



*CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
SPECIAL MEETING AGENDA*

TUESDAY, July 5th, 2022
4:00 PM
COUNCIL CHAMBERS
1109-B BAYOU
LA MARQUE, TX 77568

<https://ci.la-marque.tx.us/AgendaCenter>

TO PARTICIPATE VIA ZOOM:
PUBLIC TOLL-FREE DIAL-IN NUMBER: **1 (346) 248-7799**
MEETING ID: **92887385489**
<https://zoom.us/j/92887385489>

Alan Waters
Greg Cornett
Augustino Molis
Bradley Stephenson
Chris Colombo
Graylan Alexander

Chairman
Vice Chairman
Member
Member
Member
Member



**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Special Meeting
AGENDA
Of
July 5th, 2022**

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a **Special Meeting** in the Council Chambers at 1109-B Bayou Road, La Marque, Texas as well as via teleconference hosted through (ZOOM) on Tuesday, July 5th, 2022, beginning at 4:00 p.m., for the purpose of considering and taking action on the following agenda:

(1) CALL MEETING TO ORDER, PLEDGE AND INVOCATION

(2) ROLL CALL

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet, or computer, or stand if attending in person, and the Chairperson will call on you in turn.**

(4) MINUTES:

- a. Discussion / possible action to approve May 24, 2022 Meeting Minutes

(5) PUBLIC HEARINGS

- a. None

(6) OLD BUSINESS

- a. None

(8) NEW BUSINESS

- a. Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 2, located near Victory Springs & Fleming Road
- b. Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 3, located near Delany Road and F.M. 1765

(9) DIRECTORS REPORT

- a. No Report

(10) REQUESTS AND ANNOUNCEMENTS

- a. None

(11) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **July 1st, 2022**, before 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. . Please contact the City Clerk's office at (409) 938-9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.



**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
May 24, 2022**

Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on Tuesday, May 24, 2022, beginning at 4:00 p.m. at 1109-B Bayou Road with the following members present:

(1) CALL MEETING TO ORDER, PLEDGE AND INVOCATION

4:01 pm by Commissioner Alan Waters - Pledge & Invocation

(2) ROLL CALL

Absentees: Greg Cornett, Graylan Alexander

Present: Augustino Molis, Alan Waters, Brad Stephenson, Chris Colombo, & Alternate Stephanie Gordon

OTHER OFFICIALS/STAFF PRESENT:

Giovanna Bonsignore, Permit Specialist/Coordinator

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet or computer, or stand if attending in person, and the Chairperson will call on you in turn.**

None

(4) MINUTES:

- a. Discussion / possible action to approve April 26, 2022, Meeting Minutes.

Motion to Approve

1st - Chris Colombo 2nd Alan Waters - None Opposed

(5) PUBLIC HEARINGS

- a. None

(6) OLD BUSINESS

- a. Discussion / possible action regarding nominations of Chairperson & Vice Chairperson for Planning & Zoning Commission.

Motion to Nominate

1st - Chris Colombo nominated Alan Waters as Chairperson & Greg Cornett as Vice Chairperson 2nd - Brad Stephenson - None Opposed

(8) NEW BUSINESS

- a. Discussion / possible action regarding A Final Plat of Sunset Grove, Section 4, a subdivision of 12.43-acre tract of land located in Stephen F. Austin League No. 4 Abstract No. 2 City of La Marque, Galveston County, Texas.

Motion to Approve

1st - Augustino Molis 2nd - Brad Stephenson - None Opposed

(9) DIRECTORS REPORT

- a. No Report

(10) REQUESTS AND ANNOUNCEMENTS

- a. Discussion / possible action regarding a selection of shirt colors & sizes for commission members.

Shirt selections were made and turned in. Pending absentees' selections

(11) ADJOURNMENT

Motion to Adjourned

1st - Chris Colombo 2nd - Augustino Molis @ 4:09 pm

Alan Waters, Chairman
Planning & Zoning Commission



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: July 5th, 2022

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 2, located near Victory Springs & Fleming Road

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation:

Wednesday, June 15, 2022

Arya Karve
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section Two Preliminary Plat
Letter of Recommendation to Approve
COLM Project No. PZ2022-011
Adico, LLC Project No. 18100-2-091

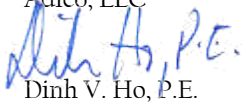
Dear Ms. Karve;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Ambrose Section 2 Preliminary Plat received on or about June 15, 2022.

Based on our review, we have no objections to the plat as submitted on June 15, 2022. Please provide ten (10) folded copies of the plat to Giovanna Bonsignore, Development Services, 1130 1st St., La Marque, TX 77568, by no later than Tuesday, June 21, 2022 for consideration at the June 28, 2022 Planning and Zoning meeting.

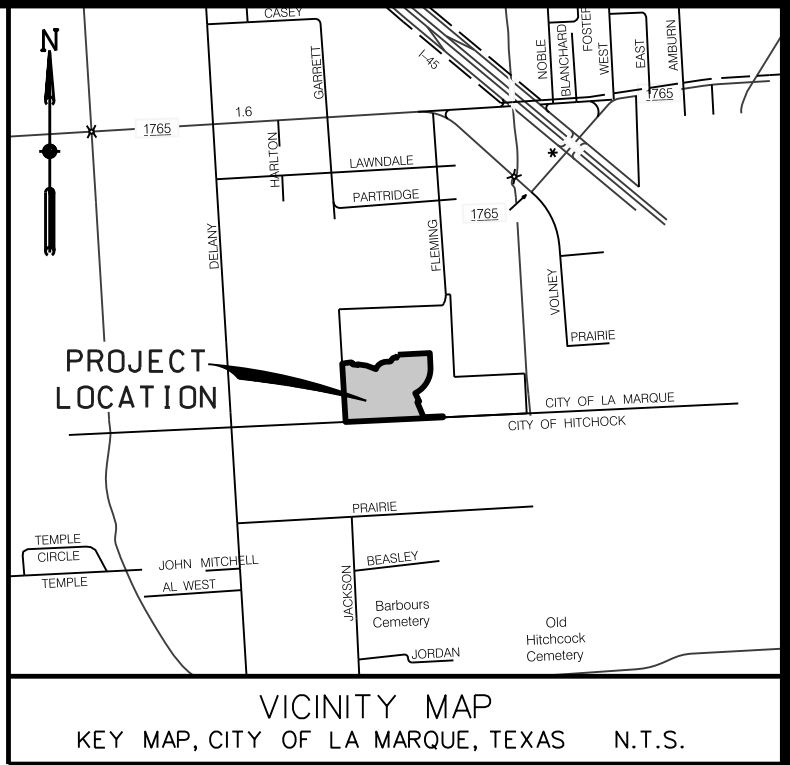
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Permits
File: 18100-2-091



STATE OF TEXAS
COUNTY OF GALVESTON

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF AMBROSE SECTION TWO, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS AMBROSE SECTION TWO, IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS; AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION TWO WHERE BUILDING SETBACK LINES OR PUBLIC 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 EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, THIS ____ DAY OF 2021.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: BRANNON BOOZER
VICE PRESIDENT OF LAND

BY: KEVIN FREEMAN
DIVISION CONTROLLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, 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 ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5363

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION TWO, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, A. D., 2022, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, A. D., 2022.

