EXHIBIT 2

City of Gautier Planning & Economic Development Department
3330 Highway 90
Gautier, Mississippi

APPLICATION FOR SUBDIVISION
PRELIMINARY PLAT & FINAL PLAT APPROVAL

Name of Subdivision: Dees Landing Subdivision

No. of Lots in Subdivision: 10

Zoning Classification of Said Property: R-1 Residential

(Attested by City Zoning Administrator) _____

Name of Owner: Dora Virginia Dees Irrevocable Trust- (Wilbur Dees Trustee)

Name of Engineer: Batson and Brown, Inc.

Name of Applicant: Wilbur Dees

Applicant's Address: 15078 Laurelwood Drive, Gulfport, MS 39503

Telephone Number of Applicant: (Business) 288/522-6353 (B&B) (Home) 228-861-1250 (WD)

Date of Application: November 15, 2013

Name and Addresses of Adjacent Land Owners:

Attached Sheets

EXHIBIT 2

Deed Book 1162, Page 257.

Legal Description of property is as follows.

Commencing at the SW corner of Claim Section 7, T-7-S, R-6-W, Jackson County, Mississippi: thence East, a distance of 1576.00 feet to the POINT OF BEGINNING; thence 24°34'18"E, a distance of 1201.31 feet; thence N76°41'28"W, a distance of 607.66 feet; thence N26°42'44"E, a distance of 148.02 feet to the South margin of Homestead Boulevard; thence along said South margin S75°53'38"E, a distance of 609.52 feet; thence S77°50'00"E, a distance of 160.70 feet; thence S73°44'09"E a distance of 1133.30 feet; thence S81°55'47"E, a distance of 78.03 feet to the NW corner of the Deas Property; thence S10°06'53"W; a distance of 477.43 feet; thence S60°36'18"E, a distance of 78.50 feet; thence S69°16'56"E, a distance of 135.91 feet; thence N64°55'43"E, a distance of 102.15 feet; thence N72°45'07"E, a distance of 113.40 feet; thence N55°37'32"E, a distance of 70.44 feet; thence N2°14'43"W, a distance of 249.72 feet; thence N3°07'07"W, a distance of 98.63 feet; thence N19°43'34"E, a distance of 226.33 feet; thence S56°15'00"E, a distance of 115.67 feet; thence N14°55'00"E, a distance of 85.00 feet; thence S80°00'00"E, a distance of 1700.00 feet to the Pascagoula River; thence Southerly along the West margin of said River (S9°56'33"W, a distance of 708.28 feet) to a point that bears East 3990.00 feet from the point of beginning; thence West, a distance of 3990.00 feet to the POINT OF BEGINNING; said described tract containing 80.3 acres (40.7 upland and 39.6 wetland), more or less.

Deed Book 196, Page 211.

That certain tract, piece or parcel of land situated in Section 7, Township 7 South, Range 6 West in Jackson County, State of Mississippi, and more particularly described as follows, to-wit:

Beginning at a point on the South line of said Section 7, which point is East 3053 feet from the Southwest corner of said Section 7, thence North 998.8 feet, thence East 1200.6 feet, thence South 22°00' West 852.1 feet, thence West 647.4 feet, thence South 268.7 feet, thence West along the South line of said Section 7 a distance of 233.9 feet to the Point of Beginning. Containing 20 acres more or less.

as described and recorded in Book No. 1162 Page No. 257 and in Book No. 196 Page No. 211 in the records of Jackson County, Mississippi. There are (are no) restrictive covenants or deed restrictions (which are attached). A fee in the amount of six dollars ($6.00) per lot subject to a minimum fee of one-hundred dollars ($100.00).

Signed Wilbur Deas

(Name of Applicant)

(file original & 3 copies)

EXHIBIT 2

BATSON AND BROWN, INC.
CONSULTING ENGINEERS
LUCEDALE ▫ GAUTIER ▫ PASCAGOULA

REPLY TO:
4347 OLD SPANISH TRAIL
GAUTIER MS 39553
228/522-6353
228/522-6403FAX

Allen J Roy, Jr.
PID# 81807040.400
700 Homestead Blvd.
Gautier, MS 39553

Joseph V. and Betty L. Krebs
PID# 85070011.000
PID# 85070012.000
702 Homestead Blvd.
Gautier, MS 39553

Talmadge D. and Etta P. Shaw
PID# 81807040.422
PID# 81807040.420
1631 Mary Ann Dr.
Gautier, MS 39553

