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ORDINANCE NO. 2016-26
CHESAPEAKE BAY PUD AMENDMENT

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AN ORDINANCE AMENDING ORDINANCE 2015-11 APPROVING “CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT (“PUD”)” LOCATED IMMEDIATELY EAST OF REPSDORPH ROAD AND SOUTH OF BRUMMERHOP PARK, AS MORE PARTICULARLY DESCRIBED HEREIN, BY REVISING THE PLANNED UNIT DEVELOPMENT (“PUD”) PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS (“PLAN”) BY CREATING NEW PHASES II, III, AND IV, LIMITING ALL COMMERCIAL USES TO BE LOCATED WITHIN PHASE III TO THOSE PERMITTED WITHIN C-1 (LIGHT-COMMERCIAL DISTRICT), WITH THE EXCEPTION THAT RESTAURANTS SHALL BE A USE PERMITTED BY RIGHT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.

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WHEREAS, WMF Investments, Inc., applicant, as owner and agent for additional owners, as more specifically referenced in the attached applications included in Exhibits A-1 through A-4 , attached hereto and incorporated by referenced, (the “Owners”) acting by and through the referenced duly authorized representative William Friedrichs, have requested amendment to Ordinance 2015-11 “Chesapeake Bay Senior Living Complex PUD” (“Prior Ordinance”), as approved by the City Council of Seabrook (“City Council”) on April 21, 2015, by creating new Phases II, III, and IV, limiting all commercial uses within Phase III to those permitted in a C-1 zone, (Light-Commercial District), with the exception that restaurants shall be a use permitted by right and not require a conditional use permit.

WHEREAS, Owners have made application to amend the Prior Ordinance to now include three new phases with the addition of property to the original approved Planned Unit Development (“PUD”) referenced in the Prior Ordinance, as follows: Phase I from Prior Ordinance now being legally described as an 11.7726 acre tract of land (revised from prior description of 11.7127 in Prior Ordinance), partially out of Farm Lot 1 of the Repsdorff Partition, located in the Ritson Morris League Survey Abstract 52, Harris County, Texas, (“Phase I”); Phase II, a 4.5156 acre tract of land out of the Ritson Morris League, Abstract 52, Harris County, Texas, (“Phase II”); Phase III, a 3.7817 acre tract of land out of Farm Lot 1 of the Ritson Morris League Survey, Abstract 52, Harris County, Texas, (“Phase III”); and Phase IV, a 7.846 acre tract of land out of the Ritson Morris League Survey, Abstract 52, Harris County, Texas, (“Phase IV”). The referenced properties are located immediately east of Repsdorff Road and south of Brummerhop Park, and each of Phases 1 - IV are more particularly described in Exhibit A-1 through A-4 respectively, attached hereto and incorporated by reference, all such properties being collectively referred to as (the “Property”).

46 **WHEREAS**, written notice of hearing was provided as required by law and the
47 Planning and Zoning Commission of the City of Seabrook conducted a public hearing on
48 such request, and has filed its written report with City Council, which recommends approval
49 of the application for rezoning of the subject Property; and
50

51 **WHEREAS**, after providing notice of the time and place of hearing, as required by
52 law, the City Council conducted a public hearing on such request, allowing all persons
53 attending to be heard on the question of whether the changes of the uses for such proposed
54 district are suitable and are the most appropriate use of land within the City of Seabrook; and
55

56 **WHEREAS**, as a result of the said public hearings and the recommendation of the
57 Planning and Zoning Commission as contained in its final report, the City Council hereby
58 finds and determines that it is appropriate to grant the request for the proposed amendments
59 to Ordinance 2015-11 “Chesapeake Bay Senior Living Complex PUD” for the attached PUD
60 plan (“PUD Plan”), attached hereto as Exhibit B and incorporated by reference, subject to the
61 applicable regulations, restrictions, exclusions and conditions; and
62

63 **WHEREAS**, City Council has determined that all public notices have been posted
64 and published, all required hearings on this matter have been held, and that this Ordinance
65 complies with the applicable provisions of the City Charter, City Code and all other
66 applicable laws; now, therefore,
67

68 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY**
69 **OF SEABROOK, STATE OF TEXAS:**
70

71 **SECTION 1. FINDINGS.**
72

73 The facts and matters set forth in the preamble of this Ordinance are hereby found to
74 be true and correct, it being expressly understood that the City Council of Seabrook (“City
75 Council”) is relying upon the express representations of the Owners/Applicant appearing in
76 the documents submitted for final approval, specifically including the applications, PUD
77 Plan, performance schedule, and the representations made at the public hearing before the
78 City Council to induce approval of the rezoning made the subject of this Ordinance.
79

80 **SECTION 2. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY**
81 **SENIOR LIVING COMPLEX PUD” CREATION OF PHASE II.**
82

83 The prior PUD Plan made the basis of Ordinance 2015-11 (“Prior Ordinance”), is
84 hereby revised to reference an updated legal description for Phase I, as described in Exhibit
85 A-1, and to reflect the creation of a new additional Phase II, which consists of an additional
86 48 units of age restricted 55 and older one story apartment units with attached garages as
87 provided by in the new Exhibit B (“PUD Plan”), attached hereto, subject to the applicable
88 regulations, restrictions, exclusions and conditions which is incorporated by reference. The
89 units are proposed to be constructed on an additional 4.5156 acre tract of land, located to the
90 east of the originally approved 11.7726 acre tract of land, as described in Exhibit A-2.
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SECTION 3. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY SENIOR LIVING COMPLEX PUD” CREATION OF PHASE III.

The prior PUD Plan made the basis of the Prior Ordinance is hereby revised to reflect the creation of a new additional Phase III, which shall be restricted to uses of Light Commercial Retail and Mini Storage Warehouse, as depicted in the attached new PUD Plan, Exhibit B, attached hereto subject to the applicable regulations, restrictions, exclusions and conditions. The permitted Light Commercial shall include 5,000 square feet of C-1 (Light Commercial) retail space with the exception that restaurants shall be a use permitted by right and shall not require a conditional use permit. The permitted Mini Warehouse shall consist of a 3 story, 135,600 square feet climate controlled facility as depicted in the new PUD Plan, Exhibit B attached hereto and incorporated by reference subject to the applicable regulations, restrictions, exclusions and conditions. Phase III shall be constructed on the 3.7817 acre tract of land located to the north of the originally approved 11.7726 acres tract of land, as referenced in the attached Exhibit A-3, incorporated by reference herein.

SECTION 4. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY SENIOR LIVING COMPLEX PUD” CREATION OF PHASE IV.

The prior PUD Plan made the basis of Prior Ordinance is hereby revised to reflect the creation of a new Phase IV, which shall consist of an additional 90 units of age restricted 55 and older one story apartment units with attached garages with included additional 2,000 square foot clubhouse as depicted in the attached PUD Plan, Exhibit B, which is incorporated by reference subject to the applicable regulations, restrictions, exclusions and conditions. The dwelling units and garages shall be constructed on an additional 7.846 acre tract of land located to the southeast of the originally approved 11.7726 acre tract of land, as referenced in the attached Exhibit A-4, incorporated by reference herein.

SECTION 5. ZONING MAP

The Official Zoning Map of the City of Seabrook, as provided by Section 2.05 of the Code of Ordinances, Appendix A, shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 through 4 above.

SECTION 6. REVISION AND REPEAL OF CONFLICTING ORDINANCES.

This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, or prior Ordinance 2015-11, save and except the amendments permitted herein of said Property as described in Sections 2 through 4 hereof.

SECTION 7. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This Ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense. Additionally, should the subject PUD project fail to meet the schedule as approved herein, or otherwise fail to comply with this Ordinance, the PUD Plan, the PUD classification and all related permits shall be immediately terminated, and the Property shall be subject to rezoning/classification by City Council in accordance with law.

SECTION 8. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 9. NOTICE.

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading this 20th day of September, 2016.

PASSED, APPROVED, AND ADOPTED on second and final reading this 4th day of October, 2016.

By: _____

Glenn Royal, Mayor

ATTEST:

By: _____

Robin Hicks, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney

EXHIBIT A-1

METES AND BOUNDS DESCRIPTION

BEING a 11.7726 acre (512,816 square feet) tract of land partially out of Farm Lot 1 of the Repsdorph Partition as shown by plat of said partition recorded in Volume 18, page 63, Harris County Map Records located in the Ritson Morris League A-52 Harris County, Texas, said 11.7726 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at the north corner of the herein described tract being in the southeasterly line of Repsdorph Road (based on 60' right of way) and marking the west corner of the C.L. Repsdorph, LLC called 3.7684 acre tract described in instrument in recorded H.C.C.F. No. 20070629538 and marking the north corner of Tract 10 as described in instrument recorded in H.C.C.F. No. 20090348123;

THENCE S 61°38'41" E, at 20.00 feet passing a found ½ inch rod at the west corner of said Tract 10, and continuing for a total distance of 589.46 feet to a found 5/8 inch rod;

THENCE S 28°14'58" W a distance of 595.31 feet to a found 5/8 inch iron rod;

THENCE S 76°58'11" E a distance of 18.31 feet to a found 5/8 inch iron rod;

THENCE S 29°10'23" W a distance of 270.06 feet to a found 5/8 inch iron rod;

THENCE N 61°30'19" W a distance of 385.77 feet to a found 5/8 inch iron rod;

THENCE N 73°47'45" W a distance of 182.31 feet to a found 5/8 inch iron rod;

THENCE N 15°53'13" E at 37.05 feet passing a 5/8 inch iron rod at the south corner of Tract 6 as recorded under H.C.C.F. No. 20090270396, and continuing a total distance of 185.22 feet to an angle point;

THENCE N 28°19'29" E a distance of 717.90 feet to the PLACE OF BEGINNING.

BASED ON THE BEARING GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH CENTRAL ZONE NAD83.

GENERAL NOTES

1. THE CITY ENGINEER'S ASSURANCE OF ACCURACY IS LIMITED TO THE INFORMATION PROVIDED BY THE APPLICANT AND THE INFORMATION SHOWN ON THE RECORD MAPS AND SURVEYS.
2. THIS IS SUBJECT TO THE CITY OF SEABROOK'S COMPLIANCE WITH THE TEXAS STATE PLANNING ACT, AND THE APPLICANT'S OBLIGATION TO OBTAIN NECESSARY PERMITS FROM THE CITY OF SEABROOK AND HARRIS COUNTY.
3. THE APPLICANT'S OBLIGATION TO OBTAIN NECESSARY PERMITS FROM THE CITY OF SEABROOK AND HARRIS COUNTY IS NOT GUARANTEED BY THIS PLAN.
4. THE APPLICANT'S OBLIGATION TO OBTAIN NECESSARY PERMITS FROM THE CITY OF SEABROOK AND HARRIS COUNTY IS NOT GUARANTEED BY THIS PLAN.



LEGEND

- S-1 - SQUARE FEET
- S-2 - SQUARE FEET
- S-3 - SQUARE FEET
- S-4 - SQUARE FEET
- S-5 - SQUARE FEET
- S-6 - SQUARE FEET
- S-7 - SQUARE FEET
- S-8 - SQUARE FEET
- S-9 - SQUARE FEET
- S-10 - SQUARE FEET
- S-11 - SQUARE FEET
- S-12 - SQUARE FEET
- S-13 - SQUARE FEET
- S-14 - SQUARE FEET
- S-15 - SQUARE FEET
- S-16 - SQUARE FEET
- S-17 - SQUARE FEET
- S-18 - SQUARE FEET
- S-19 - SQUARE FEET
- S-20 - SQUARE FEET

OWNER/DEVELOPER:
William H. Friedrichs, Jr.
WMF INVESTMENTS
 Suite 200
 Houston, Texas 77058
 Tel: (281) 480-5665

SURVEYOR:
CHASPEL BAY SURVEYING, INC.
 2805 SARKIS AVE. SUITE 100
 HOUSTON, TEXAS 77058
 TEL: (281) 480-5665
 REG. NO. 10014840

CITY OF SEABROOK, HARRIS COUNTY, TEXAS
 JULY 2015
 BEING A PARTIAL REPLAT OF LOT 1 REPSODORPH PARTITION AS SHOWN BY PLAT OF SAID PARTITION RECORDS SHOWING IN HARRIS COUNTY MAP RECORDS
 RITSON MORRIS LEVQUE A-52
 JULY 2015
 PURPOSE OF PARTIAL REPLAT TO COMBINE SEVERAL LOTS AND BOUNDS DESCRIBED TRACTS INTO A SINGLE RECORDED LOT

APPLICANT'S AFFIDAVIT
 I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the facts and circumstances of the case.

William H. Friedrichs, Jr.
 Owner

NOTICE TO APPLICANT
 The City of Seabrook, Texas, has received your application for a plat of subdivision. The City Engineer has reviewed the application and has determined that the same is in accordance with the requirements of the Texas State Planning Act and the City of Seabrook's Ordinance No. 10014840. The City Engineer's approval is subject to the City Council's approval. The City Council will hold a public hearing on the application at the City Council meeting on July 20, 2015, at 7:00 PM in the City Council Chamber, 10014840. The City Council will consider the application and may approve, deny, or refer the application to the City Engineer for further information. The City Council's decision is final and cannot be appealed.