CHAIRMAN, PLANNING COMMISSION

KEITH BELL
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2022, AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2022, AT ____ O'CLOCK, ____ M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK,
GALVESTON COUNTY, TEXAS

BY: DEPUTY

Being a 19.16 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 19.16 acre tract being a portion of a call 87.05 acre tract of land recorded in Clerk's File Number 2020049570 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.), Texas; said 19.16 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the south line of said 87.05 acre tract):

Beginning at a 5/8-inch iron rod with plastic cap stamped "COSTELLO INC" found on the south line of said 87.05 acre tract at the northeast corner of Sunset Grove Detention, a subdivision recorded in Instrument Number 2018038388 of the Galveston County Map Records (G.C.M.R.), same being a south corner of Reserve "G" of Ambrose Section One, a subdivision recorded in Instrument Number 2022028644 of the G.C.M.R., same being on the north line of a 22-foot wide Houston Lighting and Power Company easement recorded in Volume 1445, Page 386 of the Galveston County Deed Records (G.C.D.R.), same being on the City Limit Line of La Marque and Hitchcock;

1. Thence, with the common line of said Reserve "A" and said 87.05 acre tract, the north line of said easement and with said City Limit Line, South 87 degrees 16 minutes 56 seconds West, a distance of 1,280.13 feet to the southwest corner of said 87.05 acre tract and the northwest corner of said Reserve "A", same being on the east line of a call 2.090 acre tract of land recorded in Clerk's File Number 8647700 of the O.P.R.R.P.G.C.;

2. Thence, with the common line of said 87.05 acre tract and said 2.090 acre tract, North 03 degrees 24 minutes 39 seconds West, a distance of 766.89 feet to the southwest corner of said Ambrose Section One;

Thence, with the south line of said Ambrose Section One, the following twenty-eight (28) courses:

- 115.42 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 29 minutes 56 seconds, a radius of 1,470.00 feet and a chord that bears North 81 degrees 37 minutes 21 seconds East, a distance of 115.39 feet;
- 44.67 feet along the arc of a curve to the right, said curve having a central angle of 102 degrees 23 minutes 04 seconds, a radius of 25.00 feet and a chord that bears South 44 degrees 56 minutes 09 seconds East, a distance of 38.96 feet;
- South 83 degrees 44 minutes 37 seconds East, a distance of 60.00 feet;
- North 06 degrees 15 minutes 23 seconds East, a distance of 9.83 feet;
- South 81 degrees 23 minutes 39 seconds East, a distance of 119.96 feet;
- South 69 degrees 07 minutes 44 seconds East, a distance of 130.43 feet;
- 175.03 feet along the arc of a curve to the right, said curve having a central angle of 66 degrees 51 minutes 29 seconds, a radius of 150.00 feet and a chord that bears North 53 degrees 51 minutes 12 seconds East, a distance of 165.27 feet;
- North 87 degrees 16 minutes 56 seconds East, a distance of 49.22 feet;
- 30.77 feet along the arc of a curve to the left, said curve having a central angle of 70 degrees 31 minutes 44 seconds, a radius of 25.00 feet and a chord that bears North 52 degrees 01 minutes 04 seconds East, a distance of 28.87 feet;
- 83.36 feet along the arc of a curve to the right, said curve having a central angle of 95 degrees 31 minutes 24 seconds, a radius of 50.00 feet and a chord that bears North 64 degrees 30 minutes 55 seconds East, a distance of 74.04 feet;
- North 22 degrees 16 minutes 36 seconds East, a distance of 43.85 feet;
- North 87 degrees 00 minutes 06 seconds East, a distance of 420.29 feet;
- South 02 degrees 45 minutes 21 seconds East, a distance of 160.40 feet;
- South 01 degrees 56 minutes 42 seconds East, a distance of 48.76 feet;
- South 04 degrees 33 minutes 51 seconds West, a distance of 47.37 feet;
- South 12 degrees 06 minutes 31 seconds West, a distance of 47.37 feet;
- South 17 degrees 15 minutes 55 seconds West, a distance of 17.40 feet;
- South 22 degrees 25 minutes 19 seconds West, a distance of 47.37 feet;
- South 29 degrees 57 minutes 58 seconds West, a distance of 47.37 feet;
- South 37 degrees 30 minutes 38 seconds West, a distance of 47.37 feet;
- South 45 degrees 03 minutes 18 seconds West, a distance of 47.37 feet;
- South 52 degrees 35 minutes 58 seconds West, a distance of 47.37 feet;
- South 60 degrees 08 minutes 37 seconds West, a distance of 47.37 feet;
- South 26 degrees 05 minutes 03 seconds East, a distance of 120.00 feet;
- 27.40 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 16 minutes 15 seconds, a radius of 480.00 feet and a chord that bears South 65 degrees 33 minutes 05 seconds West, a distance of 27.40 feet;
- South 22 degrees 48 minutes 48 seconds East, a distance of 212.14 feet;
- North 87 degrees 16 minutes 56 seconds East, a distance of 254.70 feet;
- South 02 degrees 43 minutes 04 seconds East, a distance of 15.00 feet to the Point of Beginning and containing 19.16 acres of land.

PRELIMINARY PLAT
AMBROSE
SECTION TWO
A SUBDIVISION OF 19.16 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

96 LOTS 4 BLOCKS 2 RESERVES

JUNE, 2022

ENGINEER / SURVEYOR:

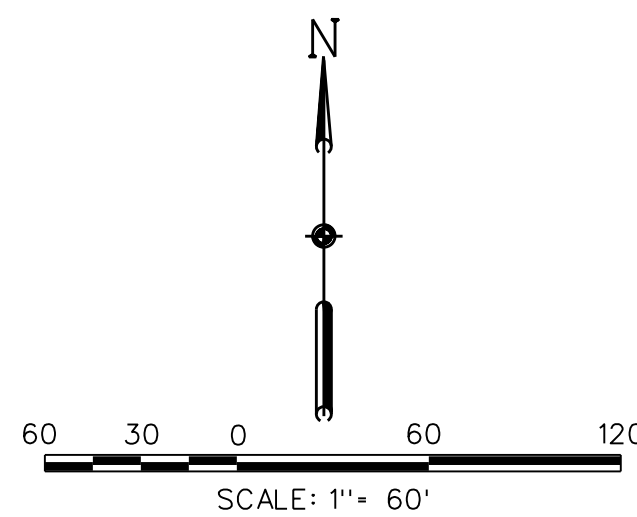


COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

OWNER:
M/I HOMES OF
HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602



LEGEND

- SET 5/8" INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8" INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED

