

**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

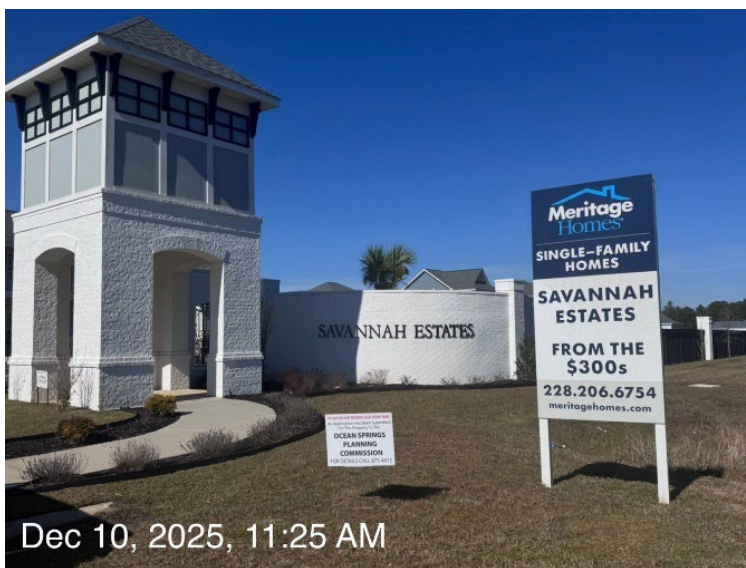


Figure 1. Planning Commission Signage at Savannah Estates Subdivision

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.

