

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
Commissioner At Large A  
**NICK BARRERA**  
Commissioner At Large B  
**TREY KENDRICK**  
Commissioner District 1  
**RICHARD WARREN**  
Commissioner District 2  
Vice Chairman



**JAMES WALTER**  
Commissioner District 3  
**MARK FOLLIS**  
Commissioner District 4  
**LOU ANN MARTIN**  
Commissioner District 5  
**CHRISTINA TSCHAPPAT**  
Commissioner District 6

**LA PORTE PLANNING AND ZONING COMMISSION AGENDA  
THURSDAY, JUNE 18, 2020  
REGULAR SESSION 6 P.M.**

**CITY COUNCIL CHAMBER  
LA PORTE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, 77571**

Social Distancing protocols will be in effect in the Council Chambers. To attend remotely, join the Zoom meeting online at <https://us02web.zoom.us/j/83609176180?pwd=aWJPa005czBTaytKaTFnMG5hdDIYQT09> and use password 656337. To dial in, call 877-853-5257 or 888-475-4499 and use the meeting ID 836 0917 6180 and password 656337.

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- 1. CALL TO ORDER**
  - 2. ROLL CALL OF MEMBERS**
  - 3. PUBLIC COMMENT** (Generally limited to five (5) minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)
  - 4. CONSIDER APPROVAL OF THE MEETING MINUTES:**
    - a. Approve the minutes of the meeting held on May 21, 2020.
  - 5. MAJOR DEVELOPMENT SITE PLAN:**
    - a. Consider approval of the major development site plan #20-83000001, Contech Control Services, a 12.8 acre commercial development located at 2700 Sens Rd.
  - 6. FINAL PLAT:**
    - a. Consider approval of a Final Plat for the Morgan's Landing Section 9, a single-family residential development consisting of 95 lots on 23.6 acres located off of Bay Area Blvd.
    - b. Consider approval of a Final Plat for the Morgan's Landing Section 10, a single-family residential development consisting of 13 lots on 2.7 acres located off of Bay Area Blvd.
    - c. Consider approval of a Final Plat for the Morgan's Landing Section 11, a single-family residential development consisting of 46 lots on 12.2 acres located off of Bay Area Blvd

- d. Consider approval of a Final Plat for the Morgan's Landing Section 14, a single-family residential development consisting of 29 lots on 6.2 acres located off of Bay Area Blvd.
- e. Consider approval of a Final Plat for the Morgan's Landing Section 15, a single-family residential development consisting of 43 lots on 26.1 acres located off of Bay Area Blvd.

**7. CONSIDERATION:** Consider a request for approval of Zone Change #20-92000001 by Charles Anders of Bayway Homes Inc., applicant; on behalf of Jack McCoy, Noah M. Jones, and Bayway Homes Inc., owners; for approval of a zone change from High Density Residential (R-3) to Planned Unit Development (PUD), on a 5.798 acre tract of land legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lots 4-29 & Tracts 3A & 30A, Block 1160, La Porte Subdivision, Lot 5, Block 19, Sylvan Beach Subdivisions and a portion of the East L St. and Texas Ave. ROW, Harris County, La Porte, TX.

**8. SCUP REQUEST #20-91000001:** Open a public hearing on a request for approval of Special Conditional Use Permit (SCUP) #20-91000001 by Charles Anders of Bayway Homes Inc., applicant; on behalf of Jack McCoy, Noah M. Jones, and Bayway Homes Inc., owners; for approval of a SCUP to allow for a zero lot line single-family development, on a 5.798 acre tract of land legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lots 4-29 & Tracts 3A & 30A, Block 1160, La Porte Subdivision, Lot 5, Block 19, Sylvan Beach Subdivisions and a portion of the East L St. and Texas Ave. ROW, Harris County, La Porte, TX.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

## **9. ADJOURN PUBLIC HEARING**

**10. CONSIDERATION:** Consider approval or other action on SCUP Request #20-91000001.

## **11. ADMINISTRATIVE REPORTS**

**12. COMMISSION COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

## **13. 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.

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5021) two (2) working days prior to the meeting for appropriate arrangements.**

## **CERTIFICATION**

I do hereby certify that a copy of the **June 18, 2020** Planning and Zoning Commission agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_ Title: \_\_\_\_\_

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



**June 18, 2020**

## **AGENDA ITEM 4**

Consider approval of the Meeting Minutes:

- a. May 21, 2020

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

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
Commissioner At Large A  
**NICK BARRERA**  
Commissioner At Large B  
**TREY KENDRICK**  
Commissioner District 1  
**RICHARD WARREN**  
Commissioner District 2  
Vice Chairman



**JAMES WALTER**  
Commissioner District 3  
**MARK FOLLIS**  
Commissioner District 4  
**LOU ANN MARTIN**  
Commissioner District 5  
**CHRISTINA TSCHAPPAT**  
Commissioner District

**MINUTES OF THE REGULAR MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
May 21, 2020**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, February 20, 2020, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:

**Commissioners present:** Hal Lawler, Nick Barrera, Donna O'Conner, Richard Warren, Mark Follis, James Walter, and Lou Ann Martin

**Councilpersons absent:** Christina Tschappat, Trey Kendrick

**City Staff present:** Teresa Evans, Planning and Development Director; Ian Clowes, City Planner; Chase Stewart, Planning Technician

1. **CALL TO ORDER** – Vice Chairman Warren called the meeting to order at 6:01 p.m.
2. **ROLL CALL OF MEMBERS:** – Commissioners Tschappat and Kendrick were absent from the meeting.
3. **CITIZEN COMMENT** (*Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.*)

**No Comment.**

**4. CONSIDER APPROVAL OF THE MEETING MINUTES:**

- a. **Approve the minutes of the meeting held on February 20, 2020.**

Commissioner Barrera moved to approve the meeting minutes; the motion was adopted, 7-0.

5. **ZONE CHANGE #20-92000001:** Open a public hearing on a request for approval of Zone Change request #20-92000001 by Charles Anders of Bayway Homes Inc., applicant; on behalf of Jack McCoy, Noah M. Jones, and Bayway Homes Inc., owners; for approval of a zone change from High Density Residential (R-3) to Planned Unit Development (PUD), On a 5.798 acre tract of land legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lot 4-29 & Tracts 3A & 30A, Block and Texas Ave. ROW, Harris County, La Porte, TX.
6. **ADJOURN PUBLIC HEARING:** Public Hearing was adjourned at 6:50 PM.
7. **CONSIDERATION:** Commissioner Follis moved to table the Zone Change request; the motion was adopted 6-0 (Chairman Lawler recused himself)
8. **SCUP REQUEST #20-91000001:** Open a public hearing on a request for approval of Special Conditional Use Permit (SCUP) #20-91000001 by Charles Anders of Bayway Homes Inc., applicant; on behalf of Jack McCoy, Noah M. Jones, and Bayway Homes Inc., owners; for approval of a SCUP to allow for a zero lot line single family development, on a 5.798 acre tract of land legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lot 4-29 & Tracts 3A & 30A, Block and Texas Ave. ROW, Harris County, La Porte, TX.
9. **CONSIDERATION:** No action was taken on this Public Hearing item.

10. **SCUP REQUEST #20-91000002:** Open a public hearing on a request for approval of Special Conditional Use Permit (SCUP) #20-91000002 by Brandon Lunsford of Garden of Eden Floral, applicant; on behalf of Dan Marrouf of Tri-Star Aviation Inc., owner; for approval of a SCUP to allow a floral shop and tea room to locate on a 0.75 acre tract of land legally described as a portion of Lots 3 & 4, and a portion of Tract 5, Block 2, Payne W J Survey, Harris County, La Porte, TX.
11. **ADJOURN PUBLIC HEARING:** Public Hearing was adjourned at 7:13 PM
12. **CONSIDERATION:** Commissioner Follis moved to approve SCUP request #20-91000002; the motion was adopted 6-0 (Commissioner O’Conner recused herself).
13. **ADMINISTRATIVE REPORTS:** City Planner Ian Clowes introduced James Walter as the newly appointed Commissioner, representing District 3.
14. **BOARD COMMENTS** regarding matters appearing on the agenda; recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.

**ADJOURN – Without objection. Meeting adjourned at 7:19 PM**

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Trey Kendrick, Planning and Zoning Commission Secretary

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Hal Lawler, Planning and Zoning Commission Chairman

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Chase Stewart, Planning Technician

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



**June 18, 2020**

## **AGENDA ITEM 5**

Consider approval of a Major Development Site Plan #20-83000001  
to allow for construction of a commercial development  
located at 2700 Sens Road.

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission approve a request by Scott Blissit of Landev Engineers for a Major Development Site Plan for a new commercial development at 2700 Sens Road?

### DISCUSSION

#### *Applicant's Request.*

The applicant is seeking to construct a new commercial development on a 12.8 acre tract of land. The proposed facility will consist of a 90,000 square foot office warehouse building. The site will include all associated development requirements such as parking, utilities, landscaping, etc. Drainage and detention will consist of a proposed detention pond along the southern boundary of the property, acting as a buffer from the existing single family development. The attached Exhibits show the proposed site layout and other information provided by the applicant.

#### *Background Information.*

The subject site is 12.8 acres in size. This site is located at 2700 Sens Road. Contech currently operates a facility across the street from the proposed development. This new site will allow their growing business to continue to expand while remaining in La Porte.

#### *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 90,000 square foot building, parking lot, 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.

*Parking and circulation.*

Section 106-839 of the Code of Ordinances outlines the city's parking requirements. The requirements NAICS 541330 - Engineering 4 minimum plus 3 per 1,000 s.f./office and 1 per non-office employee. The site requires 94 parking spaces and the applicant is providing 149 spaces.

*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 Contech Control Services complies with the various applicable code requirements and should be considered for approval.

**RECOMMENDATION**

Staff recommends approval of the proposed Major Development Site Plan as submitted.

**ATTACHMENTS**

- Contech Control Services Site Plan
- Area Map
- Application



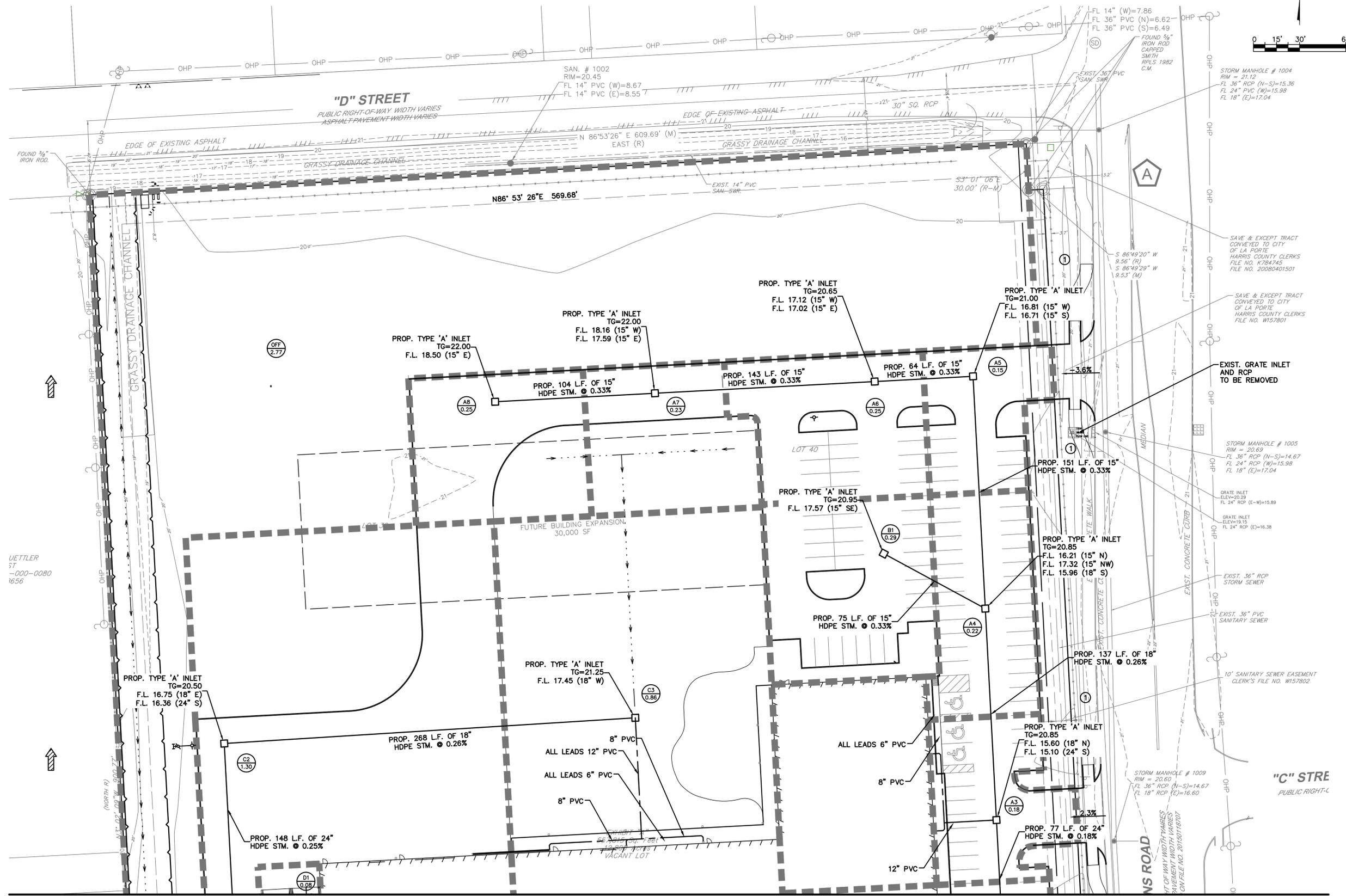
No.	Date	Issue/Revision	App.
01/21/20		PERMIT SUBMITTAL	
03/31/20		ISSUE FOR PERMIT	

**SURVEY NOTES:**  
 THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-954839-HOU1, EFFECTIVE DATE JUNE 10, 2019, ISSUED JUNE 24, 2019.

1. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 482010943M DATED 01/06/2017, THIS SITE IS LOCATED IN ZONE "X" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

**LEGEND**

	PROP. STORM SEWER
	EXTREME EVENT FLOW
	OFFSITE DRAINAGE FLOW
	AREA DRAINAGE FLOW
	DRAINAGE AREA BOUNDARY
	PROPOSED DETENTION SERVICE AREA
	DRAINAGE AREA DESIGNATION INDIVIDUAL ACREAGE
	CUMULATIVE AREA IN ACRES CUMULATIVE CFS
	BACKFILL EXIST. SWALE GRADE TO BACK OF CURB



MATCHLINE B.L. STA. (SEE SHEET 3)

SCOTT W. BLISSETT  
 LICENSED PROFESSIONAL ENGINEER  
 05/11/2020

**LANDEV**  
 Engineers  
 A Binkley & Barfield Company  
 Landev Engineers, Inc. | TBPE No. F-4387  
 1704 Seasmith Dr. Ste 410, Houston, TX 77008  
 713.869.2402 | LandevEngineers.com

**AVERA COMPANIES**

**CONTECH CONTROL SERVICES**

**SITE DRAINAGE PLAN (SHEET 1 OF 2)**

JOB NUMBER: 1900000124	SHEET: 2 of 3
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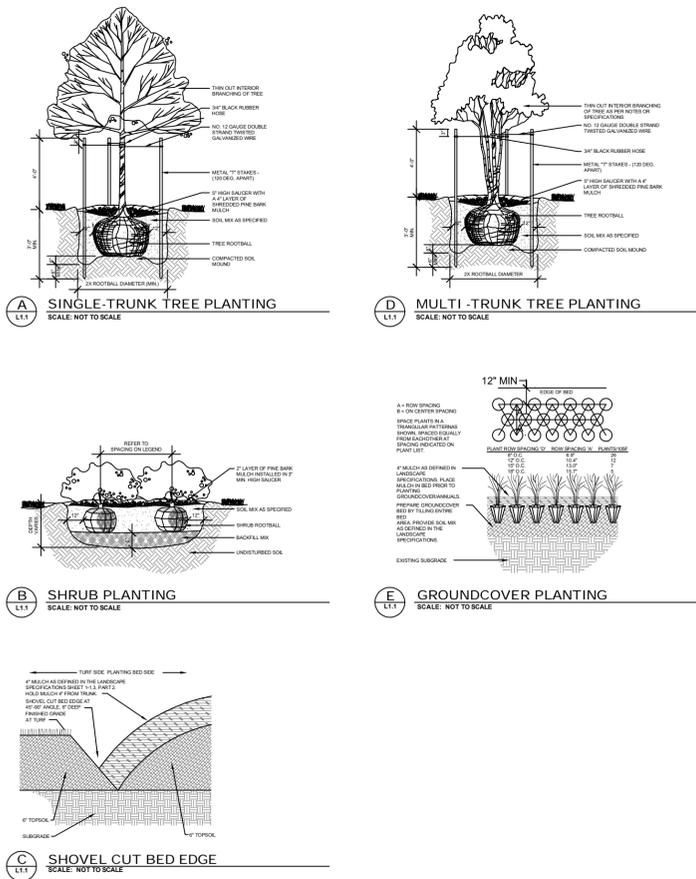
J:\AveraComp\1900000124\_000\_Control System\_warehouse\6\_00\_CADD\6\_03\_Drawings\6\_03\_1\_Sheet\_Files\0404-Site\0404-SITE.dwg - SITE DRAINAGE PLAN (SHEET 1 OF 2) Plotted May 11, 2020 at 1:55pm by BLSBSIT | Last Saved by: MNovotny

CONTECH CONTROL SERVICES - 1900000124



**Landscape Requirements:**

- Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
- The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
- All plant materials shall possess the following minimum qualities:
  - Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
  - All plants shall be heavy, symmetrical, lightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry. Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
  - All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
  - Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist. Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
  - All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
- Planting mix shall be thoroughly mixed in the following proportions:
  - Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
  - Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
- Excavation work and Surface drainage works shall conform to the following requirements:
  - Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
  - Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another party, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
  - Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
  - Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
  - Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
- Additional work requirements on landscape areas:
  - Prior to installation of any planting works (trees, shrubs, groundcover and grass works), apply "Round Up" in all planting areas to eradicate all weed growths on site.
  - ADD ALTERNATE:** Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be black polypropylene sheet 27 mils thick, 4 ozs/y grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs. (cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
  - Use "Shovel Edge" to separate all plant beds from grass areas.
  - Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
- Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
  - The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).
  - The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
  - Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, lightening and repair of guys, resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides, sprays, and fungicides as are necessary to keep plantings free of insects and disease and in a thriving condition.
- Warranty Periods, Plant Guarantees, and Replacements:
  - Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.



**Grass Hydromulching Work Requirements:**

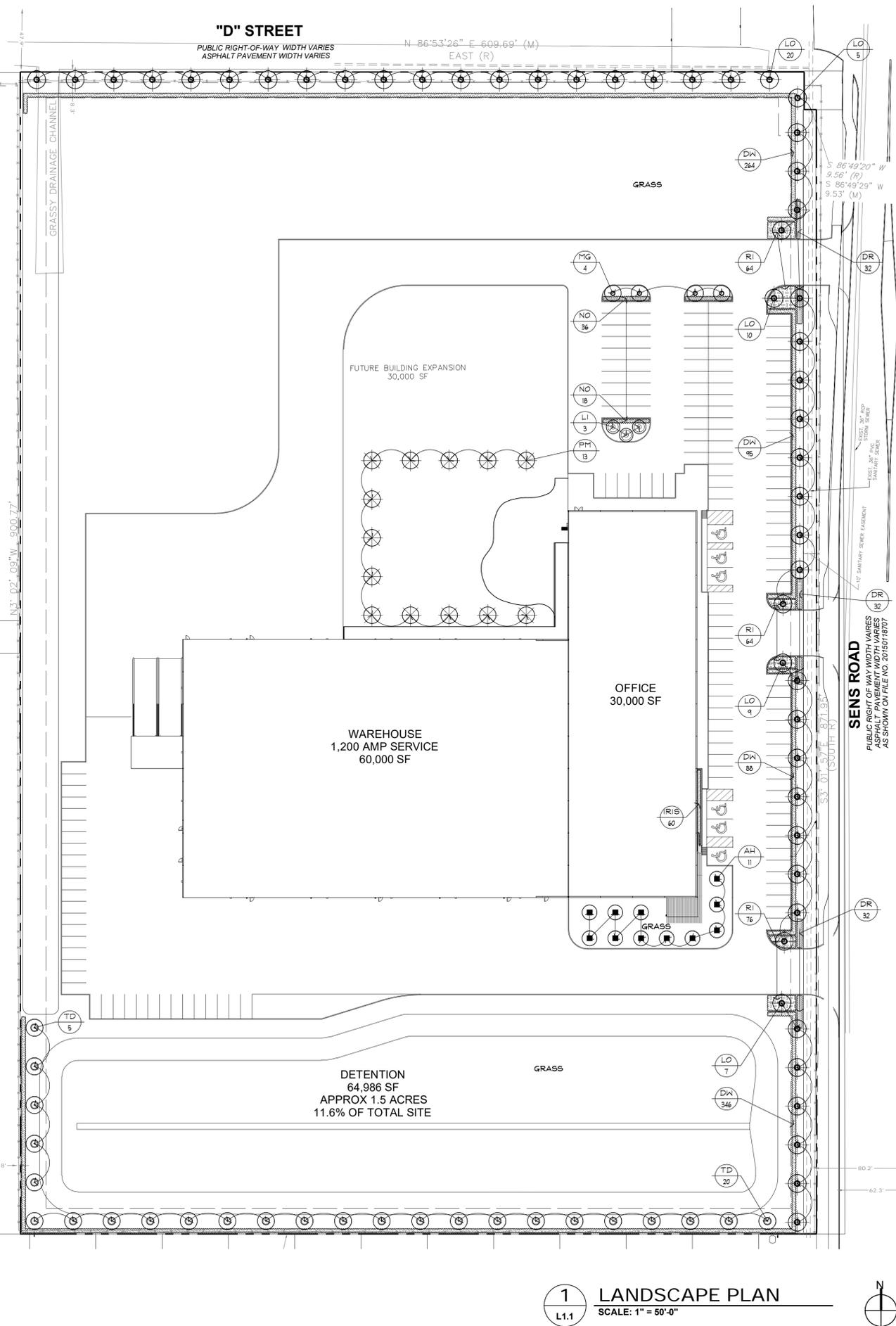
- Grass works:
  - Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
  - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
  - Grass seed shall have the following minimum ratio:
    - Summer Mix: Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.
    - Winter Mix: Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
  - Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
- Hydromulched seeding on Prepared finished grades:
  - Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
  - Bed preparation: Immediately after the finished grade has been approved, begin hydrosowing operation to reduce excessive weed growth and erosion.
  - Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
  - Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
  - Where slope of areas to be grassed exceed a 3:1 H:V, an erosion control fabric shall be installed prior to hydromulching process.
- Maintenance:
  - Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
  - Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
  - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
- Inspection and Final Acceptance:
  - Final acceptance of lawn establishment shall mean that hydrosowed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

**Landscape Requirement per city of La Porte:**

- Total Project Site SF: @ 556,140.00 SF.
  - Total Building SF @ 90,000.00 SF.
  - Landscape Square Footage Required: (556,140.00 - 90,000.00 = 466,140.00 SF x 0.075 = 34,960.50 SF.
  - Landscape Square Footage Provided: 209,901.00 SF Provided.
- Street Tree Requirements:
  - Sens Road: 897.00 LF/ 30 = 30 Street Trees Required. 30 Live Oaks provided.
  - "D" Road: 620.00 LF/ 30 = 20 Street Trees Required. 20 Mexican Sycamore provided.
- Parking Lot Requirements:
  - Total Number of Parking: 125 Cars/ 10 = 13 Parking Lot Trees Required. Parking Lot Trees Provided: 13 Mexican Sycamores + 11 American Holly + 4 Magnolia

**Landscape Legend:**

Symbol	Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LI	LI	3	Lagerstroemia Indica	Basham Pink Crepe myrtles	2" cal. 30 gal. container; 10' to 12' ht.
AH	AH	11	Ilex x Attenuata	Eagleton American Holly	2" cal. 30 gal. container; 10' to 12' ht.
LO	LO	51	Quercus Virginiana	Live Oak	2" cal. 30 gal. container; 10' to 12' ht.
MG	MG	4	Magnolia Grandiflora	DD Blanchard Magnolia	2" cal. 30 gal. container; 10' to 12' ht.
TD	TD	25	Taxodium Distichum	Bald Cypress	2" cal. 30 gal. container; 10' to 12' ht.
PM	PM	13	Platanus Mexicana	Mexican Sycamore	2" cal. 30 gal. container; 10' to 12' ht.
DW	DW	793	Myrica Pusila	Dwarf Waxmyrtles	5 gal. planted at 36" o.c. single trunk 30" ht. x 24" spread
NO	NO	54	Nerium Oleander	Dwarf Petite Pink Oleander	5 gal. planted at 36" o.c. 30" ht. x 24" spread.
RI	RI	204	Raphiolepis Indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangulary spaced.
DR	DR	96	Rosa Drift Red	Drift Red Roses	5 gal. planted at 30" o.c. triangulary spaced.
Iris	Iris	60	Morae Bi-Color	Bi-Color Iris	1 gal. planted at 24" o.c. triangulary spaced.
Grass	Verify SF.		Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within limits of the project including all right of way and detention pond. All areas to be grassed shall be cleaned up and fine graded to adhere to civil grading and drainage plan.



**1 LANDSCAPE PLAN**  
SCALE: 1" = 50'-0"

**powers brown architecture**  
2100 Travis Street, Suite 501  
Houston, Texas 77002  
713.224.0450  
713.224.0457 fax  
www.powersbrown.com

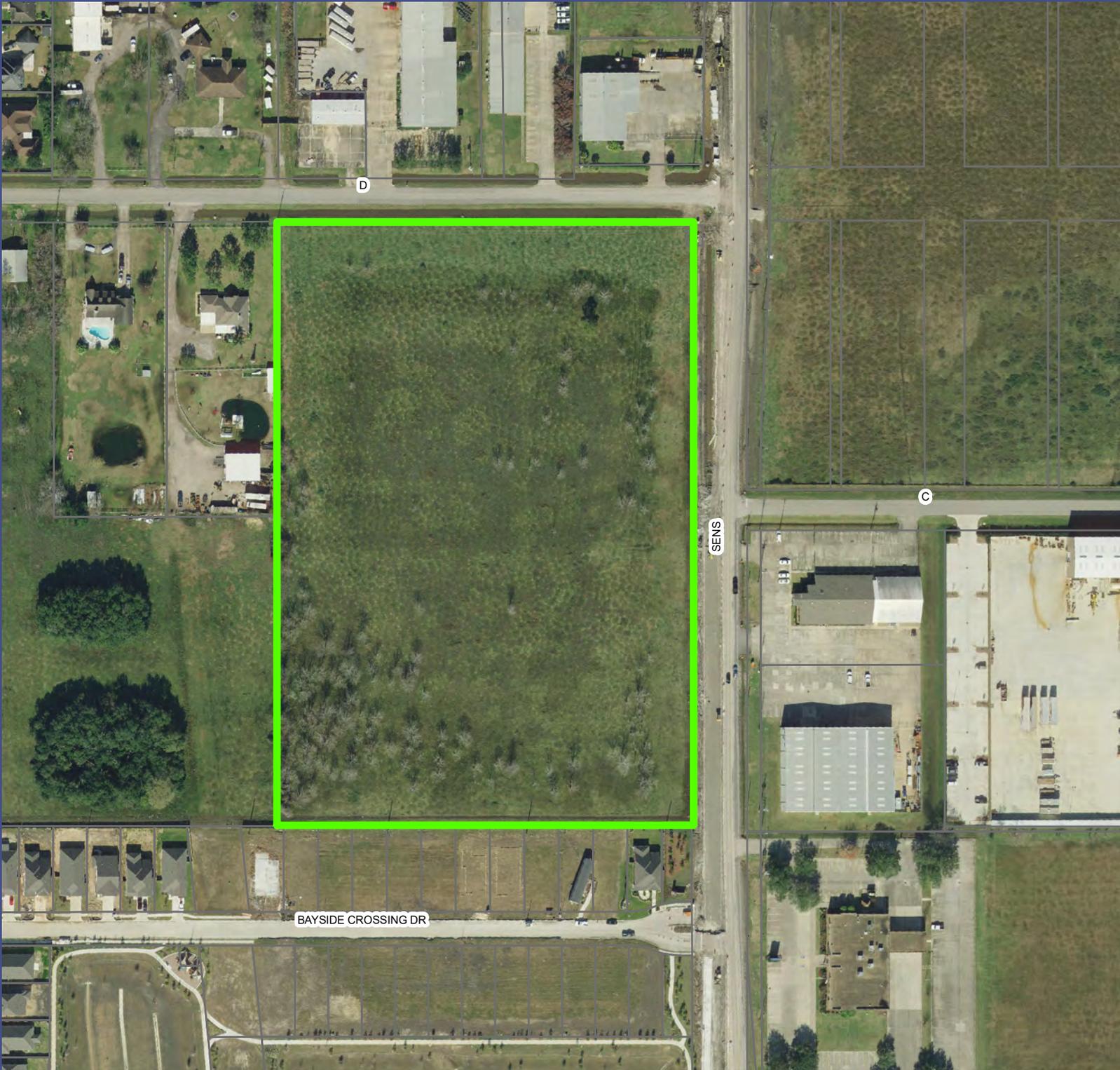
**PROJECT TITLE**  
**AVERA CONTECH**  
2801 SENS ROAD  
LA PORTE, TX 77571  
A PROJECT FOR  
**AVERA**

**GENERAL NOTES**  
NOTE: FIELD LOCATE ALL PROPOSED NEW TREES ALONG SENS ROAD. VERIFY LOCATION OF EXISTING SANITARY SEWER EASEMENT PRIOR TO PLANTING TREES. DO NOT PLANT TREES IN SANITARY SEWER EASEMENT.

DATE	REVISION
02/28/2020	ISSUED FOR PERMIT
04/24/2020	

PROJECT NO: 191115  
DRAWN BY: EW/SR  
CHECKED BY: EW  
SHEET NAME

**LANDSCAPE PLAN**  
SEAL SHEET NUMBER  
**L1.1**  
Wong & Associates, Inc.  
501.800.2525  
111115



# AREA MAP

**MDSP  
#20-8300000 I**

**Contech  
2700 Sens Rd..**

## 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 = 201 feet

JUNE 2020  
PLANNING DEPARTMENT





# Major Development Site Plan Application

Planning and Development Department

## PROJECT INFORMATION

Property address, if known: 11807 N D ST.  
 Legal description of site: LTS 39 & 42 & TRS 40 & 41 LA Porte Outlots  
 HCAD Parcel Number/s of site: \_\_\_\_\_  
 Zoning District: \_\_\_\_\_ Lot area: 12.8 acres

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

## PROPERTY OWNER(S) INFORMATION

Name: Avera Companies  
 Company (if applicable): Avera Companies  
 Address: 7880 San Felipe St. Suite #250  
 City: Houston State: Texas Zip: 77063  
 Phone: 713-783-9600 Email: [REDACTED]

## AUTHORIZED AGENT (if other than owner)

Name: Scott Blissit  
 Company (if applicable): Landev Engineers  
 Address: 1704 Seamist Dr. Suite 410  
 City: Houston State: Texas Zip: 77008  
 Phone: 713-869-2402 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: *Scott W. Blissit* Date: 1/24/2020

Owner(s)' Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

### STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_

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



**June 18, 2020**

## **AGENDA ITEM 6 (a-e)**

Consider approval of Final Plats for the Morgan's Landing subdivision; seven (7) sections of a single family residential development consisting of 317 lots on 90.9 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

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### ISSUE

Should the Planning and Zoning Commission approve Final Plats of Sections 9, 10, 11, 14, and 15 of Morgan's Landing?

