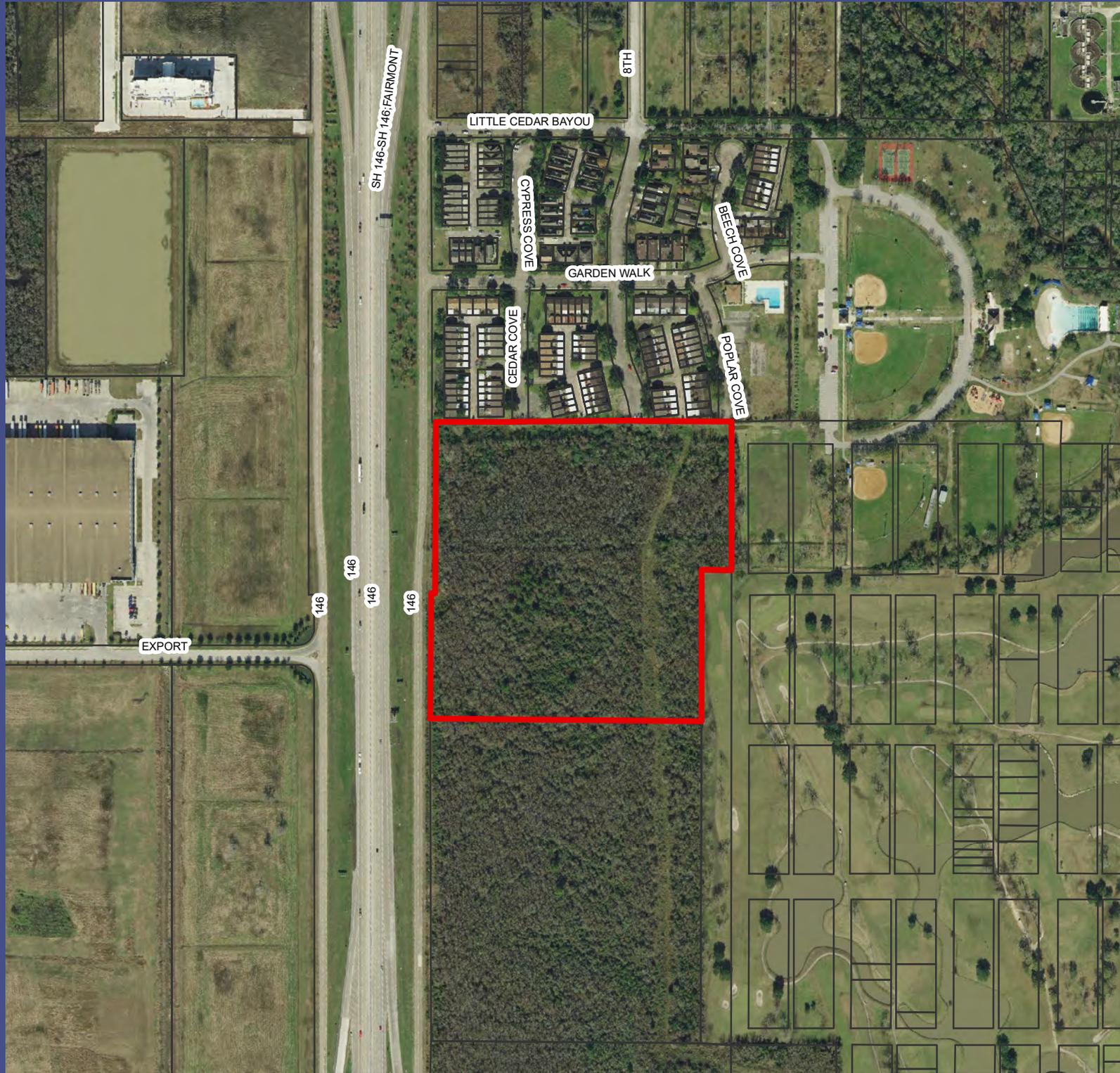
META
 PLANNING + DESIGN
 - Land Planning Consultants -
 24275 Katy Freeway, Suite 200
 Katy, Texas 77494
 Tel: 281-810-1422