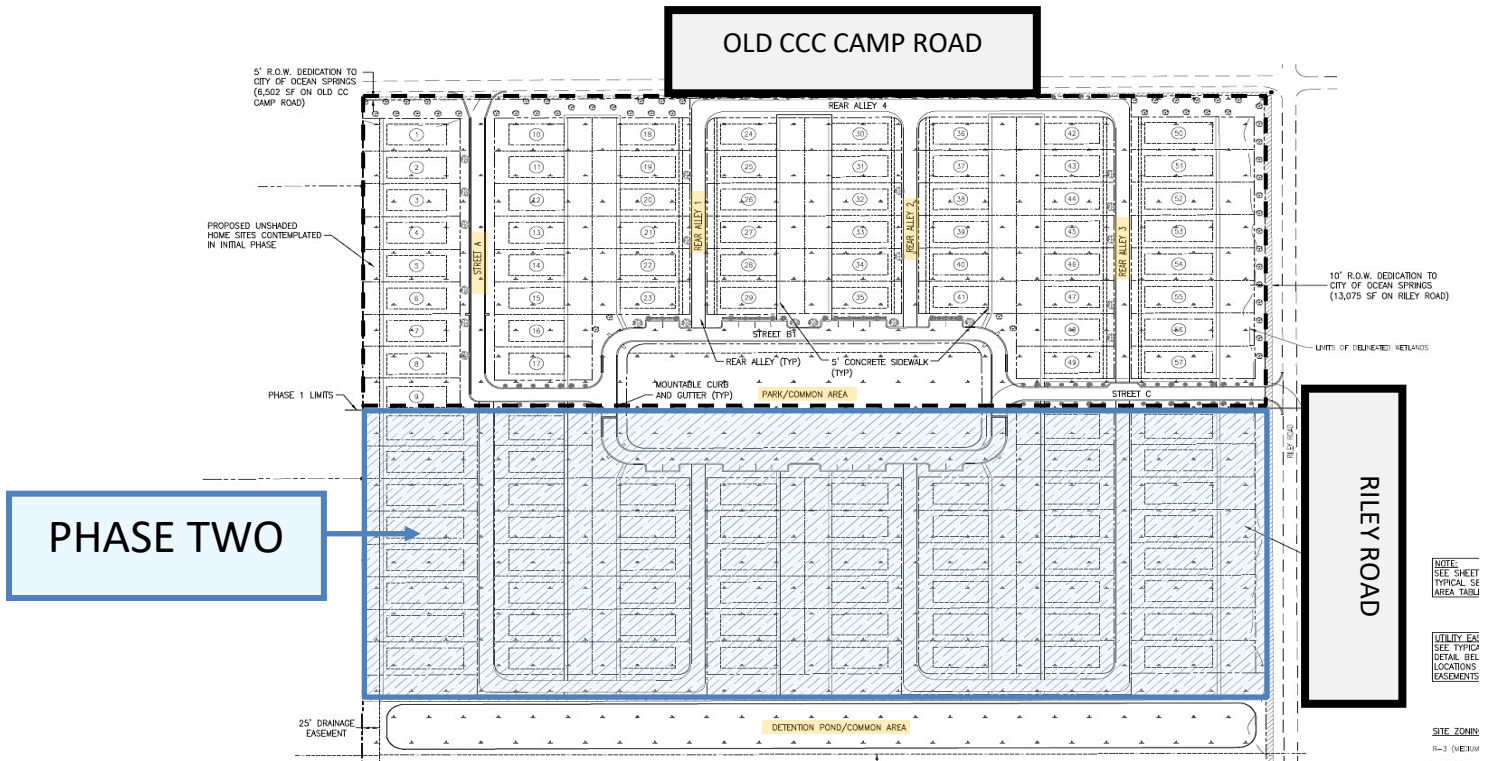


Figure 2. Vicinity Map – Savannah Estates Phase II Showing General Location Relative to Riley Road and Old CCC Camp Road.

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

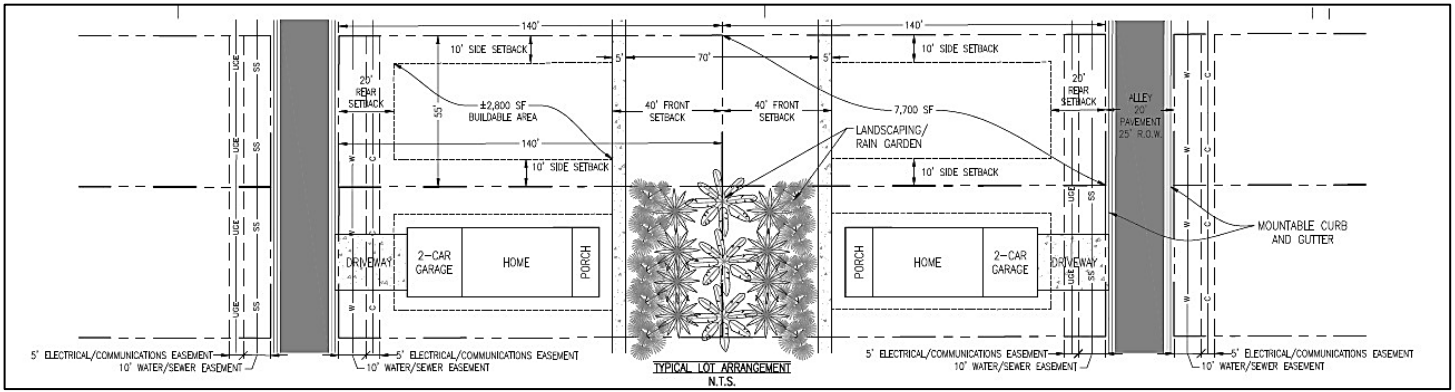


Figure 3. Lot Sizes and Dimensions

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:

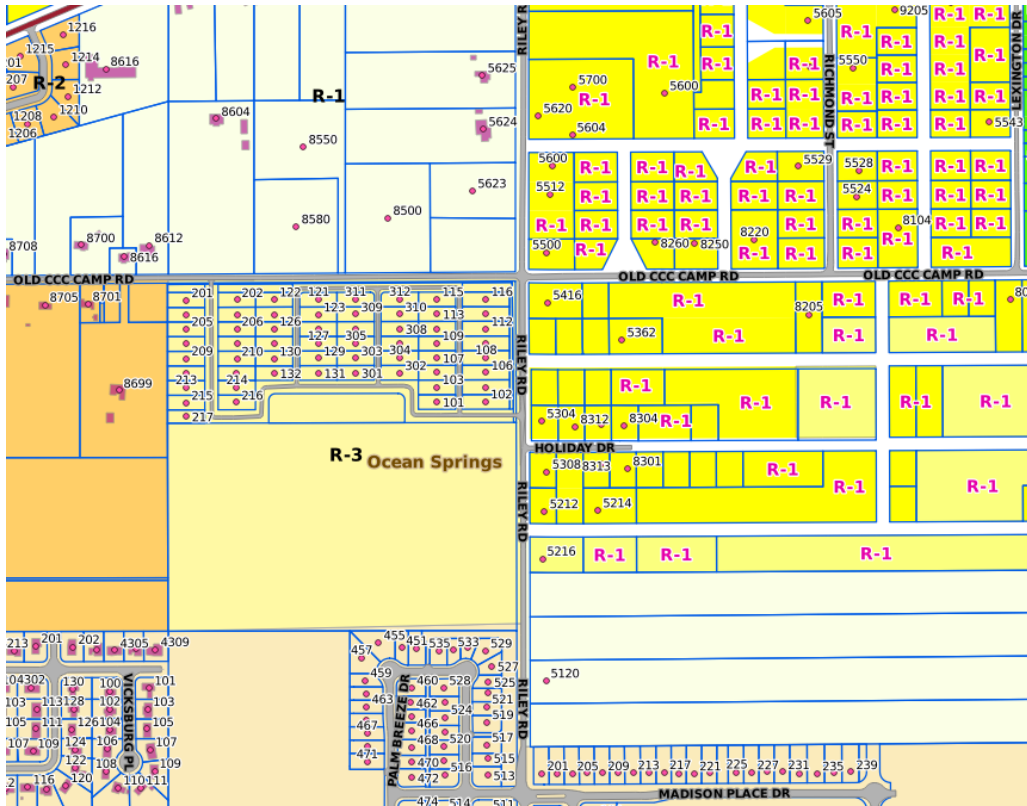


Figure 4. Subject Property and Adjacent Zoning Districts.

VI. OPEN SPACE & EASEMENTS:

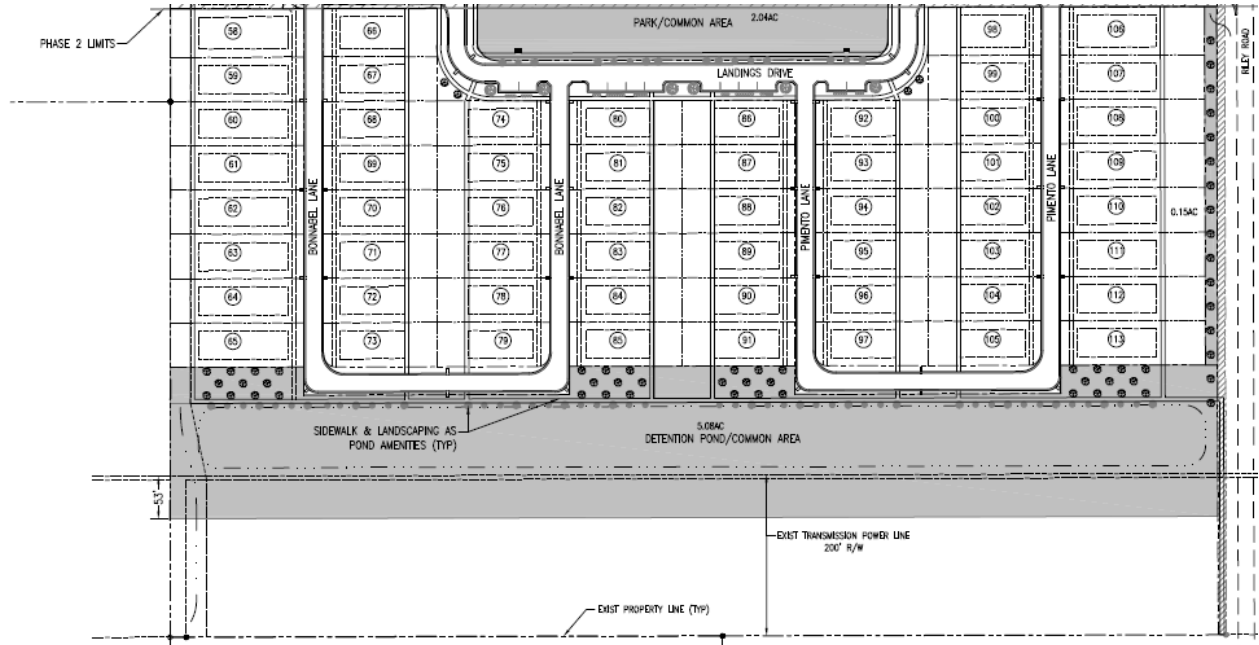


Figure 7. Open Space Areas.