① • INDICATES BLOCK NUMBER

A • INDICATES RESERVE

X • STREET NAME BREAK

80.00 ACRES
K.B. HOME LONE STAR INC.
C.F. NO. 2017076084
O.P.R.R.P.G.C.

ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
O.P.R.R.P.G.C.	OFFICIAL PUBLIC RECORDS REAL PROPERTY GALVESTON COUNTY
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
C.F. NO.	CLERKS FILE NUMBER
ESMT.	EASEMENT
F.C. NO.	FILM CODE NUMBER
AC.	ACRES
SQ. FT.	SQUARE FEET
I.N.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
G.B.L.	GARAGE BUILDING LINE
R.	RADIUS

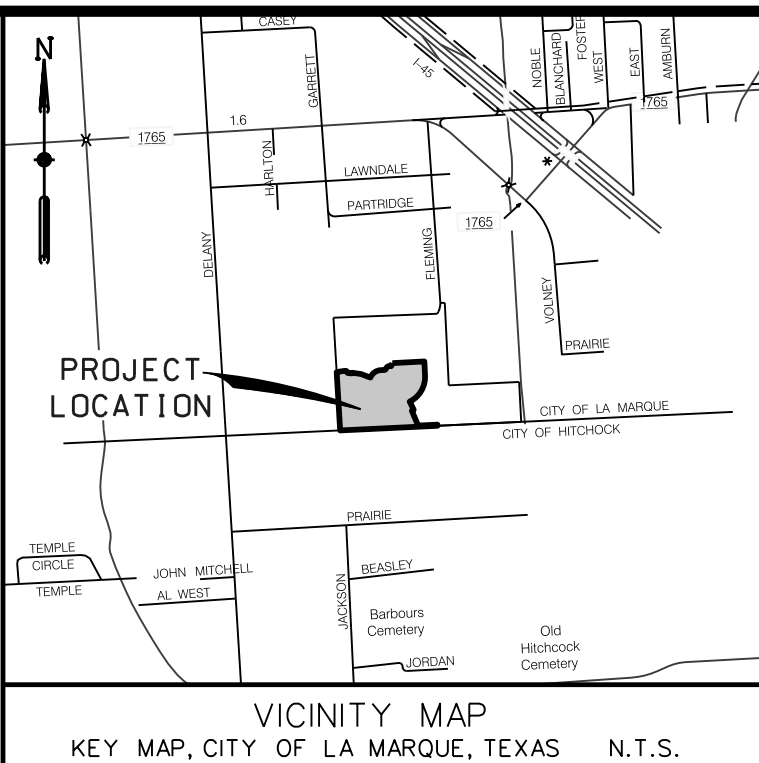
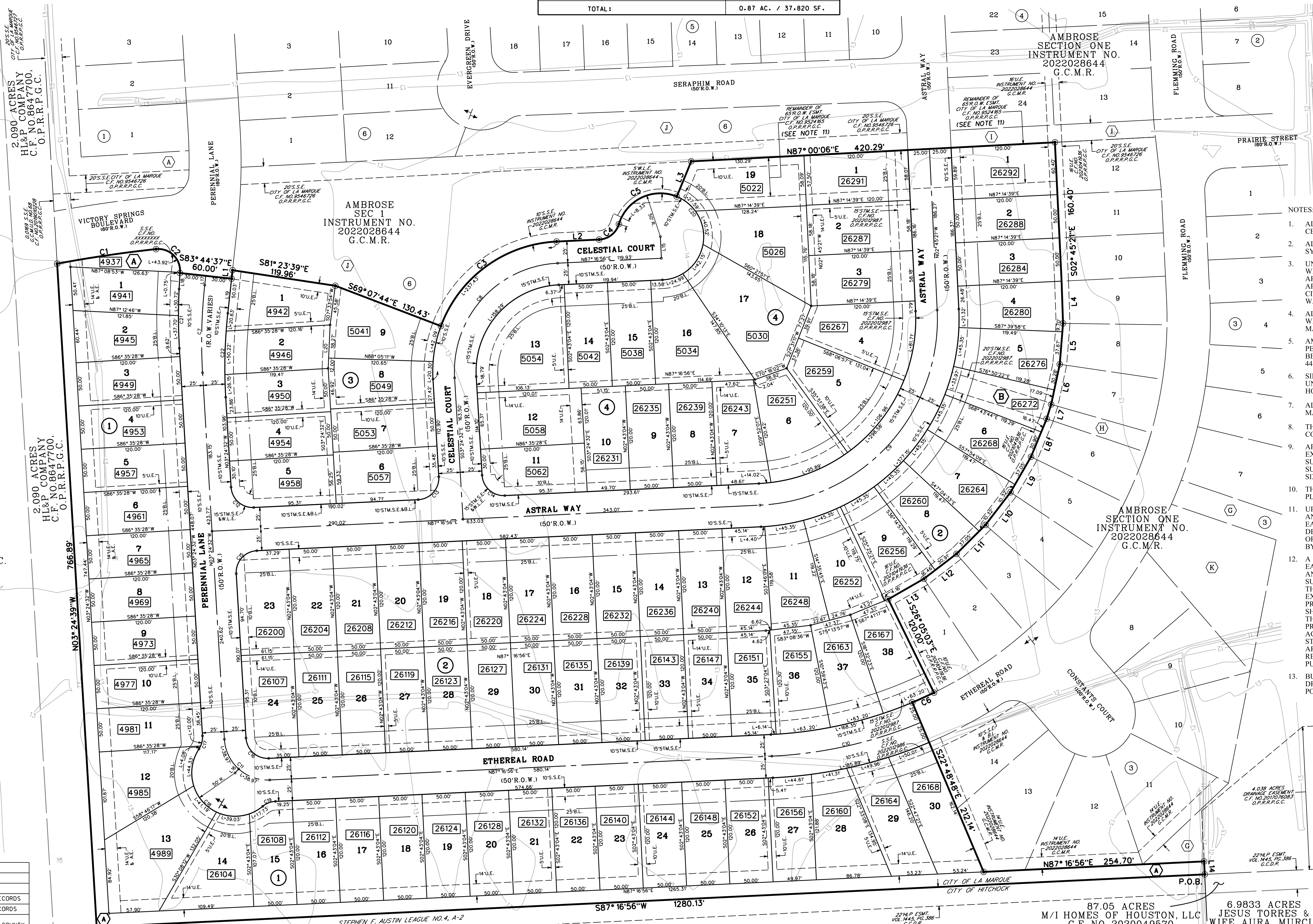
LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N06°15'23"E	9.83
L2	N87°16'56"E	49.22
L3	N22°16'36"E	43.85
L4	S01°56'42"E	48.76
L5	S04°33'51"W	47.37
L6	S12°06'31"W	47.37
L7	S17°15'55"W	17.40
L8	S22°25'19"W	47.37
L9	S29°57'56"W	47.37
L10	S37°30'38"W	47.37
L11	S45°03'18"W	47.37
L12	S52°35'58"W	47.37
L13	S60°08'37"W	47.37
L14	S02°43'04"E	15.00
L15	N02°43'04"E	25.00
L16	S41°56'12"W	6.23
L17	N06°15'23"E	10.85
L18	N02°51'47"E	18.51
L19	N06°15'23"E	40.20
L20	N02°32'58"E	50.27