### DISCUSSION

#### Applicant's Request:

The applicant, Gretchen Hollas of CobbFendley, is requesting approval of Final Plats for Section 9, 10, 11, 14, and 15 of the Morgan's Landing subdivision. The attached exhibits are the proposed final plats. The 90.9 acre site will consist of 317 low density single family residential lots ranging in size from 5,625 square feet to 7,800 square feet.

The final plats have been reviewed by staff and have been preliminarily approved. There are no outstanding comments to be addressed. The preliminary plats for these section were approved in November of 2019.

#### 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
<b>North</b>	GC, General Commercial	Shell Credit Union, Spencer Mini Storage.
<b>South</b>	BI, Business Industrial	Industrial Buildings
<b>West</b>	R-1, Low Density Residential	Fairmont Park East Subdivision
<b>East</b>	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, and 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) 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.

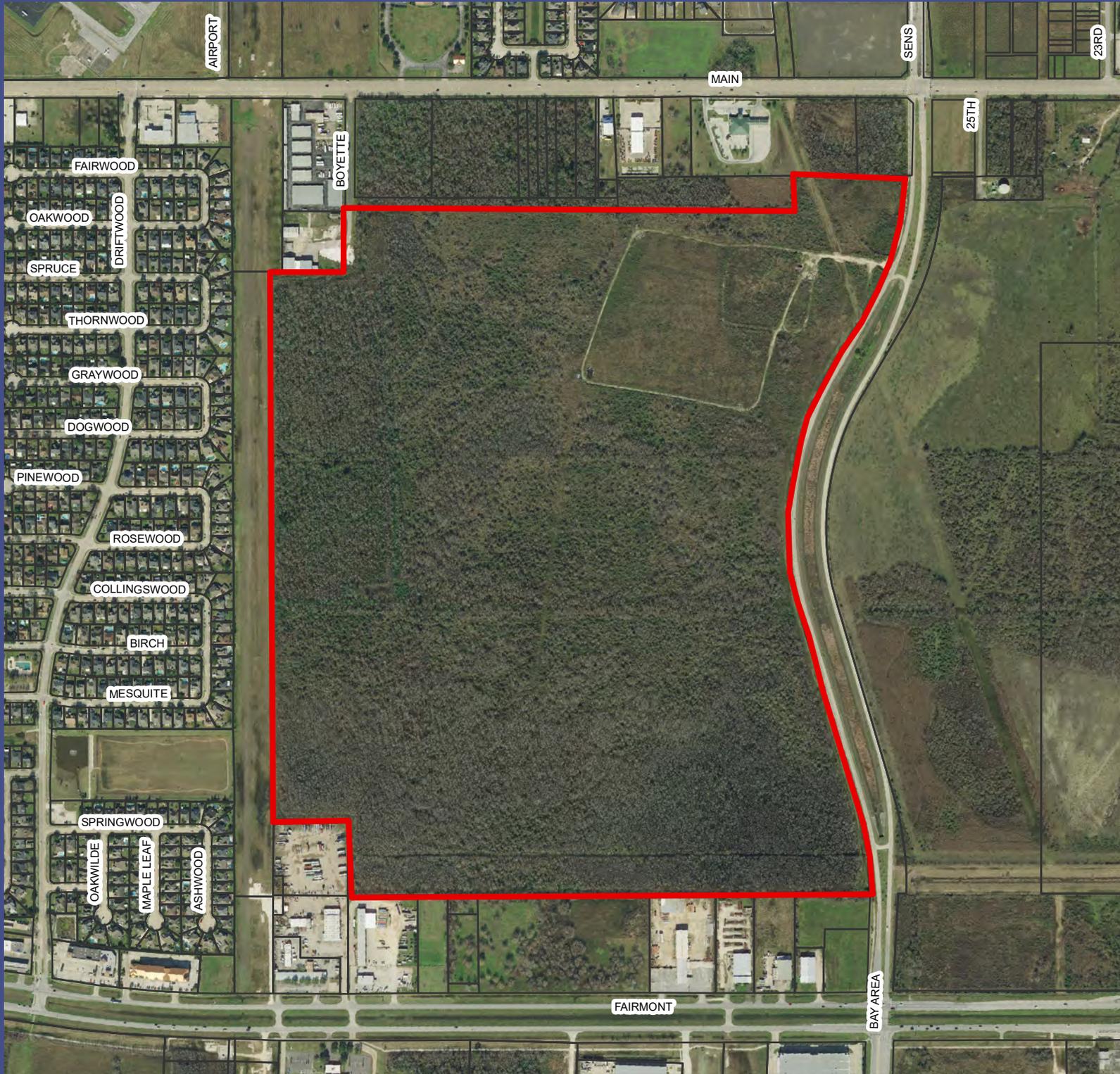
In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 12.02 of the Land Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible for payment of  $\$490 + \$318 = \$808$  to cover the cash payment in lieu of land dedication and park development fee.

**RECOMMENDATION**

Staff recommends the Planning and Zoning Commission approve the Final Plats for Sections 9, 10, 11, 14, and 15 of Morgan's Landing.

**ATTACHMENTS**

- Aerial Map
- Morgan's Landing Final Plats



# AERIAL MAP

**Morgan's  
Landing Sections  
9-11, 14-15**

**West Side of Bay  
Area Blvd.**

 Subject Parcel

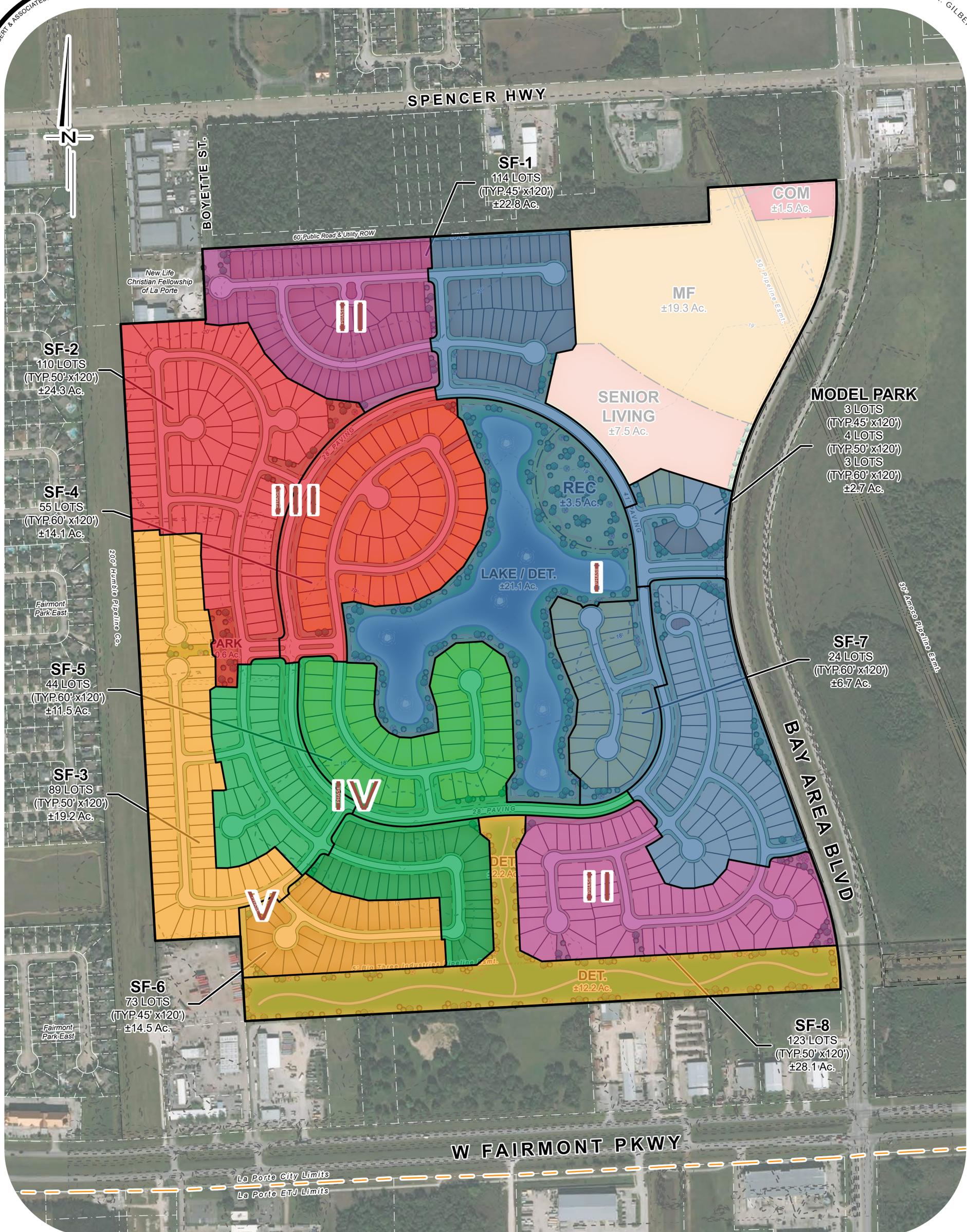


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 702 feet



**JUNE 2020  
PLANNING DEPARTMENT**



**PHASING PLAN**

Lot Size	I	II	III	IV	V	Total
45' x 120'	48	69	-	37	36	190
50' x 120'	61	66	89	34	76	326
60' x 120'	27	-	55	44	-	126
<b>TOTALS</b>	<b>136</b>	<b>135</b>	<b>144</b>	<b>115</b>	<b>112</b>	<b>642</b>

a phasing exhibit for

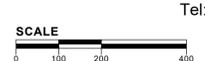
**LA PORTE 234**  
± 234.6 ACRES OF LAND

prepared for

**BEAZER HOMES**



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

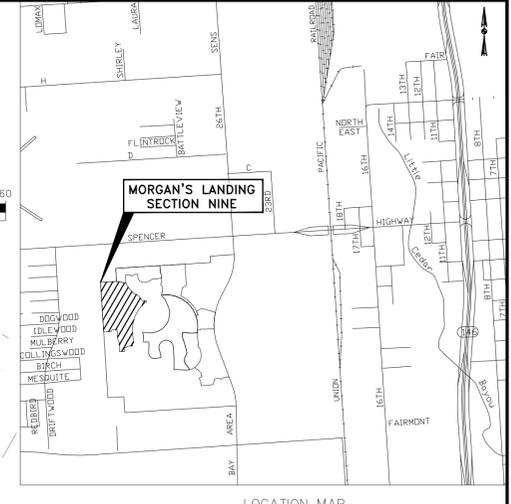
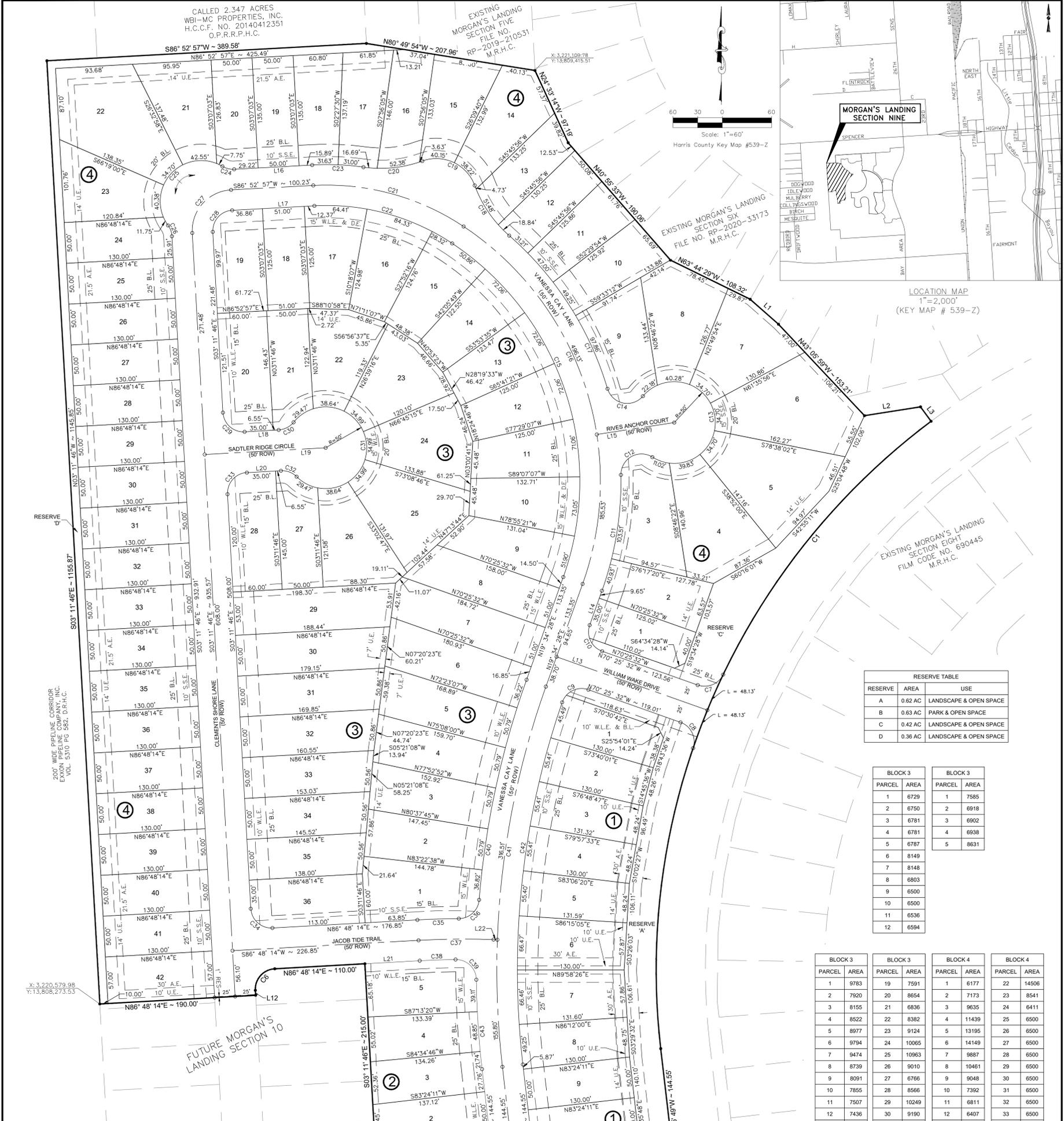


JANUARY 31, 2018  
KGA #0433

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. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL 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.

CALLED 2.347 ACRES  
WBI-MC PROPERTIES, INC.  
H.C.C.F. NO. 20140412351  
O.P.R.P.H.C.

EXISTING MORGAN'S LANDING  
SECTION FIVE  
FILE NO. RP-2019-210531  
M.R.H.C.



