

March 2, 2023

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

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

To Whom It May Concern,

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

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

Trip Generation and Distribution:

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

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

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

Table 1 – Trip Generation Volumes

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

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

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

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

Best Regards,



Emily Moran, PE, PTOE
3/2/2023

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

Meadow Oaks



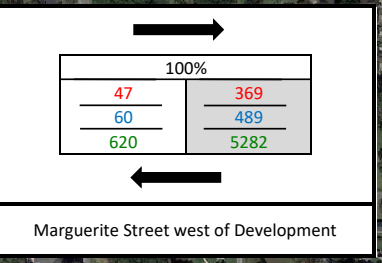
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



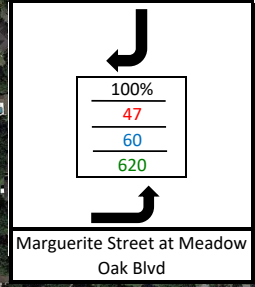
Cottonwood Creek

Pearl Street

Avenue F

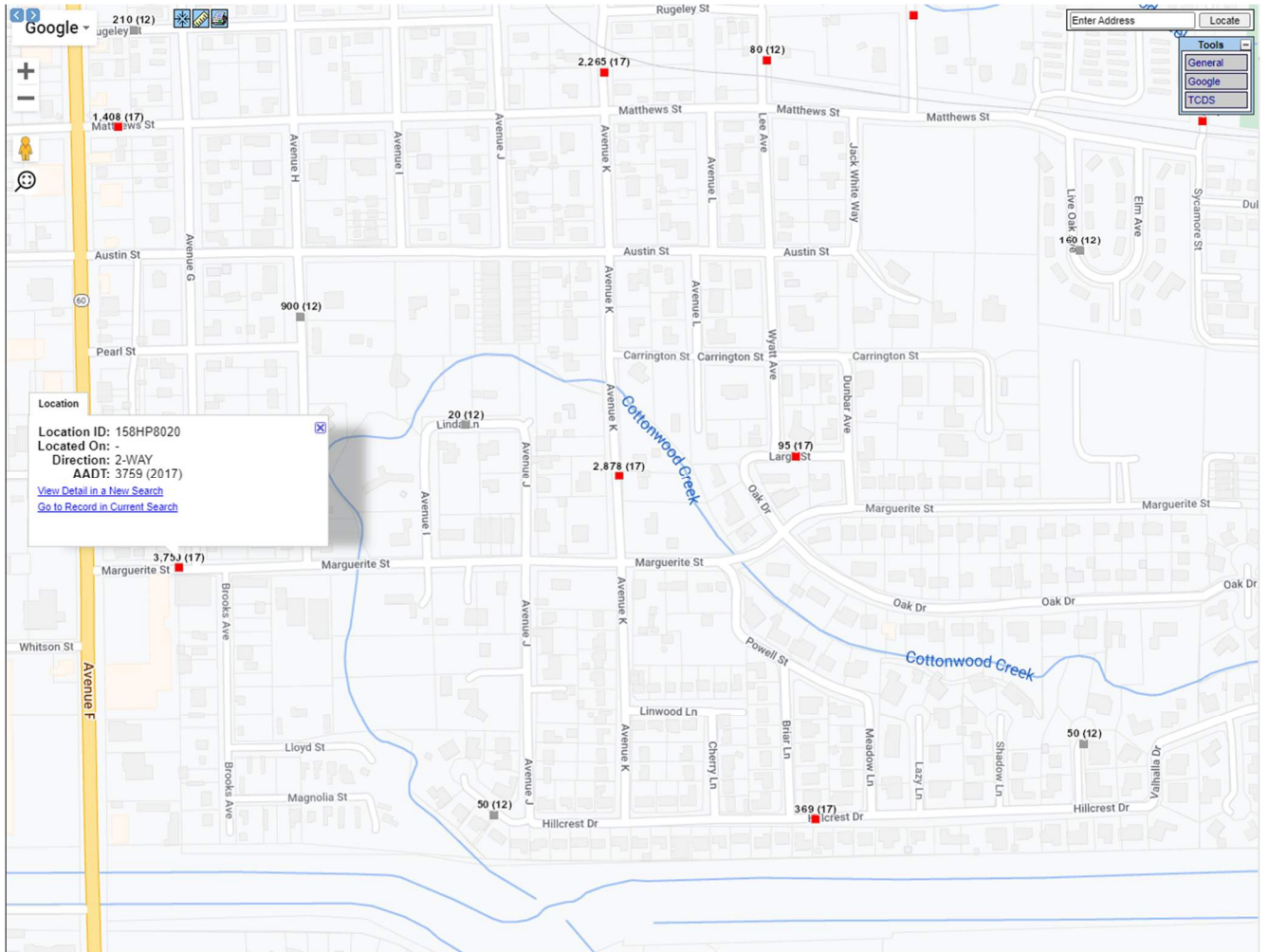


Marguerite Street



LEGEND

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



List View

All DIRs

Report Center

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

STATION DATA

Directions: **2-WAY**

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

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

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

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

SPEED				
Date	Int	Pace	85th	Total
No Data				

CLASSIFICATION			
Date	Int	Total	
No Data			

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

PER VEHICLE			
Date	Axles	85th	Total
No Data			

GAP			
Date	Int	Total	
No Data			

PARTIAL COUNT		