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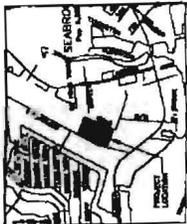


OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

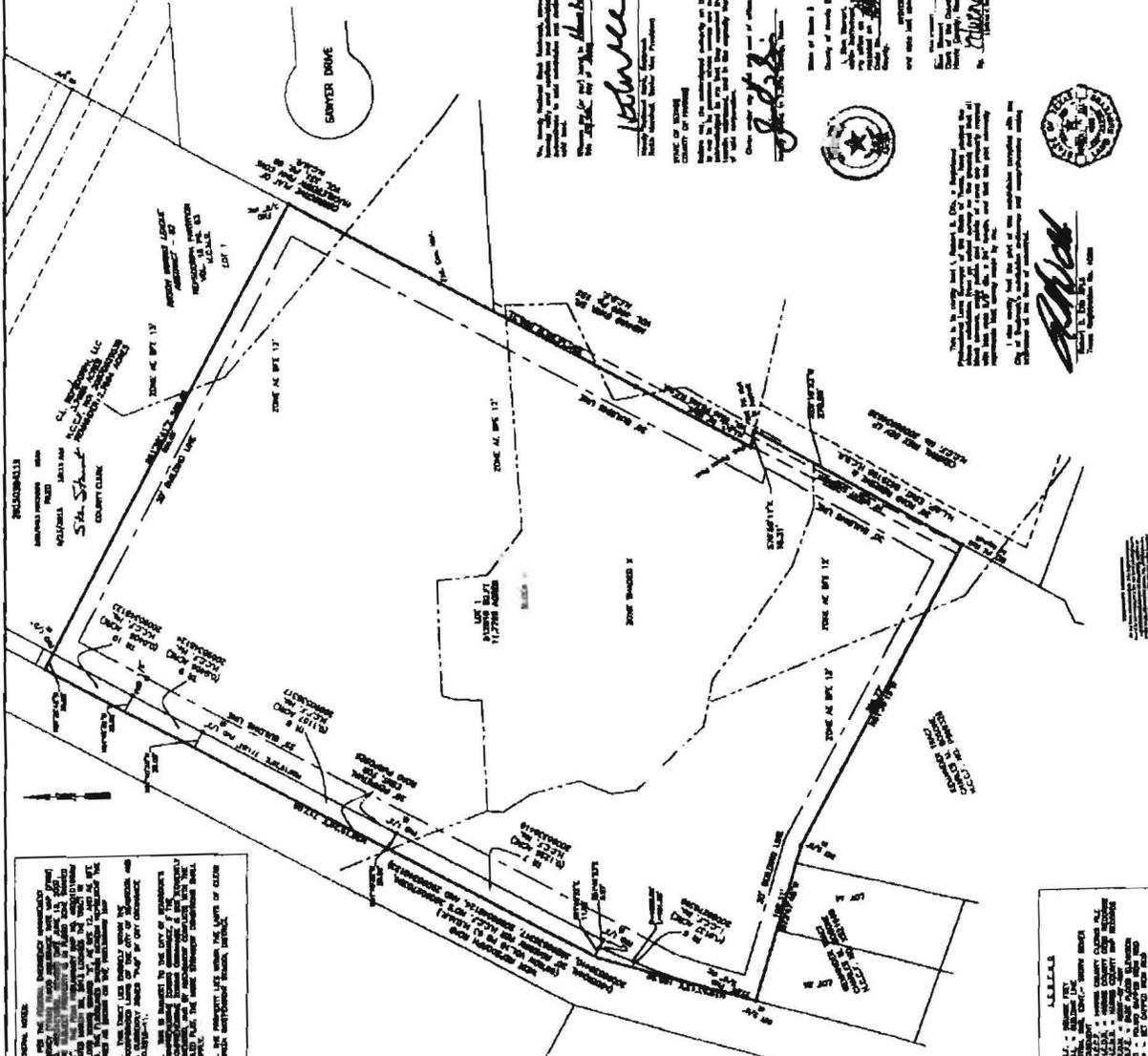
Signed: Wm. J. [Signature] Date: 7-16-16

Original Approved PUD 4/28/15



ARTICLE I. GENERAL PROVISIONS
SECTION 1.01. TITLE AND LOCATION OF PROJECT
SECTION 1.02. PURPOSE AND SCOPE OF PROJECT
SECTION 1.03. ZONING AND REGULATIONS
SECTION 1.04. ENVIRONMENTAL CONSIDERATIONS
SECTION 1.05. PUBLIC UTILITIES AND SERVICES
SECTION 1.06. TRAFFIC AND TRANSPORTATION
SECTION 1.07. LANDSCAPE ARCHITECTURE
SECTION 1.08. UTILITIES AND SERVICES
SECTION 1.09. PUBLIC SAFETY AND SECURITY
SECTION 1.10. COMMUNITY IMPACT AND BENEFITS

ARTICLE II. DEVELOPMENT STANDARDS
SECTION 2.01. GENERAL DEVELOPMENT STANDARDS
SECTION 2.02. SITE DESIGN AND ARCHITECTURE
SECTION 2.03. TRAFFIC AND TRANSPORTATION
SECTION 2.04. LANDSCAPE ARCHITECTURE
SECTION 2.05. UTILITIES AND SERVICES
SECTION 2.06. PUBLIC SAFETY AND SECURITY
SECTION 2.07. COMMUNITY IMPACT AND BENEFITS



ARTICLE III. CONSTRUCTION STANDARDS
SECTION 3.01. GENERAL CONSTRUCTION STANDARDS
SECTION 3.02. SITE DESIGN AND ARCHITECTURE
SECTION 3.03. TRAFFIC AND TRANSPORTATION
SECTION 3.04. LANDSCAPE ARCHITECTURE
SECTION 3.05. UTILITIES AND SERVICES
SECTION 3.06. PUBLIC SAFETY AND SECURITY
SECTION 3.07. COMMUNITY IMPACT AND BENEFITS

ARTICLE IV. UTILITIES
SECTION 4.01. WATER SUPPLY
SECTION 4.02. SEWERAGE AND WASTE WATER
SECTION 4.03. GAS SERVICE
SECTION 4.04. TELEPHONE AND CABLE SERVICE
SECTION 4.05. OTHER UTILITIES

ARTICLE V. UTILITIES
SECTION 5.01. WATER SUPPLY
SECTION 5.02. SEWERAGE AND WASTE WATER
SECTION 5.03. GAS SERVICE
SECTION 5.04. TELEPHONE AND CABLE SERVICE
SECTION 5.05. OTHER UTILITIES

ARTICLE VI. PUBLIC SAFETY AND SECURITY
SECTION 6.01. FIRE PROTECTION
SECTION 6.02. POLICE PROTECTION
SECTION 6.03. EMERGENCY SERVICES
SECTION 6.04. OTHER SAFETY MEASURES

ARTICLE VII. PUBLIC SAFETY AND SECURITY
SECTION 7.01. FIRE PROTECTION
SECTION 7.02. POLICE PROTECTION
SECTION 7.03. EMERGENCY SERVICES
SECTION 7.04. OTHER SAFETY MEASURES

ARTICLE VIII. COMMUNITY IMPACT AND BENEFITS
SECTION 8.01. ECONOMIC DEVELOPMENT
SECTION 8.02. SOCIAL BENEFITS
SECTION 8.03. ENVIRONMENTAL IMPROVEMENTS
SECTION 8.04. OTHER COMMUNITY BENEFITS

ARTICLE IX. CONCLUDING PROVISIONS
SECTION 9.01. GENERAL PROVISIONS
SECTION 9.02. SIGNATURES AND SEALS
SECTION 9.03. RECORDING INFORMATION
SECTION 9.04. OTHER PROVISIONS

ARTICLE X. RECORDING INFORMATION
SECTION 10.01. COUNTY RECORDS
SECTION 10.02. CITY RECORDS
SECTION 10.03. OTHER RECORDS

ARTICLE XI. OTHER PROVISIONS
SECTION 11.01. GENERAL PROVISIONS
SECTION 11.02. SIGNATURES AND SEALS
SECTION 11.03. RECORDING INFORMATION
SECTION 11.04. OTHER PROVISIONS

ARTICLE XII. SIGNATURES AND SEALS
SECTION 12.01. DEVELOPER
SECTION 12.02. ENGINEER
SECTION 12.03. ARCHITECT
SECTION 12.04. OTHER PROFESSIONALS

ARTICLE XIII. RECORDING INFORMATION
SECTION 13.01. COUNTY RECORDS
SECTION 13.02. CITY RECORDS
SECTION 13.03. OTHER RECORDS

ARTICLE XIV. OTHER PROVISIONS
SECTION 14.01. GENERAL PROVISIONS
SECTION 14.02. SIGNATURES AND SEALS
SECTION 14.03. RECORDING INFORMATION
SECTION 14.04. OTHER PROVISIONS

A 4.5156 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS LEAGUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 5218, PAGE 516 (B738536) OF THE HARRIS COUNTY DEED RECORDS:

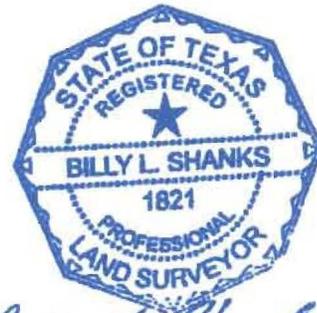
BEGINNING AT A CONC. MONUMENT FOUND AT THE NORTHWESTERLY CORNER OF THIS TRACT LOCATED ON THE EASTERLY LINE OF FARM LOT 1, REPSDORPH SUBDIVISION ACCORDING TO THE PLAT AS RECORDED IN VOLUME 18, PAGE 63, HARRIS COUNTY MAP RECORDS AND ALSO BEING THE SOUTHWESTERLY CORNER OF HUCKLEBERRY FINN COVE SUBDIVISION;

THENCE N 89° 42' 00" E, ALONG THE SOUTHERLY LINE OF HUCKLEBERRY FINN COVE SUBDIVISION, A DISTANCE OF 378.78 FEET TO A 5/8" IRON ROD SET AT THE NORTHEASTERLY CORNER OF THIS TRACT AND THE NORTHWESTERLY CORNER OF A FIVE ACRE TRACT AS RECORDED UNDER CLERK'S FILE NO. 20080565175;

THENCE S 10° 03' 21" E, ALONG THE WESTERLY LINE OF SAID FIVE ACRE TRACT, A DISTANCE OF 471.22 FEET TO A 5/8" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF THIS TRACT LOCATED ON THE NORTHERLY LINE OF A 7.846 ACRE TRACT AS RECORDED UNDER CLERK'S FILE NO. 20060034638;

THENCE N 74° 31' 50" W, ALONG THE NORTHERLY LINE OF SAID 7.846 ACRE TRACT, A DISTANCE OF 664.25 FEET TO THE SOUTHWESTERLY CORNER OF THIS TRACT AND THE SOUTHEASTERLY CORNER OF SAID FARM LOT 1 OF REPSDORPH SUBDIVISION;

THENCE N 30° 24' 27" E, ALONG THE EASTERLY LINE OF SAID FARM LOT 1, A DISTANCE OF 330.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 196,700 SQUARE FEET OR 4.5156 ACRES OF LAND.

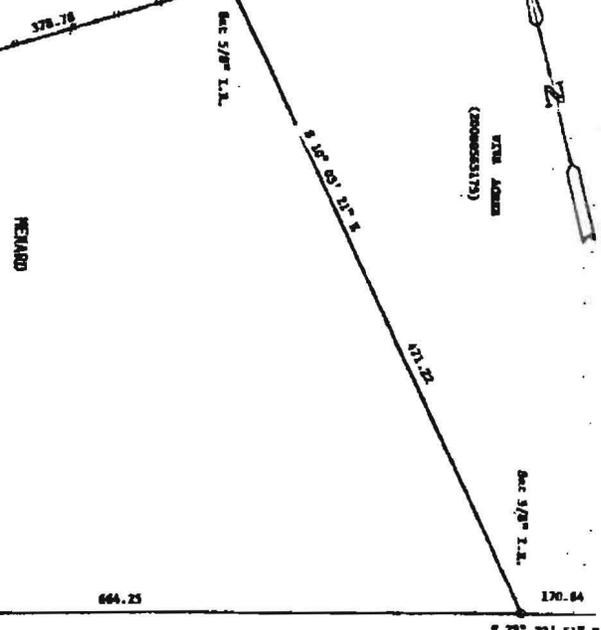


Billy L. Shanks
1/15/15

MAP OR PLAN RECORDS IN COUNTY RECORDS.
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL
 PURCHASERS OR SUBSEQUENT OWNERS.
 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
 MEASUREMENTS BASED ON RECORDED PLAT. FOUND ON SIX IRON RODS AT ALL CORNERS.