RESERVE TABLE

RESERVE	AREA	USE
A	0.62 AC	LANDSCAPE & OPEN SPACE
B	0.63 AC	PARK & OPEN SPACE
C	0.42 AC	LANDSCAPE & OPEN SPACE
D	0.36 AC	LANDSCAPE & OPEN SPACE

BLOCK 3		BLOCK 3	
PARCEL	AREA	PARCEL	AREA
1	6729	1	7585
2	6750	2	6918
3	6781	3	6902
4	6781	4	6938
5	6787	5	8631
6	8149		
7	8148		
8	6803		
9	6500		
10	6500		
11	6536		
12	6594		

BLOCK 3		BLOCK 3		BLOCK 4		BLOCK 4	
PARCEL	AREA	PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
1	9783	19	7691	1	6177	22	14506
2	7920	20	8654	2	7173	23	8541
3	8155	21	6836	3	9635	24	6411
4	8522	22	8382	4	11439	25	6500
5	8977	23	9124	5	13195	26	6500
6	9794	24	10065	6	14149	27	6500
7	9474	25	10963	7	9887	28	6500
8	8739	26	9010	8	10461	29	6500
9	8091	27	6766	9	9048	30	6500
10	7855	28	8566	10	7392	31	6500
11	7507	29	10249	11	6811	32	6500
12	7436	30	9190	12	6407	33	6500
13	7400	31	8725	13	6592	34	6500
14	7344	32	8260	14	9112	35	6500
15	7939	33	7839	15	8003	36	6500
16	8193	34	7464	16	7107	37	6500
17	7817	35	7088	17	7694	38	6500
18	6375	36	8146	18	7334	39	6500
				19	6750	40	6500
				20	6688	41	6500
				21	8545	42	7410

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	840.00'	59° 37' 17"	874.09'	N23° 12' 49"E - 835.19'
C2	1770.00'	1° 45' 07"	54.12'	N05° 43' 16"W - 54.12'
C3	25.00'	91° 38' 24"	39.99'	N40° 58' 30"E - 35.86'
C4	25.00'	88° 14' 08"	38.50'	N42° 40' 37"E - 34.81'
C5	1551.00'	3° 09' 15"	85.38'	N00° 08' 10"E - 85.37'
C6	25.00'	90° 00' 00"	39.27'	N41° 48' 14"E - 35.36'
C7	25.00'	84° 06' 51"	36.70'	S67° 31' 02"W - 33.49'
C8	25.00'	89° 15' 06"	38.94'	N25° 47' 59"W - 35.12'
C9	25.00'	90° 39' 28"	39.56'	S64° 14' 44"W - 35.56'
C10	25.00'	90° 00' 00"	39.27'	N25° 25' 32"E - 35.36'
C11	400.00'	20° 41' 23"	144.44'	N09° 13' 46"E - 143.66'
C12	25.00'	123° 18' 38"	53.80'	S60° 32' 24"W - 44.01'
C13	50.00'	261° 56' 09"	228.58'	N08° 46' 22"E - 75.51'
C14	25.00'	123° 18' 38"	53.80'	S78° 05' 07"E - 44.01'
C15	350.00'	75° 48' 12"	463.06'	N18° 19' 38"E - 430.02'
C16	375.00'	37° 54' 06"	248.07'	S37° 16' 41"E - 243.57'
C17	400.00'	32° 16' 29"	225.32'	N32° 34' 03"W - 222.35'
C18	150.00'	28° 39' 55"	75.05'	S34° 22' 20"E - 74.27'
C19	50.00'	89° 48' 33"	78.37'	N64° 56' 39"W - 70.59'
C20	150.00'	27° 46' 19"	72.71'	S84° 02' 15"W - 72.00'
C21	300.00'	36° 53' 19"	193.15'	N74° 40' 24"W - 189.83'
C22	275.00'	36° 53' 19"	177.05'	N74° 40' 24"W - 174.01'
C23	325.00'	11° 02' 27"	62.63'	N87° 35' 50"W - 62.53'
C24	25.00'	34° 12' 45"	14.93'	N76° 00' 41"W - 14.71'
C25	50.00'	157° 09' 03"	137.14'	S42° 31' 10"W - 98.02'
C26	25.00'	32° 51' 36"	14.34'	S19° 37' 34"E - 14.14'
C27	50.00'	45° 02' 21"	39.30'	N64° 21' 46"E - 38.30'
C28	25.00'	90° 04' 42"	39.30'	S41° 50' 36"E - 35.38'
C29	25.00'	90° 00' 00"	39.27'	S48° 11' 46"E - 35.36'
C30	25.00'	48° 11' 23"	21.03'	N62° 42' 33"E - 20.41'
C31	50.00'	276° 22' 46"	241.19'	N03° 11' 46"W - 66.67'
C32	25.00'	48° 11' 23"	21.03'	N69° 06' 04"W - 20.41'
C33	25.00'	90° 00' 00"	39.27'	S41° 48' 14"W - 35.36'
C34	25.00'	90° 00' 00"	39.27'	S48° 11' 46"E - 35.36'
C35	1025.00'	2° 49' 02"	50.40'	S88° 12' 46"W - 50.40'
C36	25.00'	84° 59' 27"	37.08'	N47° 07' 33"E - 33.78'
C37	1000.00'	2° 36' 58"	45.66'	N88° 06' 43"E - 45.65'
C38	975.00'	2° 34' 06"	43.71'	S88° 05' 18"W - 43.70'
C39	25.00'	89° 57' 56"	39.25'	S45° 38' 41"E - 35.34'
C40	1059.00'	14° 56' 38"	276.21'	S12° 06' 09"W - 275.43'

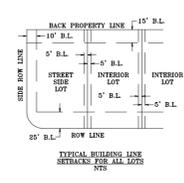
LINE TABLE

LINE #	BEARING & DISTANCE
L1	N48° 26' 54"W - 46.03'
L2	S81° 01' 54"W - 69.09'
L3	N36° 08' 37"W - 21.82'
L4	N03° 12' 04"W - 50.00'
L5	N88° 33' 33"E - 50.00'
L6	N01° 42' 48"E - 13.47'
L7	S19° 35' 56"W - 33.42'
L8	S03° 11' 46"E - 74.48'
L9	S03° 20' 55"E - 88.32'
L10	S06° 37' 08"E - 33.98'
L11	S25° 57' 34"E - 71.68'
L12	N03° 11' 46"W - 6.10'
L13	S70° 25' 32"E - 194.89'
L14	N19° 34' 28"E - 44.65'
L15	N81° 13' 38"E - 95.38'
L16	S86° 52' 57"W - 95.11'
L17	S86° 52' 57"W - 100.23'
L18	N86° 48' 14"E - 41.55'
L19	S86° 48' 14"W - 147.46'
L20	S86° 48' 14"W - 41.55'
L21	S86° 48' 14"W - 66.85'
L22	S87° 57' 50"E - 4.65'
L23	N86° 47' 41"E - 168.28'
L24	S86° 47' 41"W - 119.05'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C41	1034.00'	26° 10' 17"	472.31'	S06° 29' 19"W - 468.21'
C42	1009.00'	25° 30' 49"	449.30'	S06° 09' 35"W - 445.60'
C43	1059.00'	5° 56' 06"	109.70'	S03° 37' 46"E - 109.65'
C44	1551.00'	5° 09' 22"	139.58'	N04° 01' 08"W - 139.53'
C45	1576.00'	5° 09' 22"	141.83'	N04° 01' 08"W - 141.78'
C46	1601.00'	1° 37' 55"	45.60'	N05° 46' 52"W - 45.60'
C47	25.00'	88° 14' 24"	38.50'	S49° 05' 06"E - 34.81'

- LEGEND
- = BOUNDARY CORNER
  - = EASEMENT CORNER
  - B.L. = BUILDING LINE
  - A.E. = AERIAL EASEMENT
  - U.E. = UTILITY EASEMENT
  - E.E. = ELECTRICAL EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - W.L.E. = WATER LINE EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - = STREET NAME BREAK
  - ③ = BLOCK NUMBER



# MORGAN'S LANDING SECTION NINE FINAL PLAT

A SUBDIVISION CONTAINING 23.6094 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
MAY 2020  
4 BLOCK, 95 LOTS, 4 RESERVES

**CobbFendley**  
TBP Firm Registration No. 274  
TBP Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbhendley.com

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) 950-6600

OWNER:  
TAYLOR MORRISON OF TEXAS, INC.  
2929 BRIMBARK DR., SUITE 400  
HOUSTON, TEXAS 77044  
PHONE: (281) 598-3000

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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., A DELAWARE CORPORATION, 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 23.6094 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION NINE 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 NINE 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., A DELAWARE CORPORATION, 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., A DELAWARE CORPORATION,  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.,  
ITS GENERAL PARTNER

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

BY: 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\_\_\_\_.

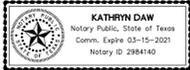
BY: TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

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., A DELAWARE 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\_\_\_\_.



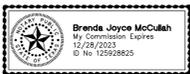
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

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 NINE 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:

BY: 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

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 \_\_\_\_\_ 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-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. 5924

GENERAL NOTE:

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 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.
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. "S" INDICATES PROPOSED BENCH MARK
7. CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE.  
N = 13,808,546.28  
E = 3,223,020.23  
ELEV = 19.36 (NAVD 88, 2001 ADJ.)
8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
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. 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.
16. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NADES, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999882536.

**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.

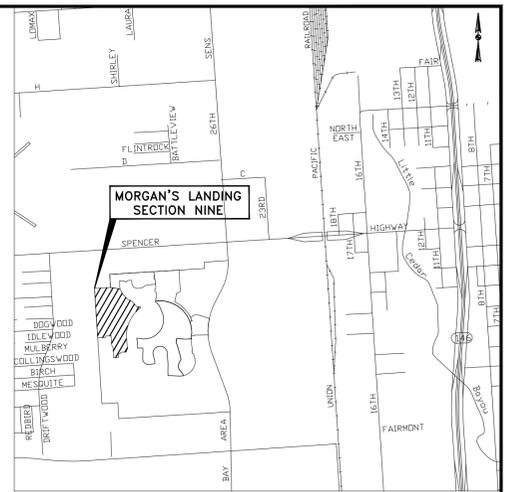
DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

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 "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.

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



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

## MORGAN'S LANDING SECTION NINE FINAL PLAT

A SUBDIVISION CONTAINING 23.6094 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
MAY 2020  
4 BLOCK, 95 LOTS, 4 RESERVES

**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.cobbfindley.com

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) 960-6600

OWNER:  
TAYLOR MORRISON OF TEXAS INC.  
2029 BRIARPARK DR., SUITE 400  
HOUSTON, TEXAS 77042  
PHONE: (281) 998-3000

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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., A DELAWARE CORPORATION, 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 2.6629 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION TEN 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 TEN 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., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS 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., A DELAWARE CORPORATION,  
BY: 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

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., A DELAWARE 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.

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 TEN 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

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 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.

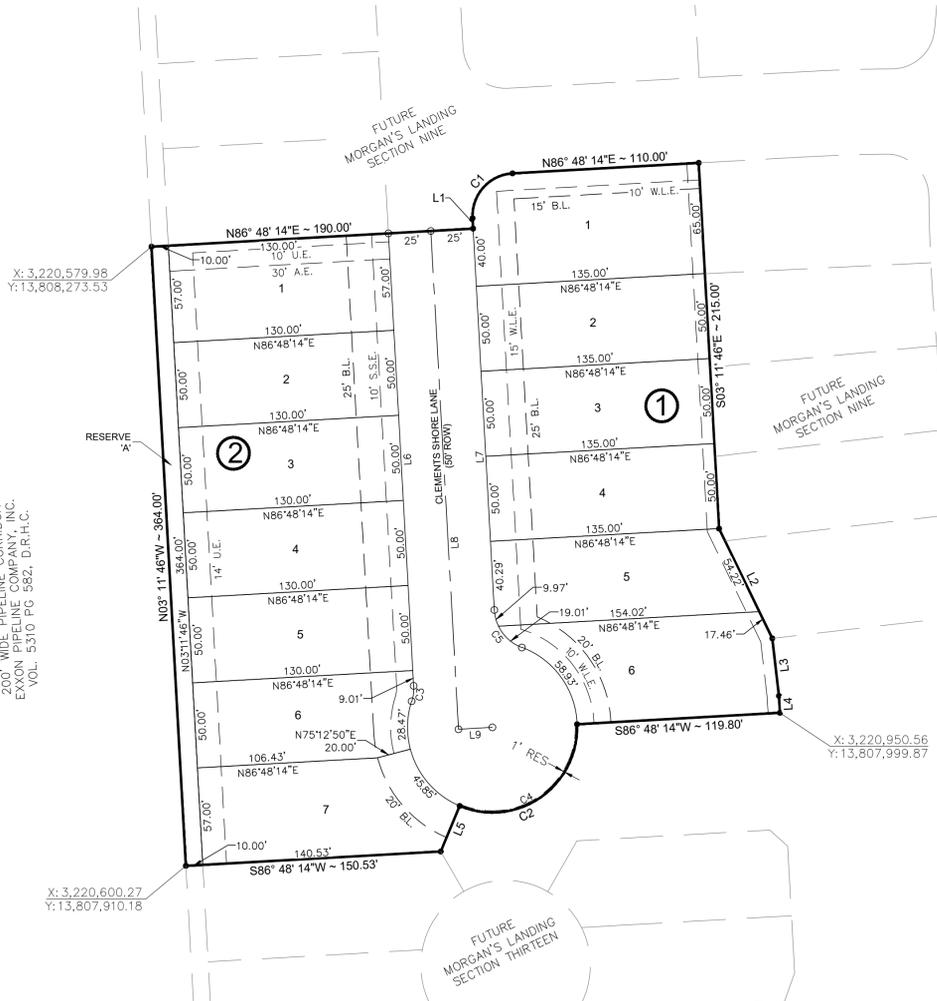
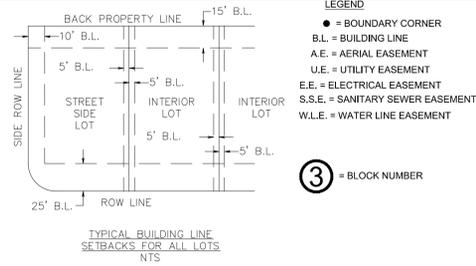
DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

**CobbFendley**  
TBP# Firm Registration No. 274  
TSP#S Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfindley.com

OWNER: TAYLOR MORRISON OF TEXAS, INC.  
2929 BRIDGEPARK 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) 598-4650



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	25.00'	90° 00' 00"	39.27'	N41° 48' 14"E ~ 35.36'
C2	50.00'	114° 45' 52"	100.15'	S55° 17' 42"W ~ 84.23'
C3	25.00'	21° 02' 23"	9.18'	S07° 19' 26"W ~ 9.13'
C4	50.00'	267° 27' 41"	233.40'	N64° 06' 47"E ~ 72.26'
C5	25.00'	66° 25' 18"	28.98'	N36° 24' 25"W ~ 27.39'

LINE TABLE	
LINE #	BEARING & DISTANCE
L1	N03° 11' 46"W ~ 6.10'
L2	S25° 57' 34"E ~ 71.68'
L3	S06° 37' 08"E ~ 33.98'
L4	S03° 20' 55"E ~ 9.98'
L5	S22° 40' 38"W ~ 28.98'
L6	S03° 11' 46"E ~ 266.01'
L7	N03° 11' 46"W ~ 224.20'
L8	S03° 11' 46"E ~ 292.94'
L9	S86° 48' 14"W ~ 20.00'

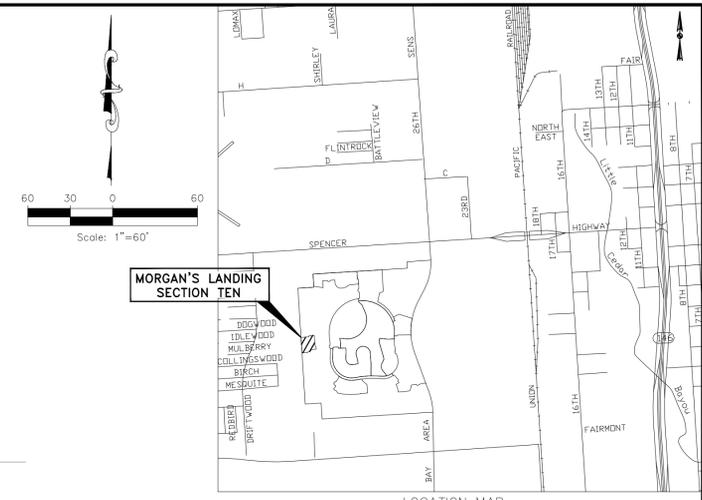
RESERVE TABLE		
RESERVE	AREA	USE
A	0.08 AC	LANDSCAPE & OPEN SPACE

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-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. 5924



- GENERAL NOTE: (KEY MAP # 539-2)
- 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, 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.
  - CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE.  
N = 13,808,546.28  
E = 3,223,020.23  
ELEV = 19.35 (NAVD 88, 2001 ADJ.)
  - 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 PLATING OF THE ADJACENT UNRESTRICTED RESERVE OR EASEMENT.
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NADES, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99982536.