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:

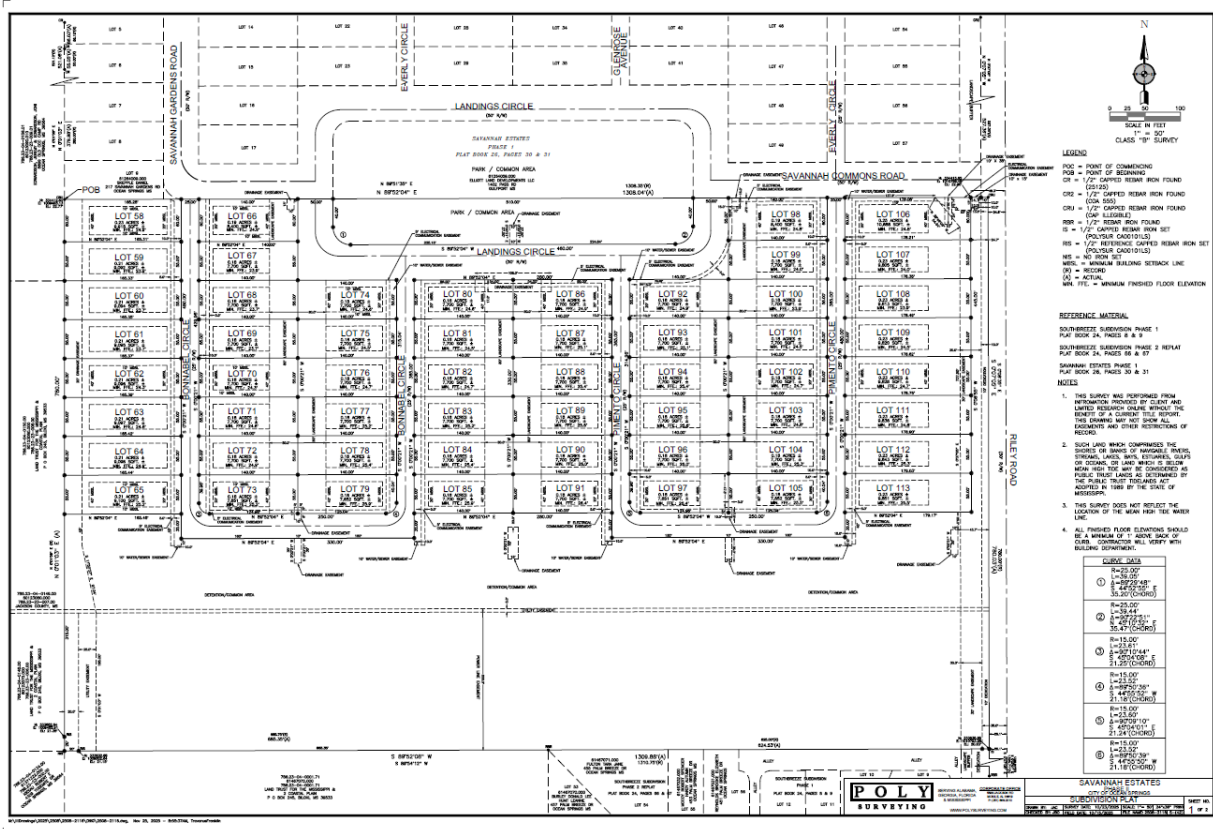


Figure 6. Final Plat for Savannah Estates Phase II (Reduced).