Joseph D. and Daphne C. Watrous
PID# 81807040.460
PID# 81807040.424
1212 Louis Alexis Trail
Gautier, MS 39553

Royce B. and Rose Marie Luke
PID# 81807020.100
1321 Homestead Blvd.
Gautier, MS 39553

James A. Dorsett
PID# 85420002.000
Mailing:
P.O. Box 487
Gautier, MS 39553
Physical:
1004 Homestead Blvd.
Gautier, MS 39553

Corey Brian and Julia Claire Lanius Dinkel
PID# 85420005.000
1000 Homestead Blvd.
Gautier, MS 39553

Wanda P. and Bruce J. Norton
PID# 85070001.000
908 Homestead Blvd.
Gautier, MS 39553

Michael L. and Debra L. Bugner
PID# 85070002.000
904 Homestead Blvd.
Gautier, MS 39553

William D. and Carrie Ann Ladner
PID# 85070003.000
900 Homestead Blvd.
Gautier, MS 39553

Celena R. Hoover
PID# 85070004.000
812 Homestead Blvd.
Gautier, MS 39553

Tyrrell A. and Jean Y. Henwood
PID# 85070005.000
808 Homestead Blvd.
Gautier, MS 39553

Mary S. Terry
PID# 85070006.000
804 Homestead Blvd.
Gautier, MS 39553

Julius B. and Sandra B. Morgan, Jr.
PID# 85070007.000
800 Homestead Blvd.
Gautier, MS 39553

Melvin Douglas and Patricia F. Gautier
PID# 85070009.000
708 Homestead Blvd.
Gautier, MS 39553

William R. and Sarah H. Finnicum
PID# 85070010.000
704 Homestead Blvd.
Gautier, MS 39553

Marilyn Swanson
PID# 85070008.000
Mailing:
700 Tantallon Dr.
Ocean Springs, MS 39564
Physical:
712 Homestead Blvd.
Gautier, MS 39553

F.A. and Hazel M. Tucci Trustees
PID# 81830020.000
PID# 81830020.025
3212 Oak St.
Gautier, MS 39553

MS State Tax Sale of 1980
81830010.000

EXHIBIT 3

BATSON AND BROWN, INC.
CONSULTING ENGINEERS
LUCEDALE □ GAUTIER □ WIGGINS

REPLY TO:
4347 Old Spanish Trail
Gautier, MS 39553
Ph: 228/522.6353
Fax: 228/522.6403

January 24, 2014

Ms. Chandra Nicholson, P.E.
City of Gautier; Dir. Economic Development
3330 Highway 90
Gautier, MS 39553

RE: Dees Landing Subdivision

Dear Ms. Nicholson,

This letter is to confirm that our office has conducted a visual assessment of the construction limits of the proposed Dees Landing Subdivision to be located in Gautier, MS for the purpose of identifying and locating wetlands.

No evidence of wetlands was observed within or near the project limits of lots one through six of the proposed development. Lot seven does have wetlands (salt marsh) along its eastern boundary. As proposed this lot does have sufficient area for the placement of a home within required setbacks. When built, contractors and homeowners shall be required to protect the marsh within and adjacent to this lot.

Therefore we herein request to proceed with the application.