Date	Int	24-Hr Total
No Data		

NOTES/FILES			
	Note	Date	
No Data			

Volume Count Report

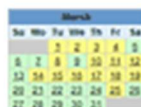
LOCATION INFO	
Location ID	158HP8020
Type	SPOT
Funct'l Class	5
Located On	-
Direction	2-WAY
County	Matagorda
Community	Bay City
MPO ID	
HPMS ID	ASSIGNED
Agency	Texas DOT

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

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

Count Navigation: Count Type: **VOLUME**

Directions: **2-WAY**



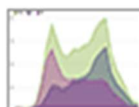
[View Calendar](#)



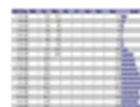
[View in Excel](#)



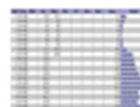
[Bar Graph](#)



[Line Graph](#)



[Weekly Report](#)



[Hourly Volume
By Lane](#)



[Compare
Count](#)

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

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

By: James Bruce Grover
James Bruce Grover, Member

By: John Hawkins Peden
John Hawkins Peden, Member

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

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

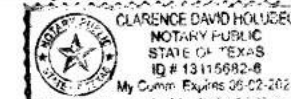
C. David Holubec
Notary Public in and for the State of Texas



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

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

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

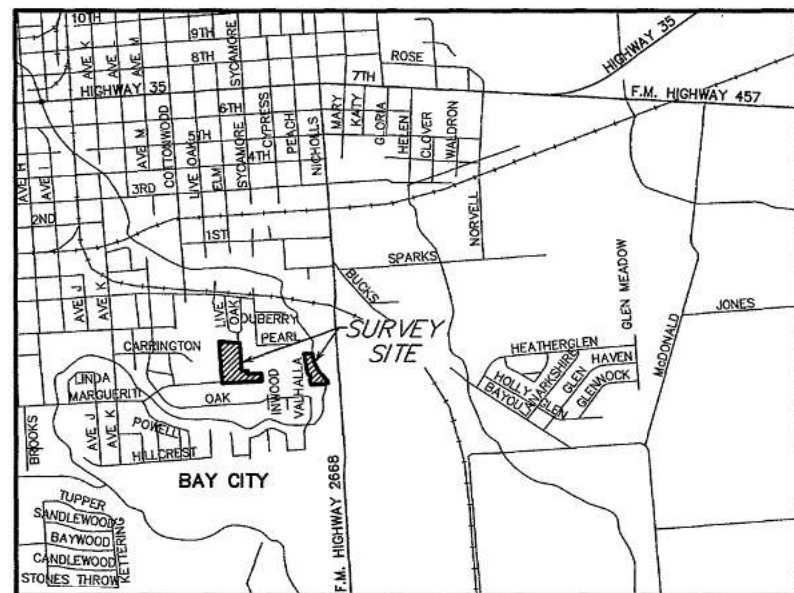


The undersigned, Chairman of the Matagorda County Drainage District No. 1, does hereby certify that at its regular meeting held on the 12 day of December, 2017, the Board of Directors of said District approved this subdivision plat for easement location and dedications only. It shall be understood that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