HUCKLEBERRY FIRM COVE SUBDIVISION

VITA ACRES
 (200603175)



MEADOW
 4.5156 ACRES
 K739536 V. 5218, P. 516, H.C.D.R.
 (PARTITION DEED)

SUNVEY OF

A 4.5156 ACRE TRACT OUT OF THE RITSON
 MORRIS LEASE, N-52, MARION COUNTY, TEXAS

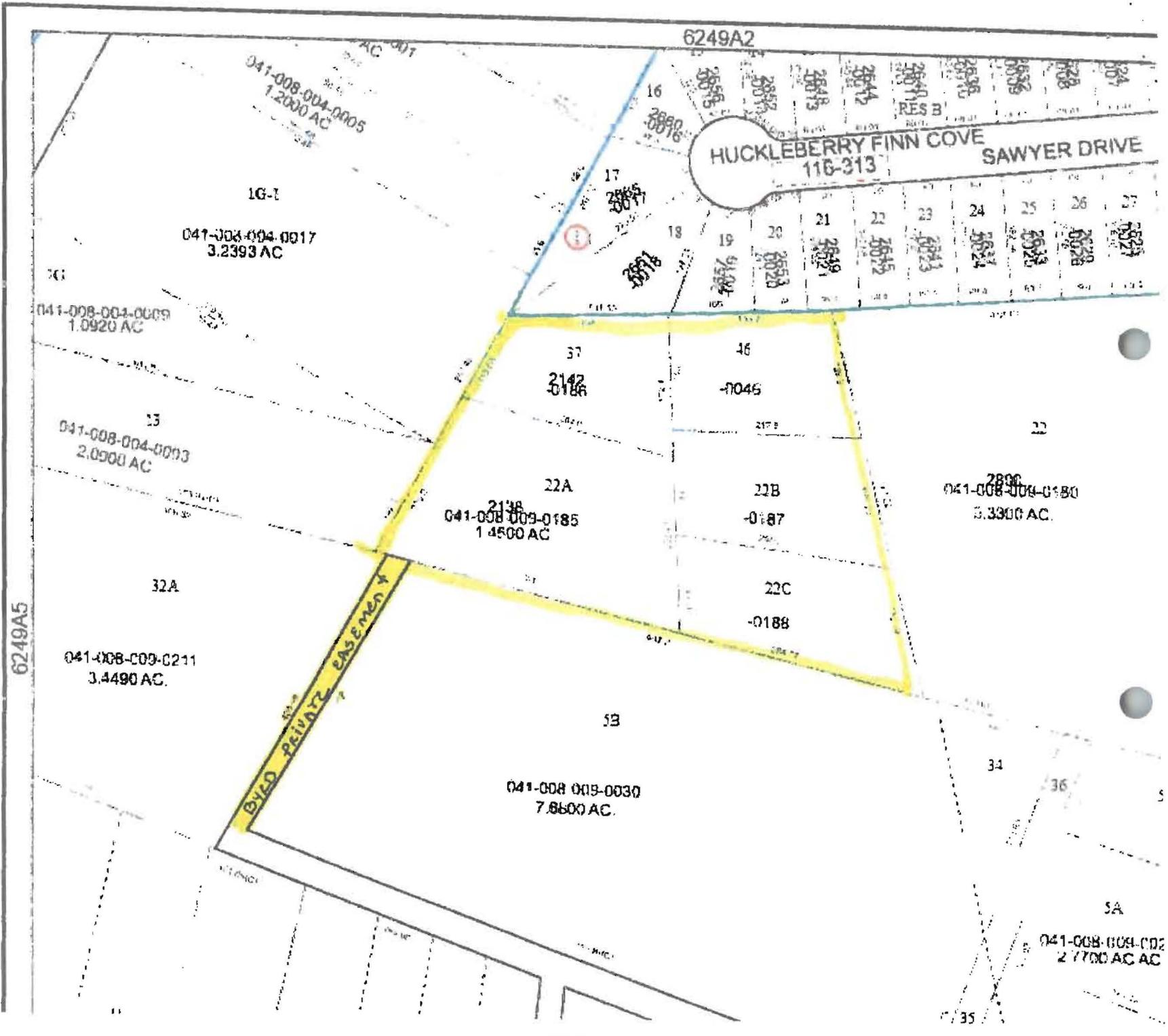
THIS TRACT IS AN ACCURATE REPRESENTATION OF THAT
 WHICH WAS IN THE ORIGINAL SURVEY AND IS NOT TO BE
 CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S
 ACCURACY OR AS A GUARANTEE OF THE SURVEYOR'S
 LIABILITY FOR ANY DAMAGE TO THE TRACT OR TO THE SURVEYOR'S
 LIABILITY FOR ANY DAMAGE TO THE TRACT OR TO THE SURVEYOR'S
 LIABILITY FOR ANY DAMAGE TO THE TRACT OR TO THE SURVEYOR'S

DATE: 1-1-88
 TIME: 1/15/15
 SURVEYOR: S.L.S.
 DRAWN BY: S.L.S.
 JOB: MEADOW
 PROJECT:

FOR NO. 1817
 TITLE L. ELLIOTT
 1414 W. BAYVIEW BLVD.
 HOUSTON, TEXAS 77064
 TEL. 281.488.5576

THIS MEADOW WAS WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 13450C0101A
 DRAWN BY: S.L.S.
 THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.





6249A2

041-008-004-0005
1.2000 AC

HUCKLEBERRY FINN COVE
116-313
SAWYER DRIVE

1G-I
041-008-004-0017
3.2393 AC

041-008-004-0009
1.0920 AC

13
041-008-004-0003
2.0900 AC

21A
041-008-009-0185
1.4500 AC

22B
-0187

2806
041-008-009-0180
3.3300 AC

32A
041-008-009-0211
3.4490 AC

22C
-0188

3B
041-008-009-0030
7.8600 AC

BYED PRIVATE EASEMENT

SA
041-008-004-002
2.7700 AC AC

6249A5

Exhibit A

Signature Page

For the Estate of Byrd Menard, Sr. Tract 22A

Byrd Menard, Jr. 8-19-15
Byrd Menard, Jr. DATE

Rosemarie Shannon 8/19/15
Rosemarie Shannon DATE

Terrence Menard 8/19/15
Terrence Menard DATE

Marilyn Menard Almon 8/18/15
Marilyn Menard Almon DATE

Byrd Menard 8-19-15 Tract 37
Byrd Menard DATE

Rosemarie Shannon 8/19/15 Tract 46
Rosemarie Shannon DATE

Terrence Menard 8/19/15 Tract 22
Terrence Menard DATE

Marilyn Menard Almon 8/18/15 Tract 22C
Marilyn Menard Almon DATE

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

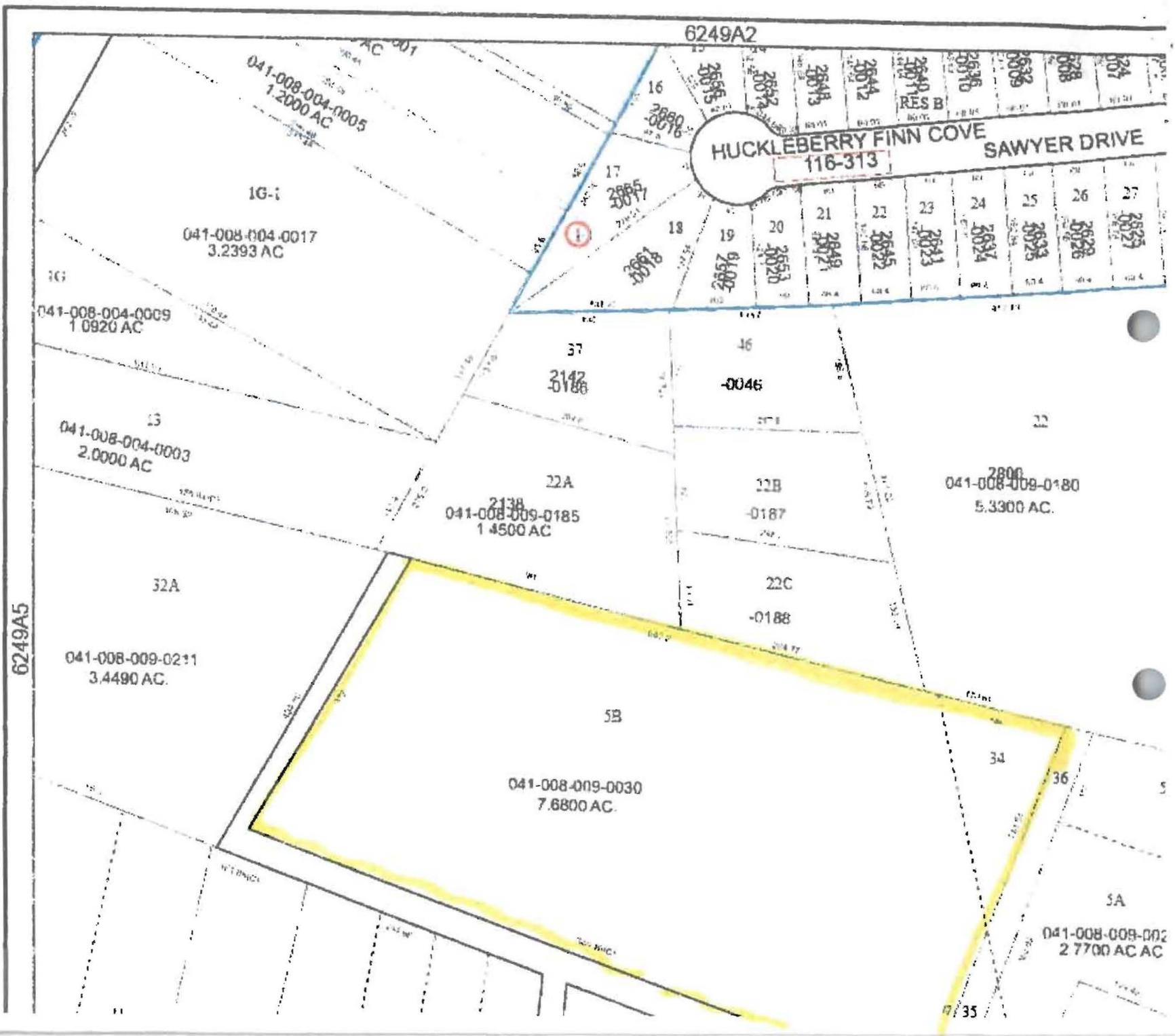
Signed: Wm. Fudenberg Date: 7-16-15

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: Wm Friedman Date: _____

7-16-16



WEST REPSDORPH ROAD

20' PERPETUAL
ESMT. FOR ROAD PURPOSES
H.C.C.F. No. 20090485655

P.O.B.
P.O.C.

N28°19'29"E

TR 9
(0.0406
ACRE)

TR 10 17.75'
(0.0406
ACRE)

278.32'

TR 14

TR 15
(0.2564 ACRE)

ENVIROPRO INC. TRACT 2
1.2 ACRES
H.C.C.F. NO. T539938
REMAINDER 1.16 ACRE

TR 11
(0.0079 ACRE)
H.C.C.F. No.
20090485655

ENVIROPRO INC. TRACT 1
1.2 ACRES
H.C.C.F. NO. T539938
REMAINDER 1.16 ACRE

TR 12 (0.0069 ACRE)
H.C.C.F. No. 20090485655

TR 13A (0.1210 ACRE)
H.C.C.F. No. 20090485655

LOT 1

ROBERT DELMONTEQUE
0.2402 ACRES
C846554 D.R.H.C.

3,781.7 Sq Ft
Less 11 Acres
12.13A, 13B
& 22 (-0.9771 Acres)
Net Acres = 2.8046

TR 22 H.C.C.F. NO. 20110015591 (0.5238 ACRE)

589.09'
S61°33'01"E

LAKE COVE LIMITED PARTNERSHIP
1.354 ACRES
H.C.C.F. NO. R351933

CITY OF SEABROOK
7.526 ACRES
H.C.C.F. O. T575537

S81°38'41"E

589.48'

REPSDORPH
PARTITION
VOL. 18 PG. 63
H.C.M.R.

25' PERPETUAL ESMT
FOR ROAD PURPOSES
TR 13B (0.3273 ACRE)
H.C.C.F. No. 20090485655

40' PERPETUAL ESMT
FOR ROAD PURPOSES
TR 22 (0.5238 ACRE)
H.C.C.F. No. 20110015591

40.00'

25.00'

LOT 2

CORRECTIVE PLAT OF
HUCKLEBERRY FINN COVE
VOL. 331, PG. 68
H.C.M.R.

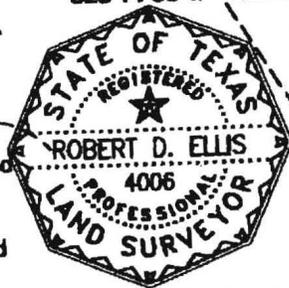
S28°14'58"W 280.78'

TR 23

TR B1
(.0081 ACRE)

LAKE COVE SEC. 1
VOL. 349, PG. 84
H.C.M.R.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge.



Robert D. Ellis
Tx. Reg. No. 4006

NOTES:
1) Basis of Bearing: Grid North Texas State Plane
Coordinate System, NAD83, South Central Zone

0 100 200

2805 25th Avenue North
Texas City, TX 77591
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

LAND TITLE SURVEY
C.L. REPSDORPH, LLC TRACT

3.7817 ACRES OUT OF LOT NO. 1
REPSDORPH PARTITION AS PER THE
MAP OR PLAT THEREOF RECORDED IN
VOLUME 18 PAGE 63 OF THE HARRIS
COUNTY MAP RECORDS IN THE RITSON
MORRIS LEAGUE A-52
HARRIS COUNTY, TEXAS
April 13, 2015
Proj. No. 2346

EXHIBIT "A"
C.L. REPSDORPH LLC
3.7817 ACRE TRACT

Being a 3.7817 acre (164,731 square feet) tract of land out of Farm Lot 1 of the Repsdorph Partition in the Ritson Morris Survey in Harris County, Texas, as shown by plat of said partition recorded in Volume 18, Page 63, Harris County Map Records, said 3.7817 acre tract is more particularly described by metes and bounds as follows;

BEGINNING at the west corner of the herein described 3.7817 acre tract being in the southeasterly line of Repsdorph Road (based on 60' right of way) and marking the north corner of Robert Delmonteque 0.2402 acre tract described in instrument in H.C.C.F. No. C846554 of the Office of Official Real Property Records of Harris County;

THENCE N28°19'29"E a distance of 278.32 feet (called 277.81 feet) to the north corner of the herein described tract, also being the west corner of Lake Cove Limited Partnership described in instrument recorded in H.C.C.F. No. R351933 of the Office of Official Real Property Records of Harris County, Texas;

THENCE S61°53'01"E, along and with the southwest line of said Lake Cove Limited Partnership tract, being the northeast line of the herein described tract, at 20.00 feet passing the north corner of Tract 13A, H.C.C.F. No. 20090485655, and continuing a total distance of 589.09 (called 590.01) feet to a set 5/8" iron rod in the northwest line of Lake Cove Subdivision Section 1, in Volume 349 Page 84 of the Map Records of Harris County, Texas, being the east corner of the herein described tract;

THENCE S28°14'58"W, with said northwest line of Lake Cove Subdivision Section 1, being the southeast line of the herein described tract, at 25.00 feet passing the south corner of Tract 13B, H.C.C.F. No. 20090485655, at 65.00 feet passing the south corner of Tract 22, H.C.C.F. No. 20110015591 and continuing a total distance of 280.78 feet (called 278.94) feet to a set 5/8 inch iron rod in the northwest line of Huckleberry Finn Cove as recorded in Corrective Plat of Huckleberry Finn Cove, Volume 331, Page 68, H.C.M.R.;

THENCE N61°38'41"W, along and with the northeast line of said Robert Delmonteque Tract, being the southwest line of the herein described tract, at 569.34 feet passing a 1/2 inch iron rod found for the corner of Tract 11 described in instrument recorded in Instrument No. 20090485655 of the Office of Official Real Property Records of Harris County, Texas, and continuing for a total distance of 589.46 feet (called 590.01) feet to the POINT OF BEGINNING.

