



**PLANNING COMMISSION MEETING AGENDA  
CITY OF OCEAN SPRINGS - PLANNING COMMISSION  
TUESDAY, JANUARY 13, 2026 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
  - a. Decemeber 9, 2025
- 3. Old Business**
- 4. New Business**
  - a. 28 Davis Bayou Circle – PIDN: 61066028.000 – Angelo Dalgo – Requesting approval of a Short-Term Rental Permit
  - b. Riley Road – PIDN: 60123050.000 – Savannah Estates Phase II – Meritage Homes of Mississippi – Requesting Final Plat approval of a 56-lot subdivision
- 5. General Public Comment**
- 6. Commissioner’s Forum**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs**  
**Planning Commission**  
**Tuesday December 9, 2025**

**1. Call Meeting to Order**

The meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday, December 9, 2025. The members present were Clay McArdle, Michael Smith, Kevin O’Connell, Andy Phelan, Marshall Johnson, Nicolaus Geiser, and Jennifer Dalgo. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, Sirrae Williams - Planning Office Administrator, and David Harris - City Attorney.

**2. Approval of Minutes:**

- a) November 12, 2025

Michael Smith discussed the November 12<sup>th</sup> minutes didn’t reflect his comments on the open space requirement for the Holly Grove Sketch Plat hearing. He discussed the 20% open space requirements in the UDC Section 4.18 Table 4-11. He would like to amend the minutes to add his comments about the open space requirements. Amanda Crose stated she can amend the minutes to add Mr. Smith’s comments.

A motion was made by Michael Smith, seconded by Kevin O’Connell, to amend the minutes from November 12, 2025, to address the Holly Grove Development for evaluating the standard section of the UDC for 20% open space. The motion carried unanimously.

**3. Old Business:**

- a) None

**4. New Business:**

- a) **Public Hearing: Carly Knapp – 1916 Stuart Ave – PIDN: 61455050.000 – Requesting approval of a Short-Term Rental Permit**

A motion was made by Kevin O’Connell, seconded by Marshall Johnson, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, introduced the case and stated the property is located at 1916 Stuart Ave and is Lot 43 Schluter Park Subdivision. It is zoned R-D Two Family Residential with a single-family dwelling. This property is located within the City-Wide Zone for short-term rentals. She stated the Property Manager is Chris Dearman. A copy of the rental agreement was part of the application. Public Hearing notices were mailed to 50 property owners within 500 feet of the subject property. Notice of the public hearing was advertised at least 15 days prior to the date of the public hearing. The short-term rental inspection was conducted on November 18, 2025, and a maximum occupancy of eight (8) was approved by the Fire Marshall and a maximum number of five (5) vehicles

were approved by the Building Official. The Guest Rules were posted and visible during the inspection. No code violations were received. A report was received from the police department dated February 7, 2024, which regarded burglary of a vehicle. There was no public feedback received by the planning office.

Jennifer Dalgo inquired about why two items were not checked off on the inspection form.

- Type 2A 10BC Fire Extinguishers (Maximum travel distance 75ft)
- Guest rules (noise, garbage, etc.) must be visibly posted.

Amanda Crose clarified that the two items were not checked off on the report, but the planning staff verified with the building department that the items were verified and the inspection passed.

The applicant's father was in attendance on her behalf but didn't have any information to be added to the case.

A motion was made by Kevin O'Connell, seconded by Marshall Johnson, to close the public hearing. The motion carried unanimously.

A motion was made by Kevin O'Connell, seconded by Clay McArdle, to recommend approval of the short-term rental permit located at 1916 Stuart Ave with an annual renewal and compliance with the City of Ocean Springs STR Ordinance. The motion carried unanimously.

#### **5. General Public Comment**

#### **6. Commissioners Forum**

#### **7. Adjourn**

A motion was made by Marshall Johnson, seconded by Micheal Smith to adjourn the meeting. The motion carried unanimously.

The meeting ended at 6:12 p.m.

**CITY OF OCEAN SPRINGS  
PLANNING DEPARTMENT  
POST OFFICE BOX 1800  
OCEAN SPRINGS, MS 39566-1800  
228-875-4415**

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** January 13, 2026

**APPLICANT:** Angelo Dalgo

**OWNERS:** Angelo Dalgo  
Sheila Dalgo

**LOCATION:** 28 Davis Bayou Circle

**PARCEL NUMBER:** 61066028.000

**REQUESTED ACTION:** Residential Short-Term Rental Permit

**DATE OF APPLICATION:** October 13, 2025



Figure 1. Planning Commission Signage at 28 Davis Bayou Circle

## I. DESCRIPTION OF REQUEST

Requesting a permit to operate a short-term rental that allows rental usage for less than (30) thirty consecutive days.

## II. ZONING/LAND USE

Subject Property: R-1 Low Density Single-Family – Single-Family Dwelling



Figure 2. Photograph Showing Subject Property and Adjacent Zoning Districts

## III. SHORT-TERM RENTAL DISTRICT

**City-Wide Zone:** This property would be 55 out of 60 available permits in the City-Wide Zone for short-term rentals.

## IV. FINDINGS

- **Local Property Manager:** The local property manager/owner, Angelo Dalgo, has the address of 3604 Magnolia Bayou Circle Ocean Springs, MS. This satisfies the requirement to be located within 2 miles of the city limits.
- **Application:** Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner's Association:** The property is not located in a covenant-restricted subdivision.
- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short-term rentals from coverage, as well as conformance with building code and zoning requirements. There are no deed restrictions and taxes are current.
- **Fee:** The inspection fee of \$25 was provided with the application. The remaining \$476 is due after if approved by the Board of Aldermen.

- **Notice via Standard Mail:** The notice of Public Hearing was mailed on December 12, 2025, to 18 property owners within 500 feet of the subject property. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing per ordinance on December 28, 2025. Additionally, the required yard sign was placed in the yard on December 10, 2025.
- **Inspection:** The property was inspected for all required elements on December 4, 2025, and was approved. The inspection form is attached for review.
  - **Maximum Occupancy:** Maximum occupancy of (8) eight was approved by the Fire Marshall during the inspection.
  - **Maximum Number of Vehicles:** Maximum number of (4) four vehicles were approved by the Building Official during the inspection.
- **Guest Rules:** The guest rules were posted and visible during the property inspection.
- **Code Violations:** No code violations received.

**V. PUBLIC FEEDBACK**

None received as of January 9, 2026

**VI. POTENTIAL MOTION**

To recommend **approval** of the short-term rental permit located at 28 Davis Bayou Circle with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental permit located at 28 Davis Bayou Circle.



RECEIVED  
OCT 15 2025  
BY: [Signature]

City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564 / (228) 875-4415

RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION

Application Date: 10-13-25 A \$25.00 reinspection will be charged if the inspection is missed.

REQUIRED ATTACHMENTS:

FEES: \$501 ~ Application Fee Effective 10/1/2024 - \$25 must be paid at the time application is submitted, Remaining \$475 is due when permit is approved ~ Administrative Fee: \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- Completed Application
- Copy of Proposed Rental Agreement
- Proposed Parking Plan - Sketch
- Copy of rules, including trash management and reference of the city's noise ordinance (available upon request), to be posted inside unit
- Affirmation of Code Compliance - Ord.2015-11 (Section 401.3(10)) - Attached.
- ~Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing~

→ Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.

→ Permits are renewed annually and are not transferable to new ownership.

REQUIRED: RENTAL PROPERTY INFORMATION:

- Address of Rental Property: 28 Davis Bayou Circle O.S. MS 39564
- Parcel Identification Number: 61066028.000 Number of bedrooms: 4
- Proposed maximum # guests: 8 Number of existing off-street parking spaces: 4
- Is this property located in a covenant-restricted subdivision?  Yes  No ~ If yes, a copy of the covenants must be included.

PROPERTY OWNER - Name: Angelo Dalgo  
 Address: 3604 Magnolia Bayou Circle Ocean Springs, MS 39564  
 Phone No. 228-218-9026 Email: adalgo@ATT.NET  
 OWNER SIGNATURE: Angelo Dalgo

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LOCAL PROPERTY MANAGER - [Must RESIDE within two (2) miles of the OS City Limits]  
 Name: Same as Above (Owner)  
 Address: \_\_\_\_\_  
 Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

Is the Property Manager OR the Owner the best contact for scheduling inspections? Owner

Owner – initial by each ordinance to indicate receipt:

Copy of Ordinance 2015-11 Received: AD (initials) Copy of Ordinance 2019-19 Received: AD  
Copy of Ordinance 2018-02 Received: AD (initials) Copy of Ordinance 2021-25 Received: AD  
Copy of Ordinance 2023-07 Received: AD (initials)

**Physical Inspection of Property:**

- All applicable fire and health codes as would apply to a commercially zoned structure must be compliant.
- As part of the review process, an inspection will be scheduled to determine that all physical requirements are met per the ordinance
- Inspection will also include but are not limited to: adequate parking, proposed occupancy, number of vehicles allowed, location of garbage storage, posting of rules, etc. (per *most current* Inspection Checklist dated: 2/08/18)

**Affirmation of Codes/Regulations**

I, (print name) Angelo Dalgo, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the parcel(s).
3. Per Section 2.C.5 of Ordinance No. 2015-11, I will obtain a Mississippi State Sales Tax License through the MS Dept. of Revenue to pay all city, county, and state taxes required by law.
4. The property included in this application is in compliance with all applicable building codes, zoning requirements, and deed restrictions and/or covenants.
5. The Homeowner’s liability insurance does not exclude short term rentals from coverage.
6. Any existing mortgage or deed does NOT prohibit use of property as a short term rental.
7. Proper documentation of covenants that may restrict use of the property as a short rental and/or a letter of support from the HOA has been provided.

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Angelo Dalgo

Parcel ID(s): 61066028,000

Date Property Acquired: June 8-2024

Owner’s Signature Angelo Dalgo Date 10-3-25

**Office Use Only**

Date of Inspection: \_\_\_\_\_

Result of Occupancy Inspection: \_\_\_\_\_

Maximum Occupancy Determination: \_\_\_\_\_

(attached)

Maximum Parking Spaces: \_\_\_\_\_

Permit Renewal Date: \_\_\_\_\_

PC Public Hearing Date: \_\_\_\_\_

BOA Approval Date: \_\_\_\_\_



**ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS**

**(RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS & BED & BREAKFASTS)**

The following items must be complete and pass inspection prior to approval of any Short-Term related enterprise. **Additional Code requirements may apply from other Departments.**

Before an occupancy inspection is scheduled, please make sure the following items have been completed. *Someone must be present at the time of inspection.*

**All Occupancy Inspections are scheduled Monday – Thursday at 10am**

- Type 2A 10BC fire extinguishers – placed in a location visible to occupants and *mounted to the wall.*  
*NOTE: maximum travel distance to a fire extinguisher is 75 feet – additional fire extinguishers may be required on each floor.*
- Emergency lighting – *hardwired with battery backup* (not “exit” lighting) in locations that will allow adequate illumination in case of emergency or power outage.
- Address clearly displayed on the outside of the building. This must be visible from the street. In locations not visible from the street, a pilaster or signage must be placed at the street – not to exceed 1 square foot.
- All Main and Distribution panel boxes must have all circuits labeled properly.
- Smoke detectors must be installed in all sleeping areas and corridors leading to sleeping areas. SMOKE DETECTORS MUST BE INTERLOCKED EITHER BY HARD-WIRED OR WI-FI SYSTEM. *IF a residence has gas service, all locations must also include Carbon Monoxide Detectors* (outside bedrooms). If there is an attached garage, a carbon monoxide detector must be installed in that location separately.
- Adequate garbage receptacles and storage locations.
- Stove must have a no-tip device installed.
- Adequate emergency egress from all rooms within the residence. Sleeping areas must have two (2) means of egress. *If there it is a two-story structure, or has windows over 78”, it is required to have an emergency escape ladder.)*
- No exposed wiring.
- All outlets within 6 feet of any water source must be on a GFCI circuit or have that type of outlet installed.
- Adequate off-street parking for guests. No designated parking will be allowed on grassy surfaces or on streets.
- Extension cords shall not be substituted for permanent wiring in any case. Multi-plug electrical adaptors are prohibited unless they are overcurrent protected (surge protected).

OWNER SIGNATURE: *Cynthia Dalgo*

DATE: *10-3-25*

ADDRESS: 28 Davis Bayour Circle iWorQ Permit#: 10002



PLANNING DEPARTMENT  
P.O. Box 1800 / Ocean Springs, MS. 39566  
Phone 228-875-4415 Fax 228-872-5427

**RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM**

Before requesting an occupancy inspection from the Building Official and the Fire Marshall, please make sure the following items have been completed. Someone must be present at the time of inspection.

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- Type 2A 10BC Fire Extinguishers (Maximum travel distance 75 ft.)
- Emergency Lighting hardwired battery backup
- Address on Building
- Breaker Box needs to be labeled
- Outlet and switch plate covers need to be installed. (GFCI Circuits within 6 ft. of water source)
- No exposed wiring
- Adequate emergency egress
- Operable windows in sleeping areas
- Guest rules (noise, garbage, etc.) must be visibly posted.

- Adequate garbage receptacles
- Smoke detectors in all bedrooms and hallways.
- Carbon monoxide detectors if there is gas service.
- Identified # of Bedrooms:** 4
- Proposed # of Guests: 8

**Approved # of Guests per OSFD:** 8

- Proposed # of vehicles: 4

**Approved # of vehicles per OSFD:** 4

Property Owner: Angelo Dalgo  
Contact Name: \_\_\_\_\_

Phone #: (228) 218-9026  
Phone #: \_\_\_\_\_



**Date of Inspection:** 4-DEC-2025

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PASSED**

**Building Official:** *[Signature]*

**Fire Marshall:** *[Signature]*

**Property Owner:** *Angelo Dalgo*

**SHORT TERM/VACATION RENTAL AGREEMENT**

I. **THE PARTIES.** This Short-Term Rental Agreement ("Agreement") made on October 2025 between the following:

TENANT: \_\_\_\_\_, with a mailing address of \_\_\_\_\_ ("Tenant"), and

LANDLORD: \_\_\_\_\_ with a mailing address of POB 671 Ocean Springs, MS 39566 ("Landlord").

ii. **THE PREMISES.** The Landlord agrees to lease the described property below to the Tenant, and the Tenant agrees to rent from the Landlord:

- a.) Mailing Address: 28 Davis Bayou Circle Ocean Springs, MS 39564.
- b.) Residence Type:  Apartment  House  Condo  Other: \_\_\_\_\_
- c.) Bedroom(s): 4
- d.) Bathroom(s): 2
- e.) Other: \_\_\_\_\_.