Barret Franz
Barret Franz, Chairman

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

Mark Bricker, Mayor David Holubec, City Secretary



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

- GENERAL NOTES:
- This tract lies within Zones "B" and "C" of the Flood Insurance Rate Map, Community-Panel No. 485450005, Suffix "C" dated June 5, 1985, for Bay City, Texas. Zone "A" is defined as Special Flood Hazard Areas inundated by 100-year flood. No base flood elevations determined. Zone "C" is defined as areas of minimal flooding. Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths of less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from base flood. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.
 - All visible easements and easements of records affecting these tracts as reflected upon title report from Alamo Title Insurance Co., G.F. Number 201603095, dated March 7, 2016, shown hereon. Surveyor has relied upon the above-mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way, or other matters of record, has been performed by the surveyor.
 - Elevations shown hereon are based upon GPS observations of NGS Benchmark L-51, with a published elevation of 55.6' (NAVD 88).
 - The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD83) and may be brought to surface by applying the following combined scale factor of 0.99988524.
 - Project Benchmark: TBM "A" - A RR Spike Set in PP being 9'± S from the SW boundary corner of subject tract = 48.63' (NAVD88). Project Benchmark: TBM "B" - A Cotton Picker Spindle Set in PP being 12'± W from the NE boundary corner of subject tract = 50.29' (NAVD88).
 - Elevations used for delineating contour lines are based upon U.S.C.&G.S. datum, NAVD88.
 - Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
 - No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions: the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
 - The top of all floor slabs shall be a minimum of 48.70 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than two (2) feet above natural ground.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - Ownership and maintenance of the detention facilities shall be with the Meadow Oaks Subdivision Property Owners Association.
 - This plat lies within the City of Bay City.

State of Texas
County of Matagorda

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

Janet Hickl by Donita Townsend
County Clerk Deputy

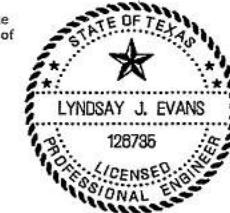
This is to certify that the Bay City Planning Commission of the City of Bay City, Texas has approved this plat and subdivision (or development plat) of Meadow Oaks Phase 1 Subdivision in conformance with the laws of the State of Texas and the ordinances of the City of Bay City as shown hereon and authorized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