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 7th 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: Meritage Homes of Mississippi Phone 228-207-7169
 Address 1635 Popps Ferry Rd. , Biloxi, MS 39532 Email _____
2. Local Agent: Heinrich & Associates, LLC Phone 228-896-6768
 Address 1806 23rd Ave. Ste B, Gulfport, MS 39501 Email bobby.h@heinrichassociates.net
3. Owner of Record: Meritage Homes of Mississippi, INC Phone _____
 Address 18655 N.Claret Dr. Ste 400, Scottsdale, AZ Email _____
4. Engineer: Terry Moran, PE Phone 228-896-4733
 Address 1806 23rd Ave. Ste B, Gulfport, MS 39501 Email _____
5. Land Surveyor: Poly Surveying Phone 251-666-2010
 Address 5588 Jackson Road, Mobile, AL 36619 Email tfranklin@polysurveying.com
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

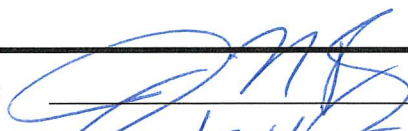
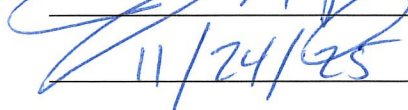
Once the application is received (with all attachments) and fee is paid, the City will review the package and schedule the request on the next appropriate Planning Commission agenda. Appropriate time must be allowed for City review and public notification via standard mail and City review prior to the 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 2nd Tuesday of each month at 6:00 pm and the Board of Aldermen meets the 1st and 3rd Tuesday of each month at 6:00 pm. All meetings occur in the City Hall Board room at 1018 Porter Avenue.

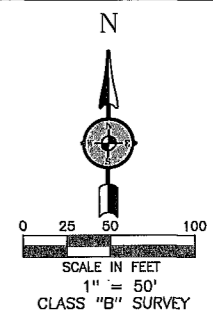
After Final Plat approval – REQUIRED steps:

- 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

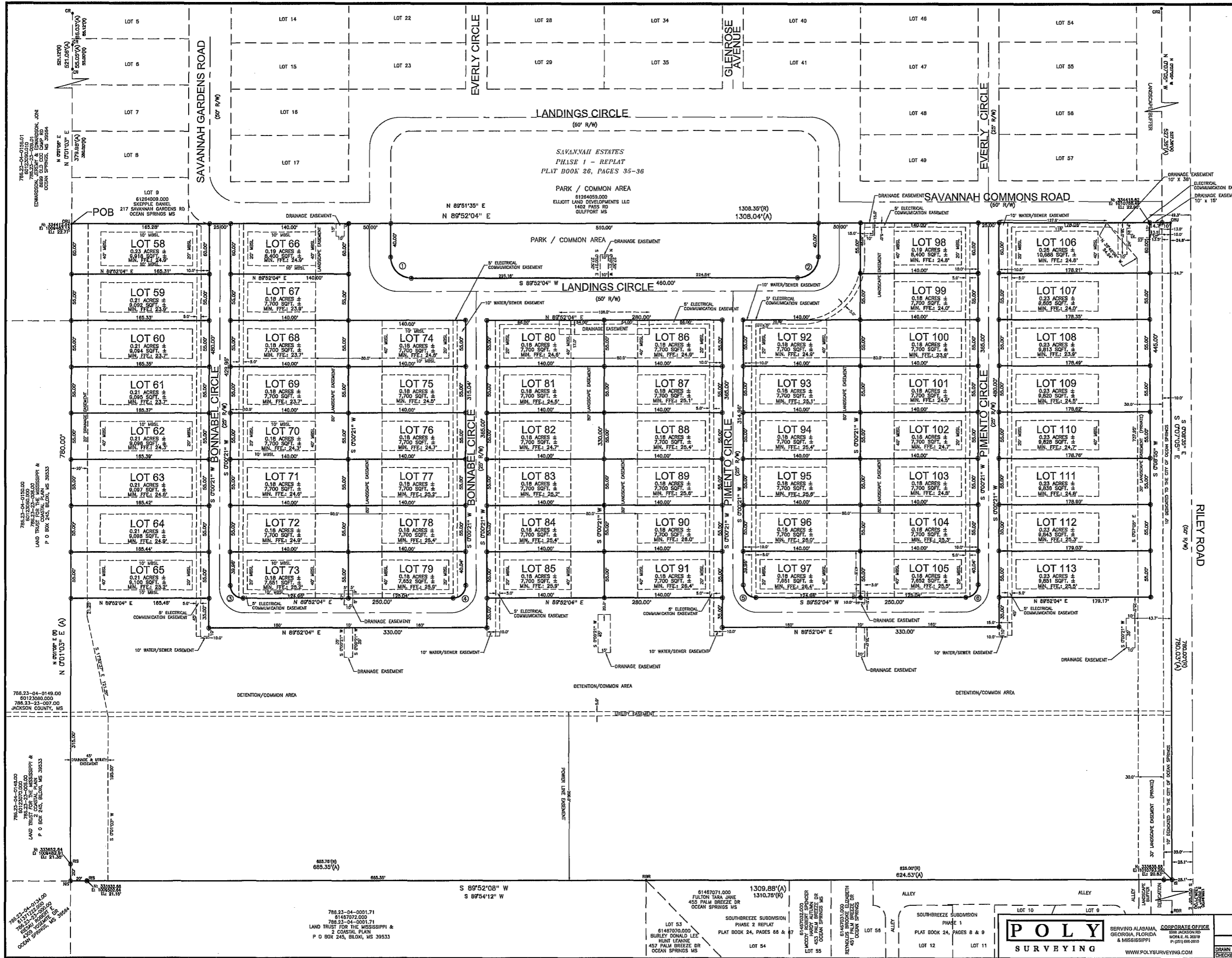
REFERENCE MATERIAL

- 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)

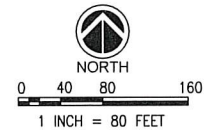


POLY SURVEYING
SERVING ALABAMA, GEORGIA, FLORIDA & MISSISSIPPI
CORPORATE OFFICE
1402 PALM BREEZE DR
OCEAN SPRINGS, MS 39555
PHONE: (601) 669-2020

SAVANNAH ESTATES PHASE II
SUBDIVISION PLAT
DRAWN BY: JAD SURVEY DATE: 10/23/2024 SCALE: 1" = 50' 24"x36" PRINT
CHECKED BY: JBO FIELD DATE: 10/16/2024 FILE NAME: 2508-2118 S-42

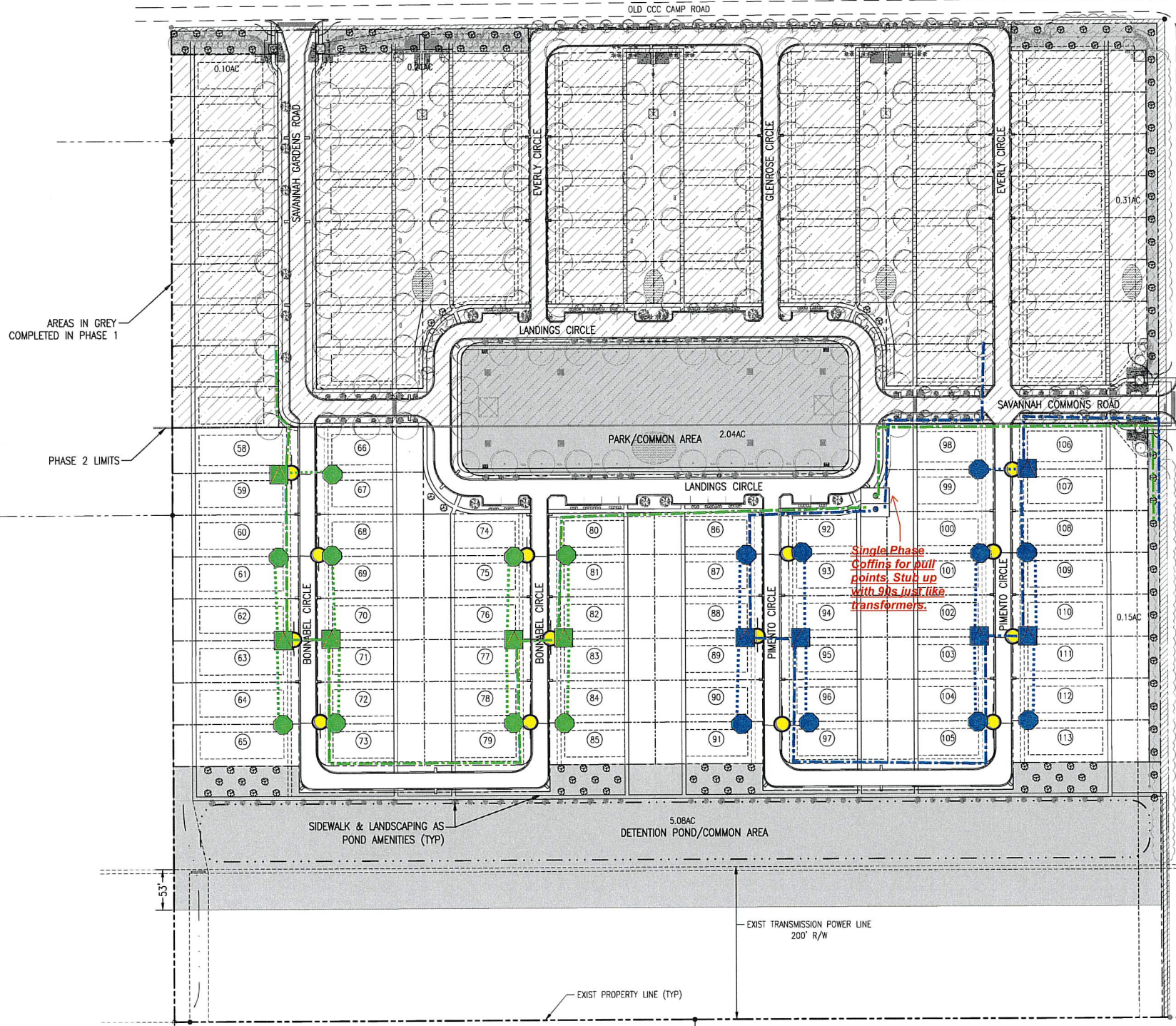
NOTE:
ALL OPEN SPACE AREAS MUST BE OPEN TO ACCESS AND USE BY ALL RESIDENTS.