Hereinafter known as the "Premises."

iii. **LEASE TERM.** The Tenant shall have access to the Premises under the terms of this Agreement for the following time period: (check one)

- **Fixed Term.** The Tenant shall be allowed to occupy the Premises starting \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_:\_\_\_\_  AM  PM and ending \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_:\_\_\_\_  AM  PM ("Lease Term").

- **Month-to-Month Lease.** The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on N/A, 20\_\_\_\_ and ending upon notice of \_\_\_\_\_ days from either Party to the other Party ("Lease Term").

IV. **QUIET HOURS.** The Landlord requires: (check one)

- **No Quiet Hours.** There are no quiet hours. However, the Tenant must reside on the Premises with respect to the quiet enjoyment of the surrounding residents.

- **Quiet Hours.** Quiet hours begin at 10:\_\_\_\_  AM  PM each night and continue until sunrise. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

V. **OCCUPANTS.** The total number of individuals staying on the Premises during the Lease Term shall be a total of  guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Landlord.

VI. **RENT.** The Tenant shall pay the Landlord:

- **Fixed Amount.** The Tenant shall be required to pay the Landlord \$  for the Lease Term ("Rent"). The Rent is due at the execution of this Agreement.

- **Monthly Amount.** The Tenant shall be required to pay the Landlord \$  in equal monthly installments for the Lease Term ("Rent") and due on the  of each month under the following instructions:

First (1<sup>st</sup>) month's rent is due at the execution of this Agreement.

VII. **UTILITIES.** The Landlord shall be responsible for all utilities and services to the Premises EXCEPT for the following:

VIII. **SECURITY DEPOSIT.** The Tenant shall be obligated to pay the following amounts upon the execution of this Agreement: (check one)

- **No Security Deposit:** There is no deposit required for the security of this Agreement ("Security Deposit").

- **Security Deposit:** \$  ("Security Deposit"). The Security Deposit is for the faithful performance of the Tenant under the terms and conditions of this Agreement. The Tenant must pay the Security Deposit at the execution of this Agreement. The Security Deposit shall be returned to the Tenant within the State's requirements after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

IX. **PETS.** The Landlord: (check one)

- **Does Not Allow Pets:** There are no pets allowed on the Premises. If the Tenant is found to have pets on the Premises, this Agreement and any Security Deposit shall be forfeited.

- **Allows Pets:** The Tenant shall have the right to have  pet(s) on the Premises with a maximum limit of  pounds per pet. For the right to have pet(s) on the Premises, the Landlord shall charge a fee of \$  that is  non-refundable  refundable unless there are damages related to the pet. The Tenant is responsible for all damage that

any pet causes, regardless of the ownership of said pet, and agrees to restore the Premises to its original condition at their expense.

X. **PARKING.** The Landlord: (check one)

- Shall provide  parking space(s) to the Tenant for a fee of \$/N/A to be paid  at the execution of this Agreement  on a monthly basis in addition to the rent. The parking space(s) are described as:

- Shall NOT provide parking.

XI. **FEES.** The Landlord requires the Tenant pays the following fees at the execution of this Agreement: (check all that apply)

- Cleaning Fee: \$

- Taxes: \$

- Other:  \$

- Other:  \$

XII. **PARTY CLEANUP.** If the Premises qualifies for a "deep clean" due to the amount of "wear and tear" from a party or large gathering, a fee of \$ ("Party Cleanup Fee") shall be charged at the end of the Lease Term. The Party Cleanup Fee may be deducted from the Security Deposit.

XIII. **SMOKING POLICY.** Smoking on the Premises is: (check one)

- Prohibited.

- Permitted ONLY in the following areas:

XIV. **PERSON OF CONTACT.** The Landlord: (check one)

- Does have a manager on the Premises that can be contacted for any maintenance or repair at:

Agent/Manager's Name:

Telephone: ()  -

E-Mail:

- Does not have an agent/manager on the Premises, although the Landlord can be contacted for any emergency, maintenance, or repair at:

Landlord's Name:

Telephone: ()  -

E-Mail:

**XV. SUBLETTING.** The Tenant: (check one)

- Has the right to sublet the Premises. Each subtenant is: (check one)
  - required to be approved by the Landlord prior to occupancy.
  - not required to be approved by the Landlord.
- Does not have the right to sublet the Premises.

**XVI. MOVE-IN INSPECTION.** Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant shall: (check one)

- Inspect the Premises and write any present damages or needed repairs on a move-in checklist.
- Shall not inspect the Premises or complete a move-in checklist

**XVII. INSPECTION.** The Landlord has the right to inspect the Premises with prior notice as in accordance with State law. Should the Tenant violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Tenant waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenant shall vacate the Premises at the expiration time and date of this agreement.

**XVIII. MAINTENANCE AND REPAIRS.** The Tenant shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Tenant shall leave the Premises in a ready to rent condition at the expiration of this Agreement, defined by the Landlord as being immediately habitable by the next tenant. The Tenant shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Tenant agrees that the Landlord shall deduct costs of said services from any Security Deposit prior to a refund if Tenant causes damage to the Premises or its furnishings.

**XIX. TRASH.** The Tenants shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Landlord.

**XX. QUIET ENJOYMENT.** The Tenant, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Tenant is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

**XXI. LANDLORD'S LIABILITY.** The Tenant and any of their guests hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Tenant expressly recognizes that any insurance for property damage or loss which

the Landlord may maintain on the property does not cover the personal property of Tenant and that Tenant should purchase their own insurance for their guests if such coverage is desired.

**XXII. ATTORNEY'S FEES.** The Tenant agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Landlord enforcing this agreement.

**XXIII. USE OF PREMISES.** The Tenant shall use the Premises for residential use only. The Tenant is not authorized to sell products or services on the Premises or conduct any commercial activity.

**XXIV. ILLEGAL ACTIVITY.** The Tenant shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

**XXV. POSSESSIONS.** Any personal items or possessions that are left on the Premises are not the responsibility of the Landlord. The Landlord shall make every reasonable effort to return the item to the Tenant. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Landlord shall be able to keep such items to sell or for personal use.

**XXVI. GOVERNING LAW.** This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Landlord Signature:  Date:

Print Name:

Tenant Signature:  Date:

Print Name:

Tenant Signature:  Date:

Print Name:

## Guest Rules

Guests must follow all rules set by the property manager

- No Smoking/Vaping
- No unregistered guests
- No pets
- No weapons
- No fires

## Check-In/Out Times

- Check-in 2PM
- Check-Out 11AM

Please treat the property with respect. Be mindful of your neighbors. This is a residential neighborhood.

## Quiet Times

- 10PM - 8AM

No unauthorized events. Events must be planned with the approval of property manager prior to scheduled reservation check-in time (At least one week in advance).

## Trash/Collection Times

- Trash is collected on Monday mornings
- Trash bins are located in backyard

## Emergencies

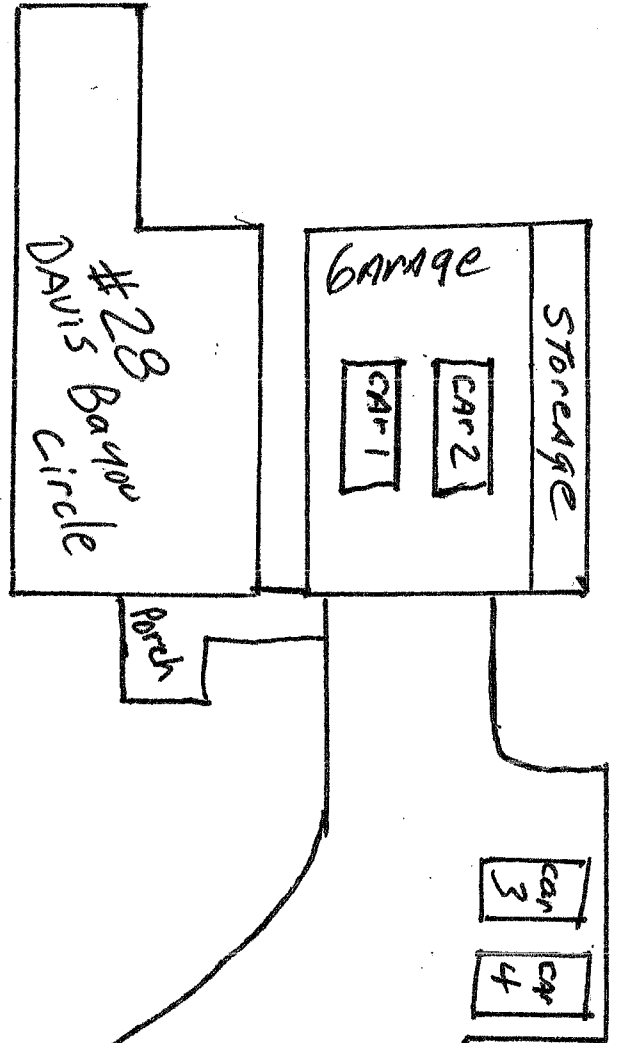
- Please alert the property manager in the event of an emergency
- Call 911, if necessary
- Emergency services/hospital info will be listed on refrigerator and on the guest info sheet

Thank you! We hope you enjoy your stay.

-Property Manager



Davis Bayou Circle



Certified True  
and Correct Copy

Index as: **Lots 28, 29, and 30, Davis Bayou Subdivision, Jackson County, MS**

**Prepared By and Return To:**

Sarah D. Rimes  
1000 North Halstead Road, Suite B  
Ocean Springs, MS 39564  
(228) 875-2307  
MS Bar No. 101555

State of Mississippi  
County of Jackson

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **Cathy Lynne Catchot and Leigh Anne Miguez, Successor Trustees of The Donald A. Catchot And/Or Annie Lee Catchot Revocable Living Trust, dated January 9, 2003**, 101 Muirfield Court, Ocean Springs, MS 39564, 228-297-0161, do hereby sell, convey and warrant unto **Angelo L. Dalgo and Sheila M. Dalgo, as joint tenants with full rights of survivorship and not as tenants in common**, 3604 Magnolia Bayou Drive, Ocean Springs, MS 39564, 228-218-9026, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lots 28 and 29, Davis Bayou Subdivision, together with an undivided 1/30th interest in and to Lot 30, Davis Bayou Subdivision, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Jackson County, Mississippi, recorded in Plat Book 2 at Page 102, reference to which is hereby made in aid of and as a part of this description.**

This conveyance is subject to any and all covenants, rights of way, easements, oil, gas, and other mineral reservations, restrictions and other reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 11th day of June, 2024.

THE DONALD A. CATCHOT AND/OR ANNIE LEE  
CATCHOT  
REVOCABLE LIVING TRUST, DATED JANUARY 9,  
2003

Cathy Lynne Catchot  
Cathy Lynne Catchot  
Successor Trustee

Leigh Anne Miguez  
Leigh Anne Miguez  
Successor Trustee

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Cathy Lynne Catchot and Leigh Anne Miguez, acting in their capacity as the duly appointed and authorized Successor Trustees of THE DONALD A. CATCHOT AND/OR ANNIE LEE CATCHOT REVOCABLE LIVING TRUST, DATED JANUARY 9, 2003, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of said trust, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 11th day of June, A.D. 2024.

[Signature]  
NOTARY PUBLIC

My commission expires: 4/17/2028

Parcel Number: 61066028.000



# Property Link

## JACKSON COUNTY, MS

Current Date **11/ 3/2025**

**Tax Year 2023**  
Records Last Updated **11/ 2/2025**

### PROPERTY DETAIL

<b>OWNER</b>	CATCHOT DONALD A & ANNIE LEE REVOCABLE LIVING TRUST 28 DAVIS BAYOU CIR OCEAN SPRINGS MS 39564	<b>ACRES</b> : 1.49 <b>LAND VALUE</b> : 21160 <b>IMPROVEMENTS</b> : 90770 <b>TOTAL VALUE</b> : 111930 <b>ASSESSED</b> : 11193
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**PARCEL** 61066028.000  
**ADDRESS** 28 DAVIS BAYOU

### TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
<b>COUNTY</b>	185.98	185.98	0.00
<b>CITY</b>	106.80	106.80	0.00
<b>SCHOOL</b>	245.03	245.03	0.00
<b>TOTAL</b>	537.81	537.81	0.00

**A Print Fee May Apply, Contact County For Total.**

**LAST PAYMENT DATE** 12 / 18 / 2023

### MISCELLANEOUS INFORMATION

<b>EXEMPT CODE</b>		<b>LEGAL</b> LOTS 28 & 29 & UNDIVIDED 1/30
<b>HOMESTEAD CODE</b>	O65	IN
<b>TAX DISTRICT</b>	5660	T IN LOT 30 DAVIS BAYOU S/D DB
<b>PPIN</b>	059659	1
<b>SECTION</b>	26	72-79;81 DB 567-562 DB 1293-46
<b>TOWNSHIP</b>	7	1
<b>RANGE</b>	8	DB 1293-464 (106M Map787.26-01
		)

**Book** **Page**

### [PURCHASE COUNTY TAX SALE FILES](#)

### TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
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\*\*NO TAX SALES FOUND\*\*

Back



# PUBLIC HEARING NOTICE

## Residential Short-Term Rental

THIS INFORMATION IS BEING SENT TO YOU AS PART OF THE PERMITTING PROCESS FOR A NEARBY PROPERTY.

Per adopted Code for the City of Ocean Springs, notice has been advertised in the Sun Herald Newspaper and copies are sent via Standard mail at the cost of the applicant.

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs **PLANNING COMMISSION** will hold a **Public Hearing** on the date listed below to consider an application for a Short-Term Rental Permit per Ordinance No. 2015-11 governing the provision of Short-Term Rentals of dwellings in residential zones after application, hearing, and approval.