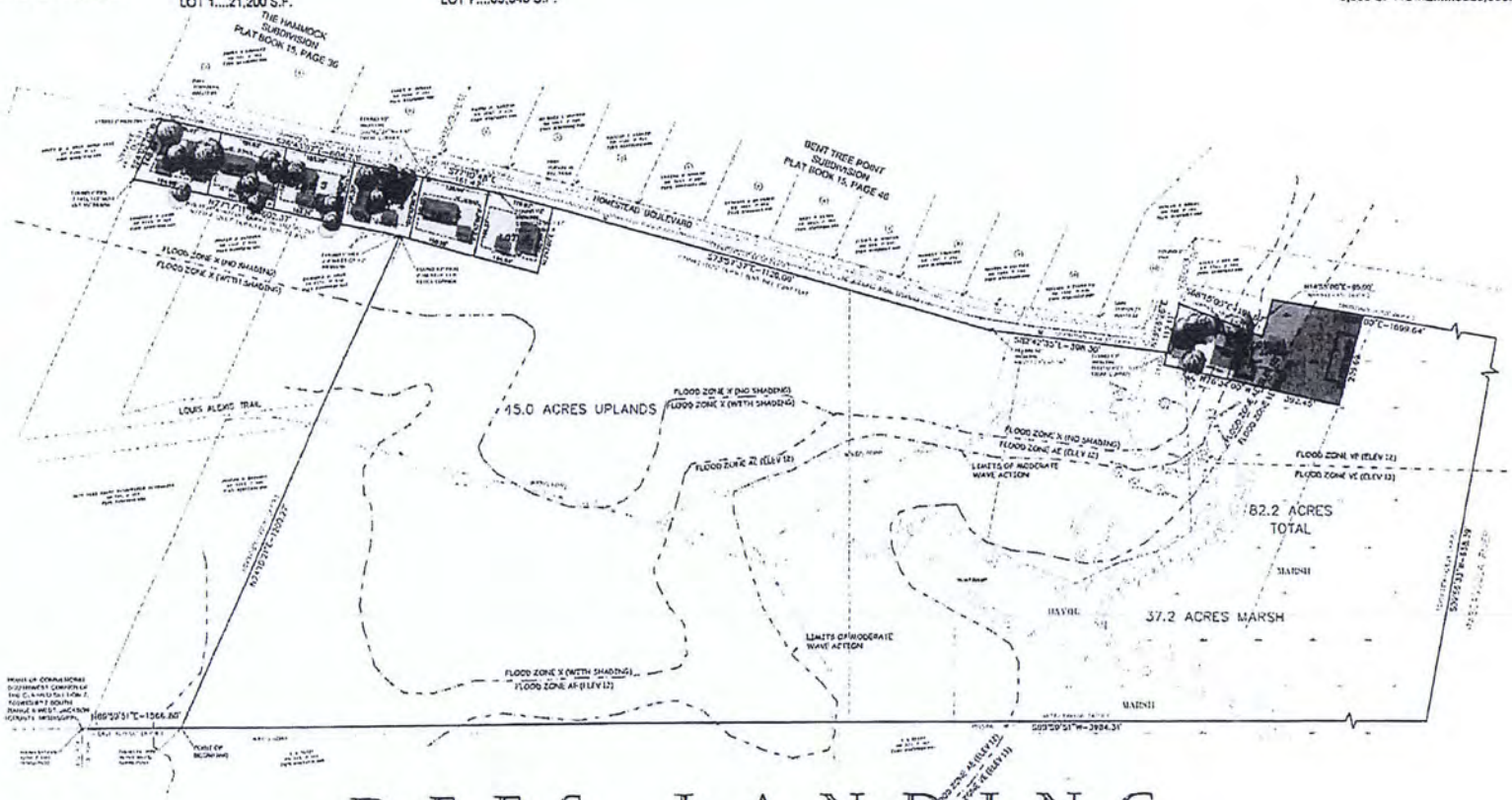
Sincerely,

James L. Price, P.E.

EXHIBIT 4

LOT INFORMATION DATA

ZONING INFORMATION	REQUESTED SQUARE FOOTAGE	SQUARE FOOTAGE	CITY BUILDING SET BACK REQUIRED	DEVELOPMENT SET BACKS	DEVELOPMENT SET BACKS	ESTIMATED RESIDENTIAL CONSTRUCTION COST
R-1 LOW DENSITY SINGLE FAMILY	LOT 1....21,200 S.F.	LOT 1....21,750 S.F.	FRONT SET BACK 35 FOOT	FRONT SET BACK 35 FOOT	MINIMUM PROPOSED LIVING AREA IS 2,000 S.F.	($90.00/SF PLUS $50,000.00 LOT COST)
MINIMUM LOT AREA 9,600 S.F.	LOT 1....21,200 S.F.	LOT 2....21,750 S.F.	SIDE SET BACK 10 FOOT	SIDE SET BACK 10 FOOT		2,000 SF HOME.....$230,000.00
FRONT SET BACK 35 FOOT	LOT 1....21,200 S.F.	LOT 3....21,750 S.F.	REAR SET BACK 25 FOOT	REAR SET BACK 25 FOOT		2,300 SF HOME.....$257,000.00
SIDE SET BACK 10 FOOT	LOT 1....21,200 S.F.	LOT 4....21,750 S.F.				2,500 SF HOME.....$275,000.00
REAR SET BACK 25 FOOT	LOT 1....21,200 S.F.	LOT 5....21,750 S.F.				2,800 SF HOME.....$302,000.00
MINIMUM LIVING AREA 1,325 S.F.	LOT 1....21,200 S.F.	LOT 6....21,750 S.F.				3,000 SF HOME.....$320,000.00
	LOT 1....21,200 S.F.	LOT 7....65,340 S.F.				