Josh Fortenberry
Josh Fortenberry, Chairman



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

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



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

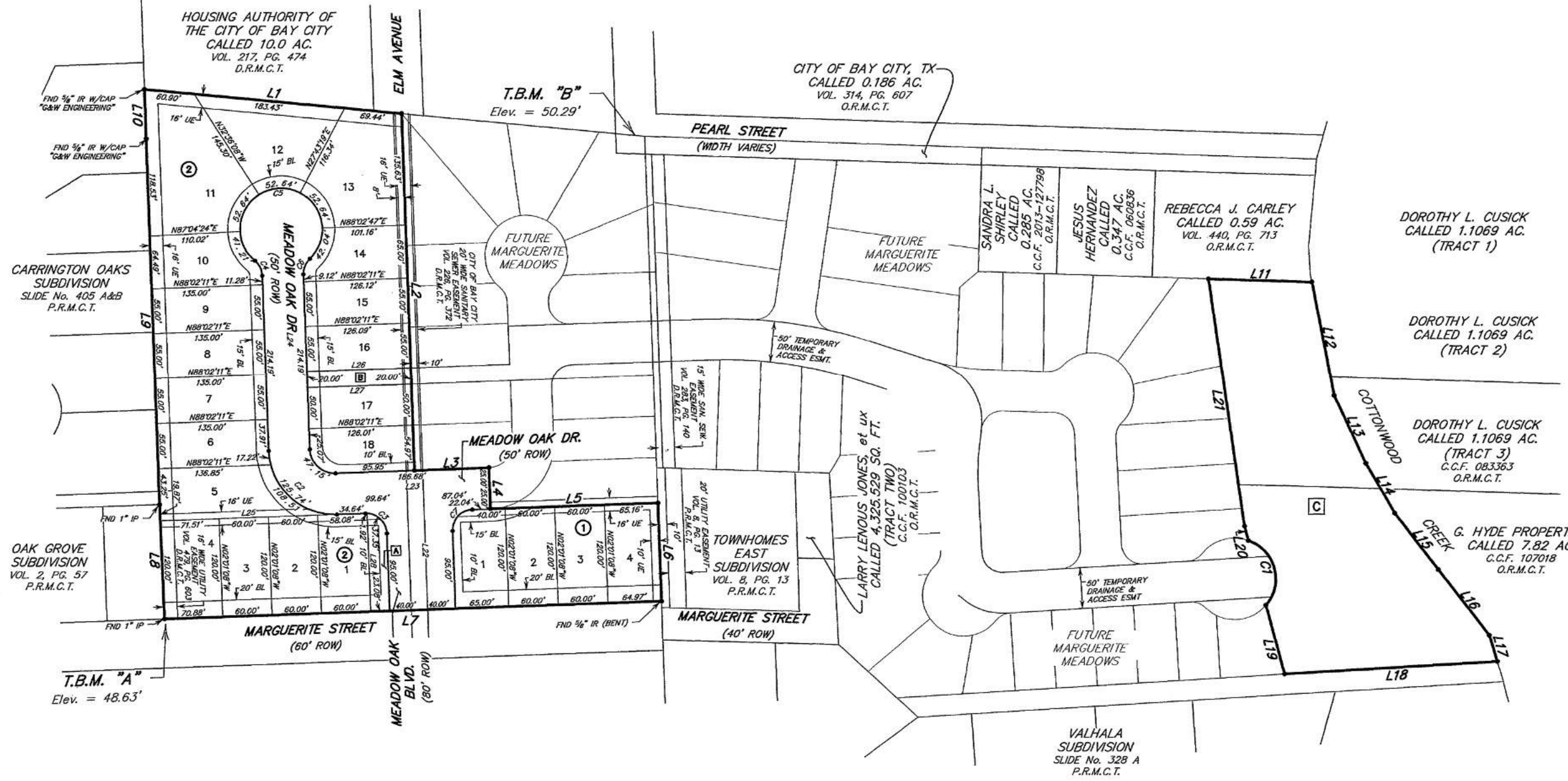
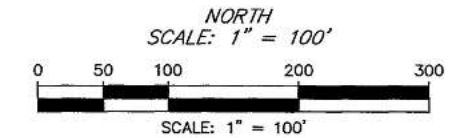
Chris D. Kalkomey
Chris D. Kalkomey, Registered Professional Land Surveyor
Texas Registration No. 5869



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

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

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



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

LEGEND

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	110°36'16"	96.52'	N14°55'55"W	82.22'	72.22'
C2	55.00'	90°03'19"	86.45'	N46°59'28"W	77.82'	55.05'
C3	25.00'	90°00'00"	39.27'	N87°58'52"E	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'