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

**MORGAN'S LANDING SECTION TEN**  
**PROPOSED FINAL PLAT**  
A SUBDIVISION CONTAINING 2.6629 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
MAY 2020  
2 BLOCKS, 13 LOTS, 1 RESERVE

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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., A DELAWARE CORPORATION, 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, HEREBY REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 12.1916 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION ELEVEN 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 ELEVEN 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., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, 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., A DELAWARE CORPORATION,  
BY: 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\_\_\_\_.

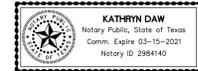
BY: TAYLOR MORRISON OF TEXAS, INC.,  
A TEXAS CORPORATION

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., A DELAWARE 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.

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 ELEVEN 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:  
TREY 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

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 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



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

OWNER: BEAZER HOMES TEXAS, L.P.  
BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE: (281) 598-3000

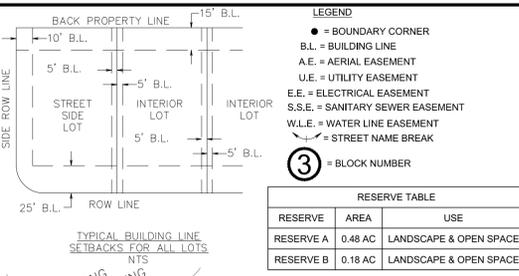
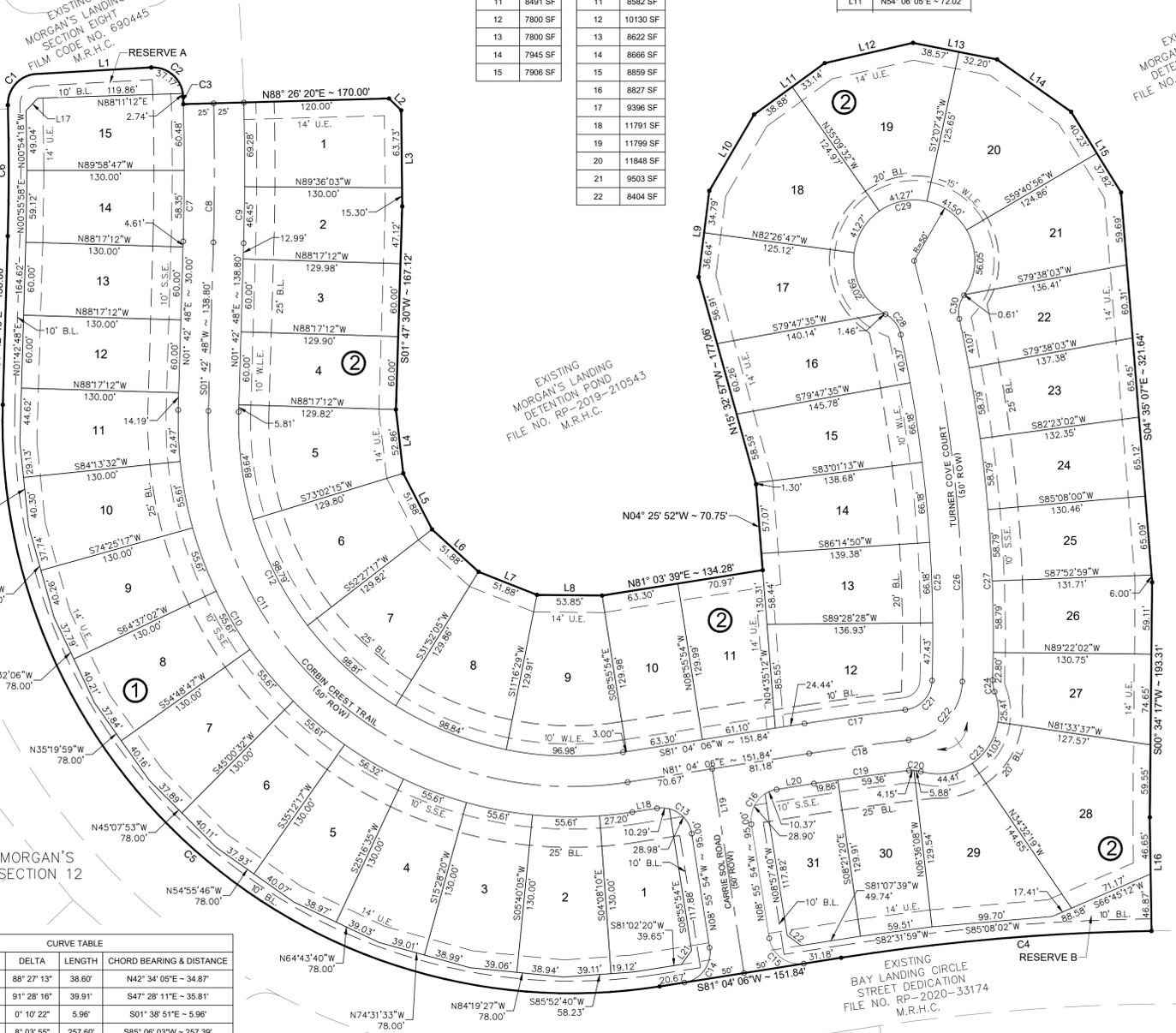
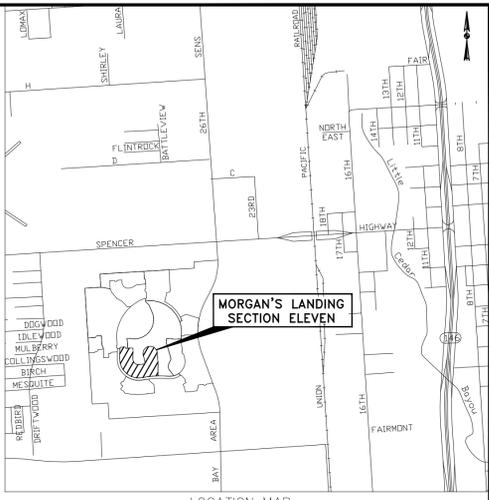
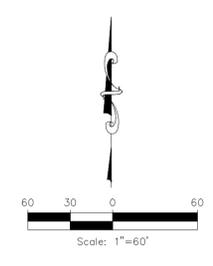


Table with 2 columns: BLOCK 1 (Parcel, Area) and BLOCK 2 (Parcel, Area). Block 1 contains parcels 1-15, Block 2 contains parcels 23-31.

Table with 2 columns: BLOCK 2 (Parcel, Area) and BLOCK 2 (Parcel, Area). Block 2 contains parcels 23-31, Block 2 contains parcels 16-22.

Table with 2 columns: LINE TABLE (Line #, Bearing & Distance) and LINE TABLE (Line #, Bearing & Distance). Lists lines L1 through L22 with their respective bearings and distances.

Table with 2 columns: LINE TABLE (Line #, Bearing & Distance) and LINE TABLE (Line #, Bearing & Distance). Lists lines L13 through L22 with their respective bearings and distances.



CURVE TABLE for Future Morgan's Landing Section 12. Columns: CURVE #, RADIUS, DELTA, LENGTH, CHORD BEARING & DISTANCE.

CURVE TABLE for Future Morgan's Landing Section 14. Columns: CURVE #, RADIUS, DELTA, LENGTH, CHORD BEARING & DISTANCE.

GENERAL NOTE: (KEY MAP # 539-2)

- 1. THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE 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.
- 2. 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 AND UPON WHICH IS BEING BUILT OR IS BEING BUILT A 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.
- 3. 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.
- 4. ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION 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.
- 5. CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE. N = 13,808.546.28, E = 3,223.020.23, ELEV = 19.36 (NAVD 88, 2001 ADJ.)
- 6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
- 7. 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.
- 8. ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999982536.

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 "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. 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-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. 5924

MORGAN'S LANDING SECTION ELEVEN  
PROPOSED FINAL PLAT  
A SUBDIVISION CONTAINING 12.1916 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
MAY 2020  
2 BLOCKS, 46 LOTS, 2 RESERVES

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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., A DELAWARE CORPORATION, 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 6.2314 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION FOURTEEN 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 FOURTEEN 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., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS 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 HERUNTO AFFIXED BY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION,  
BY: 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\_\_\_\_.

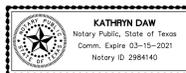
BY: TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

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., A DELAWARE 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.

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 FOURTEEN 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

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 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.

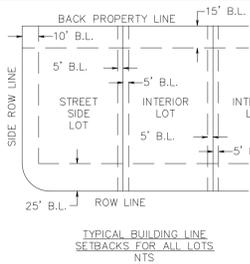
DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



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

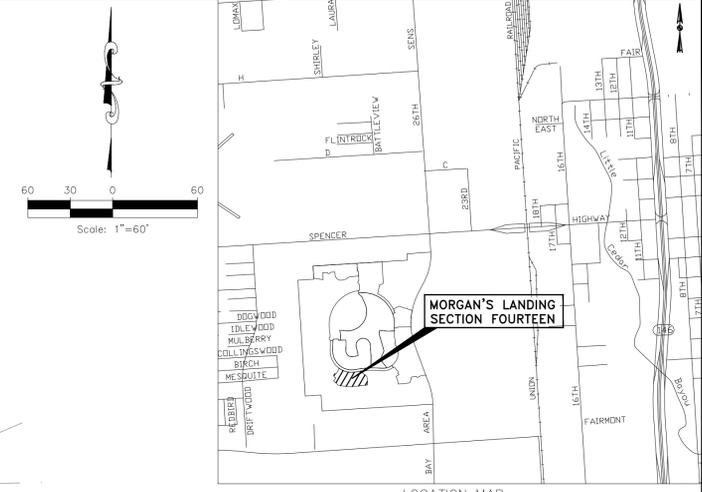
OWNER: BEAZER HOMES TEXAS, L.P.  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE: (281) 598-4650



LEGEND  
● = BOUNDARY 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  
W.S.E. = WATER & SANITARY EASEMENT  
③ = STREET NAME BREAK

BLOCK 1		BLOCK 2	
PARCEL	AREA	PARCEL	AREA
1	6313 SF	1	5938 SF
2	6363 SF	2	6729 SF
3	6363 SF	3	7511 SF
4	6361 SF	4	7166 SF
5	6363 SF	5	6968 SF
6	6361 SF	6	6629 SF
7	6361 SF	7	6316 SF
8	6360 SF	8	6163 SF
9	6071 SF	9	6095 SF
10	5858 SF	10	6000 SF
11	7837 SF	11	6047 SF
12	9509 SF	12	6018 SF
13	9425 SF	13	7542 SF
14	6156 SF		
15	6097 SF		
16	6049 SF		

RESERVE TABLE		
RESERVE	AREA	USE
A	0.54 AC	LANDSCAPE & OPEN SPACE
B	0.05 AC	LANDSCAPE & OPEN SPACE



GENERAL NOTE:  
1. 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.

2. 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.
3. 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.
4. ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION 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.
5. CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE.  
N = 13,808.546.28  
E = 3,223.020.23  
ELEV = 19.35 (NAVD 88, 2001 ADJ.)
6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
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8. ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
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10. 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.
11. 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.
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13. 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 PLATING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
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15. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAVD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999882536.

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

# MORGAN'S LANDING SECTION FOURTEEN

## FINAL PLAT

A SUBDIVISION CONTAINING 6.2314 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
MAY 2020  
2 BLOCKS, 29 LOTS, 2 RESERVES

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	530.00'	46° 16' 15"	428.02'	S75° 47' 47"E - 416.46'
C2	1770.00'	0° 44' 08"	22.72'	N81° 26' 10"E - 22.72'
C3	1175.00'	0° 28' 55"	9.88'	S03° 24' 36"E - 9.88'
C4	525.00'	9° 29' 52"	87.03'	N36° 55' 00"E - 86.93'
C5	25.00'	86° 17' 39"	37.65'	N10° 58' 46"W - 34.19'
C6	749.00'	0° 33' 03"	7.20'	N53° 51' 04"W - 7.20'
C7	25.00'	94° 15' 23"	41.13'	N79° 17' 45"E - 36.64'
C8	25.00'	84° 49' 43"	37.01'	N10° 14' 48"W - 33.72'
C9	724.00'	4° 15' 16"	53.76'	S55° 42' 11"E - 53.75'
C10	724.00'	41° 06' 05"	519.37'	S78° 22' 52"E - 508.30'
C11	50.00'	90° 20' 20"	78.84'	N53° 45' 45"W - 70.92'
C12	1200.00'	4° 56' 31"	103.50'	N06° 07' 19"W - 103.47'
C13	25.00'	84° 50' 02"	37.02'	S74° 35' 05"W - 33.73'
C14	25.00'	94° 15' 08"	41.13'	S14° 57' 30"E - 36.64'
C15	25.00'	86° 17' 53"	37.65'	S75° 19' 00"W - 34.19'
C16	699.00'	36° 50' 50"	449.53'	S80° 30' 29"E - 441.82'
C17	749.00'	37° 23' 51"	488.88'	S80° 13' 59"E - 480.25'
C18	25.00'	23° 45' 47"	10.37'	N69° 11' 12"E - 10.29'
C19	50.00'	139° 23' 13"	121.64'	N53° 00' 05"W - 93.78'
C20	25.00'	25° 15' 46"	11.02'	S04° 03' 39"W - 10.93'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C21	25.00'	90° 20' 20"	39.42'	N53° 45' 45"W - 36.46'
C22	1225.00'	4° 55' 11"	105.19'	N06° 06' 39"W - 105.15'
C23	1175.00'	4° 56' 31"	101.35'	N06° 07' 19"W - 101.32'

LINE TABLE	
LINE #	BEARING & DISTANCE
L1	S08° 11' 10"E - 38.83'
L2	N33° 40' 46"W - 65.04'
L3	N64° 57' 45"W - 40.94'
L4	N49° 18' 32"W - 38.95'
L5	N32° 10' 04"E - 9.21'
L6	N57° 49' 43"W - 50.00'
L7	N36° 25' 27"E - 50.00'
L8	N32° 10' 04"E - 48.38'
L9	N32° 10' 04"E - 194.00'
L10	N81° 04' 06"E - 61.82'
L11	N81° 04' 06"E - 99.67'
L12	N81° 04' 06"E - 99.67'
L13	N70° 35' 54"E - 14.67'

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-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. 5924

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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., A DELAWARE CORPORATION, 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, HERIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 25.1177 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION FIFTEEN 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 FIFTEEN 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., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS 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., A DELAWARE CORPORATION,  
BY: 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\_\_\_\_.

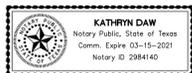
BY: TAYLOR MORRISON OF TEXAS, INC.,  
A TEXAS CORPORATION

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., A DELAWARE 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.

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.

