

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

LEGEND


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

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

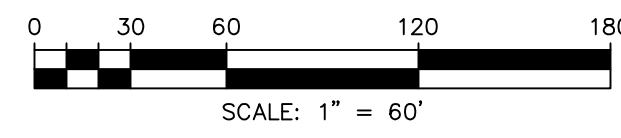
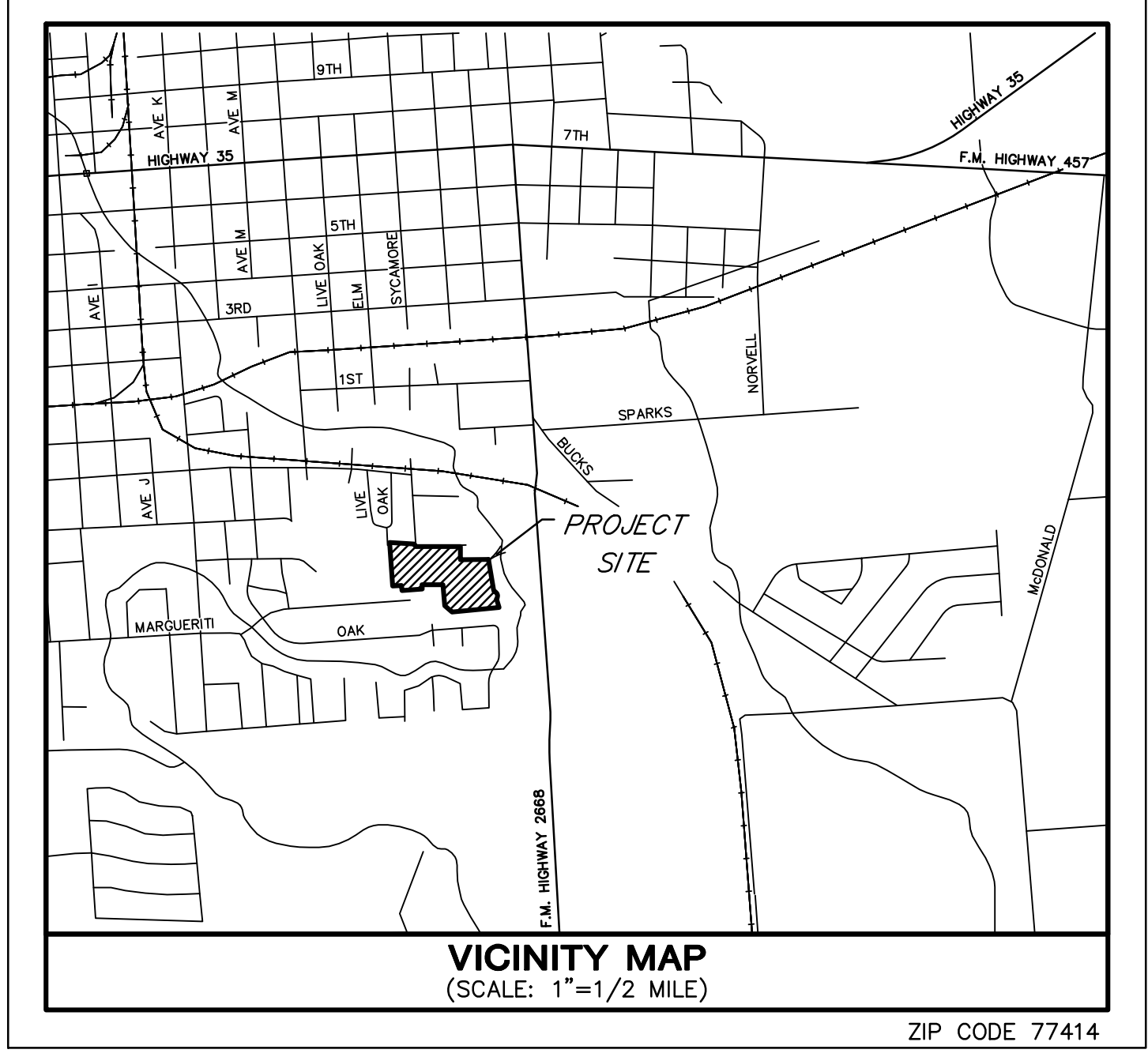
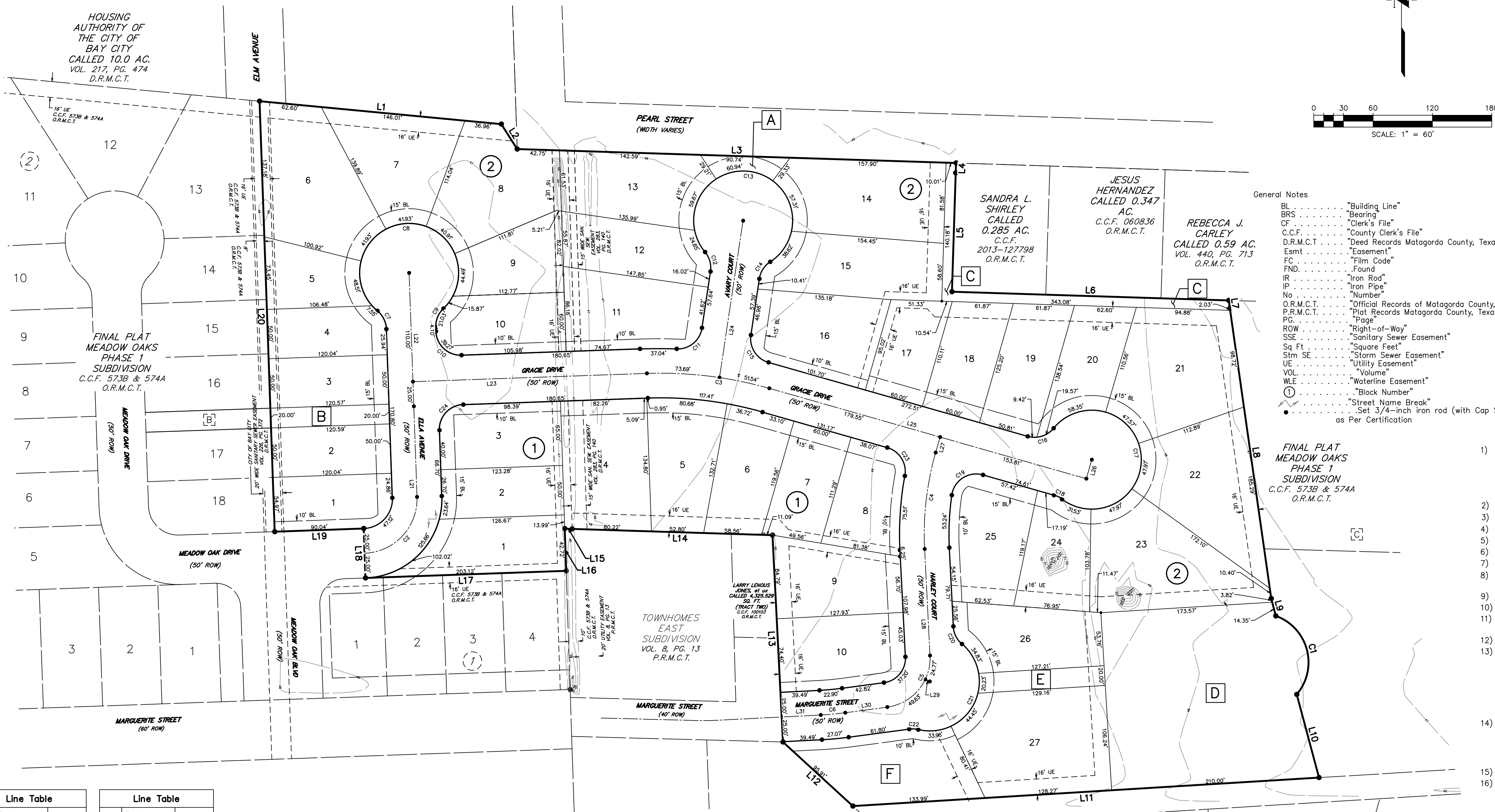
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	110°36'16"	96.52'	N14°55'55"W	82.22'	72.22'
C2	55.00'	90°03'19"	86.45'	N46°59'28"W	77.82'	55.05'
C3	25.00'	90°00'00"	39.27'	N47°01'08"W	35.36'	25.00'
C4	25.00'	48°11'23"	21.03'	N26°03'30"W	20.41'	11.18'
C5	50.00'	276°22'46"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

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

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

ENGINEER/SURVEYOR:
 **JONES|CARTER**
Texas Board of Professional Land Surveying Registration No. F-439
 Texas Board of Professional Land Surveying Registration No. 100463-00
 6330 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.777.5337

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



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

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

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

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

Curve	Radius	Delta Angle	Arc Length	Chord Bearing	Chord Length	Tangent
C21	50.00'	152°56'03"	133.46'	N27°02'24"E	97.22'	207.74'
C22	25.00'	21°09'38"	9.23'	N87°04'24"W	9.18'	4.67'
C23	25.00'	84°28'50"	36.86'	N31°50'26"W	33.61'	22.70'
C24	25.00'	90°00'00"	39.27'	S42°58'51"W	35.36'	25.00'

MEADOW OAKS

PHASE 2 SUBDIVISION

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

37 LOTS 2 BLOCKS 6 RESERVES

DECEMBER 2022

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

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