Application for the address listed below will be considered in the regular meeting place of the Board of Aldermen at City Hall located at 1018 Porter Avenue Ocean Springs, MS 39564.

**Short-Term Rental Applied for:** 28 Davis Bayou

**Public Hearing Date/Time:** TUESDAY, JANUARY 13, 2026, at 6PM

Applicant: Angelo Dalgo

Local Contact: Angelo Dalgo

The Residential Short-Term Rental Ordinance (2015-11) was approved on July 7, 2015. The ordinance was researched, modified, and re-approved on February 20, 2018, and again on December 17, 2019. This document addresses what the ordinance requires of an applicant, the process, and contact information for questions or concerns. For more details, please call the Planning Department at 228-875-4415.

**Short-Term Rentals:** Considered less than 30 days. Conditions for permitting include an approval process, occupancy/vehicle requirements, guest registry, noise/garbage management, posting of rules, local management, and a process for complaints, basis for denial or revocation, and violations.

### Frequently Asked Questions regarding Residential Short-Term Rental permits:

- 1) **Why am I receiving this information?** All property owners within 500 feet of the property requesting a permit are required to receive notification via standard mail. Additionally, the hearing was advertised in the local newspaper, and a yard sign was placed on the property. This notice was mailed to your address of record with the Jackson County Tax Assessor’s office.
- 2) **What is allowed under a Short-Term Rental Permit?** Approval of the permit will allow the property owner to rent the residence for periods of less than 30 days at a time, governed by restrictions listed in the ordinance. The permit does not allow any other non-permitted activity.
- 3) **Who will be responsible for management of the property?** The property owner is ultimately responsible for all activity on the property. The Local Property Manager, if one is assigned, **MUST** reside within 2 miles of the city limits and be available 24/7 to address issues related to the property. The Planning Department will have a contact number in case of emergencies.
- 4) **Do the property owners pay sales tax for this activity?** Yes – the property owner will be issued a city privilege license that will allow them to register with the state for payment of sales tax, including the additional “bed tax” requirement for all hotel activity.
- 5) **What review has been done by the city?** The application, a \$500 application fee, and payment for mailing notices is required. All information was reviewed to ensure all administrative requirements have been met. The

home has been inspected to ensure that all life safety elements are in place, and a maximum occupancy/vehicle allowance has been set.

- 6) **What physical modifications were required for the home?** Required life safety improvements include, but are not limited to, hard-wired smoke detectors (carbon monoxide if served by gas), emergency lighting for exits during power outages, properly functioning exits, current fire extinguishers, labeled fuse boxes, etc.
- 7) **How will the maximum occupancy and number of vehicles be established?** During the physical inspection, the Building Official and Fire Inspector assesses the availability of space including sleeping areas and space for off-street parking. These maximums will be established prior to the Public Hearing and can be enforced during operation of the rental.
- 8) **Where can I report code violations, disturbances, etc.?** Just as you would with any residential occupant, if there are problems with noise, excessive vehicles, trash, or other intrusive behavior, the proper city officials should be notified. For life-threatening emergencies, dial 9-1-1 as you would with any type of residential occupancy. Documented complaints will be considered during the renewal process. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.

**Complaint Contact Information:**

- a. **Police: 228-875-2211** – noise, trespassing, other criminal activity
  - b. **Code Enforcement: 228-875-6712** – improper vehicle parking, improper trash storage
  - c. Any other complaints can be forwarded to the Planning Department at **228-875-4415** or mailed to Attn: Planning Department, City of Ocean Springs, 1018 Porter Avenue, Ocean Springs, MS 39564
- 9) **What is the process if the rules are not followed?** If the City receives documentation that the property owners and/or tenants have violated the provisions set forth in the ordinance or have met any other criteria that allows for revocation, written notice will be given to the property owner of the violation(s). If corrective action is not taken in the allotted time, the permit can be revoked and citations issued.
  - 10) **How long is the permit valid?** The Residential Short-Term Rental permit is an annual renewal. Once the initial permit is approved, the property will be inspected annually and complaint records reviewed prior to renewal. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.
  - 11) **Is the permit transferable to new owners?** No. The permit is issued to the owner for that specific address. Permits are not transferable to other owners or properties without the full approval process, including an advertised Public Hearing.
  - 12) **Is the approval process the same for properties in commercially zoned districts?** The application itself is similar, but commercial properties do not require notice or Public Hearing.
  - 13) **What if the property has covenants that do not allow for short-term rentals?** The ordinance requires that any application for a property with an active Homeowner’s Association (HOA) must provide a letter from that HOA supporting the activity. If you are aware of such a restriction in your neighborhood, please notify the Planning Department at 228-875-4415. The permit will not be approved unless supported by an ACTIVE HOA where applicable.
  - 14) **Will the property owner be required to maintain renter information?** Yes, the property owner must maintain a guest registry and provide to the city for review upon request.
  - 15) **Will the renters be informed of the rules and regulations that are included in the permit?** Yes, part of the application and inspection includes provision of the rental agreement for review and posting of the house rules in a visible location within the home.

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**Questions and/or written comments** can be sent to the Planning Department up to the day of the hearing and will be provided to the Planning Commission for consideration.

Comments can be sent to [osplanning@oceansprings-ms.gov](mailto:osplanning@oceansprings-ms.gov) or mailed to

**1018 Porter Avenue, Ocean Springs, MS 39564.**

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**CITY OF OCEAN SPRINGS  
PLANNING DEPARTMENT  
POST OFFICE BOX 1800  
OCEAN SPRINGS, MS 39566-1800  
228-875-4415**

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** January 13, 2026

**APPLICANT(S):** Meritage Homes of Mississippi, Inc.  
**AGENT:** Heinrich & Associates, LLC  
**OWNER:** Meritage Homes of Mississippi, Inc.

**DATE OF APPLICATION:** December 4, 2025

**REQUESTED ACTION:** Final Plat of Savannah Estates Phase II

**LOCATION:** West side of Riley Road  
South of Old CCC Camp Road

**PARCEL NUMBER:** 60123050.000

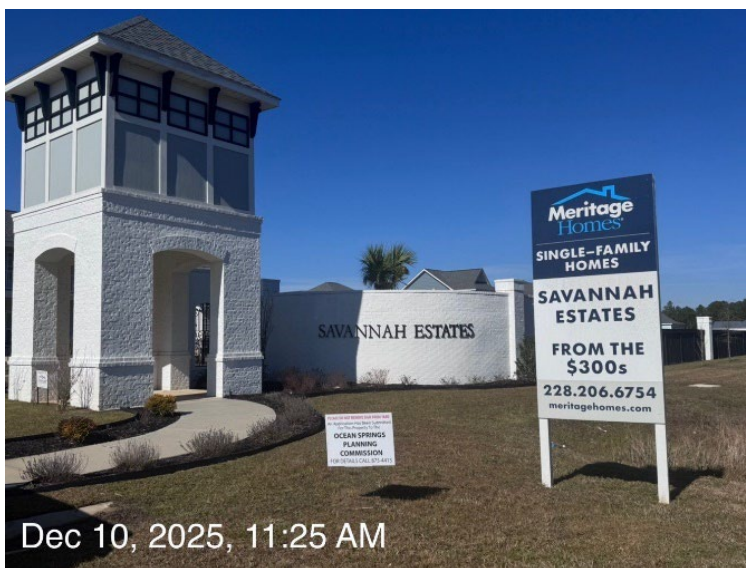


Figure 1. Planning Commission Signage at Savannah Estates Subdivision

**I. REQUEST SUMMARY:**

The applicant, Meritage Homes of Mississippi, Inc., is requesting approval of the Final Plat for Savannah Estates Phase II, a residential subdivision consisting of 56 single-family residential lots, associated public streets, utilities, and easements.

This request represents the final stage of the subdivision approval process prior to recording the plat and the issuance of building permits for individual lots. The Final Plat is required to

demonstrate full compliance with the Unified Development Code (UDC) and consistency with the previously approved sketch and preliminary plats.

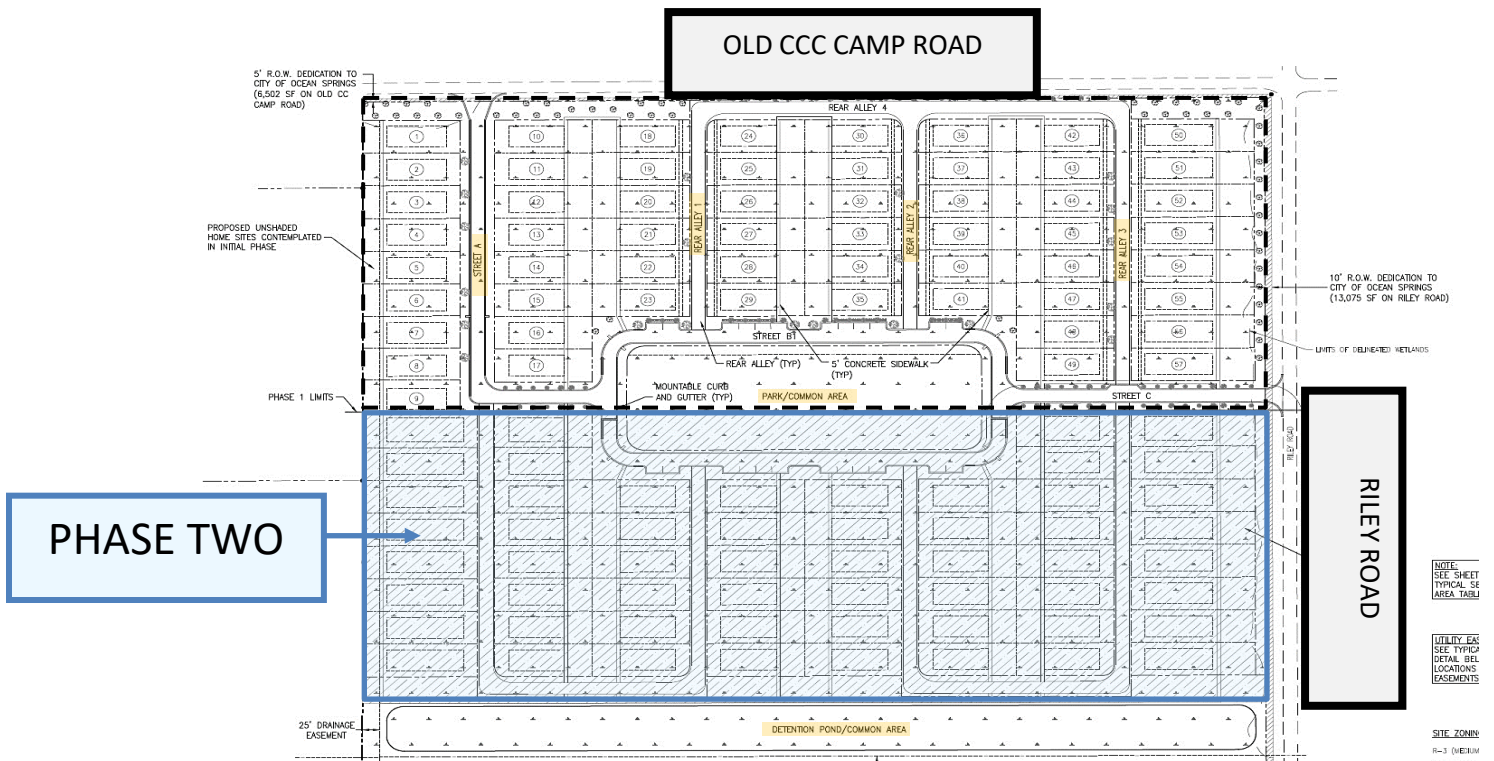


Figure 2. Vicinity Map – Savannah Estates Phase II Showing General Location Relative to Riley Road and Old CCC Camp Road.

## II. PROPERTY & ZONING INFORMATION:

The subject property is zoned R-3 Medium Density Residential, which is intended to accommodate medium-density single-family development, allowing smaller lot sizes while maintaining neighborhood compatibility and adequate public infrastructure.

### ➤ Applicable R-3 Development Standards

- Minimum Lot Area: 7,500 square feet
- Minimum Lot Width: 50 feet
- Minimum Setbacks:
  - Front Yard: 20 feet
  - Side Yard: 10 feet
  - Rear Yard: 20 feet

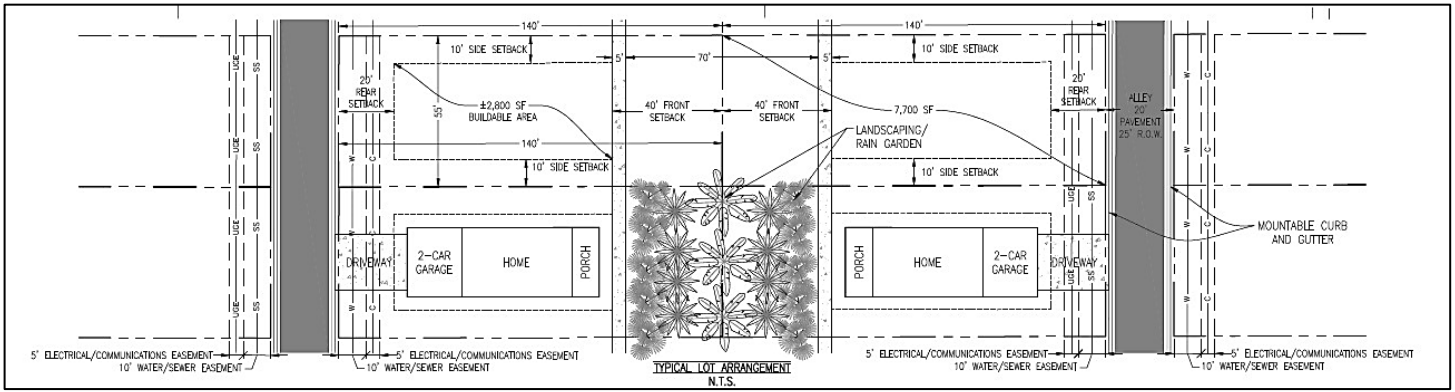


Figure 3. Lot Sizes and Dimensions

The Phase II development area is part of a larger tract totaling approximately 39.13 acres with Phase II containing 23.4 acres. The proposed lots measure approximately 55 feet in width and 140 feet in depth, resulting in an average lot size of approximately 7,700 square feet. Staff finds that the proposed lot dimensions exceed the minimum standards of the R-3 zoning district and all proposed lots comply with applicable setback, dimensional, and density requirements of the Unified Development Code.