DECEMBER 15, 2018
 MTA# I-499

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



AERIAL MAP

PRELIM. PLAT

Artesia Village East SH 146

Legend

 Subject Parcel



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

1 inch = 421 feet



JANUARY 2019
PLANNING DEPARTMENT

NOTES (SINGLE FAMILY):

ZONING FOLLOWED = R-2

DEVELOPMENT SIZE:

GROSS SIZE: 19.17 ACRES
 NET SIZE: 18.36 ACRES (DUE TO R.O.W. LOSS)
 NUMBER OF LOTS: 84 LOTS

SEC. 106-333, TABLE B, RESIDENTIAL REQUIREMENTS

USE: SINGLE-FAMILY SPECIAL LOT LINE, 0 LOT LINE "PATIO HOMES"

MIN. LOT AREA/D.U. S.F.:
 REQUIRED: 4,500 S.F.
 PROVIDED: SMALLEST LOT IS 4,576 S.F.

MIN. LOT WIDTH:
 REQUIRED: 40 FEET
 PROVIDED: SMALL RECTANGULAR LOT WIDTH IS 40 FEET
 NOTE: CORNER TRIANGLE LOTS HAVE 40' WIDTH DIMENSION AT THE 20' FRONT SETBACK LINE

MIN. YARD SETBACKS:
 FRONT: 20 FEET
 REAR: 10 FEET
 SIDE 1: 0 FEET (0 LOT LINE)
 SIDE 2: 10 FEET (PER TABLE B, FOOTNOTE G)

MAX. HEIGHT: 35 FEET

MIN. SITE AREA/UNIT S.F.:
 REQUIRED: 7,300 / 6.0 DU/A
 PROVIDED: 4.4 DU/A

MIN. DEV. OPEN SPACE:
 REQUIRED: 1 ACRE (MIN. 1/2 PER 80 UNITS OR FRACTION THEREOF)
 PROVIDED: 4.3 ACRES (THE AREA NORTH OF THE LOTS WHERE THE DETENTION POND IS LOCATED)

MAX. LOT COVERAGE: 50% (PER TABLE B, FOOTNOTE I 9)



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BROWNSTONE ARCHITECTS AND PLANNERS, INC.
 WILLIAM L. BROWN, ARCHITECT
 6517 MAPLERIDGE
 HOUSTON, TEXAS 77081
 713.432.7727

PROGRESS PRINT
 03/08/2018

NOT FOR REGULATORY APPROVAL,
 PERMITTING, OR CONSTRUCTION.

REGISTRANT'S NAME: WILLIAM L. BROWN
 TEXAS REGISTRATION NUMBER: 4886

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This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