Basis of Bearing: Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 4006, DATED SEPTEMBER 17, 2014, AND TO WHICH REFERENCE IS HEREBY MADE.

PREPARED
JULY 30, 2015
BY

ELLIS SURVEYING SERVICES
2805 25TH AVE. N.
TEXAS CITY, TX. 77590
TEL.: 409-938-8700 FAX: 866-678-7685



Exhibit B

CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT DISTRICT PLAN

A. CONTENTS

This Planned Unit Development District Plan (PUD) includes the following Sections:

- General Provisions
- Permitted Land Uses
- Development Regulations
- Building Regulations

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. For Phase 1, Phase 2 and Phase 4; if any provision or regulation of any City ordinance applicable in a R-3(Medium Density) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein, and for Phase 3; if any provision or regulation of any City ordinance applicable in a C-1(Light Commercial) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the C-1 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

Accessory building means a building subordinate to a principal building and includes detached garages.

Open Space means the portion of all land contained within the PUD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable material.

PUD means the planned unit development district created by this ordinance.

Shared/Common Driveway means a privately owned and maintained vehicular access way that provides access from a public street to residential or non-residential units.

3. The PUD shall be developed in accordance with the following exhibits that are attached to and made part of this document:

- Exhibit B-1: *Location Map*
- Exhibit B-2: *Site Plan*
- Exhibit B-3: *Access Detail*

Exhibit B-4:	<i>Parking Layout</i>
Exhibit B-5:	<i>Open Space</i>
Exhibit B-6:	<i>Sign and Solid Waste Enclosure Details</i>
Exhibit B-7-7a, 7b & 7c:	<i>Existing Utilities, Proposed Utilities</i>
Exhibit B-8a & 8b:	<i>Amenity Center</i>
Exhibit B-9a & b:	<i>Building Elevations</i>
Exhibit B10a:	<i>Typical Floor Plans</i>
Exhibit B10b & c:	<i>Unit A Floor Plans</i>
Exhibit B10d & e:	<i>Unit B Floor Plans</i>
Exhibit B-11:	<i>Development Schedule</i>
Exhibit B-12:	<i>Drainage Plan</i>

4. As shown on [Exhibit 1, Location Map](#), the PUD encompasses approximately 27.9 acres between West Repsdorph Road to the west, Huckleberry Finn Cove to the east, Larabee Street to the south, and Peeblebrook Drive to the north.
5. Senior Living, age restricted residential development shall substantially conform to the general layout and design concepts illustrated on [Exhibit B-2, Site Plan](#).
6. Refuse containers which are to serve multi-family residential uses are not permitted within view of West Repsdorph Road. [Exhibit 6, Sign and Solid Waste Enclosure Details](#)
7. Signage: a Freestanding sign meeting the City's requirements established in Article 6 – Sign Standards will be constructed on-premises as shown on [Exhibit 6, Sign and Solid Waste Enclosure Details](#)

C PERMITTED LAND USES

1. Phase 1 , Phase 2 and Phase 4, Senior Living - Age Restricted Residential, up to 259 units in Phase 1, 48 units in Phase 2, and 90 units in Phase 4 are permitted as shown on [Exhibit B-2, Site Plan](#), contingent on the following conditions:
 - a) All residents of the facility must be 55 years of age or older, or the spouse of a resident who is 55 years of age or older.
 - b) The facility shall include a common amenity area of not less than 5,000 square feet, including kitchen facilities, common use meeting rooms and gathering places, and shall substantially conform to the general layout and design concepts illustrated on [Exhibit B-8, Amenity Center](#)
 - c) The facility shall provide physical fitness / wellness center
2. Phase 3, Light Commercial and Mini Storage Warehouse.

Up to 135,600 square feet of climate controlled mini storage units are permitted as shown on [Exhibit B-2, Site Plan](#). Restaurant and all uses permitted by right in the C-1 Light Medium Commercial District including 5,000 square feet retail.

D DEVELOPMENT REGULATIONS

1. Maximum height of structures: 3 stories, but no more than 40 feet above ground level except as follows:
 - (a) Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
 - (b) Satellite Dish Antennas as permitted by the City's accessory use regulations and towers and antennas and permitted by Article VII, regulating telecommunication towers and antennas.
2. All Senior Living - Age Restricted Residential development shall conform to the (R-3) Medium Density zoning district with the following exceptions:
 - (a) Density: No more than 23 units per acre.
 - (b) Off-street parking:
 - i. 1.4 parking spaces is required for each unit of Senior Living - Age Restricted Residential
 - ii. A minimum fifty percent (50%) of the required parking shall be covered or garage parking.
3. Fencing: An 8' high opaque, concrete panel fence will be installed along the boundary of the site, adjacent to existing single family residential and an open style "wrought Iron" metal fence with masonry columns may be constructed along the west boundary of the site, adjacent to West Repsdorph Drive, the south boundary of Phase 4.
4. Paving:
 - (a) All parking lots and vehicle use areas must be constructed of concrete.
 - (b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
5. Building Area: Not more than 50 percent of the total site area shall be covered by building mass.

E LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

The PUD shall require the following regulations adjacent to any tracts developed for Senior Living – Age Restricted Residential uses:

1. Landscape buffer (Single-family adjacency consideration):
 - (a) 30-foot minimum buffer shall be provided along the eastern property boundaries adjacent to existing single family lots.
2. Lighting used to illuminate sidewalks, landscape buffers, bicycle parking areas, or other common open space shall be arranged, located, or screened to direct light away from existing single-family residential lots.

3. Sidewalks: Sidewalks are required to connect the front entrance of each unit to the paved parking areas. All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide. Trails extending through landscape and natural areas may be constructed using decomposed granite or other similar material.

F BUILDING REGULATIONS

1. Phase 1, Phase 2 and Phase 4, the PUD shall require the following regulations for Senior Living Age Restricted Residential Developments:

- (a) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, and fiber cement siding, cement plaster, and shall comprise at least 70% of each façade.
- (b) Secondary exterior finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and stucco, and shall comprise no more than 30% of each façade.
- (c) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (d) Roofing materials shall be limited to the following:
 - i. Slope roof – dimensional composite shingles, metal, tile
 - ii. Flat roof – shall meet the requirements as required by the IBC

2. Phase 3, the PUD shall require the following regulations for Light Commercial and Mini Storage Warehouse

- (a) *External architectural finishes:* On any structure the entire width and length and 70 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, shall be constructed of one or more of the following materials:
 - Architectural brick.
 - Architectural block such as broken face or fluted or other decoratively patterned face block.
 - Precast or cast-in-place concrete.
 - Glass.
 - Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.
 - Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials including fiber cement siding.

CHESAPEAKE BAY

A Master Planned Community

Developed by

WMF INVESTMENTS



0' 50' 100' 200'

SCALE: 1" = 100'
(24" x 36" SHEET)
DATE: 7.13.2016

MUCASEY
& Associates



Architects



JONES | CARTER

CHESAPEAKE BAY

A Master Planned Community

Developed by

WMF INVESTMENTS

PROJECT SUMMARY:

Phase 1: Luxury Seniors Community

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	36	729 s.f.
A2	One Bedroom, 1 Bath	12	786 s.f.
A3	One Bedroom, 1 Bath	32	795 s.f.
A4	One Bedroom, 1 Bath	16	798 s.f.
A5	One Bedroom, 1 Bath	17	823 s.f.
A6	One Bedroom, 1 Bath	1	759 s.f.
A7	One Bedroom, 1 Bath	2	787 s.f.
A8	One Bedroom, 1 Bath	1	833 s.f.

Total One Bedroom Units 117 Units

B1	Two Bedroom, 2 Bath	35	1,001 s.f.
B2	Two Bedroom, 2 Bath	28	1,083 s.f.
B3	Two Bedroom, 2 Bath	33	1,093 s.f.
B4	Two Bedroom, 2 Bath	35	1,095 s.f.
B5	Two Bedroom, 2 Bath	8	1,115 s.f.
B6	Two Bedroom, 2 Bath	2	1,093 s.f.
B7	Two Bedroom, 2 Bath	1	1,095 s.f.

Total Two Bedroom Units 142 Units

Apartments Total 259 Units 242,995 s.f.

Amenity Center - Net Area	6,917 s.f.
Grille House - Gross Area (558 s.f. each)	1,116 s.f.
Maintenance - Gross Area	409 s.f.

Total Phase One Area 251,437 s.f.

Parking Provided:

Garages	152 cars
Carports	108 cars
Open Parking	102 cars
Total Parking Provided	362 cars

Phase 2: Luxury Seniors Community

Type	Description	Qty.	Area
A4	One Bedroom, 1 Bath	16	798 s.f.
A5	One Bedroom, 1 Bath	8	823 s.f.

Total One Bedroom Units 24 Units

B4	Two Bedroom, 2 Bath	16	1,095 s.f.
B5	Two Bedroom, 2 Bath	8	1,115 s.f.

Total Two Bedroom Units 24 Units

Apartments Total 48 Units 45,792 s.f.

Parking Provided:

Garages	62 cars
Open Parking	31 cars
Total Parking Provided	93 cars

Phase 3: Retail/Storage

Retail Spaces	5,000 s.f.
Climate-Controlled Storage (3 Levels)	135,600 s.f.
Total	140,600 s.f.
Parking Provided	62 cars

Phase 4: Luxury Seniors Community

Type	Description	Qty.	Area
A4	One Bedroom, 1 Bath	28	798 s.f.
A5	One Bedroom, 1 Bath	16	823 s.f.

Total One Bedroom Units 44 Units

B4	Two Bedroom, 2 Bath	32	1,095 s.f.
B5	Two Bedroom, 2 Bath	14	1,115 s.f.

Total Two Bedroom Units 46 Units

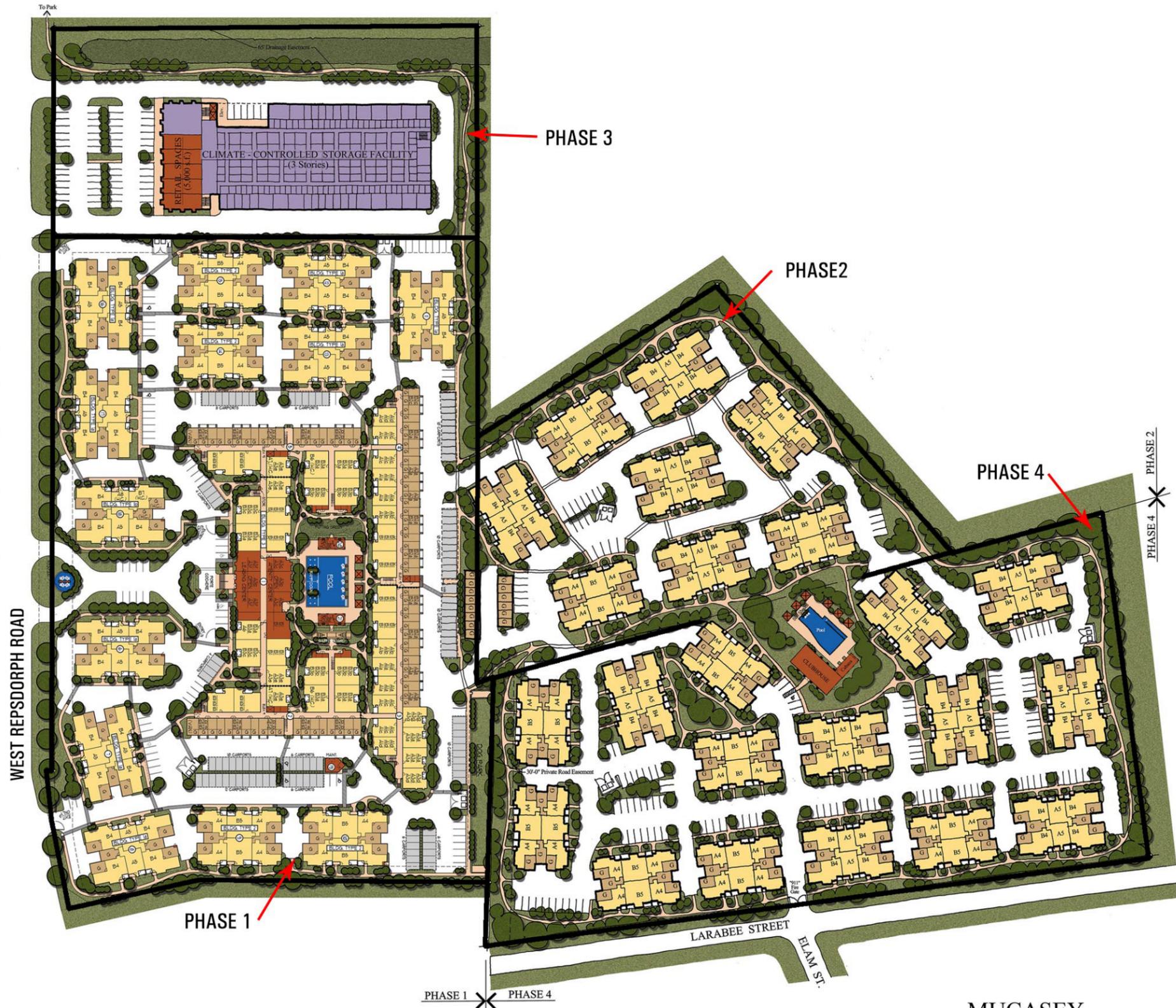
Apartments Total 90 Units 86,162 s.f.