**III. SURROUNDING ZONING CLASSIFICATIONS:**

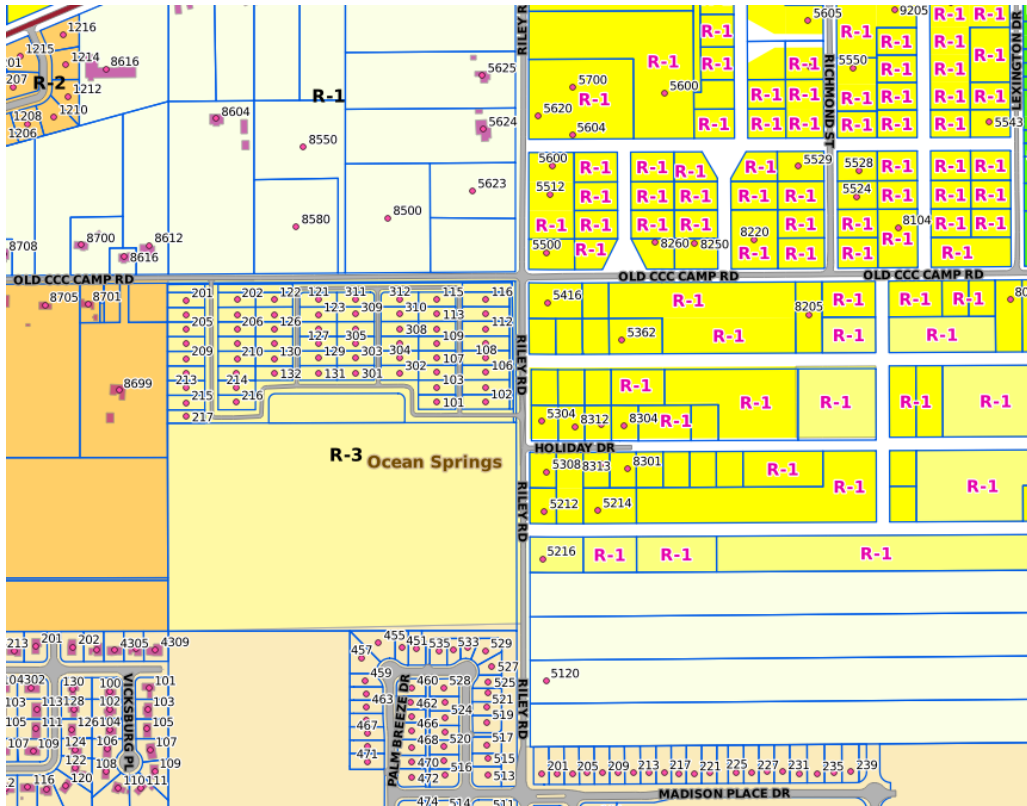


Figure 4. Subject Property and Adjacent Zoning Districts.

Zoning classifications adjacent to the subject property are as follows:

- **North:** R-3, Medium Density Residential
- **East:** R-1, Low Density Single-Family Residential (Annexed area)
- **South:** R-D, Two-Family Residential
- **West:** R-2, Low-Medium Density Residential

The proposed Phase II subdivision is consistent with the established residential development of phase I and represents a compatible infill and expansion of the Savannah Estates subdivision.

#### **IV. PRIOR APPROVALS & PROJECT HISTORY:**

The Savannah Estates Phase II subdivision has been reviewed in multiple phases in accordance with the City of Ocean Springs subdivision regulations:

- **Sketch Plat Approval of Phase I & II:**
  - Planning Commission – October 13, 2020
  - Board of Aldermen – October 20, 2020
- **Preliminary Plat Approval of Phase II:**
  - Planning Commission – March 8, 2022
  - Board of Aldermen – June 7, 2022

The Final Plat under consideration is consistent with the layout, density, and infrastructure framework approved during the Preliminary Plat stage.

#### **V. APPROVED PRELIMINARY PLAT:**

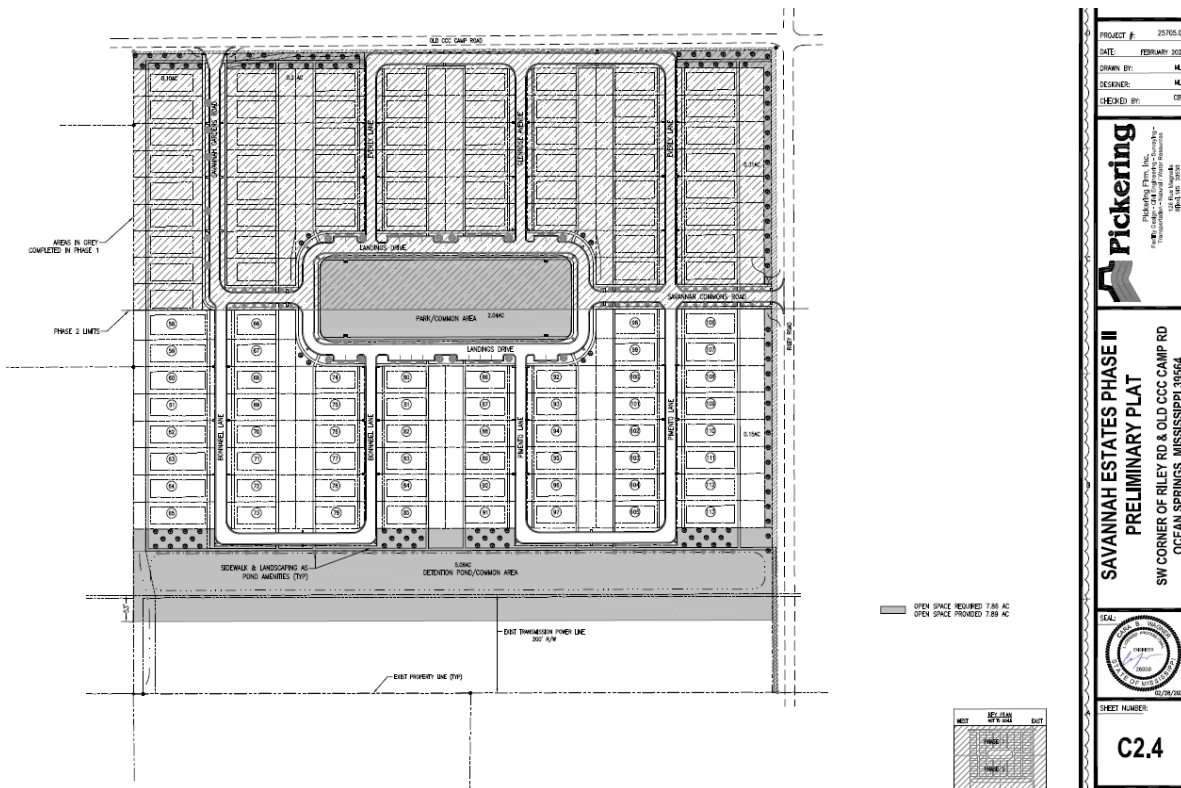


Figure 5. Preliminary Plat for Savannah Estates Phase II (Reduced).

**VI. OPEN SPACE & EASEMENTS:**

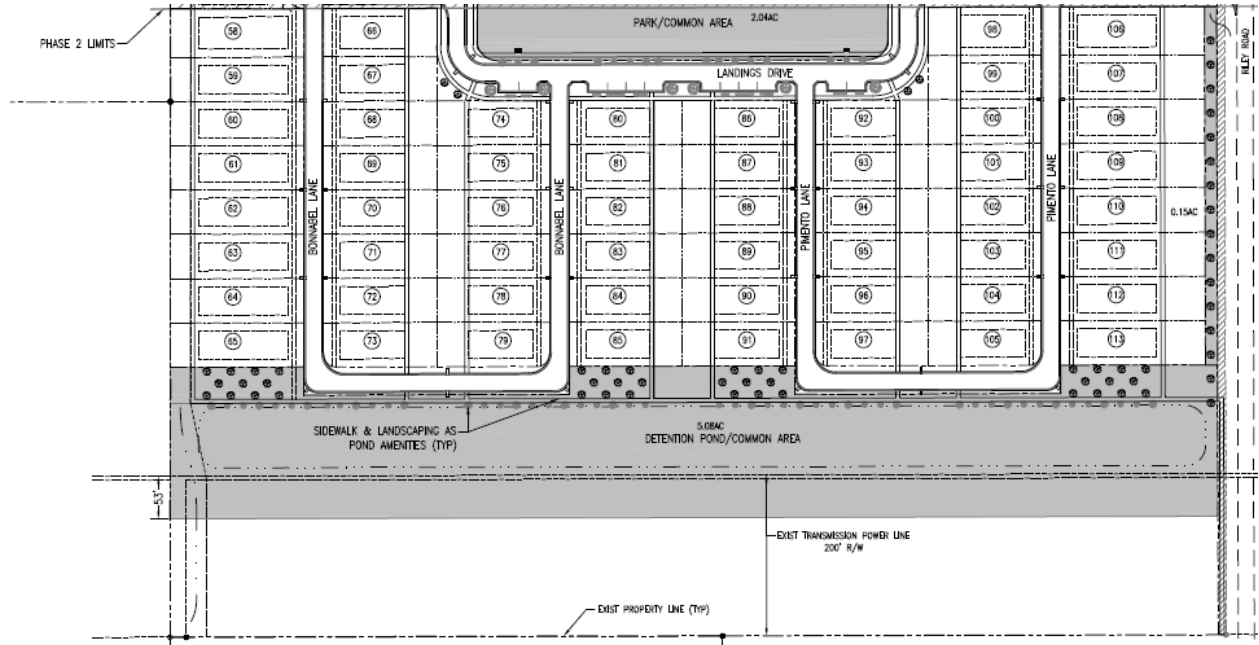


Figure 7. Open Space Areas.

As part of the subdivision’s earlier approvals, the Planning Commission and Board of Aldermen previously approved the inclusion of the overhead powerline easement on the south of the property (detention area), associated landscaping and rain garden areas to satisfy the Unified Development Code’s minimum twenty percent (20%) open space requirement for the Savannah Estates subdivision. The Final Plat reflects 7.89 acres of open space which exceeds the minimum requirement of 7.86 acres for Phase I and II combined.

## VII. FINAL PLAT COMPLIANCE REVIEW:

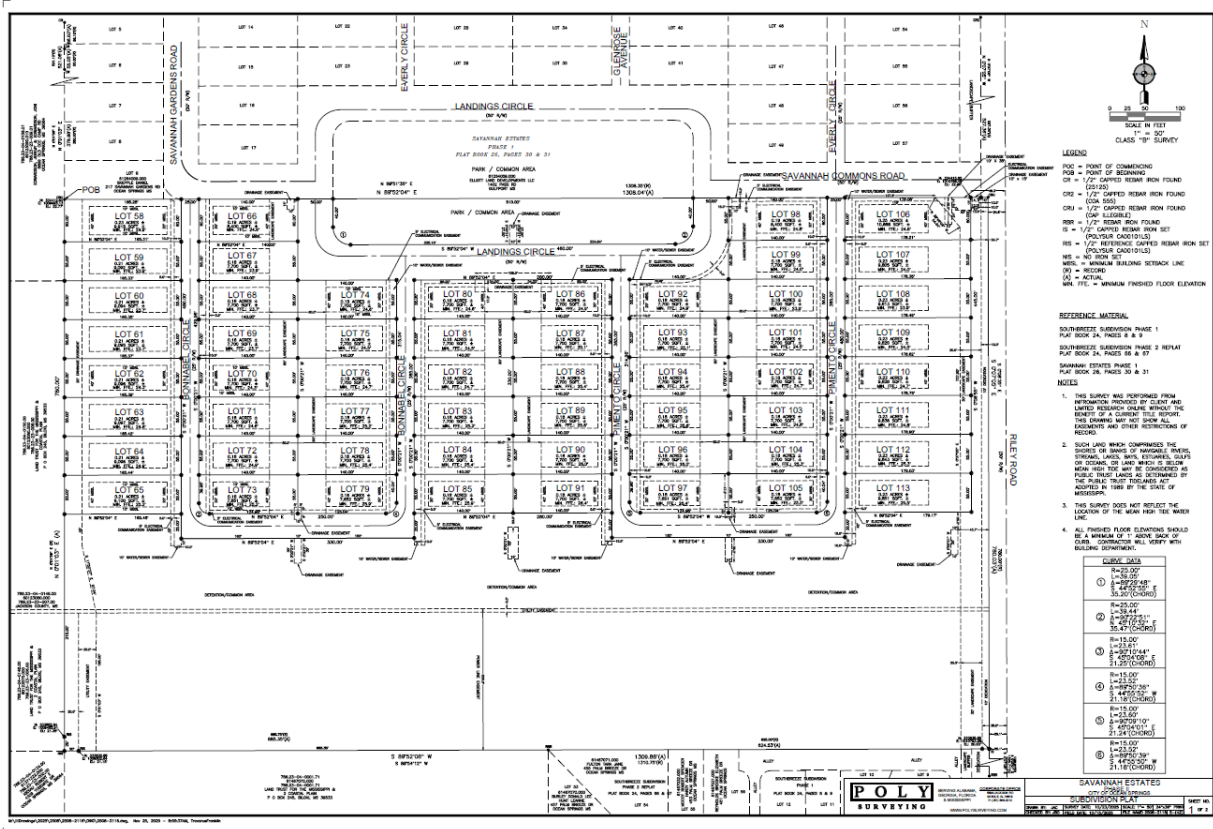


Figure 6. Final Plat for Savannah Estates Phase II (Reduced).

In accordance with the Unified Development Code, the Final Plat is required to include all information shown on the Preliminary Plat, as well as additional technical details necessary for construction and recordation. Staff has reviewed the submitted Final Plat and finds that it is consistent with the previously approved preliminary plat.