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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 FIFTEEN 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:

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

BY: HAL LAWLER  
CHAIRMAN, 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

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 \_\_\_\_\_ 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

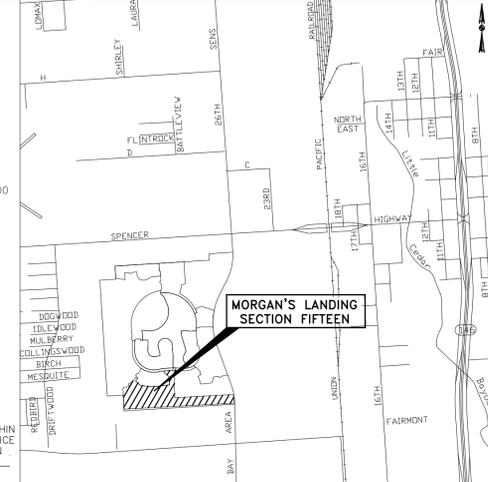
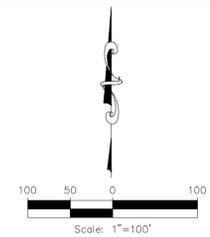
BY: \_\_\_\_\_  
DEPUTY

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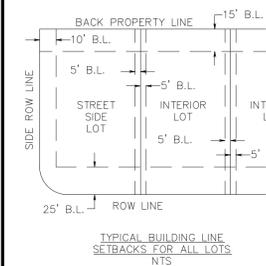


LOCATION MAP  
1"=2,000'  
(KEY MAP # 539-Z)

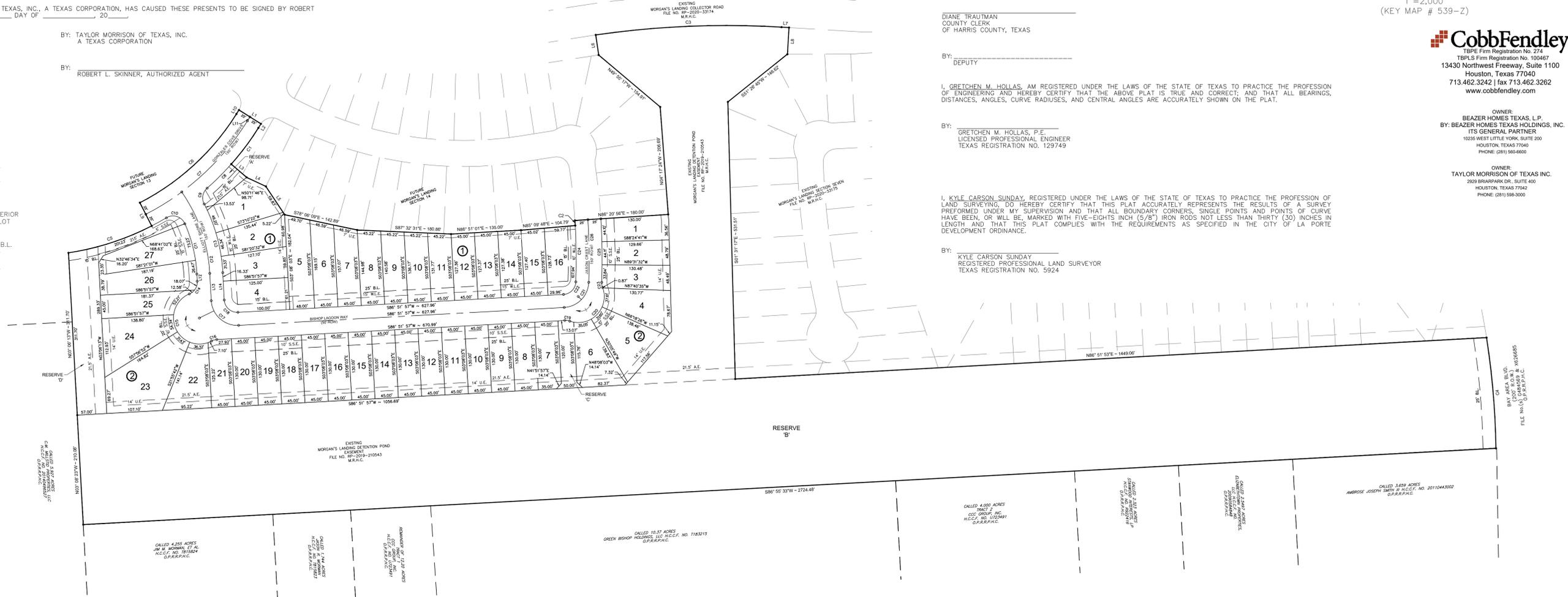
**CobbFendley**  
TSP/E Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfindley.com

OWNER:  
BEAZER HOMES TEXAS, L.P.  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER  
16236 WEST LITTLE YORK, SUITE 500  
HOUSTON, TEXAS 77040  
PHONE: (281) 560-6600

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



- = BOUNDARY 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
- W.S.E. = WATER & SANITARY EASEMENT
- / — = STREET NAME BREAK
- ③ = BLOCK NUMBER



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- 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 PLATING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER; ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999882536.

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 "X1243NCS" 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.  
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT

MORGAN'S LANDING SECTION FIFTEEN  
FINAL PLAT

A SUBDIVISION CONTAINING 25.1177 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS

SCALE: 1"=100'

MAY 2020

2 BLOCKS, 43 LOTS, 4 RESERVES

1 OF 2

CURVE TABLE			
CURVE #	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	525.00'	9° 29' 52"	87.03' S36° 55' 00"W - 86.93'
C2	1175.00'	0° 28' 55"	9.88' N03° 24' 36"W - 9.88'
C3	1770.00'	11° 36' 46"	358.75' N87° 36' 37"E - 358.13'
C4	1511.64'	8° 04' 58"	213.25' S04° 52' 01"E - 213.07'
C5	525.00'	18° 27' 11"	169.08' N72° 09' 09"E - 168.35'
C6	475.00'	30° 45' 30"	255.00' N47° 32' 49"E - 251.95'
C7	500.00'	30° 45' 30"	268.42' N47° 32' 49"E - 265.21'
C8	525.00'	7° 09' 19"	65.56' N45° 14' 35"E - 65.52'
C9	25.00'	76° 10' 46"	33.24' N10° 43' 52"E - 30.84'
C10	25.00'	96° 40' 33"	42.18' S72° 14' 41"E - 37.35'
C11	275.00'	20° 46' 21"	99.70' N13° 31' 14"W - 99.16'
C12	300.00'	31° 56' 43"	167.26' N19° 06' 25"W - 165.11'
C13	325.00'	24° 13' 28"	137.41' N15° 14' 47"W - 136.39'
C14	25.00'	70° 15' 47"	30.66' N31° 59' 50"E - 28.77'
C15	50.00'	184° 57' 18"	161.40' S25° 20' 55"E - 99.91'
C16	25.00'	24° 41' 31"	10.77' S74° 31' 11"W - 10.69'
C17	50.00'	90° 00' 00"	78.54' S48° 08' 03"E - 70.71'
C18	25.00'	90° 00' 00"	39.27' S48° 08' 03"E - 35.36'
C19	25.00'	22° 12' 21"	9.69' N82° 01' 53"W - 9.63'
C20	50.00'	129° 28' 04"	112.98' N44° 20' 16"E - 90.43'

CURVE TABLE			
CURVE #	RADIUS	DELTA	CHORD BEARING & DISTANCE
C21	50.00'	84° 46' 18"	73.98' N44° 28' 48"E - 67.41'
C22	25.00'	84° 46' 18"	36.99' N44° 28' 48"E - 33.71'
C23	25.00'	22° 27' 12"	9.80' S09° 10' 11"E - 9.73'
C24	1175.00'	5° 44' 42"	117.82' N00° 46' 43"W - 117.77'
C25	1225.00'	5° 42' 29"	122.04' N00° 47' 49"W - 121.99'
C26	1200.00'	5° 44' 42"	120.32' N00° 46' 43"W - 120.27'

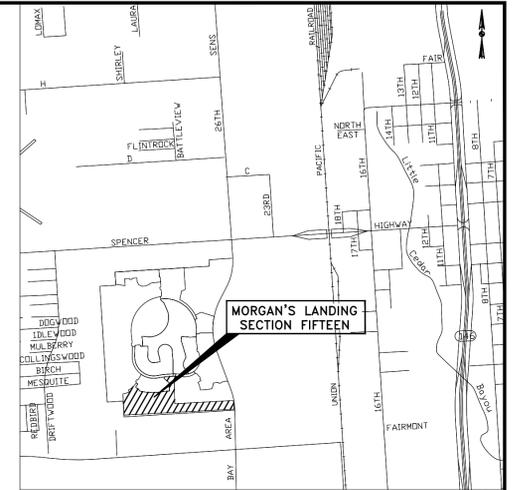
LINE TABLE	
LINE #	BEARING & DISTANCE
L1	S57° 49' 43"E - 50.00'
L2	S32° 10' 04"W - 9.21'
L3	S49° 18' 32"E - 38.95'
L4	S64° 57' 45"E - 40.94'
L5	S33° 40' 48"E - 65.04'
L6	N08° 11' 10"W - 38.83'
L7	S86° 35' 00"E - 14.33'
L8	S03° 25' 00"W - 51.18'
L9	N27° 04' 28"W - 50.00'
L10	N32° 10' 04"E - 9.21'
L11	S32° 10' 04"W - 9.21'
L12	S03° 08' 03"E - 13.81'
L13	S03° 08' 03"E - 52.54'
L14	S03° 08' 03"E - 52.54'

RESERVE TABLE		
RESERVE	AREA	USE
A	0.07 AC	LANDSCAPE & OPEN SPACE
B	15.79 AC	DETENTION
C	0.09 AC	LANDSCAPE & OPEN SPACE
D	0.49 AC	LANDSCAPE & OPEN SPACE

BLOCK 1	
PARCEL	AREA
1	8494 SF
2	7341 SF
3	6741 SF
4	7518 SF
5	8429 SF
6	7340 SF
7	6796 SF
8	6425 SF
9	8227 SF
10	6029 SF
11	5830 SF
12	5731 SF
13	5732 SF
14	5733 SF
15	5763 SF
16	7327 SF

BLOCK 2	
PARCEL	AREA
1	6032 SF
2	6034 SF
3	6086 SF
4	8276 SF
5	9777 SF
6	8507 SF
7	5800 SF
8	5850 SF
9	5850 SF
10	5850 SF
11	5850 SF
12	5850 SF
13	5850 SF
14	5850 SF
15	5850 SF
16	5850 SF
17	5850 SF
18	5850 SF
19	5850 SF
20	5850 SF

BLOCK 2	
PARCEL	AREA
21	5818 SF
22	8227 SF
23	14996 SF
24	10384 SF
25	6903 SF
26	8932 SF
27	9674 SF



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

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

OWNER:  
BY: BEAZER HOMES TEXAS, L.P.  
ITS GENERAL PARTNER  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE: (281) 569-4600

**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

## MORGAN'S LANDING SECTION FIFTEEN FINAL PLAT

A SUBDIVISION CONTAINING 25.1177 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS

SCALE: 1"=100'

MAY 2020

2 BLOCKS, 43 LOTS, 4 RESERVES

2 OF 2

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



**June 18, 2020**

## **AGENDA ITEM 7**

### **Zone Change Request #20-92000001**

A request by Bayway Homes Inc., applicant; on behalf of Jack McCoy, Noah M. Jones, and Bayway Homes Inc., owners; for approval of a zone change from High Density Residential (R-3) to Planned Unit Development (PUD), on a 5.798 acre tract of land legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lots 4-29 & Tracts 3A & 30A, Block 1160, La Porte Subdivision, Lot 5, Block 19, Sylvan Beach Subdivisions and a portion of the East L St. and Texas Ave. ROW.

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission recommend approval of a change in zoning from High Density Residential (R-3) to the Planned Unit Development (PUD) zoning district; on approximately 5.798 acres of land, legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lots 4-29 & Tracts 3A & 30A, Block 1160, La Porte Subdivision, Lot 5, Block 19, Sylvan Beach Subdivisions and a portion of the East L St. and Texas Ave. ROW?

### DISCUSSION

Location:

The subject site is located at the 1300 Block of S. Broadway St.

Background Information:

The property is currently undeveloped. The applicant would like to develop the site for a residential duplex development. In order to allow the proposed development, the site must be rezoned to Planned Unit Development (PUD) in addition to the approval of a Special Conditional Use Permit (SCUP). The proposed SCUP will allow for a number of possible conditions and variances dealing mostly with lot size, setbacks, and driveway separation.

The applicant is in the process of requesting abandonment of two (2) separate sections of public right of way (East L St. and Texas Ave.) that are located within a portion of the proposed development. This request will be going before City Council later this summer.

The attached Exhibit B shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-3, High Density Residential	Churchill Place Apartments
<b>South</b>	R-3, High Density Residential	Single Family Residential
<b>West</b>	MH, Manufactured Housing	COLP Recreation Center
<b>East</b>	R-3, High Density Residential	Single Family Residential

The site is currently identified as Mid-High Density Residential in the Future Land Use Map. The current future land use designation is in line with the proposed development and would not need to be amended at this time. .

Notification Requirements:

Planning and Zoning Commission Regular Meeting  
 June 18, 2020  
 Zone Change #20-92000001

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing and in this case notice was sent to all property owners and residents within the rezoning area; signs were posted in the area of the rezoning within 10 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City's website.

**Analysis:**

There are a number of different considerations staff evaluated during the review of this application. The following describes staff's analysis of those considerations:

1. *Land Use.* Staff finds that allowing for a duplex development on this site would be consistent with the development patterns in the area and would act as a transitional development between the apartments to the north and the single family residential to the south and east.
2. *Access.* There is sufficient existing right-of-way access along S. Broadway St. and Oregon St.
3. *Utilities.* Water and sewer services are available along S. Broadway St. and Oregon St.

Additionally, the City's Comprehensive Plan identifies a number of items to be considered prior to making land use decisions. The following table breaks down each item and staff's finding:

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed zone change would be consistent with adjacent properties.
Conformance of a zoning request with the land use plan.	The proposed zone change will be in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	The proposed zone change to PUD with an underlying land use of Mid-High Density Residential would be consistent with current zoning along this section of S. Broadway.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	Development of the proposed site for residential uses would be suitable for this site.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed zone change will have minimal impact on the traffic along S. Broadway St.
The extent to which the proposed use designation would create excessive air pollution, water	The proposed development should not have a significant negative impact on the surrounding areas.

pollution, noise pollution, or other environmental harm to adjacent properties.	
The gain, if any, to the public health, safety, and welfare of the City.	The proposed site would be developing in a manner consistent with envisioned future land use proposal and would be a good fit with the surrounding developments.

**RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission consider the proposed zone change from High Density Residential (R-3) to Planned Unit Development (PUD).

**ATTACHMENTS**

- Exhibit A: Area Map
- Exhibit B: Zoning Map
- Exhibit C: Land Use Map
- Exhibit D: Proposed SCUP
- Exhibit E: Application

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



**June 18, 2020**

## **AGENDA ITEMS 8-10**

### **Special Conditional Use Permit #20-91000001**

A request by Bayway Homes Inc., applicant; on behalf of Jack McCoy, Noah M. Jones, and Bayway Homes Inc., owners; to allow for a residential duplex development, to locate on a 5.798 acre tract of land legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lots 4-29 & Tracts 3A & 30A, Block 1160, La Porte Subdivision, Lot 5, Block 19, Sylvan Beach Subdivisions and a portion of the East L St. and Texas Ave. ROW.

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission recommend approval of a SCUP to allow for a residential duplex development, to locate on a 5.798 acre tract of land legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lots 4-29 & Tracts 3A & 30A, Block 1160, La Porte Subdivision, Lot 5, Block 19, Sylvan Beach Subdivisions and a portion of the East L St. and Texas Ave. ROW?

### DISCUSSION

Location:

The subject site is located at the 1300 Block of S. Broadway St.

Background Information:

The property is currently undeveloped. The applicant for the Special Conditional Use Permit (SCUP) is in the process of changing the zoning to PUD. The proposed SCUP, will allow them to develop the site for a residential duplex development with a number of possible conditions and variances dealing mostly with lot size, setbacks, and driveway separation. The development will consist of thirty seven (37) individual lots with an average size of 3,750 square feet (30' x 125'). Each individual unit will sit on its own lot with a shared wall acting as the center lot line. The proposed development will look similar to other Bayway Homes developments along N. 1<sup>st</sup>, N. 6<sup>th</sup>, and N. 7<sup>th</sup> Streets.

The applicant is in the process of requesting abandonment of two (2) separate sections of public right of way (East L St. and Texas Ave.) that are located within a portion of the proposed development. This request will be going before City Council later this summer

Staff has provided a list of 10 conditions of approval. These conditions are meant to ensure that, if approved, this development will fit seamlessly into the surrounding neighborhood while having as little impact on surrounding infrastructure as possible. The list of conditions can be found in Exhibit D.