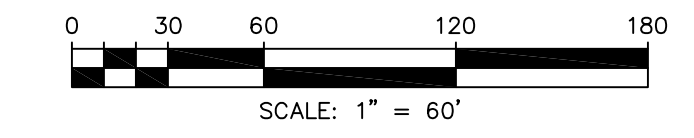
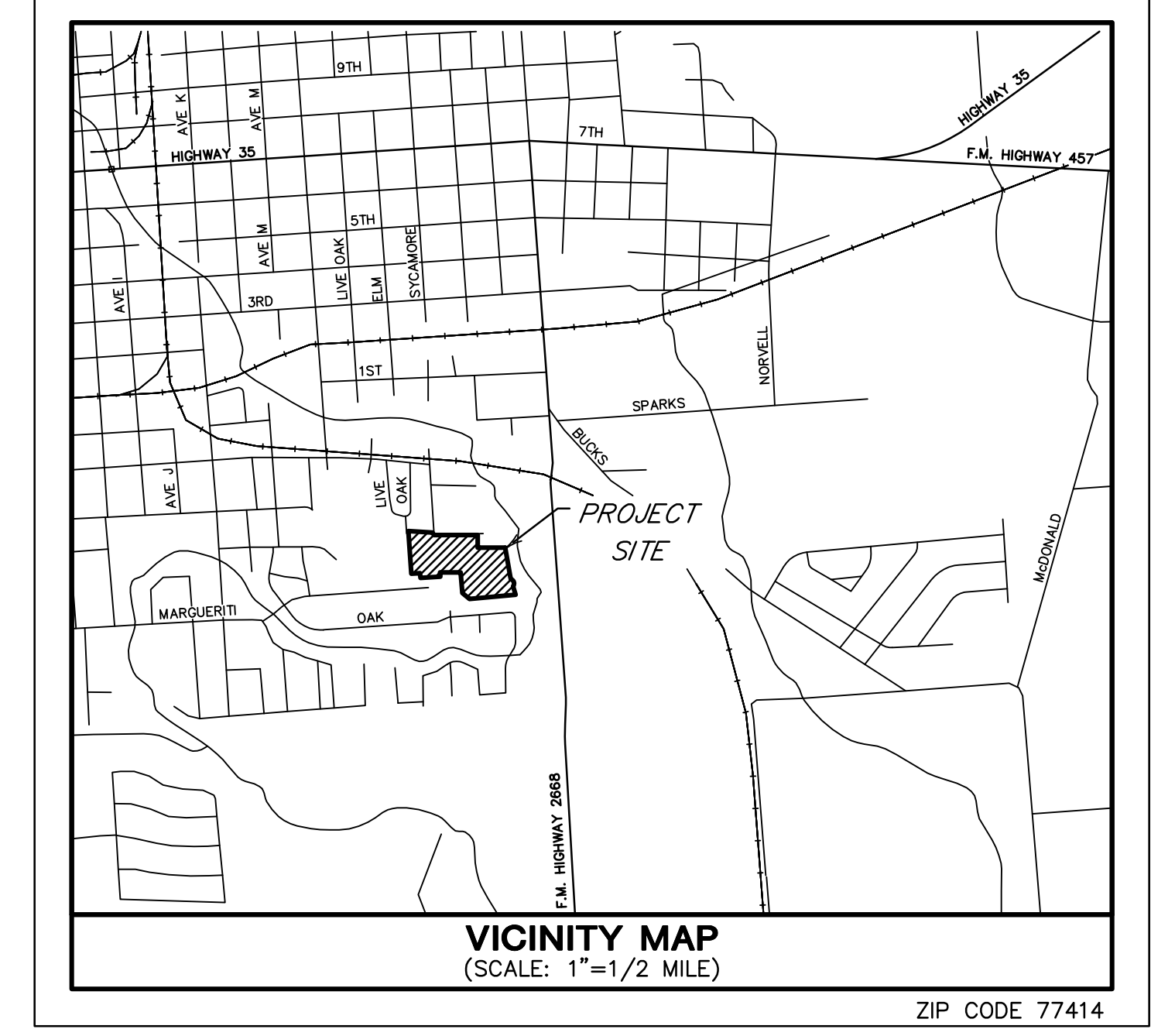
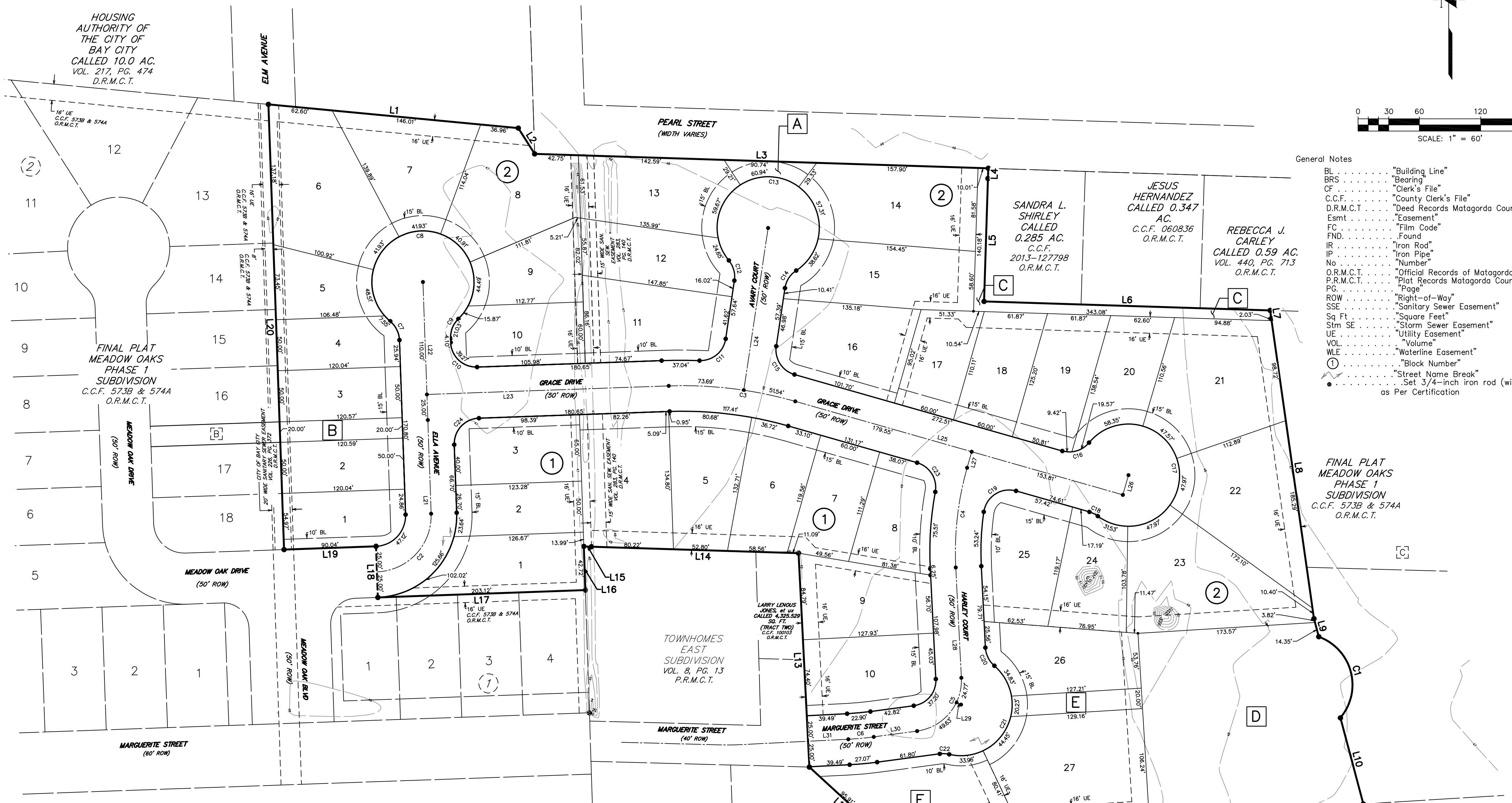
LINE	BEARING	DISTANCE
L1	S84°35'41"E	313.77'
L2	S01°55'40"E	435.60'
L3	N87°58'52"E	90.73'
L4	S02°01'08"E	50.00'
L5	N87°58'52"E	203.12'
L6	S01°55'40"E	120.00'
L7	S87°58'52"W	603.93'
L8	N02°19'10"W	139.87'
L9	N01°57'49"W	446.27'
L10	N01°53'53"W	60.01'
L11	S88°10'05"E	125.58'
L12	S10°55'35"E	141.71'
L13	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'