## VIII. DEPARTMENTAL & PUBLIC COMMENTS:

- **Public Works:** No outstanding objections. Walk-thru completed with developer. As-Builts have been reviewed and accepted.
- **Engineering:** Final Plat meets technical and engineering requirements.
- **Fire Department:** No comments received at time of report.
- **Public Comment:** No public comments received as of January 9, 2026.

## IX. BONDS:

- **Maintenance Bond** received in the amount of \$39,200, which satisfies the bond requirement for \$700/lot.
  - Bond No. US00159072SU25A – Effective date: February 3, 2026, with a 3-year duration.
- **Maintenance Bond** received in the amount of \$251,375.94. This bond is for the concrete sidewalk not installed at time of Final Plat and for final lift of asphalt for Phase II. (No Certificate of Occupancy will be issued on a house until the sidewalk is installed)

- Bond No. EACX4054127 – Effective date: February 3, 2026, with a 5-year duration.

**X. FINDINGS OF FACT:**

- a. The subject property is zoned R-3 Medium Density Residential, and the proposed subdivision is a permitted use.
- b. The proposed lot dimensions, setbacks, and density comply with the Unified Development Code.
- c. The Final Plat is consistent with the previously approved sketch and preliminary plats.
- d. All required departmental reviews have been completed with no outstanding deficiencies.

**XI. PLANNING COMMISSION ACTION:**

Potential Motions:

To recommend **approval of the Savannah Estates Phase II Final Plat**, a 56-lot single-family residential subdivision, based on compliance with the Unified Development Code and consistency with prior approvals.

— OR —

To recommend **denial of the Savannah Estates Phase II Final Plat**. (Citing specific findings of noncompliance with the Unified Development Code)



City of Ocean Springs Planning Department  
 1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564  
 (228) 875-4415

**APPLICATION: SUBDIVISION DEVELOPMENT**

—Specific Requirements Outlined in Chapter 2 of the Unified Development Code—

**SUBDIVISION TYPE:**     Minor (4 lots or less)                     Major (more than 4 lots)

**Phase of Development:**     Sketch Plat         Preliminary Plat         Final Plat

*Effective June 11, 2006, the following application fees apply:*

	Minor S/D	Major S/D
Sketch Plat	\$ 250 + \$1	\$ 300 + \$1
Preliminary Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot
Final Plat	\$ 250 + \$ 50/lot	\$ 250 + \$ 50/lot

*\$1.00 fee per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated.*

*Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.*

**Application Date:**    December 4, 2025    (Applications are due by the 7<sup>th</sup> of each month.)

Name of Subdivision: Savannah Estates Phase 2

Address of Original Parcel(s): SW Corner of Riley and Old CCC Camp Road Intersection

Parcel ID(s): 60123050.00

- |                     |   |       |                                       |
|---------------------|---|-------|---------------------------------------|
| 1. Applicant:       | <u>Meritage Homes of Mississippi</u>              | Phone | <u>228-207-7169</u>                   |
| Address             | <u>1635 Popps Ferry Rd. , Biloxi, MS 39532</u>    | Email | _____                                 |
| 2. Local Agent:     | <u>Heinrich &amp; Associates, LLC</u>             | Phone | <u>228-896-6768</u>                   |
| Address             | <u>1806 23rd Ave. Ste B, Gulfport, MS 39501</u>   | Email | <u>bobby.h@heinrichassociates.net</u> |
| 3. Owner of Record: | <u>Meritage Homes of Mississippi, INC</u>         | Phone | _____                                 |
| Address             | <u>18655 N.Claret Dr. Ste 400, Scottsdale, AZ</u> | Email | _____                                 |
| 4. Engineer:        | <u>Terry Moran, PE</u>                            | Phone | <u>228-896-4733</u>                   |
| Address             | <u>1806 23rd Ave. Ste B, Gulfport, MS 39501</u>   | Email | _____                                 |
| 5. Land Surveyor:   | <u>Poly Surveying</u>                             | Phone | <u>251-666-2010</u>                   |
| Address             | <u>5588 Jackson Road, Mobile, AL 36619</u>        | Email | <u>tfranklin@polysurveying.com</u>    |
| 6. Attorney:        | _____   | Phone | _____                                 |
| Address             | _____   | Email | _____                                 |

**Attach Appropriate Checklist for Requested Phase of Review**

**Property Information**

1. Tax Map Designation: Section 23 Township: 7 South Range: 8 West
2. Proposed Subdivision Location: On the south side of Old CCC Camp Road (street)  
0 (distance in feet) west (relative direction) of Riley Road (street)
3. List all contiguous holdings in the same ownership:  
Section \_\_\_\_\_ Lot(s) \_\_\_\_\_
4. Zoning of Parcel(s): R-3 5. Total Acreage: 39.13
6. Smallest Lot Size: 7,651.46 SF 7. Proposed # of Lots: 56
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. Yes
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? No
13. Are there any easements or other legal restrictions on the property? If so, please explain. See plans.
14. Are there any existing structures on the property? If so, will they be kept or demolished? No

**Proposed Subdivision Information**

15. Is the subdivision infrastructure proposed to be:  PUBLIC or  PRIVATE?
16. Are any commercial or multi-use activities proposed?  Yes  No  
If so, please describe: \_\_\_\_\_
17. Are any variances being requested for the proposed subdivision? If so, please explain.  
N/A
18. Have there been any variances, exceptions, appeals or special uses granted for any properties in this request?  
 Yes  No If yes, please explain and state the date(s) of approval: \_\_\_\_\_
19. Is any open space or common area included in this subdivision? (Include any bus stops.)  Yes  No  
If yes, please describe: Common Area that will include pickle ball courts, gazebo, pavilion, open park, etc
20. Is the subdivision ingress/egress onto a "major" road, as classified by the City?  Yes  No
21. **Complete where applicable:**  
For Preliminary Plat: Date **SKETCH PLAT** was approved by Board of Aldermen: October 13, 2020  
For Final Plat: Date **PRELIMINARY PLAT** was approved by Board of Aldermen: June 7, 2022
  - Were any changes made subsequent to preliminary plat approval?  Yes  No  
If yes, please describe: \_\_\_\_\_
  - Does this final plat request include the entire area approved in the preliminary plat?  Yes  No

**Notes and Next Steps for each phase are provided on the REQUIRED checklists.**

**Affidavit of Ownership**

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) Holly Johnson, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Holly Johnson Parcel ID(s): 60123050.00

Date Property Acquired Date: \_\_\_\_\_ Book and Page of Each Conveyance: \_\_\_\_\_

Owner's Signature Holly Johnson Date: 12/4/25

**NOTE: If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.**

STATE OF Mississippi

COUNTY OF Harrison

I Pamela M. Holland, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 1635 POPPS Ferry Rd. Ste. A Biloxi, MS 39532

Subscribed and sworn before me this 4th day of December, 2025

My Commission expires May 14, 2029

Notary Signature: Pamela M. Holland



**SECRETARY’S CERTIFICATE**

**MERITAGE HOMES OF MISSISSIPPI, INC.**


I, Malissia Clinton, do hereby certify that I am the duly appointed Executive Vice President – General Counsel and Secretary of Meritage Homes of Mississippi, Inc., an Arizona corporation (the “Company”).

I also do hereby certify that the individuals named below are duly elected or appointed officers of the Gulf Coast Division of Company, holding the office(s) set forth opposite their names:

<u>NAME</u>	<u>OFFICE</u>
Omar Rodriguez	Region President
Jonathan White	Area President
Tucker Dorsey	Division President
Richard Roberson	Vice President – Finance – South Region
Marc Austin	Vice President – Operations – South Region
Ryan Hamilton	Vice President – Regional Counsel
Holly Johnson	Division Director of Finance

I also do hereby certify that each of the foregoing individuals has been authorized, by and on behalf of the Company, to execute documents, contracts, and agreements relating to the sale of completed homes (attached and detached) in the Gulf Coast Division of the Company, including deeds, closing statements, escrow instructions, HUD statements and forms, and related closing documents and instructions.

Dated: 6/17/2025

DocuSigned by:  
  
 By: \_\_\_\_\_  
535367DEA32A46F...  
 Name: Malissia Clinton  
 Title: Executive Vice President – General Counsel  
 and Secretary



## CHECKLIST: SUBDIVISION DEVELOPMENT – FINAL PLAT

—Specific Requirements Outlined in Chapter 2.22 of the Unified Development Code—

**PROPOSED SUBDIVISION NAME AND/OR PID#:** \_\_\_\_\_

The following items **MUST** be checked off {}, APPLICANT signature must be provided on the second page, and this document must be included with the application to be eligible for review:

### SUBMITTAL DOCUMENTS

- Final Plat - 3 full size plan sets (24"x36"), one 11"x17", and electronic PDF file if possible – to include all details from preliminary plat as well as additional information as described below:
  - Date, north arrow, scale and name of subdivision
  - Parcel ID number(s), lot numbers and numerical addresses shown on As Built
  - Name and address of owner(s)
  - Names and addresses of all abutting property owners, as shown on tax records
  - Dimensions accurate to nearest 1/10 of a foot and angles to nearest minute
  - Finish floor elevation of each lot
  - Bearing and length of every street line, lot line boundary line and building setback lines whether curved or straight
  - Names and lines of all proposed streets and alleys to be dedicated to public use
  - Tract boundary lines, all right-of-way lines of streets, easements, or other areas, as well as property lines of lots and other sites
  - Easements, reservations and any areas to be dedicated to public to be noted with dimensions, purpose and limitations
  - Location, material and description of monuments and markers with complete description of benchmarks, including location, type of mark, elevation and state plane coordinates
  - FEMA flood zone designations, base flood elevations and any areas within proposed subdivision subject to inundation by stormwater; plans to show proposal to eliminate ponding
  - Stormwater detention and erosion & sediment control facilities
  - Natural water bodies and wetlands (delineated)
  - Street light plan

- Street Signage plan
- Name, signature and seal of licensed engineer, placed on face of final plat and properly certified
- Final letters of approval for water and sewer systems have been received from DOH and DEQ

### Certificates

- A certificate showing that the Applicant is the landowner and certification that all prior easement rights to any person, utility or corporation have been absolved on the parcels to be dedicated to public use. The person, utility or corporation shall retain whatever rights they would have as if located on a public street. Recording data for all prior easement shall be included. Those prior easements shall be included and not subordinated.
- A certificate of dedication of all public streets, highways, water sanitary sewer, stormwater sewer, any other public utilities, and other rights-of-way, easements or parcels for public parks or other public use to the City of Ocean Springs, Mississippi, executed by the owners and all other parties who have a mortgage or lien interest in the property.
- A certificate by a registered land surveyor of the State of Mississippi to the effect that the plat represents an accurate survey made by him or someone under his direct supervision and that all dimensional and other data are correct.
- Certificates of approval by the Planning Commission and Board of Aldermen and a certificate of recording by the Chancery Clerk of Jackson County, Mississippi.
- The certificate of accuracy by the developer's engineer, registered to practice in the State of Mississippi, as required herein:
  - Plats to be certified by developer's engineer (registered MS PE), with this statement, on the final plat face: *"The plans of said subdivision and the construction of all improvements therein, which are or may become the property of the City of Ocean Springs, have been designed and constructed in accordance with the subdivision regulations of the City of Ocean Springs and all other laws, rules, ordinances, regulations, and they meet or exceed all accepted engineering standards."*
  - If a private development, plat must state: *"The infrastructure and streets have not been dedicated to the public for public use nor have they been accepted by the City of Ocean Springs as public improvements, and the infrastructure and streets shall be maintained by the required property owners' association within the subdivision, and the streets shall always be open to emergency vehicles, public and private utility maintenance and service personnel, and the U.S. Postal Service and governmental employees in pursuit of the official duties."*

### INSPECTION AND REQUIRED ACTIONS

- The *final engineering inspection* must be scheduled so that it will be accomplished at least **fifteen (15) working days** prior to the regular monthly meeting of the Planning Commission. All *administrative and construction requirements* identified by the final inspection will be complete and all submittals made to the City at least **seven (7) working days** prior to the regular monthly meeting of the Planning Commission.
- The following items **MUST** be submitted two working day prior to the final engineering inspection:
  - One blueline copy of the construction drawings to include all items as they were constructed
  - One blueline print of the proposed plat to be recorded
  - A security instrument per lot according to a fee schedule for 3 years or 80% occupancy
  - Developer's warranty for 3 years or 85% occupancy
- After final engineering inspection and at least two working days prior to the Planning Commission at which final plat will be considered, the developer shall provide the final construction, contractor record **as-built** drawings to the City as follows: one (1) Mylar diazo film and three (3) sets of revised, if necessary, blueline copies.
- The location of water and sewer services shall be indicated with a "w" and "s" respectively, and shall be permanently stamped, cut or otherwise indicated into the curb abutting each lot or other location approved by City Engineer.
- The developer must have deposited sufficient funds with the City to cover the costs of material, labor and equipment associated with the City's installation of all signs required in the subdivision, including street markers and stop signs at all street intersections as well as any other signs required by the current Manual of Uniform Traffic Control Devices.

### **Final Plat Notes:**

1. The Applicant may submit final plat copies for only that portion of the approved preliminary plat that they propose to record and develop at that time
2. Amendments to a subdivision plat shall be approved in the same manner as the original plat, except as otherwise provided for amending plats or replats herein.
3. Where only a portion of an approved preliminary plat is submitted for final approval, a final plat of the remaining area may be submitted at any time within two years of the preliminary plat without payment of any additional filing fee by the Applicant providing the final plat for the additional areas conform substantially with the approved preliminary plat.
4. The final plat shall be submitted for approval within the required two years. Applicants failing to complete construction and obtain final approval from the Board of Aldermen within the specified time may submit a request for an extension of six months. If an extension is granted, the final plat must be submitted within a total of 30 months from the original date of approval of the preliminary plat by the Board of Aldermen.
5. Upon approval of the final plat by the Board of Aldermen, the plat shall be submitted for recording within 60 days; otherwise final plat approval will be null and void.