The attached Exhibit B shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
<b>North</b>	R-3, High Density Residential	Churchill Place Apartments
<b>South</b>	R-3, High Density Residential	Single Family Residential
<b>West</b>	MH, Manufactured Housing	COLP Recreation Center
<b>East</b>	R-3, High Density Residential	Single Family Residential

**Notification Requirements:**

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing and in this case notice was sent to all property owners and residents within the rezoning area; 4 signs were posted in the area of the rezoning within 15 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City's website.

**Analysis:**

There are a number of different considerations staff evaluated during the review of this application. The following describes staff's analysis of those considerations:

1. *Land Use.* Staff finds that allowing for a duplex development on this site would be consistent with the development patterns in the area and would act as a transitional development between the apartments to the north and the single family residential to the south and east.
2. *Access.* There is sufficient existing right-of-way access along S. Broadway St. and Oregon St.
3. *Utilities.* Water and sewer services are available along S. Broadway St. and Oregon St.

Additionally, the City's Comprehensive Plan identifies a number of items to be considered prior to making land use decisions. The following table breaks down each item and staff's finding:

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed zone change would be consistent with adjacent properties.
Conformance of a zoning request with the land use plan.	The proposed zone change will be in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	The proposed zone change to PUD with an underlying land use of Mid-High Density Residential would be consistent with current zoning along this section of S. Broadway.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	Development of the proposed site for residential uses would be suitable for this site.
The extent to which the proposed use designation would adversely	The proposed zone change will have minimal impact on the traffic along S. Broadway St.

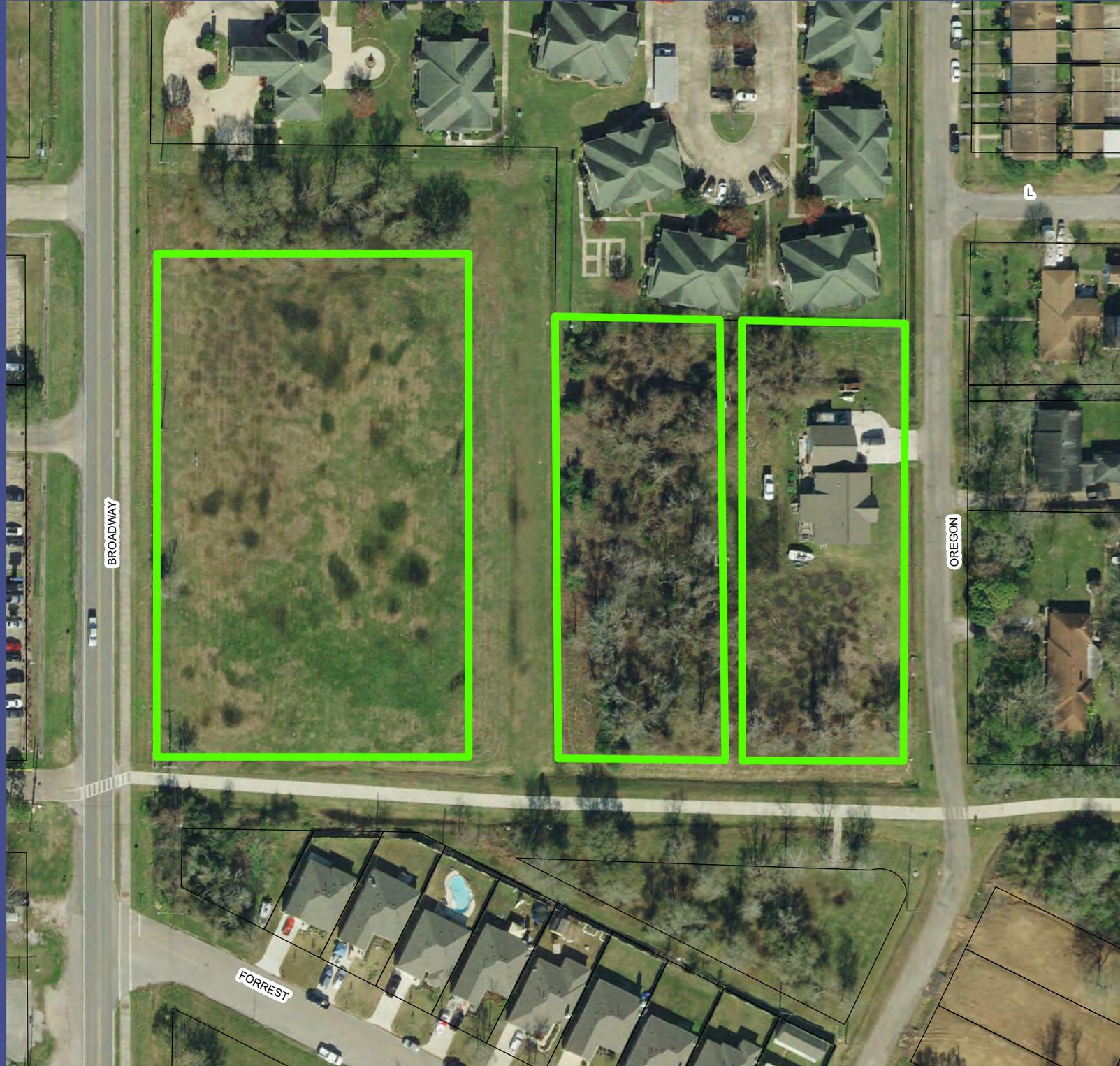
affect the capacity or safety of that portion of the road.	
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed development should not have a significant negative impact on the surrounding areas.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed site would be developing in a manner consistent with envisioned future land use proposal and would be a good fit with the surrounding developments.

**RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission consider the proposed SCUP #20-91000001. If the Commission chooses to recommend approval, staff has listed a number of conditions that should be considered as part of the approval.

**ATTACHMENTS**

- Exhibit A: Area Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use (FLUP) Map
- Exhibit D: Proposed SCUP
- Exhibit E: Application



## EXHIBIT A

# AREA MAP

**Zone Change  
#20-9200001**

**1300 Block  
S. Broadway**

### Legend

 Subject Parcel



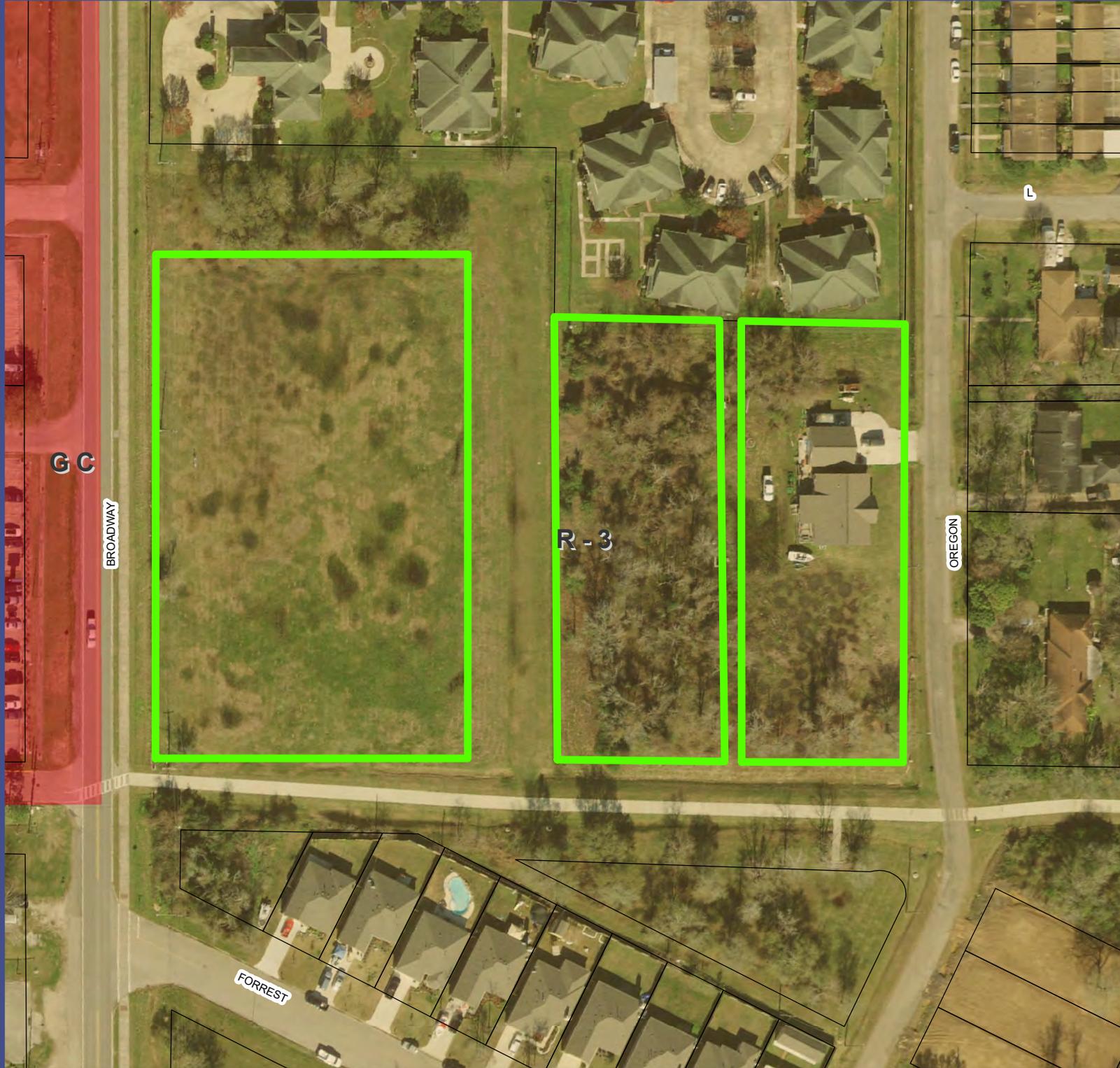
This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 107 feet

MAY 2020

PLANNING DEPARTMENT





**EXHIBIT B**

**ZONING MAP**

**Zone Change  
#20-9200001**

**I300 Block  
S. Broadway**

**Legend**

 Subject Parcel

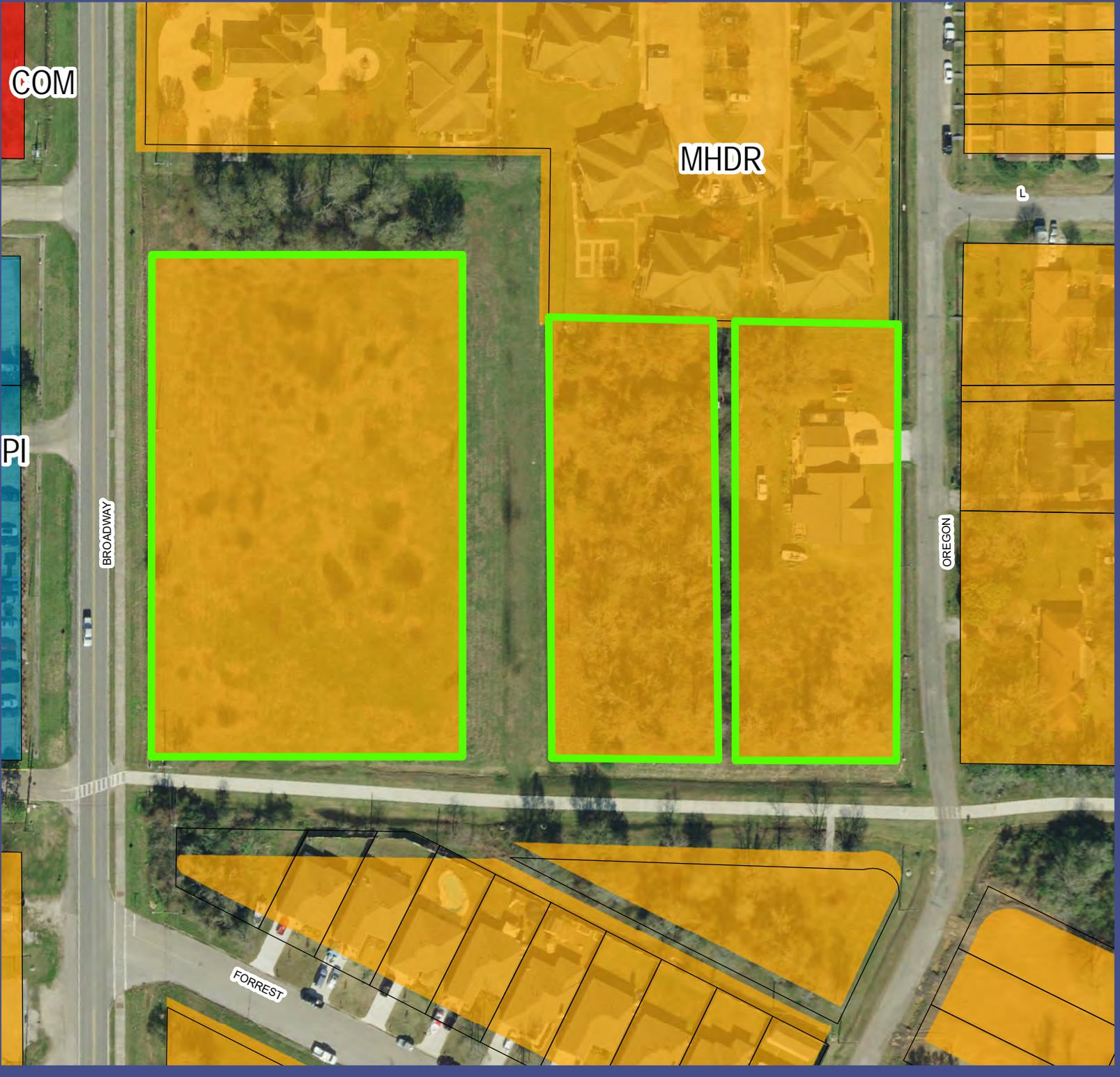


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1 inch = 107 feet

MAY 2020  
PLANNING DEPARTMENT





**EXHIBIT C**

**FLUP MAP**

**Zone Change  
#20-9200001**

**1300 Block  
S. Broadway**

**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 = 107 feet  
MAY 2020  
PLANNING DEPARTMENT



# EXHIBIT D

**City of La Porte**  
**Special Conditional Use Permit #20-91000001**

**This permit is issued to:** Charles Anders, Bayway Homes Inc.  
**Owner or Agent**

PO Box 1244, Friendswood, TX 77549  
**Address**

**For Development of:** Sylvan Beach Enclave - Residential Duplex Development  
**Development Name**

1300 Block of S. Broadway St.  
**Address**

**Legal Description:** 5.798 acre tract of land legally described as E 115' of Lots 1-16, Lots 17-32, & Abandoned alley, Block 1159, Lots 4-29 & Tracts 3A & 30A, Block 1160, La Porte Subdivision, Lot 5, Block 19, Sylvan Beach Subdivisions and a portion of the East L St. and Texas Ave. ROW, Harris County, TX

**Zoning:** PUD, Planned Unit Development

**Use:** Residential Duplex Development

**Permit Conditions:**

This Special Conditional Use Permit (SCUP) is applicable for the subject property, a copy of which shall be maintained in the files of the City's Planning and Development Department upon approval. Project development shall be in accordance with the following conditions:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. The underlying zoning is Mid Density Residential. All R-2 zoning and development requirements will need to be met, outside of any conditions listed below.
3. Permitted use is limited to residential duplex or standalone single family. No other uses are permitted.
4. Minimum lot area shall for each individual lot shall be 3,000 square feet, with a minimum lot width of 30 feet.
5. Minimum setbacks shall be as follows:
  - a. Front – 20'
  - b. Rear – 10'
  - c. Side – 0'/10' (5' for sides abutting public right of way)
  - d. Minimum distance between primary structures – 10'
6. Maximum height of any structure shall be 35 feet.
7. Maximum dwelling units per acre shall be 8 with a maximum lot coverage of 60%.