Clubhouse 2,000 s.f.

Total Phase Four Area 88,162 s.f.

Parking Provided:

Garages	90 cars
Open Parking	114 cars
Total Parking Provided	204 cars

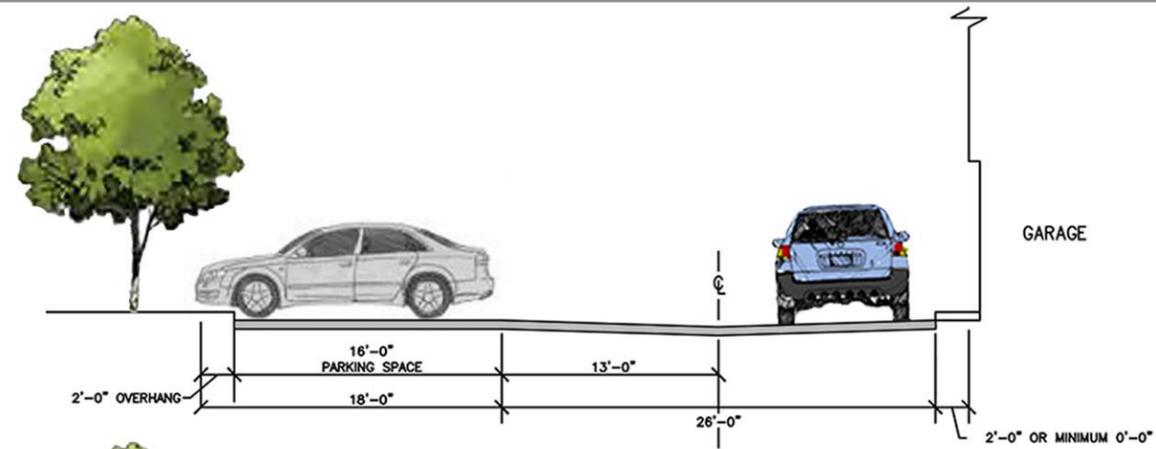


CHESAPEAKE BAY

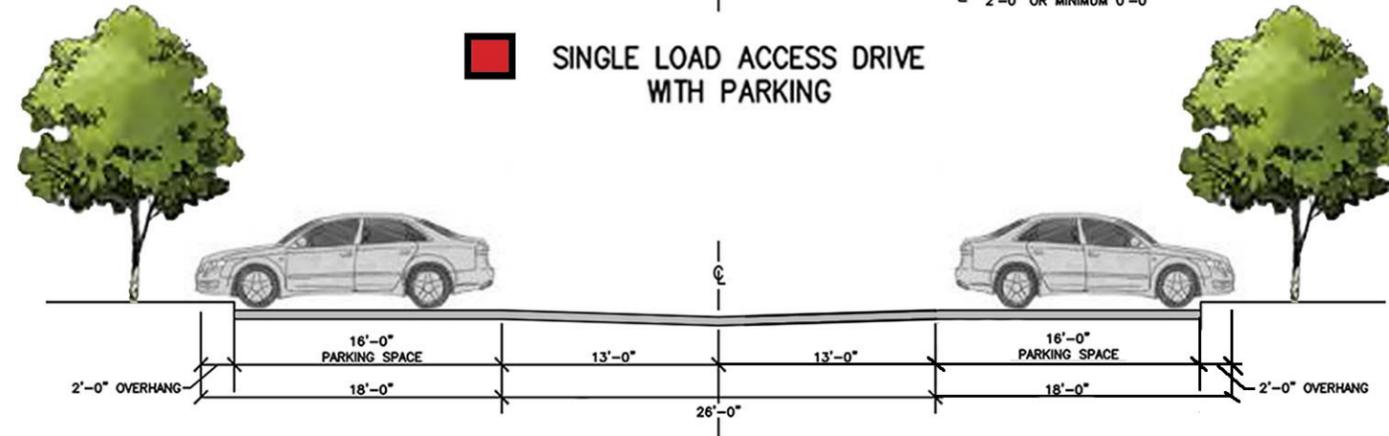
A Master Planned Community

Developed by

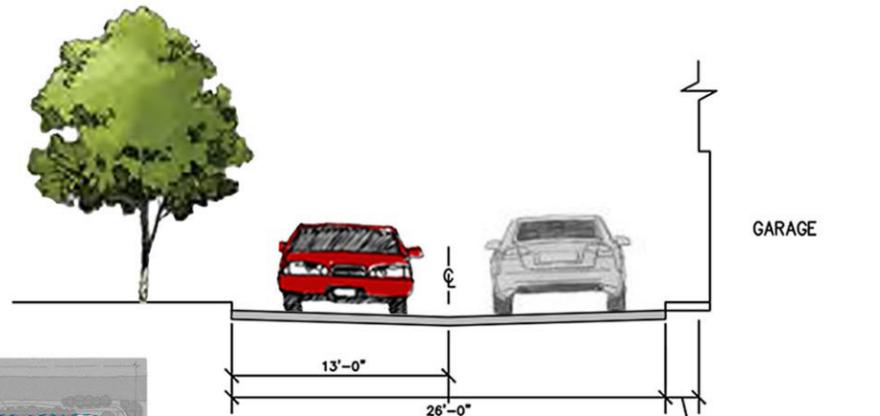
WMF INVESTMENTS



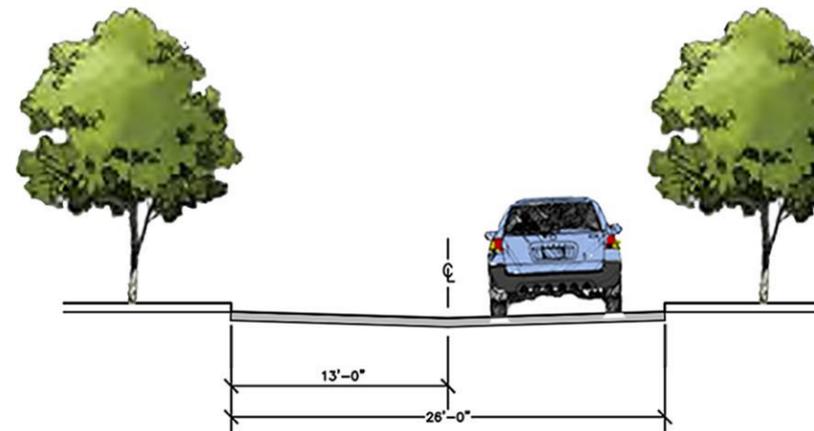
 SINGLE LOAD ACCESS DRIVE WITH PARKING



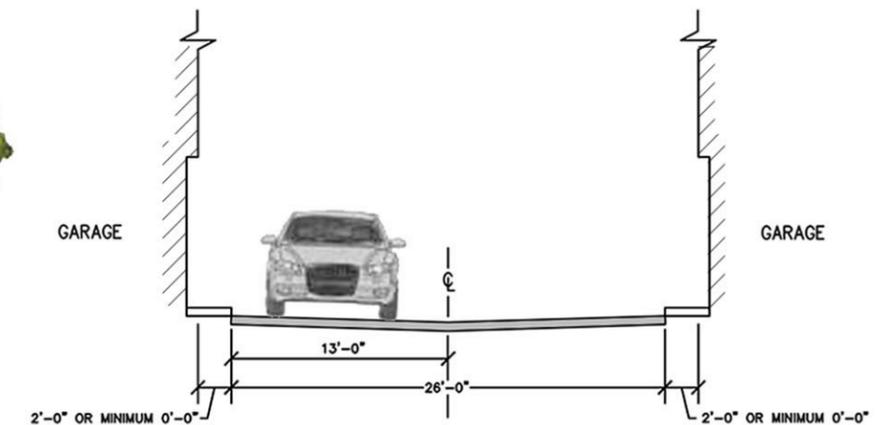
 ACCESS DRIVE WITH PARKING ON BOTH SIDES



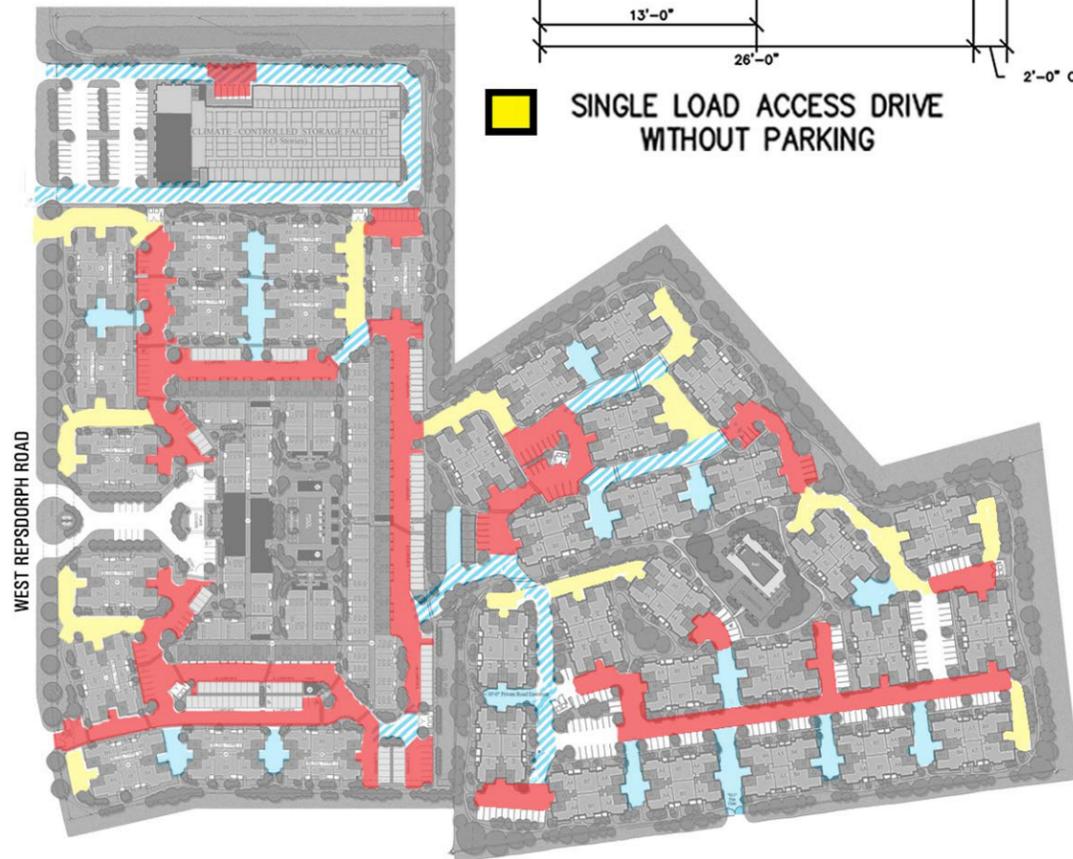
 SINGLE LOAD ACCESS DRIVE WITHOUT PARKING



 TYPICAL ACCESS DRIVE



 DOUBLE LOAD ACCESS DRIVE



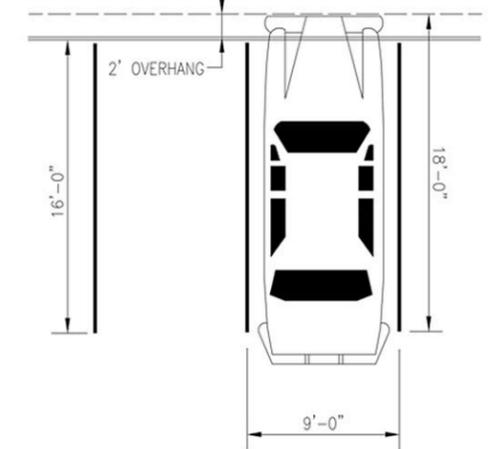
CHESAPEAKE BAY

A Master Planned Community

Developed by

WMF INVESTMENTS

PARKING DETAIL:



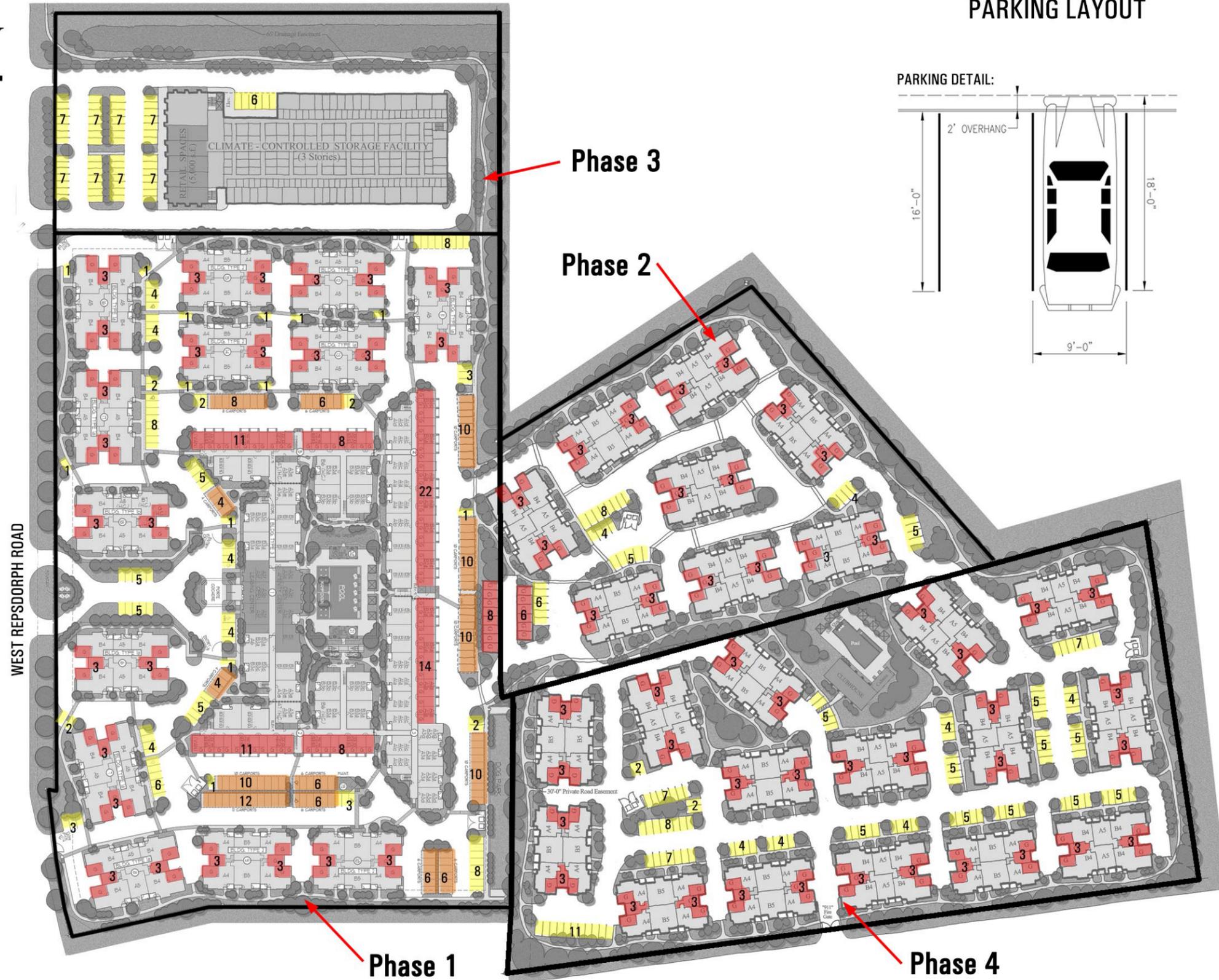
Parking Summary: Phase 1, 2 & 4

Minimum Parking = 1.4 Spaces/Unit

P1:	● Attached Garages	152
	● Carport	108
	● Open Parking	102
	Total Parking	362
P2:	● Attached Garages	62
	● Open Parking	32
	Total Parking	94
P4:	● Attached Garages	90
	● Open Parking	114
	Total Parking	204

Parking Summary: Phase 3

● Open Parking	62
----------------	----



CHESAPEAKE BAY

A Master Planned Community

Developed by

WMF INVESTMENTS

OPEN SPACE SUMMARY

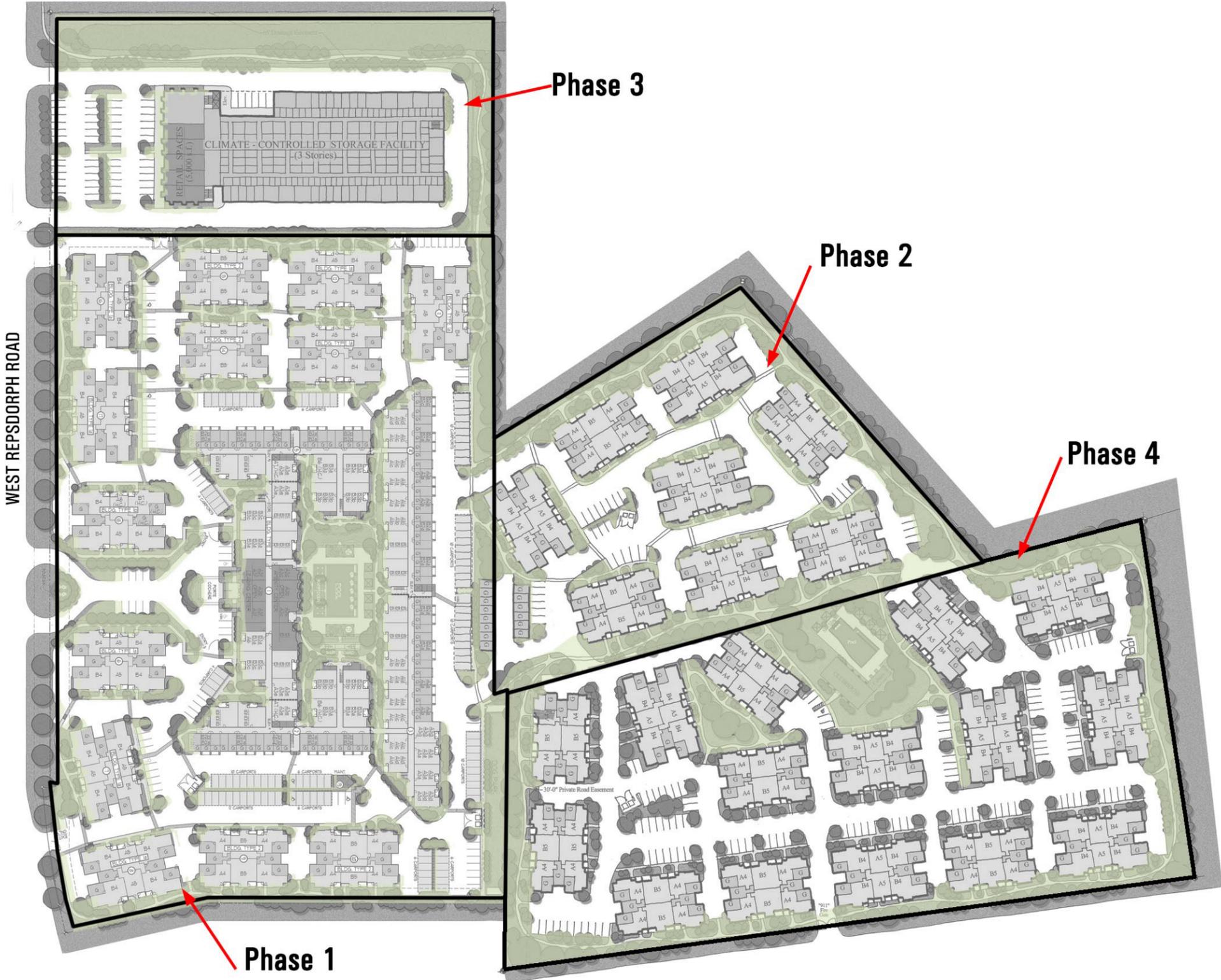
Phase 1: Open Space = 3.1 AC. = 26%
Total Acreage = 11.7 AC.

Phase 2: Open Space = 1.5 AC. = 33%
Total Acreage = 4.5 AC.

Phase 3: Open Space = 1.3 AC. = 34%
Total Acreage = 3.7 AC.

Phase 4: Open Space = 2.8 AC. = 35%
Total Acreage = 8.0 AC.

TOTAL OPEN SPACE = 8.7 AC. = 31%

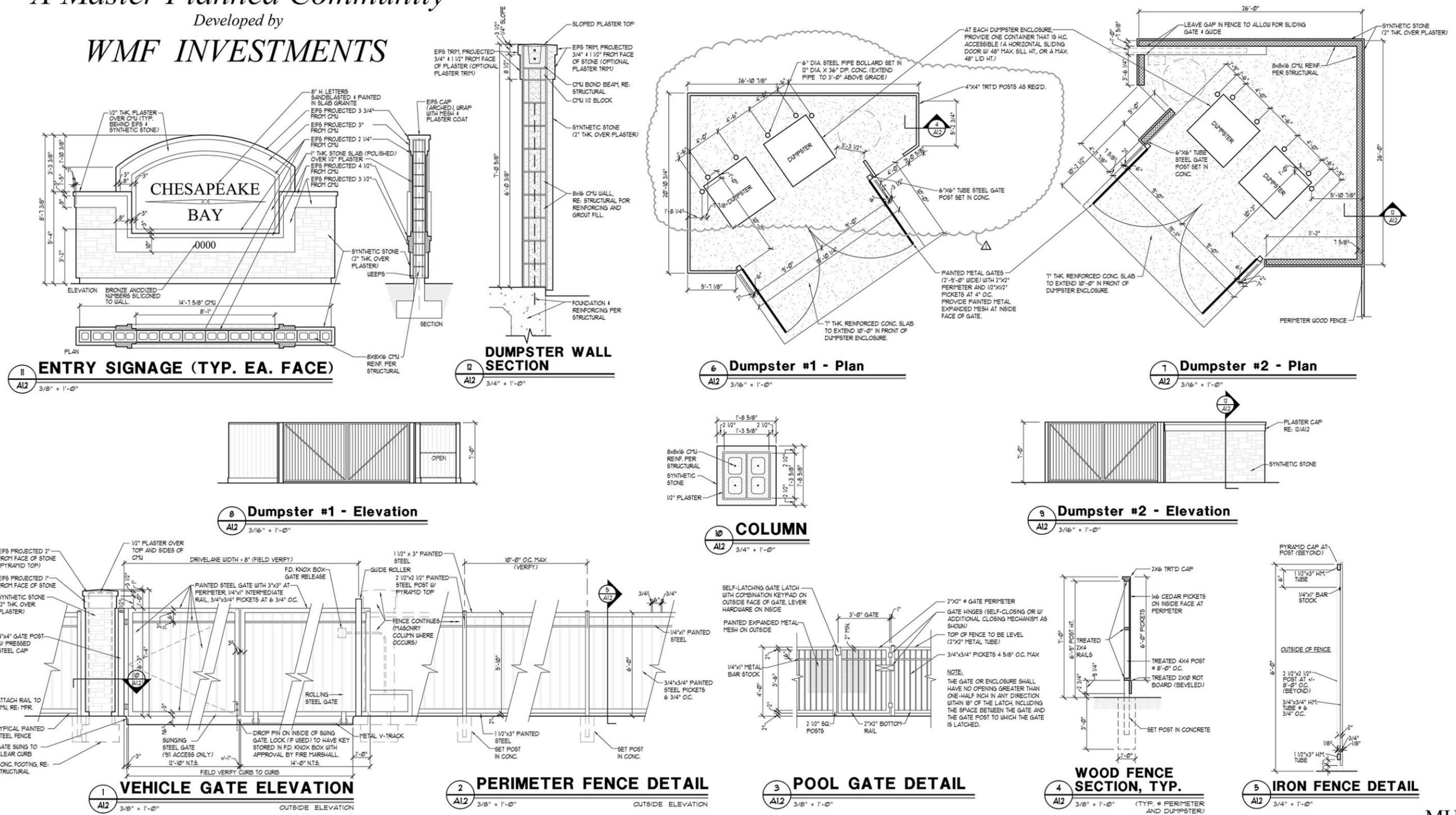


CHESAPEAKE BAY

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SCALE: 1" = 100'
(24" X 36" SHEET)
DATE: 7.13.2016

MUCASEY
& Associates



Architects



JONES | CARTER

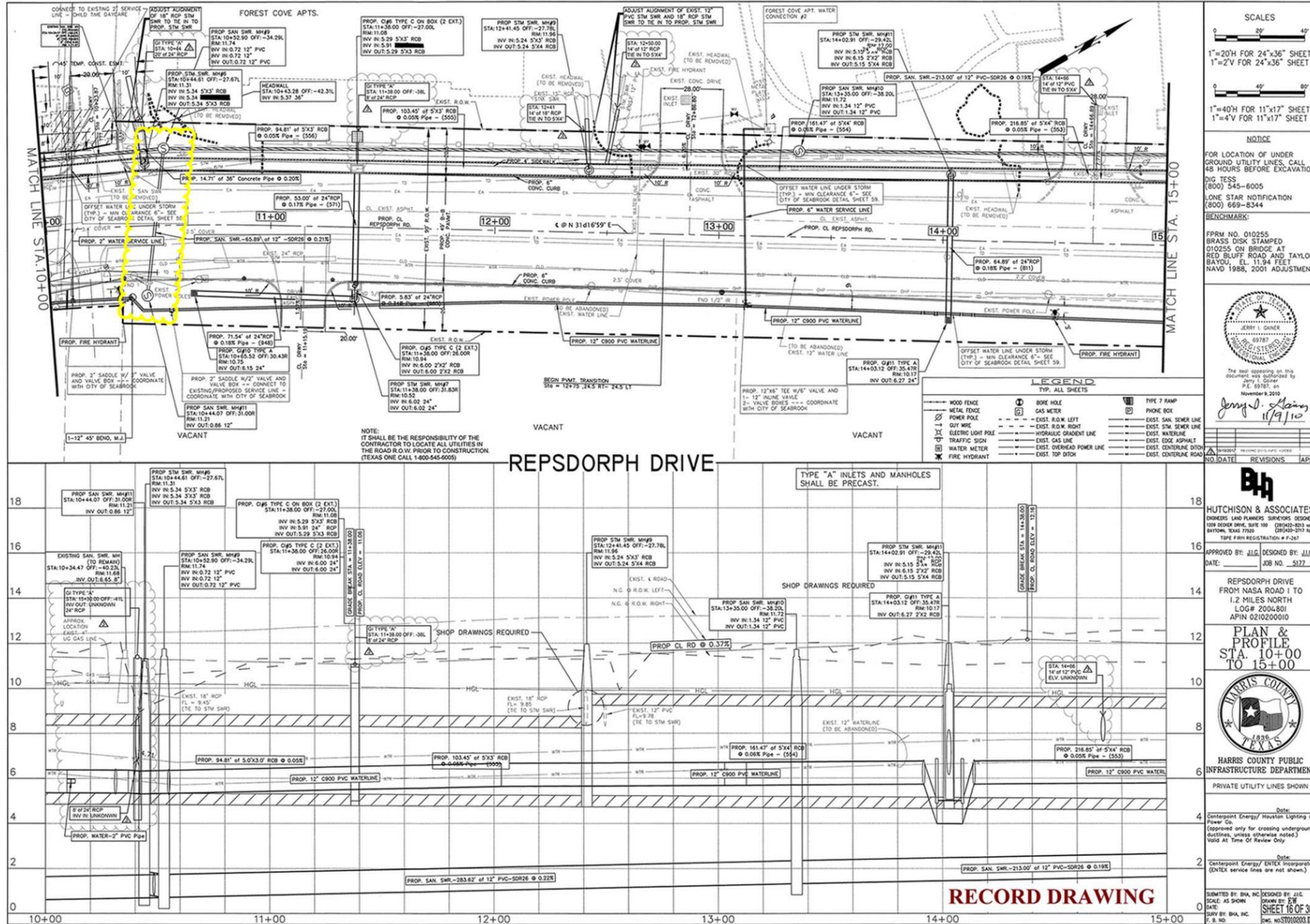
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EXHIBIT B-7a:
EXISTING UTILITIES