## Next Steps

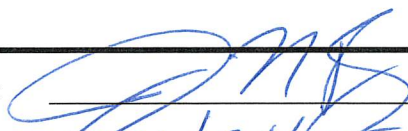
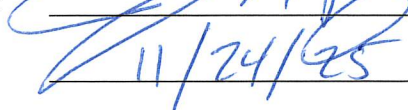
Once the application is received (with all attachments) and fee is paid, the City will review the package and schedule the request on the next appropriate Planning Commission agenda. Appropriate time must be allowed for City review and public notification via standard mail and City review prior to the Planning Commission meeting. The Planning Commission will make a recommendation to the Board of Alderman, which will approve or reject the request. Applicants are encouraged to attend both the Planning Commission and Board of Aldermen meetings to respond to questions. The Planning Commission meets the 2<sup>nd</sup> Tuesday of each month at 6:00 pm and the Board of Aldermen meets the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month at 6:00 pm. All meetings occur in the City Hall Board room at 1018 Porter Avenue.

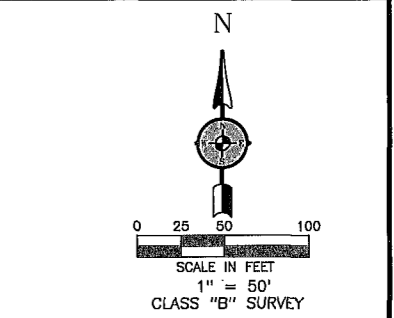
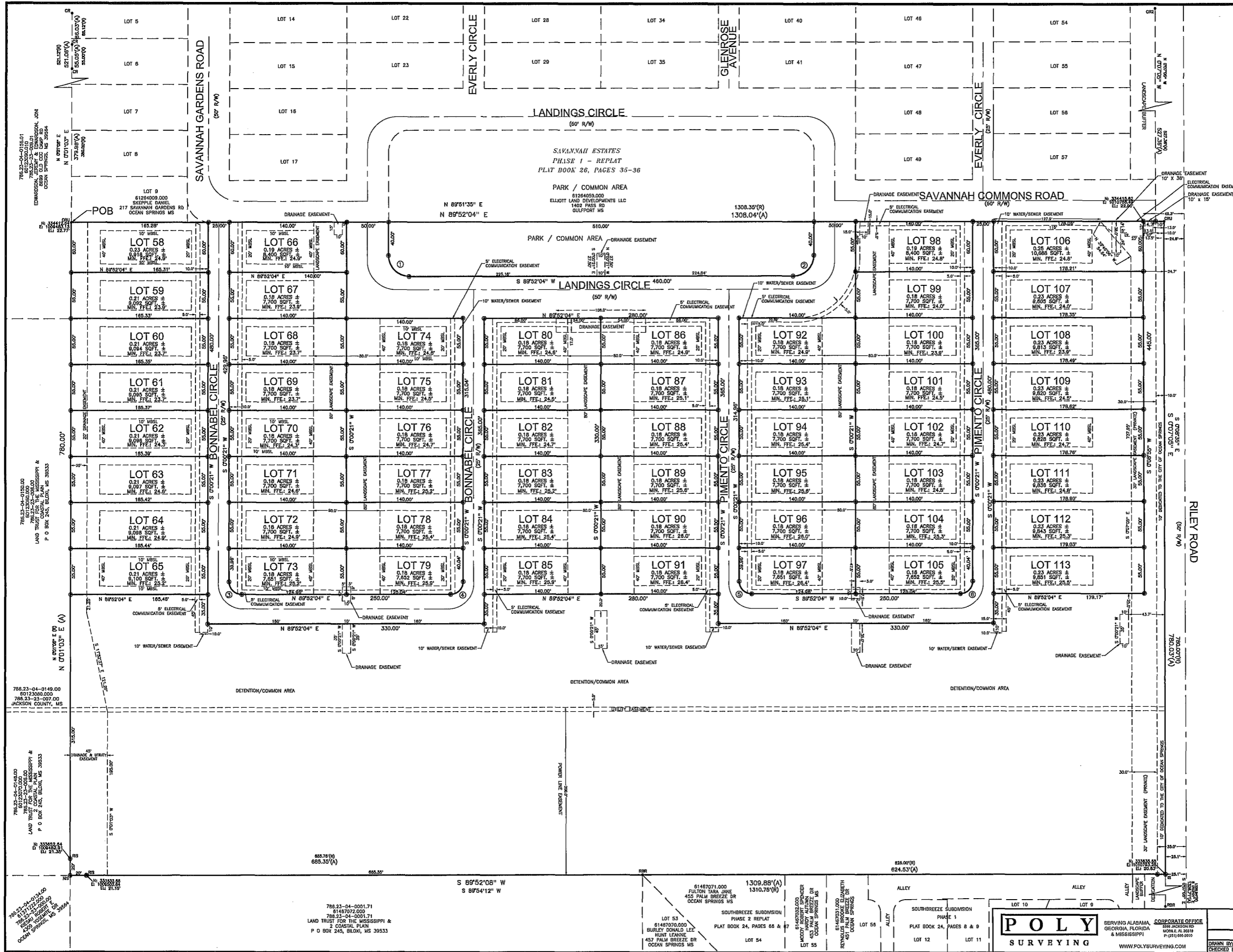
### After Final Plat approval – REQUIRED steps:

- Building permits can be issued by City Building Department.
- Developer to submit Final Plat for recording with Jackson County within 60 days of plat approval by City to include all required plan signatures *prior* to submittal of plans.
- Within 30 days of final plat approval, developer to submit 4 signed copies – **18"x24"** – of the approved Final Plat to Planning Department:
  - 1 mylar
  - 1 linen
  - 2 full size minimum 24lb paper
  - Also, one computer disc which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the City Engineer's computer system [CAD].
- The Applicant shall file the plat with the Jackson County land records office within 12 months after final plat approval as provided by law.
- Jackson County will keep the linen copy. The mylar and one paper copy will be returned to the Planning Department.

Applicant Signature: \_\_\_\_\_

DATE: \_\_\_\_\_

 , Director of Land  




- LEGEND**
- POC = POINT OF COMMENCING
  - POB = POINT OF BEGINNING
  - CR = 1/2" CAPPED REBAR IRON FOUND (25125)
  - CR2 = 1/2" CAPPED REBAR IRON FOUND (COA 555)
  - CRU = 1/2" CAPPED REBAR IRON FOUND (CAP ILLEGIBLE)
  - RBR = 1/2" REBAR IRON FOUND
  - IS = 1/2" CAPPED REBAR IRON SET (POLYSUR CA00101LS)
  - RIS = 1/2" REFERENCE CAPPED REBAR IRON SET (POLYSUR CA00101LS)
  - NIS = NO IRON SET
  - MBSL = MINIMUM BUILDING SETBACK LINE
  - (R) = RECORD
  - (A) = ACTUAL
  - MIN. FFE. = MINIMUM FINISHED FLOOR ELEVATION

- REFERENCE MATERIAL**
- SOUTHBREEZE SUBDIVISION PHASE 1 PLAT BOOK 24, PAGES 8 & 9
  - SOUTHBREEZE SUBDIVISION PHASE 2 REPLAT PLAT BOOK 24, PAGES 66 & 67
  - SAVANNAH ESTATES PHASE 1 REPLAT PLAT BOOK 26, PAGES 35 & 36

- NOTES**
1. THIS SURVEY WAS PERFORMED FROM INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH ONLINE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS DRAWING MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD.
  2. SUCH LAND WHICH COMPRISES THE SHORES OR BANKS OF NAVIGABLE RIVERS, STREAMS, LAKES, BAYS, ESTUARIES, GULFS OR OCEANS, OR LAND WHICH IS BELOW MEAN HIGH TIDE MAY BE CONSIDERED AS PUBLIC TRUST LANDS AS DETERMINED BY THE PUBLIC TRUST TIDELANDS ACT ADOPTED IN 1989 BY THE STATE OF MISSISSIPPI.
  3. THIS SURVEY DOES NOT REFLECT THE LOCATION OF THE MEAN HIGH TIDE WATER LINE.
  4. ALL FINISHED FLOOR ELEVATIONS SHOULD BE A MINIMUM OF 1' ABOVE BACK OF CURB. CONTRACTOR WILL VERIFY WITH BUILDING DEPARTMENT.

CURVE DATA	
①	R=25.00' L=39.05' Δ=89°28'48" S 44°52'55" E 35.20'(CHORD)
②	R=25.00' L=39.44' Δ=90°22'51" N 45°10'32" E 35.47'(CHORD)
③	R=15.00' L=23.61' Δ=90°10'44" S 45°04'08" E 21.25'(CHORD)
④	R=15.00' L=23.52' Δ=89°50'36" S 44°55'52" W 21.18'(CHORD)
⑤	R=15.00' L=23.60' Δ=90°09'10" S 45°04'01" E 21.24'(CHORD)
⑥	R=15.00' L=23.52' Δ=89°50'39" S 44°55'50" W 21.18'(CHORD)

**POLY SURVEYING**

SERVING ALABAMA, GEORGIA, FLORIDA & MISSISSIPPI

CORPORATE OFFICE  
1402 PALM BREEZE DR  
OCEAN SPRINGS, MS 39555  
(601) 669-2020

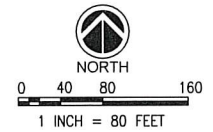
SAVANNAH ESTATES PHASE II  
CITY OF OCEAN SPRINGS  
SUBDIVISION PLAT

SHEET NO.  
1 OF 2



NOTE:  
ALL OPEN SPACE AREAS MUST BE OPEN TO ACCESS AND USE BY ALL RESIDENTS.

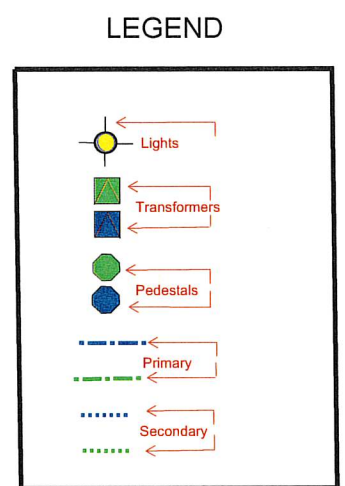
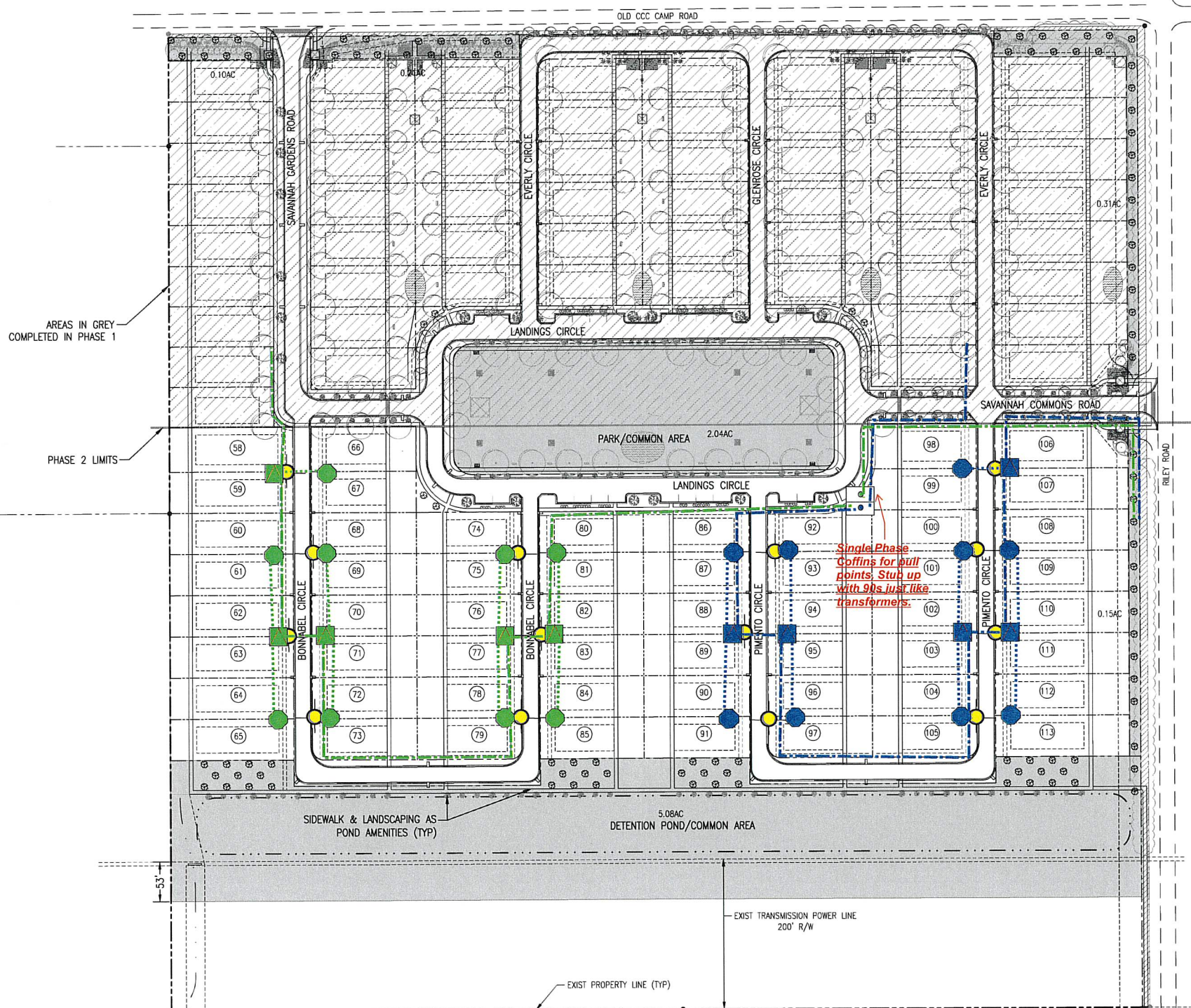
# SINGING RIVER ELECTRIC STREET LIGHT PLAN FOR SAVANNAH ESTATES PHASE 2



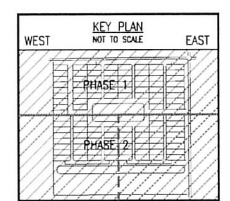
REVISIONS:

04/04/22	OPEN SPACE AREA

PROJECT #: 25705.01  
DATE: FEBRUARY 2022  
DRAWN BY: MLS  
DESIGNER: MLS  
CHECKED BY: CBW



OPEN SPACE REQUIRED 7.86 AC  
OPEN SPACE PROVIDED 7.89 AC



## SAVANNAH ESTATES PHASE II

SW CORNER OF RILEY RD & OLD CCC CAMP RD  
OCEAN SPRINGS, MISSISSIPPI, 39564

SHEET NUMBER:

# C2.4

DESCRIPTION:  
OPEN SPACE PLAN

**This notice is being mailed to you as the owner of property near the project described below.  
Copies are sent via standard mail at the cost of the applicant.**

---

City of Ocean Springs  
Planning Department  
P.O. Box 1800  
Ocean Springs, MS 39566-1800  
228-875-4415

**PUBLIC NOTICE**

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs Planning Commission will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue  
Ocean Springs, MS, 39564

**Tuesday, January 13, 2026 @ 6:00 PM**

Regarding the following:

- **Riley Road – PIDN: 60123050.000 – Savannah Estates Phase II – Meritage Homes of Mississippi – Requesting Final Plat approval of a 56-lot subdivision.**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to [acrose@oceansprings-ms.gov](mailto:acrose@oceansprings-ms.gov) , [edill@oceansprings-ms.gov](mailto:edill@oceansprings-ms.gov), or [osplanning@oceansprings-ms.gov](mailto:osplanning@oceansprings-ms.gov) .