SINGING RIVER ELECTRIC STREET LIGHT PLAN FOR SAVANNAH ESTATES PHASE 2

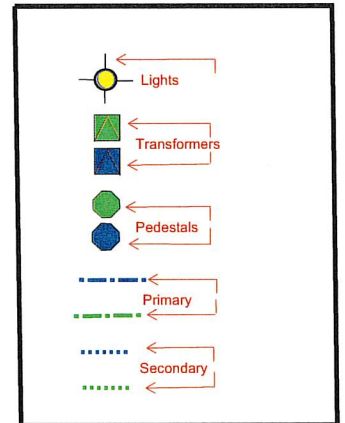


REVISIONS:	
04/04/22	OPEN SPACE AREA

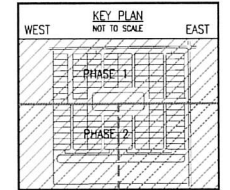
PROJECT #: 25705.01
DATE: FEBRUARY 2022
DRAWN BY: MLS
DESIGNER: MLS
CHECKED BY: CBW



LEGEND



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 , edill@oceanpsrings-ms.gov, or 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

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heinrich, bobby
 bobby.h@heinrichassociates.com
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Moran, Terry
 msubulldog3@msn.com
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Sawyer, Audra
 audra.s@heinrichassociates.net
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	11/26/2025 11:40:28 AM

Payment Events	Status	Timestamps
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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
Melanie Lamb melanie.l@heinrichassociates.net
Bobby Heinrich bobby.h@heinrichassociates.net

OFFICIAL RECORDS JACKSON COUNTY, MS
Josh Eldridge, Chancery Clerk
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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:

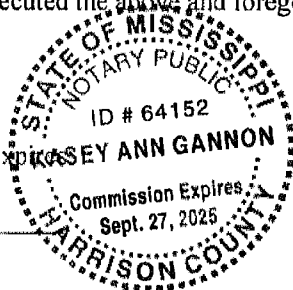
ELLIOTT LAND DEVELOPMENTS, LLC,
a Mississippi limited liability company
AND
ELLIOTT HOMES, LLC,
a Mississippi limited liability company

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 _____




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.

#102906442v3

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)