SCALES
 1"=20' FOR 24"x36" SHEET
 1"=2'V FOR 24"x36" SHEET
 1"=40' FOR 11"x17" SHEET
 1"=4'V FOR 11"x17" SHEET

NOTICE
 FOR LOCATION OF UNDERGROUND UTILITY LINES, CALL 48 HOURS BEFORE EXCAVATION DIG TESS (800) 545-6005
 ONE STAR NOTIFICATION (800) 669-8344

BENCHMARK:
 FROM NO. 010255 BRASS DISK STAMPED 010255 ON BRIDGE AT RED BLUFF ROAD AND TAYLOR BAYOU, EL. 11.94 FEET NAVD 1988, 2001 ADJUSTMENT

LEGEND
 TYP. ALL SHEETS

REVISIONS

APPROVED BY: J.L.G. DESIGNED BY: J.L.G.
 DATE: _____ JOB NO. 5377

HUTCHISON & ASSOCIATES
 ENGINEERS AND PLANNERS SURVEYORS DESIGNERS
 1000 DODD DRIVE, SUITE 100 (281)423-2813
 BAYTOWN, TEXAS 77528 (281)423-2717
 TYPE FIRM REGISTRATION # F-287

PLAN & PROFILE
 STA. 10+00 TO 15+00

HARRIS COUNTY
 HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT
 PRIVATE UTILITY LINES SHOWN

DATE: _____
 Contegpoint Energy/ Houston Lighting & Power Co.
 (approved only for crossing underground facilities, unless otherwise noted)
 Valid At Time Of Review Only

DATE: _____
 Contegpoint Energy/ ENTEK Incorporated
 (ENTEK service lines are not shown.)

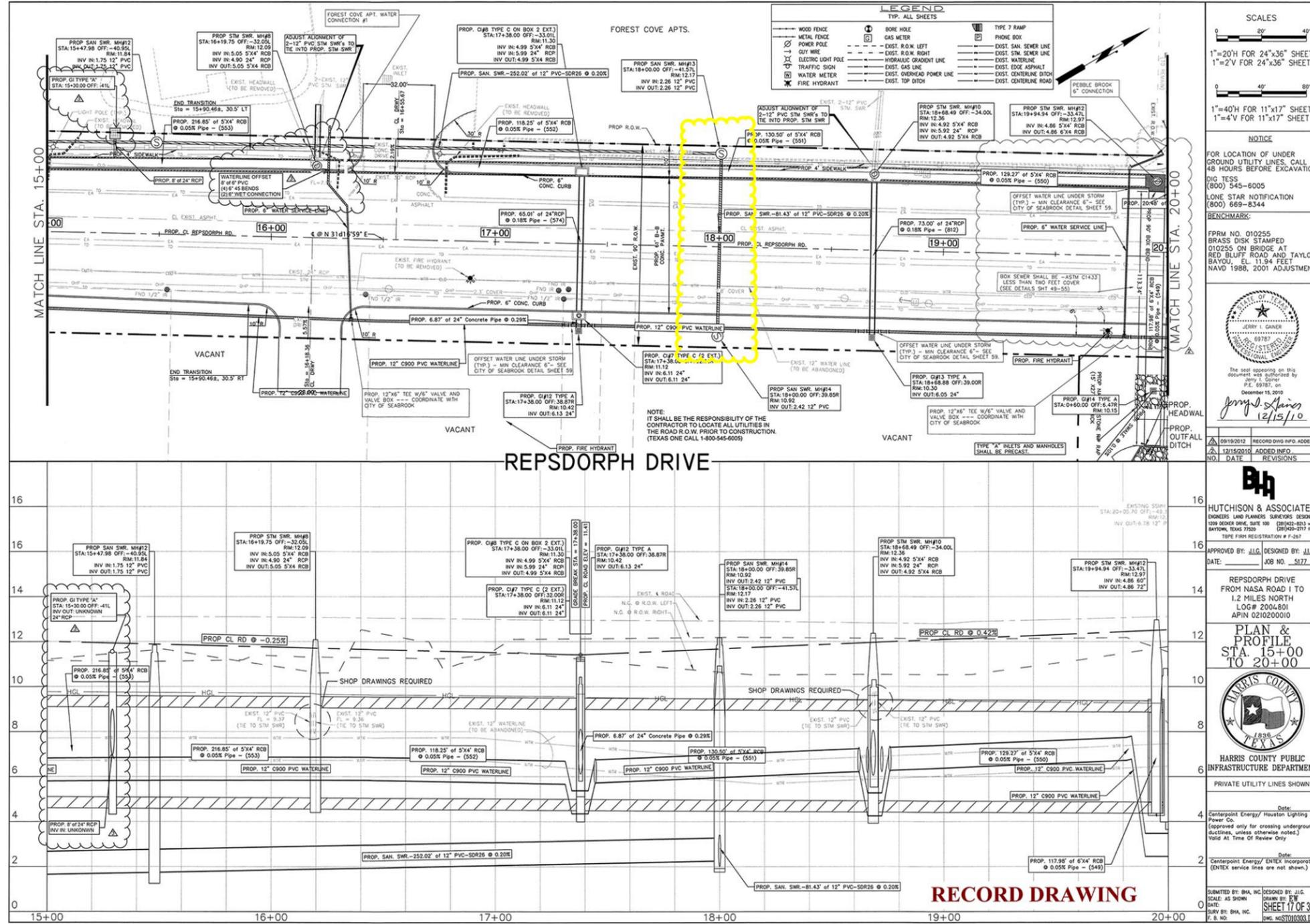
SUBMITTED BY: BHA, INC. **DESIGNED BY:** J.L.G.
SCALE: AS SHOWN **POWER BY:** E.W.
DATE: _____ **SHEET 16 OF 309**
BY: BHA, INC. **DATE:** _____ **NO.:** WJST010003.DWG

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09/18/2012 RECORD DWG INFO ADDED
12/15/2010 ADDED INFO

HUTCHISON & ASSOCIATES
ENGINEERS LAND PLANNERS SURVEYORS DESIGNERS
1200 BOKER DRIVE, SUITE 100 (281)462-8033
BAYLOR, TEXAS 77528 (281)462-2717 FAX
TYPE FIRM REGISTRATION # F-267

APPROVED BY: JLG, DESIGNED BY: JLG
DATE: _____ JOB NO. 5177

REPSDORPH DRIVE
FROM NASA ROAD 1 TO
1.2 MILES NORTH
LOG# 2004801
APIN 021020010

PLAN & PROFILE
STA. 15+00
TO 20+00

HARRIS COUNTY
TEXAS
1836

HARRIS COUNTY PUBLIC
INFRASTRUCTURE DEPARTMENT
PRIVATE UTILITY LINES SHOWN

Date: _____
Centerpoint Energy/ Houston Lighting & Power Co.
(approved only for crossing underground facilities, unless otherwise noted)
Valid At Time Of Review Only

Date: _____
Centerpoint Energy/ ENTEK Incorporated
(ENTEK service lines are not shown.)

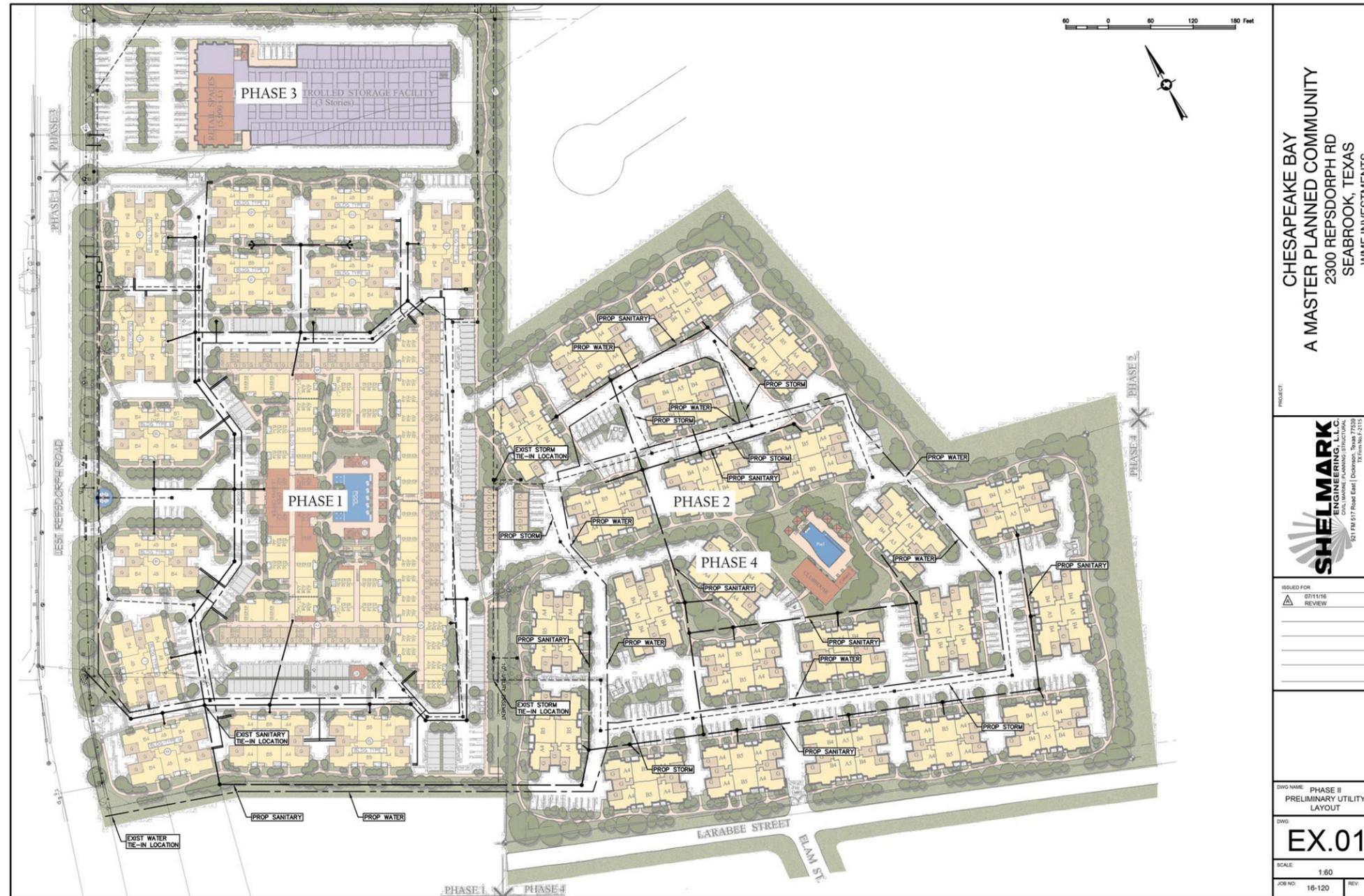
SUBMITTED BY: BHA, INC. DESIGNED BY: JLG.
SCALE: AS SHOWN DRAWN BY: JLG
DATE: _____ SHEET 17 OF 309
SURV BY: BHA, INC. DATE: _____
P. & NO. (SEE HST010003.DWG)

CHESAPEAKE BAY

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CHESAPEAKE BAY
A MASTER PLANNED COMMUNITY
2300 REPSDORPH RD
SEABROOK, TEXAS
WMF INVESTMENTS

SHELMARK
ENGINEERING, L.L.C.
CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL
621 FM 517 Road East | Dickinson, Texas 75709
(409) 342-1215

ISSUED FOR:
07/11/16
REVIEW

DWG NAME: PHASE II
PRELIMINARY UTILITY
LAYOUT

DWG: **EX.01**

SCALE: 1:80

JOB NO: 16-120 REV: A

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AMENITY CENTER

Chesapeake Bay - A Luxury Seniors Community 6,917 s.f.