All parties of interest shall have an opportunity to be heard at the public meeting.





MISSISSIPPI STATE DEPARTMENT OF HEALTH

November 26, 2025

Mr. T.J. Moran, Jr., P.E.  
Terry Moran Engineering  
P.O. Box 4075  
Biloxi, MS 39535

RE: Final Approval for Savannah Estates, Phase II, 56 Lots, City of Ocean Springs, PWS ID# 0300005, Jackson County, Initial MSDH Ref.# 120102, Final MSDH Ref.# 122010

Dear Mr. Moran:

We have received certification from you that the above referenced project was completed in accordance with the approved plans and specifications. We are now able to issue Mississippi State Department of Health final approval. We are retaining the submitted information for our files.

Sincerely,

*Wendy Ferrill*

Wendy Ferrill, P.E., BCEE  
Environmental Engineer

### Certificate Of Completion

Envelope Id: 686FA999-7AC7-4268-8EB8-CB00DA88ACF4	Status: Completed
Subject: Complete with Docusign: 122010_final.doc	
MSDH_MD_Dept_ef:	
Source Envelope:	
Document Pages: 1	Signatures: 1
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Ferrill, Wendy
Time Zone: (UTC-06:00) Central Time (US & Canada)	570 East Woodrow Wilson Drive
	Jackson, MS 39216
	wendy.ferrill@msdh.ms.gov
	IP Address: 2600:1700:2dd0:

### Record Tracking

Status: Original	Holder: Ferrill, Wendy	Location: DocuSign
11/26/2025 11:38:51 AM	wendy.ferrill@msdh.ms.gov	

### Signer Events

Wendy Ferrill  
 wendy.ferrill@msdh.ms.gov  
 Environmental Engineer  
 Mississippi State Department of Health  
 Security Level: Email, Account Authentication (Optional)

### Signature

*Wendy Ferrill*

Signature Adoption: Pre-selected Style  
 Using IP Address:  
 2600:1700:2dd0:5f70:f041:2345:8046:88a6

### Timestamp

Sent: 11/26/2025 11:40:14 AM  
 Viewed: 11/26/2025 11:40:21 AM  
 Signed: 11/26/2025 11:40:28 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

### In Person Signer Events

### Signature

### Timestamp

### Editor Delivery Events

### Status

### Timestamp

### Agent Delivery Events

### Status

### Timestamp

### Intermediary Delivery Events

### Status

### Timestamp

### Certified Delivery Events

### Status

### Timestamp

### Carbon Copy Events

### Status

### Timestamp

heinrich, bobby  
 bobby.h@heinrichassociates.com  
 Security Level: Email, Account Authentication (Optional)

COPIED

Sent: 11/26/2025 11:40:15 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

Moran, Terry  
 msubulldog3@msn.com  
 Security Level: Email, Account Authentication (Optional)

COPIED

Sent: 11/26/2025 11:40:14 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

Sawyer, Audra  
 audra.s@heinrichassociates.net  
 Security Level: Email, Account Authentication (Optional)

COPIED

Sent: 11/26/2025 11:40:14 AM  
 Viewed: 11/26/2025 11:40:35 AM

**Electronic Record and Signature Disclosure:**

<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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Not Offered via DocuSign

<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	11/26/2025 11:40:15 AM
Certified Delivered	Security Checked	11/26/2025 11:40:21 AM
Signing Complete	Security Checked	11/26/2025 11:40:28 AM
Completed	Security Checked	11/26/2025 11:40:28 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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STATE OF MISSISSIPPI  
TATE REEVES  
GOVERNOR  
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
CHRIS WELLS, EXECUTIVE DIRECTOR

December 1, 2025

Mr. Tyler Robinson, Land Manager  
Meritage Homes, LLC  
1402 Pass Road  
Gulfport, MS 39501

Dear Tyler Robinson :

Re: Savannah Commons  
Jackson County  
Project. No. 78658-PLA20220001

We have received the as-built drawings and your consulting engineer's certification that the referenced project has been completed in accordance with the plans and specifications approved by our office. We have no further comments on this project.

Should you have any questions, please contact me at (601) 961-5171.

Sincerely,

Bradley R. Crain, P.E., BCEE  
Chief, Municipal and Commercial Wastewater Division

cc: William F. Moody, P.E., BCEE, MDOH  
Audra Sawyer [audra.s@heinrichassociates.net](mailto:audra.s@heinrichassociates.net)  
Melanie Lamb [melanie.l@heinrichassociates.net](mailto:melanie.l@heinrichassociates.net)  
Bobby Heinrich [bobby.h@heinrichassociates.net](mailto:bobby.h@heinrichassociates.net)

OFFICIAL RECORDS JACKSON COUNTY, MS  
Josh Eldridge, Chancery Clerk  
Electronically Recorded  
RECORDING FEE: \$ 39.00  
MINERAL TAX: \$0.00  
# 202420544  
BK: 2186 PG: 436 - 444  
10/30/2024 04:18:53 PM 9 PG(S)  
Receipt # 23981

THIS INSTRUMENT PREPARED BY:

Mark T. Davis, Esq.  
JONES WALKER LLP  
P. O. Box 427  
190 E. Capitol Street, Suite 800 (39201)  
Jackson, MS 39205-0427  
(601) 949-4900  
Mississippi Bar No. 5839

RETURN TO:

Mark T. Davis, Esq.  
JONES WALKER LLP  
P. O. Box 427  
190 E. Capitol Street, Suite 800 (39201)  
Jackson, MS 39205-0427  
(601) 949-4900

INDEXING INSTRUCTION:

*(Hanshaw Road)*

Situated in the SE 1/4 of Sec. 26, T7S, R8W

*(The Enclave at Palmetto Pointe, Phase 2(A) and Phase 2(B))*

Sec. 31, T7S, R7W: SE 1/4 of SE 1/4; NE 1/4 of SE 1/4; SE 1/4 of NE 1/4

Sec. 32, T7S, R7W: SE 1/4 of SW 1/4; SW 1/4 of SW 1/4; NW 1/4 of SW 1/4; SW 1/4 of NW 1/4  
Savannah Estates Subdivision, Phase 1: Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27,  
and 38

*(Savannah Estates, Phase 2)*

Situated in the NE 1/4 of the SE 1/4 of Sec. 23, T7S, R8W, City of Ocean Springs

**All in Jackson County, MS**

SPECIAL WARRANTY DEED

NAME, ADDRESS AND PHONE NUMBER  
OF GRANTORS:

Elliott Land Developments, LLC and  
Elliott Homes, LLC  
1402 Pass Road  
Gulfport, MS 39501  
Phone No.: 228-257-9614

NAME, ADDRESS AND PHONE NUMBER  
OF GRANTEE:

Meritage Homes of Mississippi, Inc.  
18655 North Claret Drive, Suite 400  
Scottsdale, AZ 85255  
Phone No.: (520) 225-6819

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ELLIOTT LAND DEVELOPMENTS, LLC, a Mississippi limited liability company, and ELLIOTT HOMES, LLC, a Mississippi limited liability company, Grantors, do hereby grant, bargain, sell, convey and warrant specially to MERITAGE HOMES OF MISSISSIPPI, INC., an Arizona corporation, Grantee, all of Grantors' right, title and interest in and to the following described property, situated in the First Judicial District of Harrison County, Mississippi, to-wit (the "Subject Property"):


**SEE EXHIBIT A, EXHIBIT B, EXHIBIT C, EXHIBIT D, AND EXHIBIT E  
ATTACHED HERETO AND MADE A PART HEREOF**

This conveyance is made subject to, and there is excepted from the warranty hereof, the matters set forth on Exhibit A, Exhibit B, Exhibit C, Exhibit D, and Exhibit E attached hereto and made a part hereof.

IN WITNESS WHEREOF, this instrument has been executed by Grantors on this the 25 day of October, 2024.

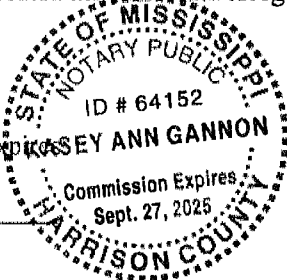
**GRANTORS:**

**ELLIOTT LAND DEVELOPMENTS, LLC,**  
a Mississippi limited liability company  
**AND**  
**ELLIOTT HOMES, LLC,**  
a Mississippi limited liability company

By:   
Brandon Elliott, Sole Member

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25 day of October, 2024, within my jurisdiction, the within named Brandon Elliott, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacities, and that by his signature on the instrument, and as the act and deed of the persons or entities upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires Sept. 27, 2025  


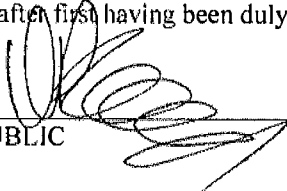
  
NOTARY PUBLIC

EXHIBIT A

HANSHAW ROAD

A PARCEL OF LAND BEING SITUATED IN THE SE 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON ROD AT THE SOUTHWEST CORNER OF DAVIS BAYOU SUBDIVISION, AS PER PLAT BOOK 2, PAGE 102 ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY; THENCE RUN SOUTH 00 DEGREES 52 MINUTES 38 SECONDS WEST 102.01 FEET TO A FOUND IRON ROD AT THE APPARENT INTERSECTION OF THE EAST RIGHT-OF-WAY OF HANSHAW ROAD AND THE SOUTH RIGHT-OF-WAY OF THE CSX RAILROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF THE CSX RAILROAD SOUTH 79 DEGREES 45 MINUTES 34 SECONDS EAST 350.07 FEET TO A FOUND IRON PIPE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY SOUTH 79 DEGREES 20 MINUTES 02 SECONDS EAST 1579.73 FEET TO A SET IRON ROD ON THE BANK OF DAVIS BAYOU; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY RUN ALONG THE BANK OF DAVIS BAYOU AS FOLLOWS SOUTH 20 DEGREES 32 MINUTES 42 SECONDS WEST 80.21 FEET; THENCE SOUTH 32 DEGREES 07 MINUTES 00 SECONDS WEST 264.28 FEET; THENCE SOUTH 16 DEGREES 34 MINUTES 58 SECONDS WEST 145.01 FEET TO A POINT ON A CURVE TO THE LEFT WITH A RADIUS OF 156.87 FEET AND A CHORD BEARING SOUTH 30 DEGREES 54 MINUTES 40 SECONDS EAST FOR 220.78 FEET; THENCE ALONG SAID CURVE 244.91 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 18 SECONDS EAST 168.80 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 79.81 FEET AND A CHORD BEARING SOUTH 21 DEGREES 45 MINUTES 54 SECONDS EAST FOR 156.34 FEET; THENCE ALONG SAID CURVE 218.31 FEET; THENCE SOUTH 73 DEGREES 26 MINUTES 43 SECONDS WEST 175.28 FEET TO A POINT ON A CURVE TO THE LEFT WITH A RADIUS OF 366.75 FEET AND A CHORD BEARING SOUTH 22 DEGREES 02 MINUTES 26 SECONDS WEST FOR 265.83 FEET; THENCE ALONG SAID CURVE 272.03 FEET; THENCE SOUTH 05 DEGREES 52 MINUTES 34 SECONDS WEST 204.25 FEET; THENCE SOUTH 19 DEGREES 54 MINUTES 20 SECONDS WEST 97.81 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 100.80 FEET AND A CHORD BEARING SOUTH 55 DEGREES 20 MINUTES 28 SECONDS WEST FOR 126.47 FEET; THENCE ALONG SAID CURVE 136.70 FEET; THENCE NORTH 76 DEGREES 18 MINUTES 53 SECONDS WEST 217.07 FEET; THENCE NORTH 82 DEGREES 27 MINUTES 43 SECONDS WEST 256.58 FEET; THENCE NORTH 67 DEGREES 49 MINUTES 58 SECONDS WEST 104.16 FEET; THENCE NORTH 16 DEGREES 13 MINUTES 11 SECONDS WEST 45.20 FEET; THENCE NORTH 39 DEGREES 40 MINUTES 41 SECONDS WEST 180.69 FEET TO A POINT ON A CURVE TO THE LEFT WITH A RADIUS OF 107.82 FEET AND A CHORD BEARING SOUTH 77 DEGREES 19 MINUTES 57 SECONDS WEST FOR 179.78 FEET; THENCE ALONG SAID CURVE 212.56 FEET; THENCE SOUTH 21 DEGREES 45 MINUTES 48 SECONDS WEST 224.47 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 277.50 FEET AND A CHORD BEARING SOUTH 55 DEGREES 10 MINUTES 20 SECONDS WEST FOR 228.70 FEET; THENCE ALONG SAID CURVE 235.72 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS WEST 70.35 FEET; THENCE SOUTH 76 DEGREES 13 MINUTWS 43 SECONDS WEST 186.46 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 28 SECONDS WEST 162.80 FEET TO A SET IRON ROD ON THE EAST RIGHT-OF-WAY OF HANSHAW ROAD; THENCE LEAVING THE BANK OF DAVIS BAYOU RUN ALONG SAID EAST RIGHT-OF-WAY OF HANSHAW ROAD NORTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 643.88 FEET TO A 60D NAIL SET IN THE BASE OF A 12 INCH

**DIAMETER OAK TREE AND ON A CURVE TO THE LEFT WITH A RADIUS OF 9284.06 FEET AND A CHORD BEARING NORTH 01 DEGREE 57 MINUTES 51 SECONDS WEST FOR 522.53 FEET; THENCE RUN ALONG SAID CURVE AND SAID RIGHT-OF-WAY 522.60 FEET TO A SET IRON ROD; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 03 DEGREES 19 MINUTES 57 SECONDS WEST 491.43 TO A FOUND IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 40 MINUTES 44 SECONDS EAST 349.88 FEET TO A FOUND IRON PIPE; THENCE RUN NORTH 02 DEGREES 51 MINUTES 32 SECONDS WEST 250.12 FEET BACK TO THE POINT OF BEGINNING.**

**SAID PARCEL CONTAINS 61.28 ACRES MORE OR LESS**

SUBJECT TO THE FOLLOWING:

1. The lien of real property taxes not yet due and payable for 2024 and all subsequent years.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto.
3. Rights of others, including state and federal governments, in and to water that is now, or used to be, on, under or next to the Land.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the subject property prior to the date of this deed, and any adverse claim to all or part of the land that is, as of the date of this deed, or was previously, under water.
5. Easements to South Mississippi EPA recorded in Book 1826 at Page 251, Book 1739 at Page 297.
6. CXS Railroad Easement along the North property line of the subject property.