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	115.42	1470.00	4° 29' 56"	N87°37'21"E	115.39
C2	44.67	25.00	102° 23' 41"	S44°56'09"E	38.96
C3	175.03	150.00	66° 51' 29"	N53°51'12"E	165.27
C4	30.77	25.00	70° 31' 44"	N52°01'04"E	28.87
C5	83.36	50.00	95° 31' 24"	N64°30'55"E	74.04
C6	27.40	480.00	3° 16' 15"	S65°33'05"W	27.40
C7	101.21	600.00	9° 39' 55"	S09°25'26"W	101.09
C8	197.86	125.00	90° 41' 28"	S47°56'12"W	177.84
C9	337.86	215.00	90° 2' 17"	S42°15'48"W	304.16
C10	177.12	505.00	20° 5' 44"	S77°14'04"W	176.21
C11	77.94	50.00	89° 18' 32"	S48°03'48"E	70.28
C12	38.97	25.00	89° 18' 32"	S48°03'48"E	35.14
C13	39.57	25.00	90° 41' 28"	S47°56'12"W	35.57
C14	38.97	25.00	89° 18' 32"	S48°03'48"E	35.14
C15	39.57	25.00	90° 41' 28"	S47°56'12"W	35.57
C16	38.97	25.00	89° 18' 32"	S48°03'48"E	35.14
C17	15.00	25.00	36° 52' 12"	N15°01'34"E	15.81
C18	142.29	50.00	163° 2' 55"	S48°03'48"E	98.91
C19	16.09	25.00	36° 52' 12"	N68°50'50"E	15.81
C20	218.61	50.00	250° 30' 35"	N37°59'30"W	81.66
C21	68.42	625.00	6° 16' 19"	N00°16'22"W	68.38
C22	97.00	575.00	9° 39' 55"	S01°25'26"W	96.86

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.75 AC. / 32,739 SF.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.12 AC. / 5,081 SF.
TOTAL:		0.87 AC. / 37,820 SF.



NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WEATHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS.
- AMBROSE SECTION TWO IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G, MAP REVISED AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY THE HOMEBUILDERS.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE AT THE EXPIRATION OF A PERIOD OF SIX MONTHS FROM THE DATE OF SUCH APPROVAL UNLESS THE FINAL PLAT SHALL HAVE BEEN SUBMITTED FOR APPROVAL PRIOR TO THE EXPIRATION OF SUCH SIX-MONTH PERIOD.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE AMBROSE PLANNED DEVELOPMENT DISTRICT (0-2020-005).
- UPON RECORDATION OF THIS SUBDIVISION PLAT THE VACATION AND ABANDONMENT OF THE 65-FOOT WIDE RIGHT-OF-WAY EASEMENT WILL BE EFFECTIVE, MEETING THE CONDITION DESCRIBED IN SECTION 3.11 OF THE CITY OF LA MARQUE, TEXAS ORDINANCE NO. 0-2020-011, PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL ON AUGUST 10, 2020.
- A STATEMENT OF EXPRESS DEDICATION OF ALL STREETS, EASEMENTS, ALLEYS, PARKS, PLAYGROUNDS, PUBLIC PLACES, AND OTHER RIGHTS-OF-WAY WITHIN OR OUTSIDE THE SUBDIVISION NECESSARY TO SATISFY THE REQUIREMENTS OF THIS ARTICLE TO THE PUBLIC USE FOREVER SHALL BE EXECUTED BY ALL PERSONS OWNING AN INTEREST IN THE PROPERTY SUBDIVIDED, RESUBDIVIDED OR PLATTED AND SHALL BE ACKNOWLEDGED IN THE MANNER PRESCRIBED BY THE LAWS OF THE STATE OF TEXAS FOR CONVEYANCE OF REAL PROPERTY. LIEN HOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE AND PURPOSE.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

PRELIMINARY PLAT

AMBROSE SECTION TWO

A SUBDIVISION OF 19.16 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

96 LOTS 4 BLOCKS 2 RESERVES

SCALE: 1"=60' JUNE, 2022

ENGINEER / SURVEYOR:



OWNER:
M/I HOMES OF HOUSTON, LLC
HOUSTON, TX
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-0394 (713) 783-3580, Fax
(713) 783-3580



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: July 5th, 2022

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 3, located near Delany Road and F.M. 1765

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation:

Wednesday, June 15, 2022

Arya Karve
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section Three Preliminary Plat
Letter of Recommendation to Approve
COLM Project No. PZ2022-012
Adico, LLC Project No. 18100-2-092

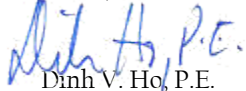
Dear Ms. Karve;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Ambrose Section 3 Preliminary Plat received on or about June 15, 2022.

Based on our review, we have no objections to the plat as submitted on June 15, 2022. Please provide ten (10) folded copies of the plat to Giovanna Bonsignore, Development Services, 1130 1st St., La Marque, TX 77568, by no later than Tuesday, June 21, 2022 for consideration at the June 28, 2022 Planning and Zoning meeting.

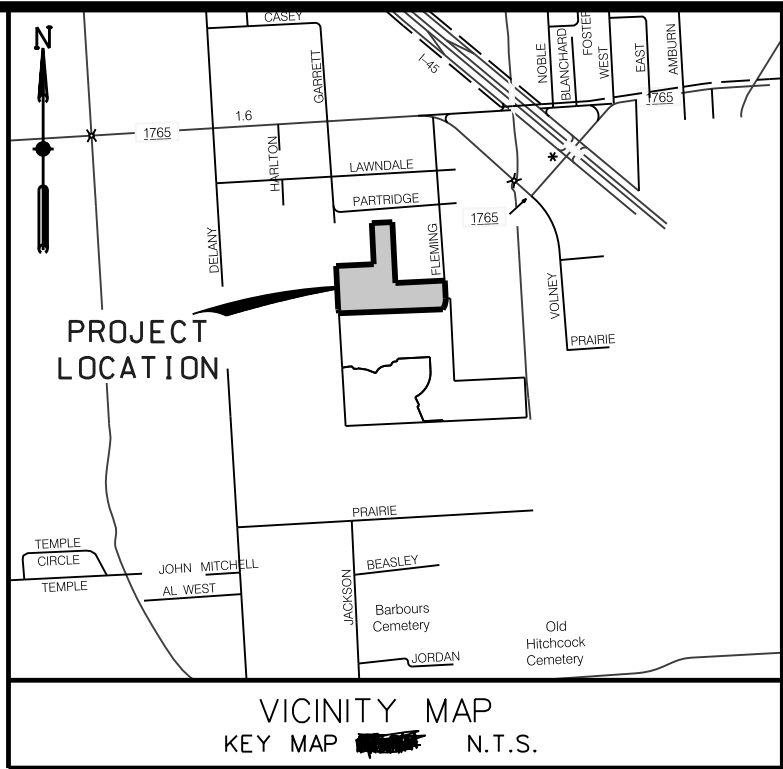
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Permits
File: 18100-2-092