Mucasey & Associates, Architects



DATE: 7.13.2016

MUCASEY
& Associates



Architects

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POOL PLAN

Chesapeake Bay - Luxury Seniors Community

Mucasey & Associates, Architects

CLUBHOUSE & CABANA

Chesapeake Bay Phase 4

Mucasey & Associates, Architects

July 13, 2016

DATE: 7.13.2016

MUCASEY
& Associates



Architects

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EXHIBIT B-9a:

BUILDING ELEVATIONS
PHASE 1, PHASE 2 & PHASE 4



Amenity Center Detail



Clubhouse and Cabana



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EXHIBIT B-9b:
BUILDING ELEVATIONS
PHASE 3



Phase 3 Street View



Phase 3 Side View

CHESAPEAKE BAY

A Master Planned Community

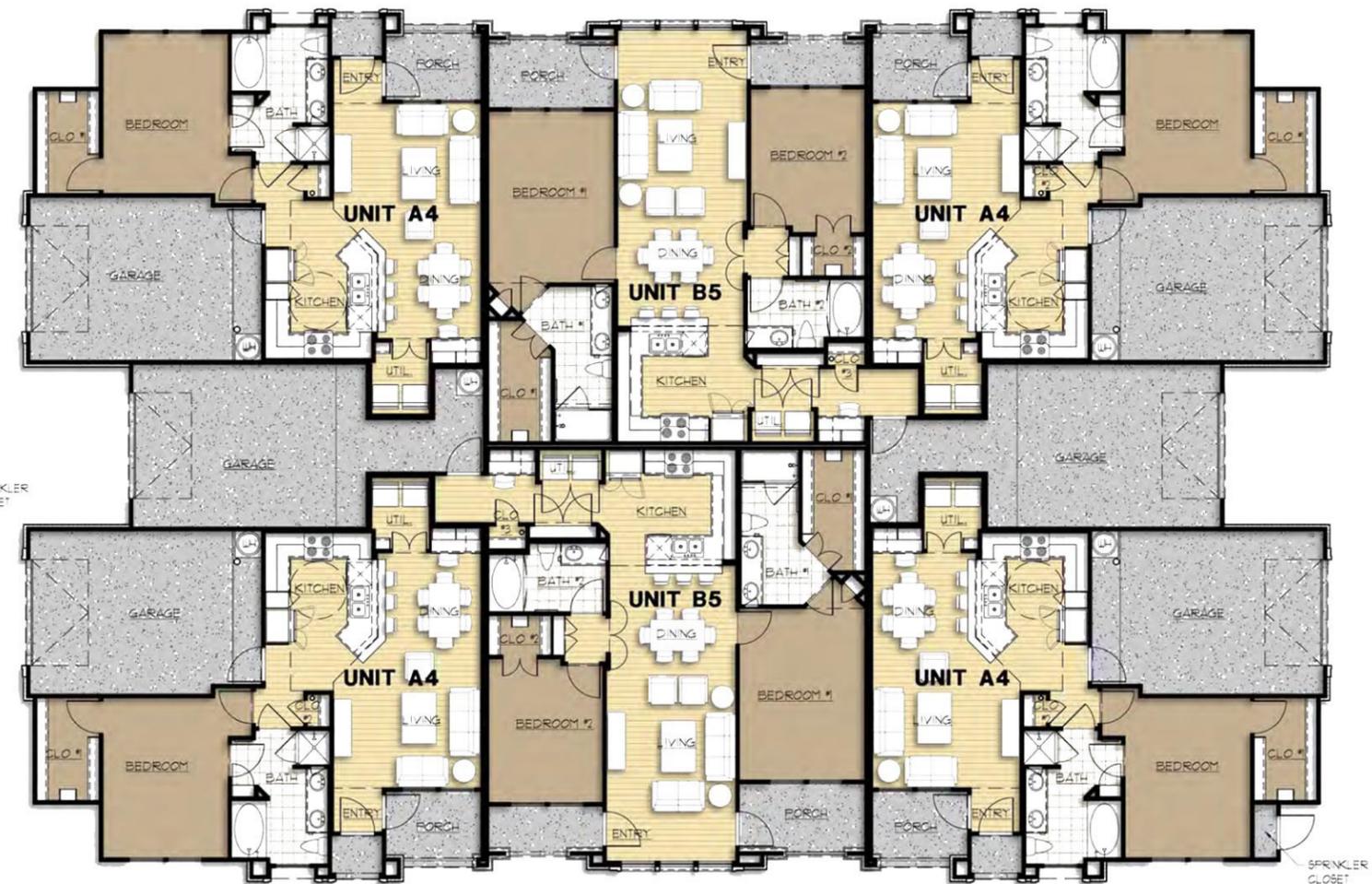
Developed by

WMF INVESTMENTS



BUILDING TYPE 1 - Floor Plan

Chesapeake Bay - A Luxury Seniors Community
Mucasey & Associates, Architects



BUILDING TYPE 2 - Floor Plan

Chesapeake Bay - A Luxury Seniors Community
Mucasey & Associates, Architects

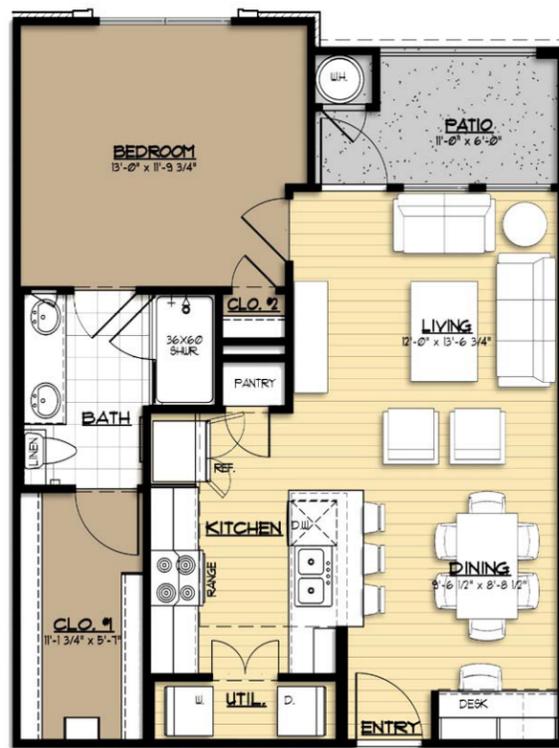
CHESAPEAKE BAY

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Developed by

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EXHIBIT B-10b:
UNIT "A" FLOOR PLANS



UNIT "A1" - One Bedroom, 1 Bath

729 s.f.



UNIT "A2" - One Bedroom, 1 Bath

746 s.f.



UNIT "A3" - One Bedroom, 1 Bath

795 s.f.



UNIT "A4" - One Bedroom, 1 Bath (attached garage)

798 s.f.

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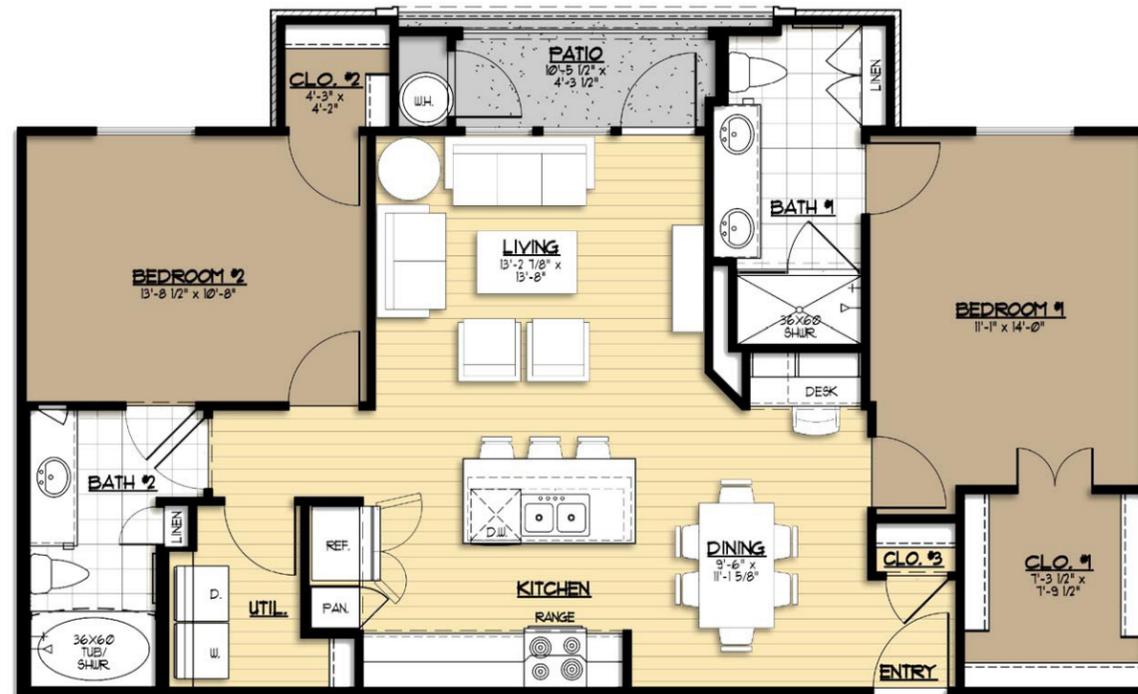
WMF INVESTMENTS

EXHIBIT B-10d:
UNIT "B" FLOOR PLANS



UNIT "B1" - Two Bedroom, 2 Bath

1,001 s.f.



UNIT "B2" - Two Bedroom, 2 Bath

1,083 s.f.



UNIT "B3" - Two Bedroom, 2 Bath

1,093 s.f.

CHESAPEAKE BAY

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EXHIBIT B-10e:
UNIT "B" FLOOR PLANS



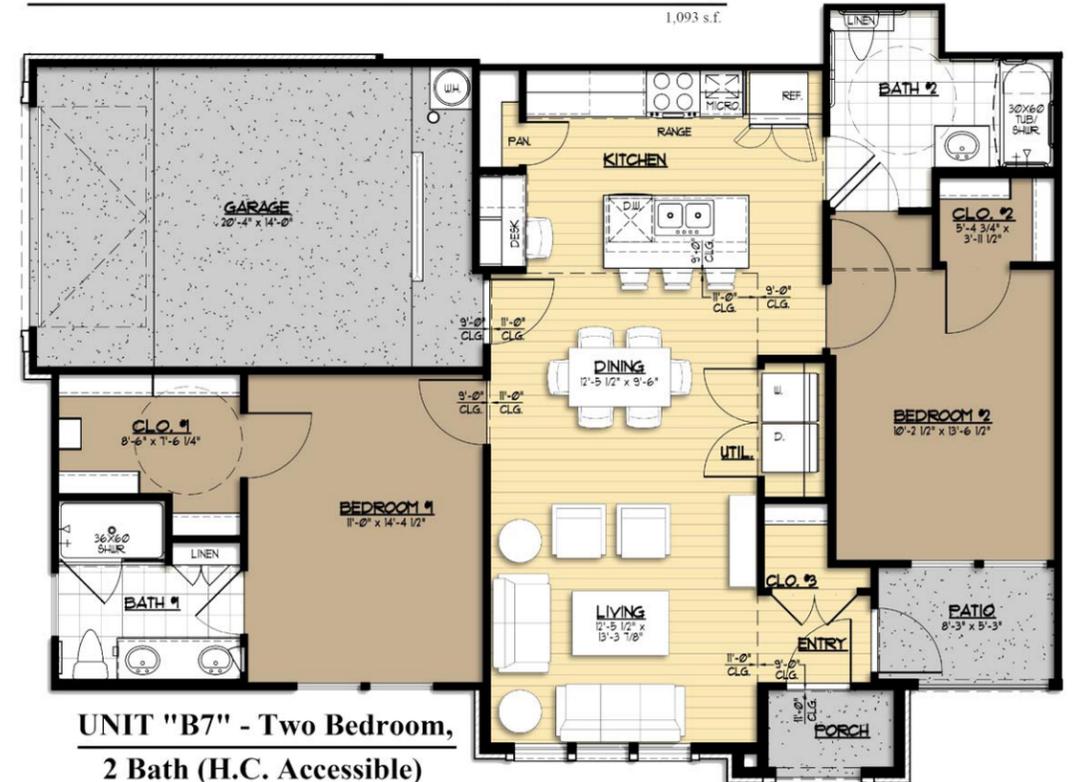
UNIT "B5" - Two Bedroom, 2 Bath

1,115 s.f.



UNIT "B6" - Two Bedroom, 2 Bath (H.C. Accessible)

1,093 s.f.



**UNIT "B7" - Two Bedroom,
2 Bath (H.C. Accessible)**

1,095 s.f.



UNIT "B4" - Two Bedroom, 2 Bath

1,095 s.f.

EXHIBIT B-11
CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT SCHEDULE

PHASE 1:

- A. Second Quarter 2015: Design and plan review and approval
- B. Third Quarter 2015: Begin on site construction
- C. Fourth Quarter 2017: Construction complete
- D. Second Quarter 2017: Begin occupancy.

PHASE 2:

The following is an estimate based on favorable market conditions and project leasing:

- A. First Quarter 2017: Design and plan review and approval
- B. Fourth Quarter 2017: Begin on site construction
- C. Fourth Quarter 2018: Construction complete
- D. Fourth Quarter 2018: Begin occupancy.

PHASE 3: Commercial

The following is an estimate based on favorable market conditions and project leasing:

- A. Fourth Quarter 2016: Design and plan review and approval
- B. First Quarter 2017: Begin on site construction
- C. Third Quarter 2017: Construction complete
- D. Third Quarter 2017: Begin occupancy.

PHASE 4:

The following is an estimate based on favorable market conditions and project leasing:

- A. First Quarter 2018: Design and plan review and approval
- B. Third Quarter 2018: Begin on site construction
- C. First Quarter 2019: Construction complete
- D. First Quarter 2019: Begin occupancy

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STORM LEGEND

-  STORM INLET
-  STORM PIPE
-  DRAINAGE FLOW