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

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

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

- A** RESTRICTED RESERVE "A" 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"
 - FC "Film Code"
 - FND "Found"
 - IR "Iron Rod"
 - IP "Iron Pipe"
 - No "Number"
 - O.R.M.C.T. "Official Records of Matagorda County, Texas"
 - P.R.M.C.T. "Plat Records Matagorda County, Texas"
 - PG "Page"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Sim SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL "Volume"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - ⦿ "Street Name Break"
 - "Set 3/4-inch iron rod (with Cap Stamped "Quiddity" Property Corner) as Per Certification"

- Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- All street right-of-way widths are fifty feet (50') wide unless otherwise noted.
- All utility easements are sixteen feet (16') wide unless otherwise noted.
- The Coordinates shown hereon are Texas South Central Zone no. 4202 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99988524.
- This plat lies within the City of Bay City full purpose jurisdiction.
- No improvements including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
- The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
- All drainage easements on private property shall be maintained by the property owner or his/her assigns.
- This tract lies within Zones "B" and "C" of the Flood Insurance Rate Map, Community-Panel No.4854550005, Suffix "C" dated June 5, 1985, for Bay City, Texas. Zone "A" is defined as Special Flood Hazard Areas inundated by 100-year flood 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.
- Ownership and maintenance of the detention facilities shall be with the Meadow Oaks Subdivision Property Owners Association.
- No pipelines or pipeline easements exist within the boundaries of this plat.

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	110°37'07"	96.52'	S14°55'55"E	82.22'	72.23'
C2	55.00'	90°00'01"	86.39'	N42°58'52"E	77.78'	55.00'
C3	400.00'	17°56'17"	125.23'	N83°03'00"W	124.72'	63.13'
C4	300.00'	18°49'53"	98.60'	S06°30'12"W	98.16'	49.75'
C5	50.00'	85°15'32"	74.40'	N39°43'01"E	67.73'	46.02'
C6	300.00'	4°46'17"	24.98'	S84°43'56"W	24.98'	12.50'
C7	25.00'	48°11'23"	21.03'	N26°06'50"W	20.41'	11.18'
C8	50.00'	276°22'48"	241.19'	S87°58'51"W	66.67'	44.72'
C9	25.00'	48°11'22"	21.03'	S22°04'32"W	20.41'	11.18'
C10	25.00'	90°00'00"	39.27'	S47°01'09"E	35.36'	25.00'
C11	25.00'	83°29'16"	36.43'	N50°16'47"E	33.29'	22.31'
C12	25.00'	48°11'23"	21.03'	N15°33'32"W	20.41'	11.18'
C13	50.00'	276°22'46"	241.19'	N81°27'51"W	66.67'	44.72'
C14	25.00'	48°11'23"	21.03'	S32°37'51"W	20.41'	11.18'
C15	25.00'	82°37'01"	36.05'	S32°46'21"E	33.01'	21.97'
C16	25.00'	66°25'19"	28.98'	N72°42'29"E	27.39'	16.37'
C17	50.00'	267°27'41"	233.40'	N06°46'20"W	72.26'	52.27'
C18	25.00'	210°2'22"	9.18'	N63°33'40"W	9.13'	4.64'
C19	25.00'	97°44'20"	42.65'	S57°02'59"W	37.66'	28.63'
C20	25.00'	46°30'53"	20.30'	S26°10'11"E	19.74'	10.74'
C21	50.00'	152°56'03"	133.46'	N27°02'24"E	97.22'	207.74'
C22	25.00'	21°09'38"	9.23'	N87°04'24"W	9.18'	4.67'
C23	25.00'	84°28'50"	36.86'	N31°50'26"W	33.61'	22.70'
C24	25.00'	90°00'00"	39.27'	S42°58'51"W	35.36'	25.00'

Matagorda County Drainage District No. 1

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

BARRETT FRANZ, CHAIRMAN

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

PRELIMINARY PLAT OF MEADOW OAKS

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

37 LOTS 2 BLOCKS 6 RESERVES

JANUARY 2023

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

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