STATE OF TEXAS
COUNTY OF GALVESTON

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF AMBROSE SECTION THREE, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS AMBROSE SECTION THREE, IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS; AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION THREE WHERE BUILDING SETBACK LINES OR PUBLIC 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 EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, VICE PRESIDENT OF FINANCE AND BY _____, LAND DEVELOPMENT MANAGER, THIS _____, DAY OF _____, 2022.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
VICE PRESIDENT OF FINANCE

BY: _____
LAND DEVELOPMENT MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, VICE PRESIDENT OF FINANCE AND _____, LAND DEVELOPMENT MANAGER OF A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, 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 ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5363

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION THREE, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2022, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2022.

ALAN WATERS
INTERIM CHAIR, PLANNING AND ZONING COMMISSION

KEITH BELL
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2022, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2022, AT _____ O'CLOCK, ____ M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK,
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

FIELD NOTES FOR 19.89 ACRES

Being an 19.89 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 19.89 acre tract being a portion of a call 87.05 acre tract of land recorded in the name of M/I Homes of Houston, LLC, in Clerk's File Number 2020049570 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.), Texas; said 19.89 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the most easterly line of said 87.05 acre tract):

Beginning at a 5/8-inch iron rod found at the most northerly northeast corner of said 87.05 acre tract of land and the northwest corner of a call 5.231 acre tract of land recorded in Clerk's File Number 2014062299 of the O.P.R.R.P.G.C., same being on the south line of Mainland Homesteads, a subdivision recorded in Volume 254-A, Page 50 of the Galveston County Deed Records (G.C.D.R.);

- Thence, with the common line of said 87.05 acre tract and said 5.231 acre tract, South 02 degrees 43 minutes 36 seconds East, a distance of 334.33 feet to the southwest corner of said 5.231 acre tract and the northwest corner of a call 6.94 acre tract of land recorded in Clerk's File Number 2018069914 of the O.P.R.R.P.G.C.;
- Thence, with the common line of said 87.05 acre tract and said 6.94 acre tract, South 02 degrees 56 minutes 32 seconds East, a distance of 466.27 feet to the southwest corner of said 6.94 acre tract;
- Thence, continuing with the common line of said 87.05 acre tract and said 6.94 acre tract, North 87 degrees 09 minutes 42 seconds East, a distance of 650.00 feet to the southeast corner of said 6.94 acre tract, same being on the west Right-of-Way (R.O.W.) line of Fleming Street (60-feet wide) as recorded in Clerk's File Numbers 8309485 and 8319629 of the O.P.R.R.P.G.C.;
- Thence, with said west R.O.W. line, South 02 degrees 47 minutes 03 seconds East, a distance of 237.14 feet to the southwest corner of said R.O.W.;
- Thence, through and across aforesaid 87.05 acre tract, the following three (3) courses:
 - South 02 degrees 45 minutes 44 seconds East, a distance of 2.30 feet;
 - 116.10 feet along the arc of a curve to the right, said curve having a central angle of 30 degrees 14 minutes 12 seconds, a radius of 220.00 feet and a chord that bears South 12 degrees 21 minutes 22 seconds West, a distance of 114.76 feet;
 - South 27 degrees 28 minutes 28 seconds West, a distance of 29.94 feet to the north line of an 80-foot wide Houston Lighting & Power company (HL&P) easement recorded in Volume 943, Page 131 of the G.C.D.R.;
- Thence, with the north line of said HL&P easement, South 87 degrees 48 minutes 51 seconds West, a distance of 1,365.09 feet to the common line of said 87.05 acre tract and a call 2.090 acre tract of land recorded in Clerk's File Number 8647700 of the O.P.R.R.P.G.C.;
- Thence, with said common line, North 03 degrees 24 minutes 39 seconds West, a distance of 30.27 feet to the northeast corner of said 2.090 acre tract and an interior corner of a call 80.00 acre tract of land recorded in Clerk's File Number 2017076084 of the O.P.R.R.P.G.C.;
- Thence, with the common line of said 87.05 acre tract and said 80.00 acre tract, North 22 degrees 03 minutes 57 seconds West, a distance of 21.51 feet to the northeast corner of said 80.00 acre tract and southeast corner of a call 5 acre tract recorded in Clerk's File Number 2000004069 of the O.P.R.R.P.G.C.;
- Thence, with the common line of said 87.05 acre tract and said 5 acre tract and with the east line of a call 10 acre tract of land recorded in Volume 2325, Page 230 of the G.C.D.R., North 02 degrees 44 minutes 12 seconds West, a distance of 571.73 feet;
- Thence, through said 87.05 acre tract, North 87 degrees 18 minutes 28 seconds East, at a distance of 60.00 feet passing the southwest corner of a call 5.40 acre Drill Site recorded in Clerk's File Number 8603586 of the O.P.R.R.P.G.C., in all, a total distance of 495.00 feet to the southeast corner of said Drill Site;
- Thence, with the east line of said Drill Site, North 02 degrees 44 minutes 12 seconds West, a distance of 540.74 feet to the northeast corner of said Drill Site, same being on the common line of said 87.05 acre tract and aforesaid Mainland Homesteads Subdivision;
- Thence, with said common line, North 87 degrees 18 minutes 28 seconds East, a distance of 270.63 feet to the **Point of Beginning** and containing 19.89 acres of land.