FAIRMONT LAKES NORTH
 84 Single Family Homes

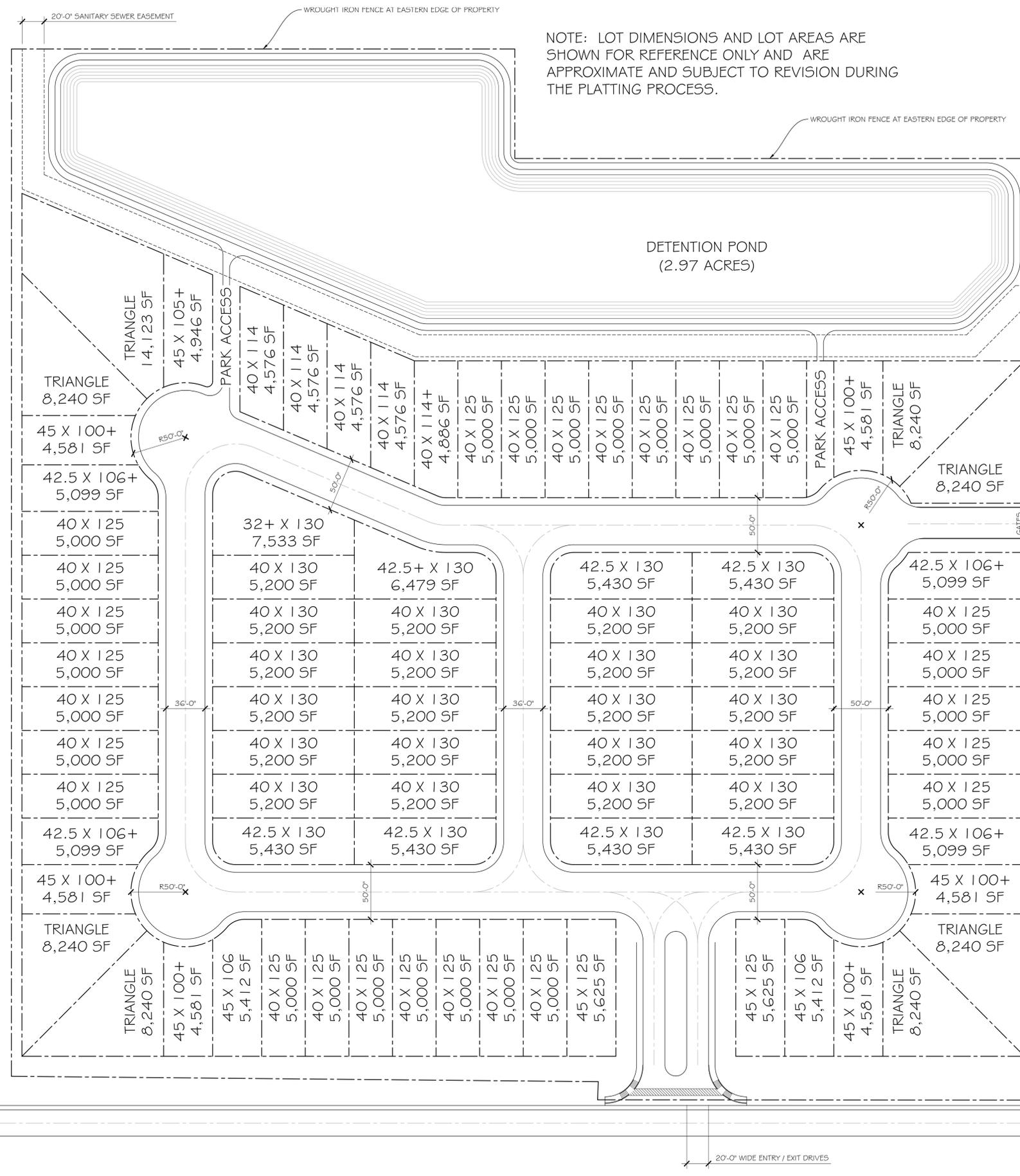
Highway 146, La Porte, Texas

△ DRAWING ISSUE: DATE:
 0

PROJECT NUMBER:
ARCHITECTURAL SITE PLAN - SINGLE-FAMILY

A1-2

NOTE: LOT DIMENSIONS AND LOT AREAS ARE SHOWN FOR REFERENCE ONLY AND ARE APPROXIMATE AND SUBJECT TO REVISION DURING THE PLATTING PROCESS.



1 ARCHITECTURAL SITE PLAN - 19.17 ACRE TRACT WITH 84 SINGLE-FAMILY HOME SITES
 SCALE: 1" = 50'-0"

City of La Porte
604 W. Fairmont Pkwy.
La Porte, TX 77571

Planning & Development Department
SUBDIVISION PLAT APPLICATION
(5 or More Lots)

Phone: 281.470.5073
Fax: 281.470.5005
www.laportetx.gov

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER NAME: Historymaker Homes PHONE 1: 281-962-3249
PHONE 2: _____ FAX #: _____
E-MAIL: Pat.Duggan@historymaker.com
MAILING ADDRESS: 7906 N. Sam Houston Pkwy W., Ste. 210, Houston, Texas 7