**EXHIBIT B**

**THE ENCLAVE AT PALMETTO POINTE, PHASE 2(A)**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE): BEGINNING AT THE NORTHEAST CORNER OF LOT 99, THE ENCLAVE AT PALMETTO POINTE SUBDIVISION, PHASE 1; THENCE ALONG THE NORTH LINE OF SAID LOT 99, WEST 115.30' TO THE EAST MARGIN OF MAUREPAS CIRCLE; THENCE ALONG A CURVE OF SAID EAST MARGIN TO THE RIGHT, HAVING A RADIUS OF 345.00', AN ARC LENGTH OF 73.87' AND A CHORD BEARING AND DISTANCE OF N05°28'10"E 73.73'; THENCE ALONG THE NORTH LINE OF SAID PHASE 1, N78°23'48"W 50.00' TO THE WEST MARGIN OF SAID MAUREPAS CIRCLE; THENCE FURTHER ALONG SAID NORTH LINE OF PHASE 1, S77°51'16"W 184.74' TO THE EAST LINE OF THE OCEAN SPRINGS SCHOOL DISTRICT PROPERTY; THENCE ALONG SAID EAST LINE, N00°00'48"W 1093.20' TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF PROPERTY OF MANNING; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N89°04'49"E 225.69' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID SOUTH LINE, N89°12'05"E 79.92' TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF PROPERTY OF MANNING; THENCE ALONG THE EAST LINE OF SAID PROPERTY, N00°08'10"W 1485.84' TO AN IRON PIPE FOUND ON THE SOUTH MARGIN OF OLD SPANISH TRAIL; THENCE ALONG SAID SOUTH MARGIN, S89°50'19"E 288.40' TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF PROPERTY OF JACOBS; THENCE ALONG THE WEST LINE OF SAID PROPERTY, S00°35'22"W 394.21' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG THE WEST LINE OF PROPERTY OF JACOBS, S00°48'22"W 147.50' TO AN IRON ROD FOUND; THENCE ALONG THE WEST LINE OF PROPERTY OF BARDWELL, S00°17'38"W 233.43' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°22'02"W 227.99' TO AN IRON ROD FOUND; THENCE ALONG THE WEST LINE OF PROPERTIES OF EVERETTE, DEVINE AND WILLIAM, S00°29'19"W 462.92' TO AN IRON PIPE FOUND; THENCE ALONG THE WEST LINE OF PROPERTY OF DAVIS, JONES, AND ROSS, S00°32'51"W 1123.61' TO AN IRON PIPE FOUND; THENCE ALONG THE NORTH LINE OF PROPERTY NOW OR FORMERLY OF NEWMAN, N89°55'46"W 115.10' TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE S71°27'39"W 119.99' TO THE POINT OF BEGINNING, CONTAINING 24.030 ACRES.

SUBJECT TO THE FOLLOWING:

1. The lien of real property taxes not yet due and payable for 2024 and all subsequent years.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto.
3. Utility recorded as Book 2045 at Page 339.
4. ROW recorded as Book 2048 at Page 330.
5. Easement recorded in Deed Book 1365 at Page 681.

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The Enclave at Palmetto Point, Phase 2(A)

Exhibit B

**EXHIBIT C**

**THE ENCLAVE AT PALMETTO POINTE, PHASE 2(B)  
PARCEL A AND PARCEL B**

**SURVEY DESCRIPTION FOR PARCEL "A"**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE WEST LINE OF SECTION 32, N00°02'43"E 1305.65' TO A 1" IRON PIPE FOUND; THENCE S89°55'46"E 226.25'; THENCE S00°16'33"E 211.02'; THENCE S55°00'00"E 96.58'; THENCE EAST 68.60'; THENCE SOUTH 111.18'; THENCE S49°49'19"E 68.43'; THENCE SOUTH 86.54'; THENCE N89°30'00"W 132.54'; THENCE S87°06'41"W 50.13'; THENCE S81°43'43"W 26.42'; THENCE S89°24'55"W 96.34'; THENCE S34°29'40"E 14.36'; THENCE SOUTH 57.00'; THENCE S11°35'00"E 156.26'; THENCE S21°39'55"E 75.56'; THENCE S87°27'41"E 75.77'; THENCE S21°26'03"E 21.16'; THENCE S20°00'00"E 196.58'; THENCE S80°00'00"E 141.98'; THENCE N69°00'00"E 24.86'; THENCE S12°02'18"E 284.96' TO THE NORTH LINE OF PALMETTO POINTE SUBDIVISION, PHASE 5, SAID POINT LYING ON THE SOUTH LINE OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF PALMETTO POINTE SUBDIVISION, PHASE 5 AND THE SOUTH LINE OF SECTION 32, N89°39'14"W 563.76' TO THE POINT OF BEGINNING, CONTAINING 9.657 ACRES. HEREIN DESCRIBED PROPERTY BEING A PART OF THAT PROPERTY DESCRIBED IN DEED BOOK 1365 ON PAGE 681 OF THE LAND RECORDS OF JACKSON COUNTY, MISSISSIPPI.

LESS AND EXCEPT:

ANY AND ALL PROPERTY THAT FALLS WITHIN THE BOUNDARIES OF THE ENCLAVE PALMETTO POINTE PHASE 1.

AND ALSO

REVISED DESCRIPTION FOR PARCEL "B"

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE SOUTH LINE OF SECTION 32 AND THE NORTH LINE OF PALMETTO POINTE SUBDIVISION, PHASE 5, S89°39'14"E 563.76' TO THE POINT OF BEGINNING; THENCE ALONG SAID LINE AND THE NORTH LINE OF PALMETTO POINTE SUBDIVISION, PHASE 4, S89°39'14"E 779.83'; THENCE N40°00'00"E 95.90'; THENCE N60°00'00"W 105.02'; THENCE N20°33'24"E 20.34'; THENCE N60°00'00"E 136.12'; THENCE N33°15'48"W 95.77'; THENCE N77°10'49"W 123.71'; N41°13'18"W 58.91'; THENCE N56°31'17"W 183.41'; THENCE N22°03'21"W 238.74'; THENCE N10°49'40"W 89.10'; THENCE N30°42'27"W 125.36'; THENCE N45°05'02"W 119.26'; THENCE N54°33'59"W 216.43' TO THE SOUTH LINE OF PROPERTY OF NEWMAN AS DESCRIBED IN DEED BOOK 1540 ON PAGE 198; THENCE ALONG SAID SOUTH LINE, S89°41'27"W 191.43' TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE S00°31'10"E 156.29'; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 415.00', AN ARC LENGTH OF 45.63' AND A CHORD BEARING AND DISTANCE OF S84°33'37"W 45.61'; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00', AN ARC LENGTH OF 18.86' AND A CHORD BEARING AND DISTANCE OF S82°58'34"W 18.86'; THENCE S49°49'19"E 68.43'; THENCE SOUTH 86.54'; THENCE N89°30'00"W 132.54'; THENCE S87°06'41"W 50.13'; THENCE S81°43'43"W 26.42'; THENCE S89°24'55"W 96.34'; THENCE S34°29'40"E 14.36'; THENCE SOUTH 57.00'; THENCE S11°35'00"E 156.26'; THENCE S21°39'55"E 75.56'; THENCE S87°27'41"E 75.77'; THENCE S21°26'03"E 21.16'; THENCE S20°00'00"E 196.58'; THENCE S80°00'00"E 141.98'; THENCE N69°00'00"E 24.86'; THENCE S12°02'18"E 284.96' TO THE POINT OF BEGINNING, CONTAINING 18.237 ACRES. HEREIN DESCRIBED PROPERTY BEING A PART OF THAT PROPERTY DESCRIBED IN DEED BOOK 1365 ON PAGE 681 OF THE LAND RECORDS OF JACKSON COUNTY, MISSISSIPPI.

AND ALSO

SURVEY DESCRIPTION FOR 0.981 ACRE PARCEL

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI; THENCE ALONG THE SOUTH LINE OF SECTION 31, S89°43'29"W 136.50' TO THE SOUTHEAST CORNER OF LOT 140, THE ENCLAVE AT PALMETTO POINTE SUBDIVISION, PHASE 1B; THENCE NORTH 134.03' TO THE NORTHEAST CORNER OF SAID LOT 140; THENCE N33°27'52"E 67.48' TO THE SOUTHEAST CORNER OF LOT 179 OF SAID SUBDIVISION; THENCE N13°00'00"W 123.61' TO THE NORTHEAST CORNER OF SAID LOT 179; THENCE ALONG THE SOUTH LINE OF THE ENCLAVE AT PALMETTO POINTE SUBIDIVISION, PHASE 1, N60°31'33"E 20.86'; THENCE FURTHER ALONG SAID SOUTH LINE, N64°00'00"E 107.89'; THENCE FURTHER ALONG SAID SOUTH LINE, N35°30'00"E 21.15' TO THE EAST LINE OF SAID SECTION 31; THENCE ALONG SAID EAST LINE, S00°02'43"W 384.88' TO THE POINT OF BEGINNING, CONTAINING 0.981 ACRE.

SUBJECT TO THE FOLLOWING:

1. The lien of real property taxes not yet due and payable for 2024 and all subsequent years.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto.
3. Deed of Easement recorded as Instrument No. 2024909431, Book 2167 at Page 96-102, pertaining only to the .981 acre parcel.

**EXHIBIT D**  
**SAVANNAH ESTATES**

**Savannah Estates, Phase II-Legal Description**

Commencing at a Concrete Monument Found at the Southeast Corner of Section 23, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi; thence North 89 degrees 14 minutes 41 seconds West 36.57 feet to a 1/2" Rebar Found on the West margin of Riley Road; thence on and along said margin, North 00 degrees 05 minutes 46 minutes West 1326.82 feet to a 2" Angle Iron Found and the Point of Beginning, said point having the grid coordinates of N-333635.73, E-1010793.20 according to the Mississippi State Plane Coordinate System, NAD83, MS East Zone; thence leaving said margin, South 89 degrees 51 minutes 34 seconds West 624.93 feet to a 1/2" Rebar Found; thence South 89 degrees 51 minutes 36 seconds West 685.75 feet to a point that falls in a ditch lined with riprap, said point being witnessed by a 5/8" Rebar Set with Cap as a 20.00 feet offset on the previous line; thence North 00 degrees 01 minutes 48 seconds East 665.03 feet to a 1/2" Rebar Found; thence North 00 degrees 01 minutes 05 seconds East 114.97 feet to a 5/8" Rebar Set with Cap; thence North 89 degrees 51 minutes 35 seconds East 1308.35 feet to a 5/8" Rebar Set with Cap on the West margin of Riley Road (N-334415.72, E-1010791.25); thence along said road margin, South 00 degrees 08 minutes 35 seconds East 780.00 feet to the Point of Beginning, containing 23.45 acres, more or less, and being located in the Northeast Quarter of the Southeast Quarter of Section 23, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi. The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD83, MS East Zone.

**AND ALSO**

Lot Ten (10), Lot Eleven (11), Lot Twelve (12), Lot Thirteen (13), Lot Fourteen (14), Lot Fifteen (15), Lot Sixteen (16), Lot Seventeen (17), Lot Eighteen (18), Lot Nineteen (19), Lot Twenty (20), Lot Twenty One (21), Lot Twenty Two (22), Lot Twenty Three (23), Lot Twenty Four (24), Lot Twenty Seven (27), Lot Thirty Eight (38), SAVANNAH ESTATES SUBDIVISION, PHASE 1, Amended Plat, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Jackson County, Mississippi, in Plat Book 26 at page 30-31, thereof, and amended Plat Book 26 at Page 37, reference to which is hereby made in aid of and as a part of this description.

SUBJECT TO THE FOLLOWING:

1. The lien of real property taxes not yet due and payable for 2024 and all subsequent years.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto.
3. Easements recorded in Book 230 at Page 457.
4. Easements recorded in Book 861 at Page 685, assigned to Jackson County Port Authority in Book 900 at Page 57.
5. Amendment Covenants recorded in Instrument No. 202411055, Book 2170 at Pages 465-469. (the lots in Savannah Estates, Phase 1)
6. Such state of facts as shown on subdivision plat recorded in Plat Book 26 at Page 30, Replat Book 26 at Page 37-38. (the lots in Savannah Estates, Phase 1)
7. Covenants recorded in Book 2132 at Page 198. (the lots in Savannah Estates, Phase 1)