## EXHIBIT D

8. Minimum distance between driveways shall be 2 feet with a minimum of 1 foot distance between side property lines and each driveway.
9. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process for any proposed building improvements.
10. Any substantive modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

Failure to start construction of the site within 12 months after issuance or as scheduled under the terms of a special conditional use permit shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

If contract or agreement is terminated after completion of any stage and there is ample evidence that further development is not contemplated, the ordinance establishing such special conditional use permit may be rescinded by the City Council, upon its own motion or upon the recommendation of the Planning and Zoning Commission of the City of La Porte, and the previous zoning of the entire tract shall be in full effect on the portion which is undeveloped.

Validation Date: \_\_\_\_\_

\_\_\_\_\_  
Director of Planning and Development

\_\_\_\_\_  
City Secretary



# Zone Change Application

Planning and Development Department

### PROJECT INFORMATION

Address where zone change is being requested: 1303 S BROADWAY/ 1320 OREGON

Legal description where zone change is being requested: SEE HCAD and Attached Surveys

HCAD Parcel Number where zone change is being requested: 242110590001 / 0242110600002 / 0352150190001

Zoning District: High Density Residential Lot area: 5.798 Acres

*A request for approval of a zone change is hereby made to the City of La Porte.*

Description of Request: Change Zoning to a PUD ( SCUP Included)

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

### PROPERTY OWNER(S) INFORMATION

Name: Jack McCoy / Noah M Jones / Bayway Homes Inc.

Company (if applicable): \_\_\_\_\_

Address: 0 Broadway LaPorte 77571 / 1320 Oregon LaPorte 77571 / PO Box 1244 Friendswood 77549

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: 8322769609 Email: canders@baywayhomes.com

### AUTHORIZED AGENT (if other than owner)

Name: Charles Anders

Company (if applicable): Bayway Homes Inc.

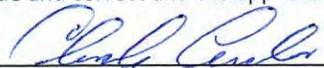
Address: PO Box 1244

City: Friendswood State: Texas Zip: 77549

Phone: 8322769609 Email: canders@ Bayway Homes.com

### 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:  Date: 4-6-2020

Owner(s)' Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

**STAFF USE ONLY:**

Case Number:  
\_\_\_\_\_

Date Application Received:



# Zone Change Application

Planning and Development Department

### PROJECT INFORMATION

Address where zone change is being requested: 1303 S BROADWAY/ 1320 OREGON

Legal description where zone change is being requested: SEE HCAD and Attached Surveys

HCAD Parcel Number where zone change is being requested: 242110590001 / 0242110600002 / 0352150190001

Zoning District: High Density Residential Lot area: 5.798 Acres

*A request for approval of a zone change is hereby made to the City of La Porte.*

Description of Request: Change Zoning to a PUD ( SCUP Included)

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

### PROPERTY OWNER(S) INFORMATION

Name: Jack McCoy / Noah M Jones / Bayway Homes Inc.

Company (if applicable): \_\_\_\_\_

Address: 0 Broadway LaPorte 77571 / 1320 Oregon LaPorte 77571 / PO Box 1244 Friendswood 77549

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: 8322769609 Email: canders@baywayhomes.com

### AUTHORIZED AGENT (If other than owner)

Name: Charles Anders

Company (if applicable): Bayway Homes Inc.

Address: PO Box 1244

City: Friendswood State: Texas Zip: 77549

Phone: 8322769609 Email: canders@ Bayway Homes.com

### 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: *Charles Anders* Date: 4-6-2020

Owner(s)' Signature(s): *Jack McCoy* Date: 5-1-2020

#### STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_



# Special Conditional Use Permit Application

Planning and Development Department

### PROJECT INFORMATION

Address where SCUP is being requested: 1303 S Broadway / 1320 Oregon / 0 N Forrest Ave.

Legal description where SCUP is being requested: See HCAD and Attached Surveys

HCAD Parcel Number where SCUP is being requested: 242110590001 / 0242110600002 / 0352150190001

Zoning District: High Density Residential Lot area: 5.798

*A request for approval of a Special Conditional Use Permit is hereby made to the City of La Porte.*

Description of Request: For the City of LaPorte to allow a subdivision of single-family residential attached dwelling units. The project is a mixture Single- Family Special Lot Line, 0Lot Line, and Townhomes.

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

### PROPERTY OWNER(S) INFORMATION

Name: Jack McCoy / Noah M Jones / Bayway Homes Inc.

Company (if applicable): \_\_\_\_\_

Address: 0 Broadway LaPorte 77571 / 1320 Oregon LaPorte 77571 / PO Box 1244 Friendswood 77549

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### AUTHORIZED AGENT (If other than owner)

Name: Charles Anders

Company (if applicable): Bayway Homes Inc.

Address: PO Box 1244

City: Friendswood State: Texas Zip: 77549

Phone: 8322769609 Email: canders@baywayhomes.com

### 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: *Charles Anders* Date: 4-6-2020

✓ Owner(s)' Signature(s): *Jack McCoy* Date: 5-0-2020

**STAFF USE ONLY:**

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_



# Special Conditional Use Permit Application

Planning and Development Department

## PROJECT INFORMATION

Address where SCUP is being requested: 1303 S Broadway / 1320 Oregon / 0 N Forrest Ave.

Legal description where SCUP is being requested: See HCAD and Attached Surveys

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*A request for approval of a Special Conditional Use Permit is hereby made to the City of La Porte.*

Description of Request: For the City of LaPorte to allow a subdivision of single-family residential attached dwelling units. The project is a mixture Single- Family Special Lot Line, 0Lot Line, and Townhomes.

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

## PROPERTY OWNER(S) INFORMATION

Name: Jack McCoy / Noah M Jones / Bayway Homes Inc.

Company (if applicable): \_\_\_\_\_

Address: 0 Broadway LaPorte 77571 / 1320 Oregon LaPorte 77571 / PO Box 1244 Friendswood 77549

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## AUTHORIZED AGENT (If other than owner)

Name: Charles Anders

Company (if applicable): Bayway Homes Inc.

Address: PO Box 1244

City: Friendswood State: Texas Zip: 77549

Phone: 8322769609 Email: canders@baywayhomes.com

## 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:  Date: 4-6-2020

Owner(s)' Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

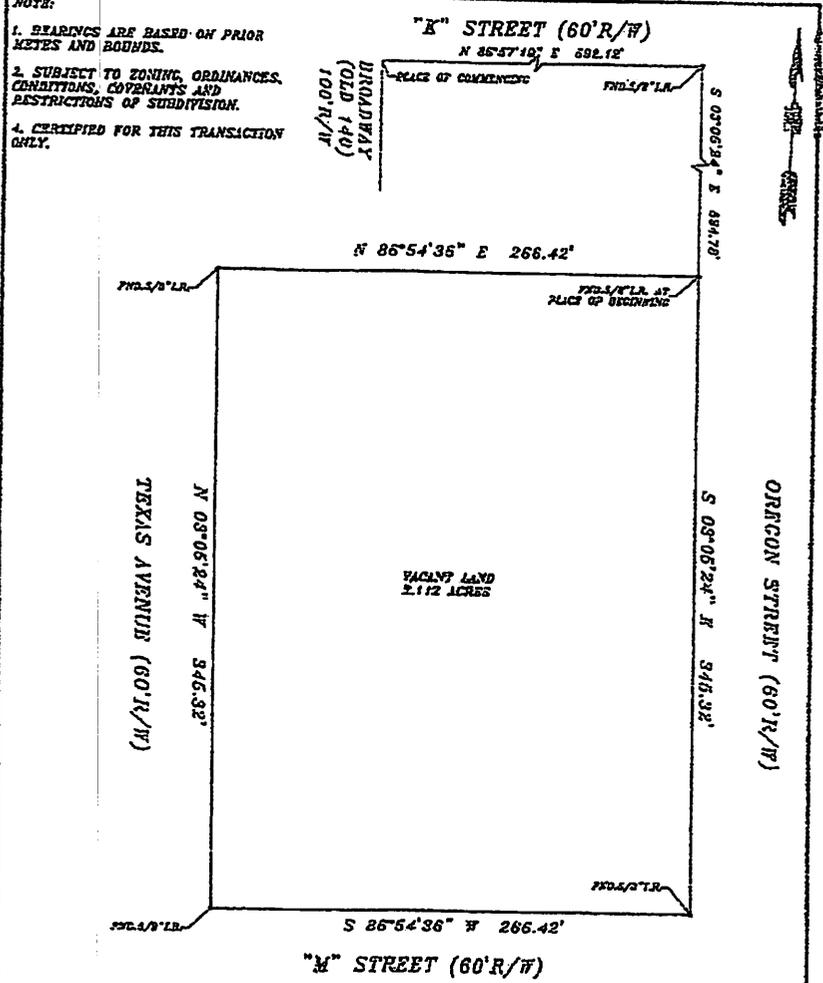
### STAFF USE ONLY:

Case Number:  
\_\_\_\_\_

Date Application Received:  
\_\_\_\_\_

**NOTE:**

1. BEARINGS ARE BASED ON PRIOR METES AND BOUNDS.
2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
4. CERTIFIED FOR THIS TRANSACTION ONLY.



**BORROWER:** DAVID LYNN SMITH  
**ADDRESS:** 1880 S. OREGON STREET - LA PORTE, TEXAS 77671

**LEGAL DESCRIPTION:** 2.112 ACRES, BEING PART OF LOTS THREE (3) AND THIRTY (30) AND ALL OF LOTS FOUR (4) THRU TWENTY-NINE (29) AND THAT PORTION OF THE 10' ALLEY ABANDONED VACATED AND ABANDONED PER CITY OF LA PORTE ORDINANCE 1044; ALL IN BLOCK 1180 OF THE TOWN OF LA PORTE, IN ADDITION IS HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 60, PAGE 312 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS)

Title lot None in the 100 year flood plain and is in Zone X as located by the Federal Insurance Administration Designated Flood Hazard Area Community Panel No. 4401C 0442 dated 08/18/07 by responsibility assumed for Flood Plain Determination or Floodway.

**LENDER:** \_\_\_\_\_ **TITLE CO:** STEWART TITLE

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described herein. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G.L. No. 7120130107. This survey is certified for this transaction only.



C.F. NO. 1720130107  
 SCALE: 1"=60'  
 DATE: 07-20-11  
 JOB NO. 010711-02

*Ralph L. Hennessy*  
 TEXAS STAR SURVEYING  
 18532 Old Cabellton Road, Webster, Texas 77598  
 PHONE (281) 331-0414 FAX (281) 426-0642



# Bayway Homes

© COPYRIGHT 2020

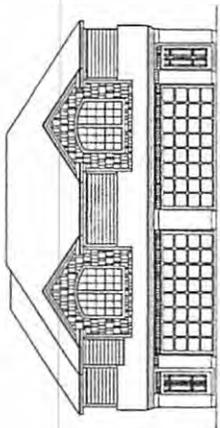
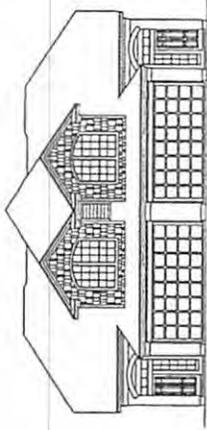
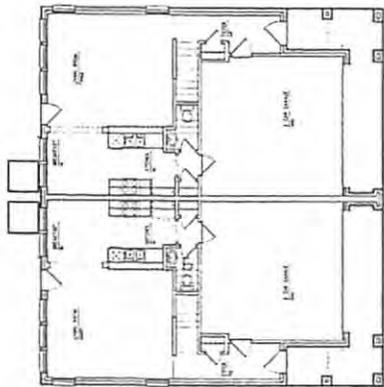
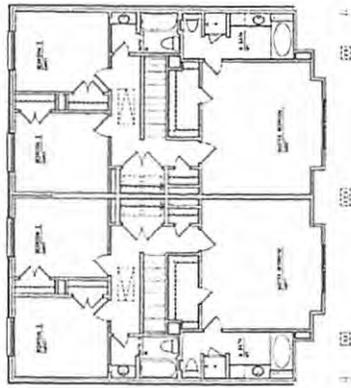
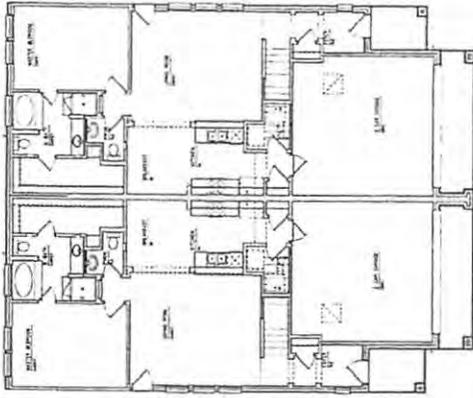
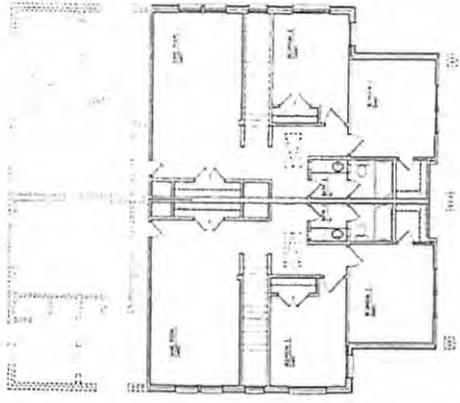
Subdivision  
City/Jurisdiction

Title  
Proposed Plot

Buyer Signature

Plan Number

Dets 4-6-2020



## Sylvan Beach Enclave

### Planned Unit Development and Special Conditional Use Residential Area Requirements

The Development is in the High Density Residential District (R-3) which has several types of housing, two of which are Single-Family Special Lot Line, Zero Lot Line and Townhouses. We are using some of the restrictions from both districts to design Sylvan Beach Enclave. All the homes in the community will be for sale single-family homes that are attached on one wall.

	Sylvan Beach Enclave	Single-Family Zero Lot Line	Townhouses
Minimum Lot Area	3,000 feet	4,500 feet	2,000 feet
Minimum Lot Width	30 feet	40 feet	20 feet
Front Yard Setback	20 feet	20 feet	25 feet
Rear Yard Setback	10 feet	10 feet	20 feet
Side Yard Setback	0 and 5 feet	0 and 10 feet	20 feet
Side Yard Setback At end of blocks	5 feet	10 feet	20 feet
Distance between Dwelling Units	10 feet	10 feet	20 feet
Maximum Height	35 feet	35 feet	45 feet
Dwelling Units Per Acre	8	6	10
Maximum Lot Coverage	60%	60%	75%
Distance between Side Property Line And Driveway	1 feet	3 feet	3 feet
Spacing between Driveways	2 feet	10 feet	10 feet



# Special Conditional Use Permit Application

Planning and Development Department

## AFFIDAVIT OF POSTING

### PLANNING AND ZONING COMMISSION PUBLIC HEARING

STATE OF TEXAS  
COUNTY OF HARRIS  
CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

\* ADDRESS: 1303 S. BROADWAY LA PORTE TEXAS 77571  
 LEGAL DESCRIPTION: E 118' LOTS 1-16, LOTS 17-32 & ABANDONED ALLEY 1911-1159

2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: \_\_\_\_\_.
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire fifteen (15) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.

[Signature]  
 Applicant's Signature

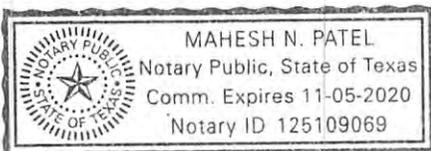
JACK C MCCOY  
 Applicant's Printed Name

Subscribed and sworn before me this 2<sup>nd</sup> day of MAY, 2020 by  
JACK MCCOY (Print Applicant's Name).

[Signature]  
 Notary Public

My commission expires: NOV. 05, 2020

(Seal)



Tel