2. AGENT/CONTRACTOR REPRESENTING PROPERTY OWNER:

AGENT/CONTRACTOR NAME: Geoff Freeman / META PHONE 1: 713-480-8883
PHONE 2: 281-810-1422 FAX #: _____
E-MAIL: [REDACTED]
MAILING ADDRESS: P.O. Box 598, Katy, Texas 77492

3. PROPERTY DESCRIPTION:

PARCEL NO(s) (13-digit HCAD Tax ID #): 0402780010007
SUBJECT PROPERTY ADDRESS (If existing): 0 State Highway 146
SUBJECT PROPERTY LEGAL DESCRIPTION: Tract 1, J. Hunter Survey, Abstract 35

4. INFORMATION SPECIFIC TO APPLICATION:

TYPE OF PLAT: GENERAL PRELIMINARY FINAL
PROPOSED NAME: Fairway Lakes North # SECTIONS: 1 # LOTS: 82
AUTHORIZED SIGNATURE: [Signature] DATE: 10-11-18

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION:

- COMPLETE ITEMS 1 THRU 4 OF APPLICATION
- ATTACH APPLICABLE PLANS
- SUBMIT CORRECT APPLICATION FEE (Refer to Application Fee Schedule for applicable fees)

(STAFF USE ONLY):

DATE RECEIVED: _____ RECEIVED BY: _____
PROJECT NUMBER: _____
SCHEDULED DATE FOR PLANNING & ZONING COMMISSION AGENDA: _____

**City of La Porte, Texas
Planning and Zoning Commission**



January 17, 2019

AGENDA ITEM 17

Administrative Report

- a. Annual Attendance Record - 2018

*Ian Clowes, City Planner
Planning and Development Department
City of La Porte, Texas*

RULES, REGULATIONS AND BYLAWS OF THE CITY OF LA PORTE, TEXAS, PLANNING AND ZONING COMMISSION

ARTICLE 8: ABSENCES, REMOVALS, AND RESIGNATIONS

Section 8.1. Absences. Commission members are expected to attend all meetings. If unable to attend a meeting, it is the responsibility of the Commission member to notify City Staff of said absence at his/her earliest opportunity, and at least twenty-four (24) hours prior to the meeting. If a Commissioner is absent from more than twenty-five percent (25%) of the duly called meetings in any period of twelve consecutive months or is absent from more than two (2) duly called meetings in any period of twelve (12) consecutive months, whichever is greater, for any reason other than a medical reason which prevents the members attendance, such Commission will be subject to removal by the City Council.

Section 8.2. Removal. Commission members may be removed at any time by the City Council for nonperformance of duty, misconduct in office, failure to declare a conflict, or other reason specified by the City Council. Notice of such removal shall terminate the Commission member's duty to the Commission.

Section 8.3. Resignation. Commission members may resign from the Commission by sending a letter of resignation to the City Council and/or Commission Chairman.

**Planning and Zoning Commission
2018 Meeting Attendance**

	1/18/18	2/15/18	3/15/18	5/17/18	6/21/18	7/19/18	8/16/18	9/20/18	10/11/18	11/15/18
Hal Lawler (Chairman)	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Trey Kendrick (District 1)	✓	✓			✓	✓		✓		✓
Lou Ann Martin (District 5)	✓	✓		✓		✓		✓		✓
Richard Warren (District 2)	✓	✓		✓	✓	✓	✓	✓	✓	
Nick Barrera (At Lg B)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Helen LaCour (District 3)	✓		✓	✓		✓				
Jo Ann Pitzer								✓	✓	✓
Mark Follis (District 4)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wyatt Smith (At Large A)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cristina Tschappat (Dist. 6)	✓	✓	✓	✓			✓	✓	✓	✓

✓ Present
 Absent
 Non-member