AMBROSE SECTION THREE

A SUBDIVISION OF 19.89 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

88 LOTS 2 BLOCKS 2 RESERVES

JUNE, 2022

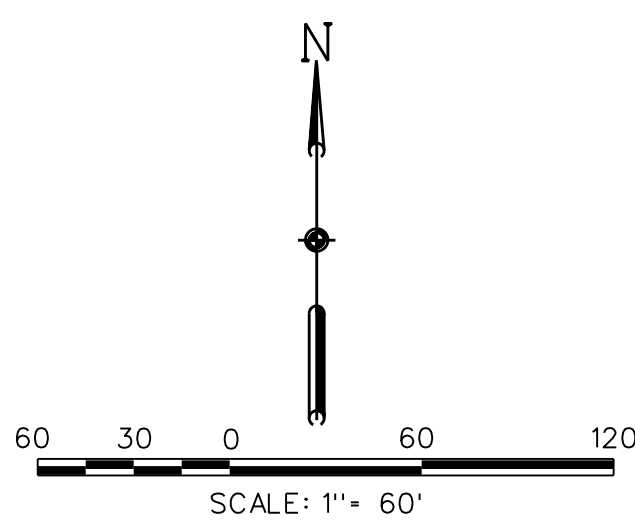
ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



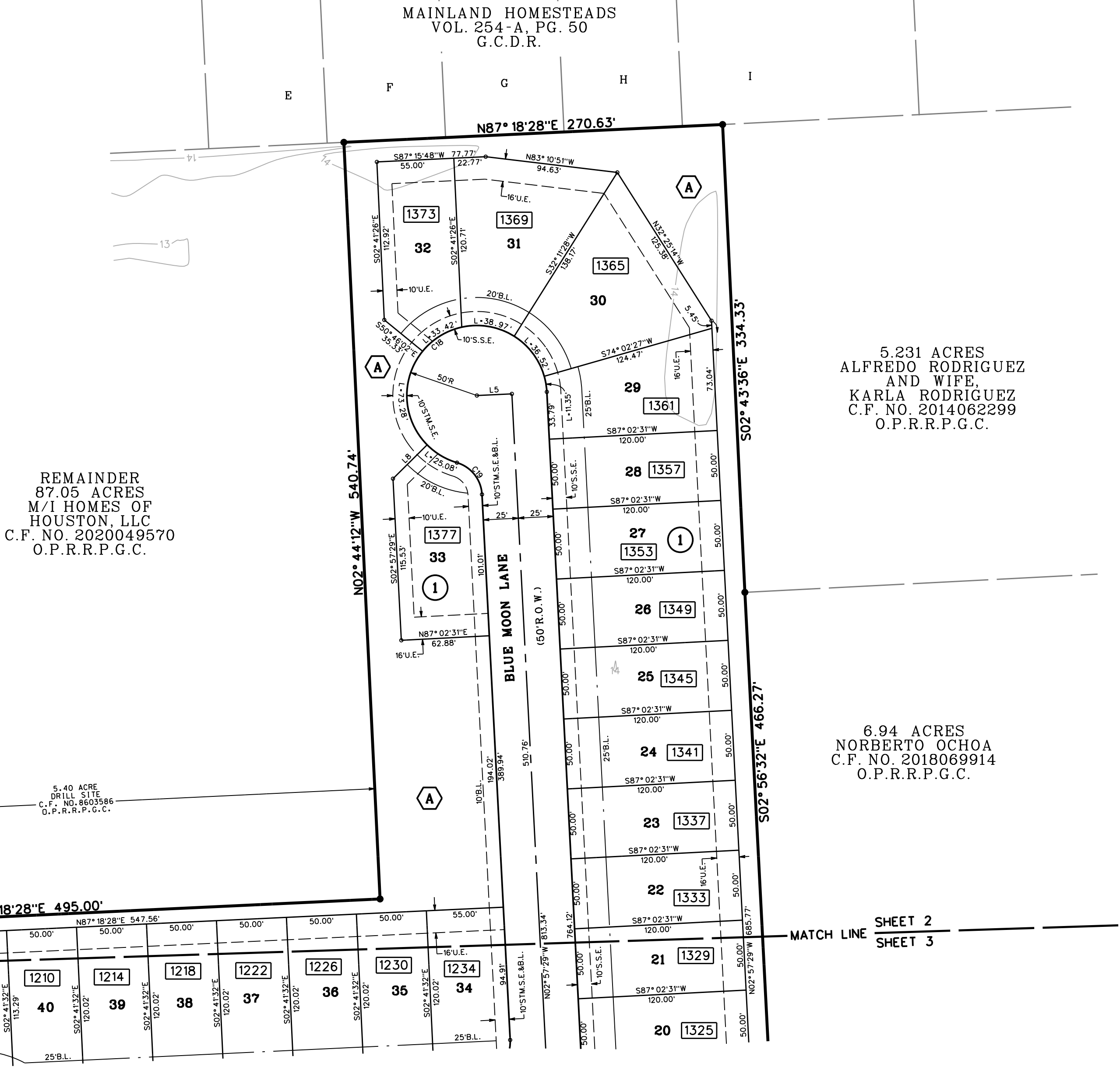
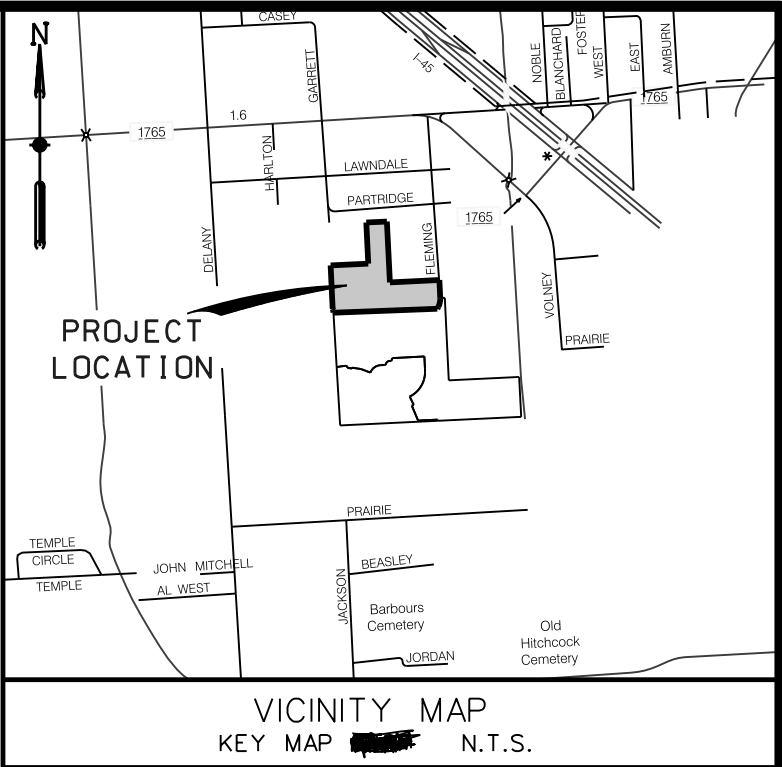
7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✂ - STREET NAME BREAK

ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
R.D.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
HL & P	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON COUNTY MAP RECORD
O.R.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
VOL. + PG.	VOLUME + PAGE
I.R.	IRON ROD
FND.	FOUND



NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WEATHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
- AMBROSE SECTION THREE IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G, MAP REVISED AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY THE HOMEBUILDERS.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE AT THE EXPIRATION OF A PERIOD OF SIX MONTHS FROM THE DATE OF SUCH APPROVAL UNLESS THE FINAL PLAT SHALL HAVE BEEN SUBMITTED FOR APPROVAL PRIOR TO THE EXPIRATION OF SUCH SIX MONTH PERIOD.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE AMBROSE PLANNED DEVELOPMENT DISTRICT (0-2020-005).
- A STATEMENT OF EXPRESS DEDICATION OF ALL STREETS, EASEMENTS, ALLEYS, PARKS, PLAYGROUNDS, PUBLIC PLACES, AND OTHER RIGHTS-OF-WAY WITHIN OR OUTSIDE THE SUBDIVISION NECESSARY TO SATISFY THE REQUIREMENTS OF THIS ARTICLE TO THE PUBLIC USE FOREVER SHALL BE EXECUTED BY ALL PERSONS OWNING AN INTEREST IN THE PROPERTY SUBDIVIDED, RESUBDIVIDED OR PLATTED AND SHALL BE ACKNOWLEDGED IN THE MANNER PRESCRIBED BY THE LAWS OF THE STATE OF TEXAS FOR CONVEYANCE OF REAL PROPERTY. LIEN HOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE AND PURPOSE.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	16.10	220.00	30° 14' 12"	S12° 21' 22" W	114.76
C2	64.11	300.00	12° 14' 40"	N80° 58' 02" E	63.99
C3	67.92	300.00	12° 58' 17"	N81° 19' 50" E	67.77
C4	79.17	50.00	90° 43' 8"	N41° 56' 55" E	71.15
C5	77.47	50.00	88° 46' 22"	N47° 47' 50" W	69.95
C6	38.73	25.00	88° 46' 22"	N47° 47' 50" W	34.97
C7	39.58	25.00	90° 43' 8"	N41° 56' 55" E	35.58
C8	143.52	50.00	164° 27' 31"	S41° 56' 55" W	99.08
C9	16.09	25.00	36° 52' 12"	S74° 15' 26" E	15.81
C10	16.09	25.00	36° 52' 12"	S21° 50' 45" E	15.81
C11	141.79	50.00	162° 28' 42"	S47° 46' 49" E	98.83
C12	16.09	25.00	36° 52' 12"	N15° 01' 27" E	15.81
C13	16.07	25.00	36° 50' 8"	N69° 23' 54" E	15.80
C14	39.61	25.00	90° 46' 27"	N42° 25' 45" E	35.59
C15	38.93	25.00	89° 13' 33"	N47° 34' 15" W	35.12
C16	39.39	25.00	90° 15' 57"	N42° 10' 30" E	35.44
C17	39.15	25.00	89° 44' 3"	S47° 49' 30" E	35.27
C18	218.63	50.00	250° 31' 44"	S51° 46' 39" W	81.65
C19	30.77	25.00	70° 31' 44"	S38° 13' 21" E	28.87
C20	39.21	25.00	89° 52' 25"	N42° 09' 09" E	35.32
C21	39.33	25.00	90° 7' 35"	S47° 50' 51" E	35.39

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S02° 45' 44" E	2.30
L2	S27° 28' 28" W	29.94
L3	N03° 24' 39" W	30.27
L4	N22° 03' 57" W	21.51
L5	S87° 18' 29" W	25.00
L6	S48° 03' 05" E	6.93
L7	N42° 13' 21" E	5.95
L8	S45° 15' 30" W	34.33

RESERVE TABLE			
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	3.26 AC. / 141,884 SF.	
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.07 AC. / 3,251 SF.	
TOTAL :		3.33 AC. / 145,135 SF.	

AMBROSE SECTION THREE
A SUBDIVISION OF 19.89 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

88 LOTS 2 BLOCKS 2 RESERVES

JUNE, 2022

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:

M/I HOMES OF
HOUSTON, LLC

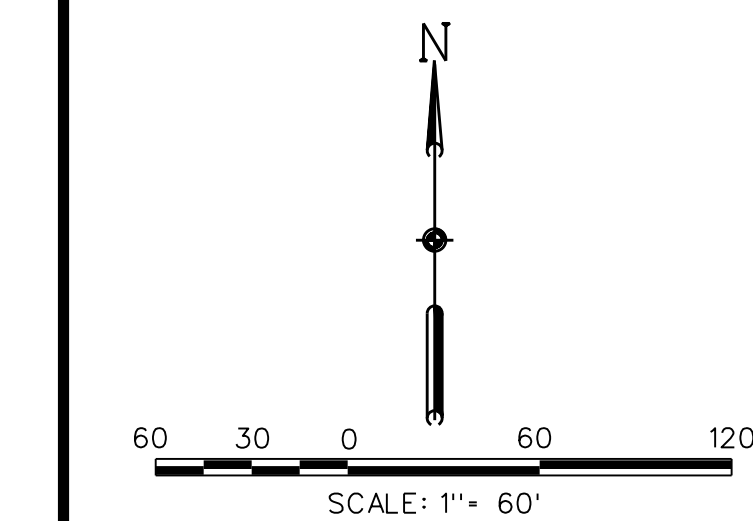
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064

Tel: (281) 223-1602

PLANNER:



7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED

① - INDICATES BLOCK NUMBER

A - INDICATES RESERVE

✂ - STREET NAME BREAK

LINE DATA TABLE

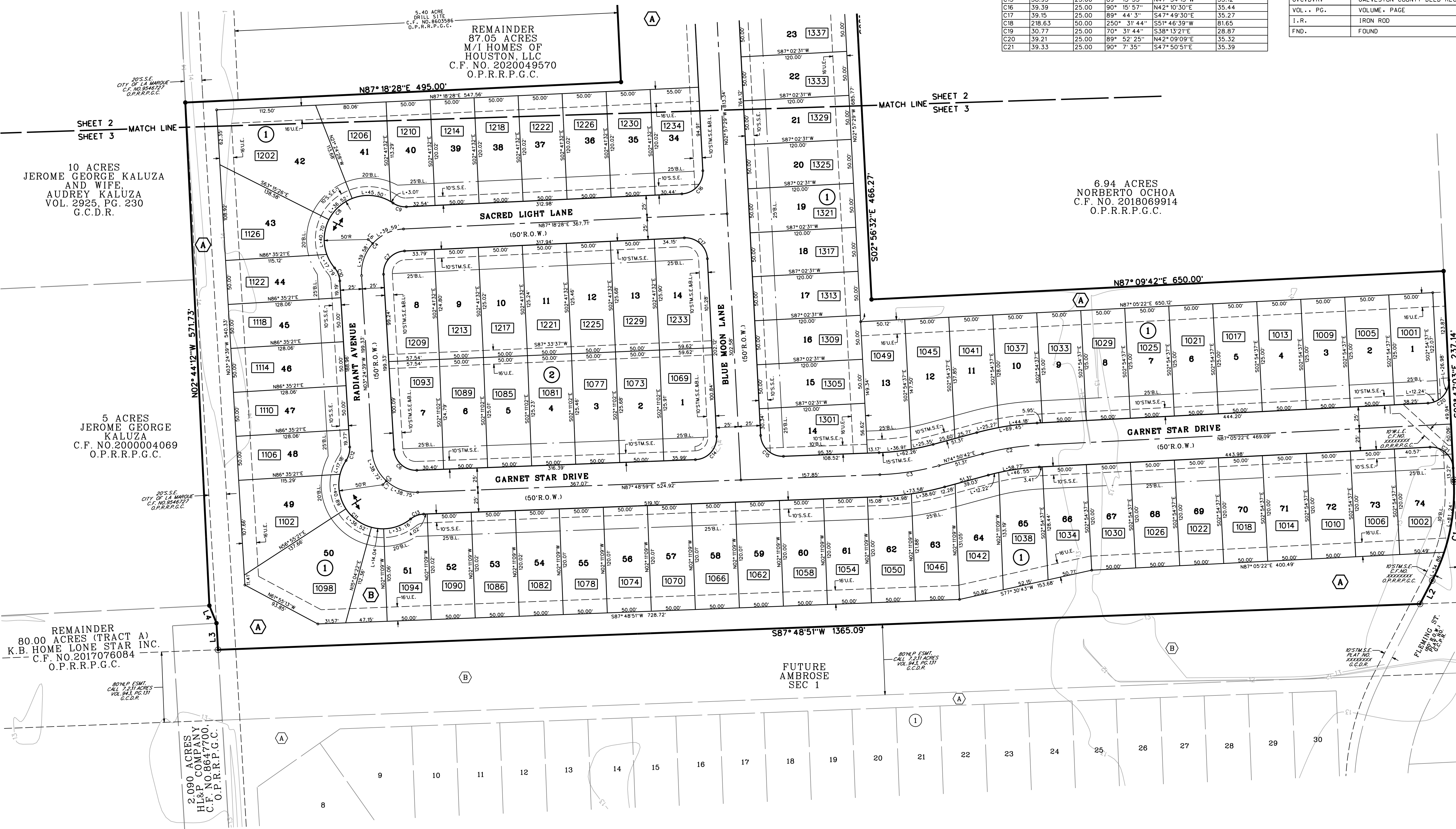
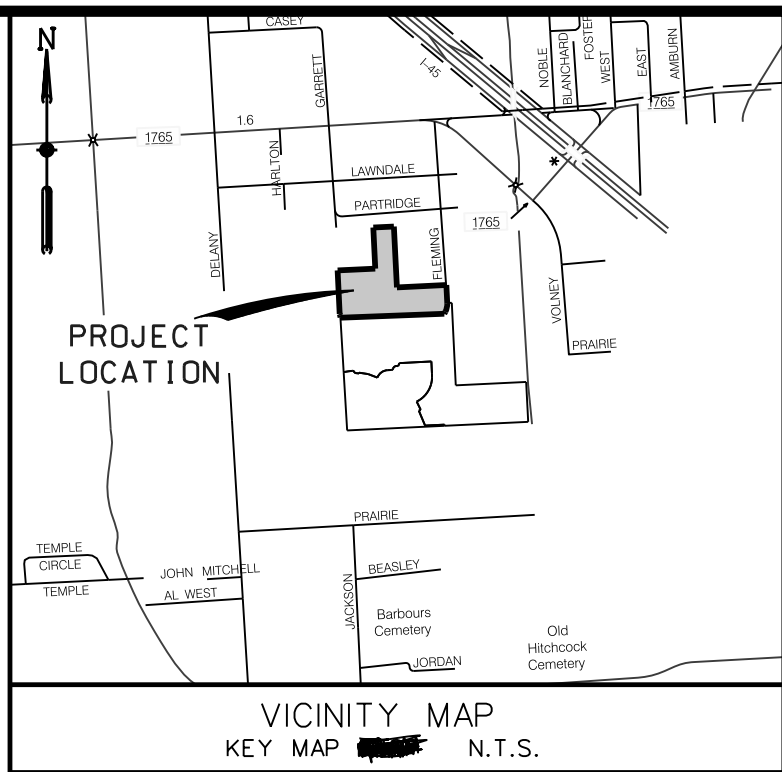
NUMBER	DIRECTION	DISTANCE (FEET)
L1	S02°45'44"E	2.30
L2	S27°28'28"W	29.94
L3	N03°24'39"W	30.27
L4	N22°03'57"W	21.51
L5	S87°18'29"W	25.00
L6	S48°03'05"E	6.93
L7	N42°13'21"E	5.95
L8	S45°15'50"W	34.33

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	116.10	220.00	30° 14' 12"	S12°21'22"W	114.74
C2	64.11	300.00	12° 14' 40"	N80°58'02"E	63.99
C3	67.92	300.00	12° 58' 17"	N81°19'50"E	67.77
C4	79.17	50.00	90° 43' 8"	N41°56'55"E	71.15
C5	77.47	50.00	88° 46' 22"	N47°47'50"W	69.95
C6	38.73	25.00	88° 46' 22"	N47°47'50"W	34.97
C7	39.58	25.00	90° 43' 8"	N41°56'55"E	35.58
C8	143.52	50.00	164° 27' 31"	S41°56'55"W	99.08
C9	16.09	25.00	36° 52' 12"	S74°15'26"E	15.81
C10	16.09	25.00	36° 52' 12"	S21°50'45"E	15.81
C11	141.79	50.00	162° 28' 42"	S47°46'49"E	98.83
C12	16.09	25.00	36° 52' 12"	N15°01'27"E	15.81
C13	16.07	25.00	36° 50' 8"	N69°23'54"E	15.80
C14	39.61	25.00	90° 46' 27"	N42°25'45"E	35.59
C15	38.93	25.00	89° 13' 33"	N47°34'15"W	35.12
C16	39.39	25.00	90° 15' 57"	N42°10'30"E	35.44
C17	39.15	25.00	89° 44' 3"	S47°49'30"E	35.27
C18	218.63	50.00	250° 31' 44"	S51°46'39"W	81.65
C19	30.77	25.00	70° 31' 44"	S38°13'21"E	28.87
C20	39.21	25.00	89° 52' 25"	N42°09'09"E	35.32
C21	39.33	25.00	90° 7' 35"	S47°50'51"E	35.39

ABBREVIATION LEGEND

A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
R.D.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
H.L. & P.	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON COUNTY MAP RECORD
O.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
VDL. & PG.	VOLUME, PAGE
I.R.	IRON ROD
FND.	FOUND



RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	3.26 AC. / 141,884 SF.
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.07 AC. / 3,251 SF.
TOTAL:		3.33 AC. / 145,135 SF.

AMBROSE
SECTION THREE
A SUBDIVISION OF 19.89 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

88 LOTS 2 BLOCKS 2 RESERVES

JUNE, 2022

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:

M/I HOMES OF
HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:

7gen PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