DEES LANDING
GAUTIER, MISSISSIPPI

FEBRUARY 6, 2014

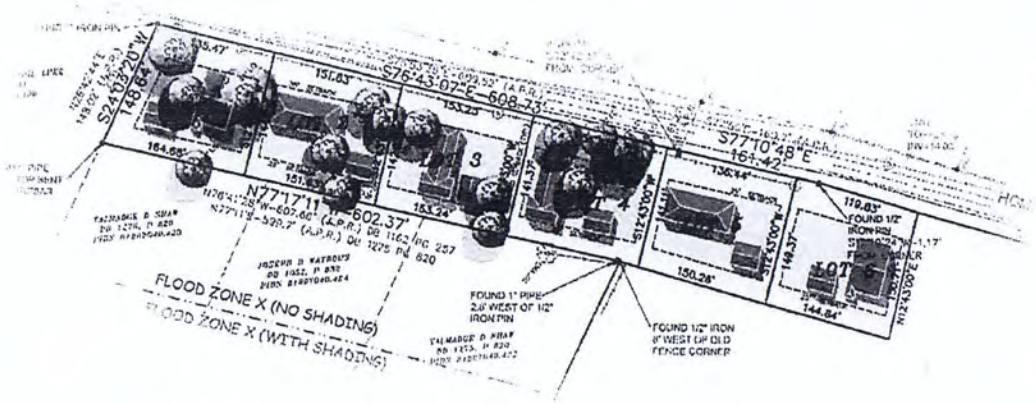
BATSON AND BROWN, INC
CONSULTINIG ENGIEERS

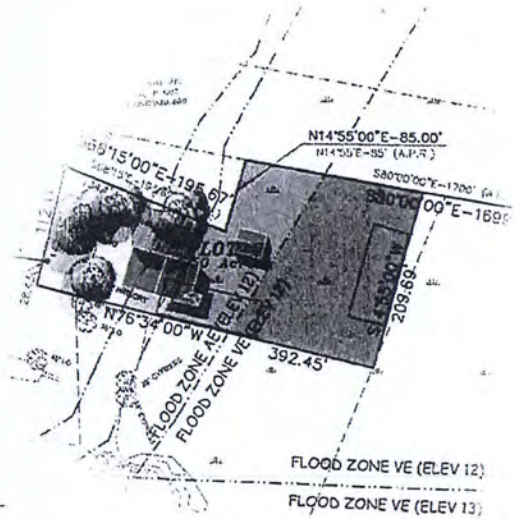
LDJ ARHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

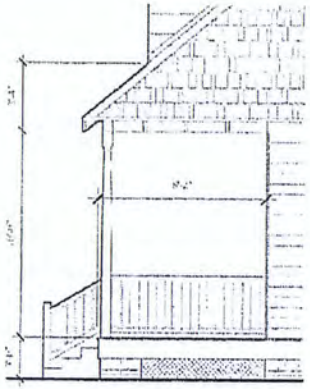
EXHIBIT 4

LOT SQUARE FOOTAGE

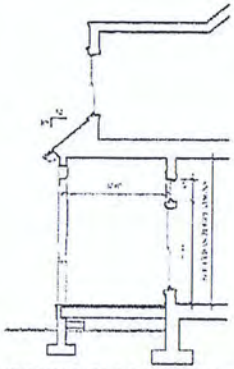
LOT 1....21,750 S.F.
LOT 2....21,750 S.F.
LOT 3....21,750 S.F.
LOT 4....21,750 S.F.
LOT 5....21,750 S.F.
LOT 6....21,750 S.F.
LOT 7....65,340 S.F.



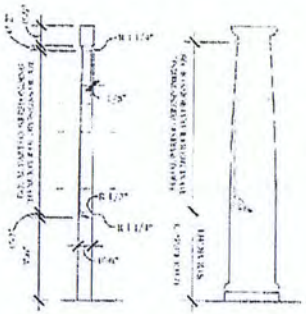




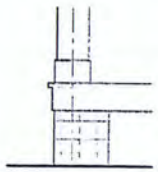
TYPICAL PORCH



TYPICAL PORCH SECTION



TYPICAL COLUMN DETAIL



TYPICAL PORCH END

SAMPLES FROM THE DESIGN MANUAL

DEES LANDING

GAUTIER, MISSISSIPPI

FEBRUARY 6, 2014

BATSON AND BROWN, INC
CONSULTINIG ENGIEERS

LDJ ARHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

EXHIBIT 4

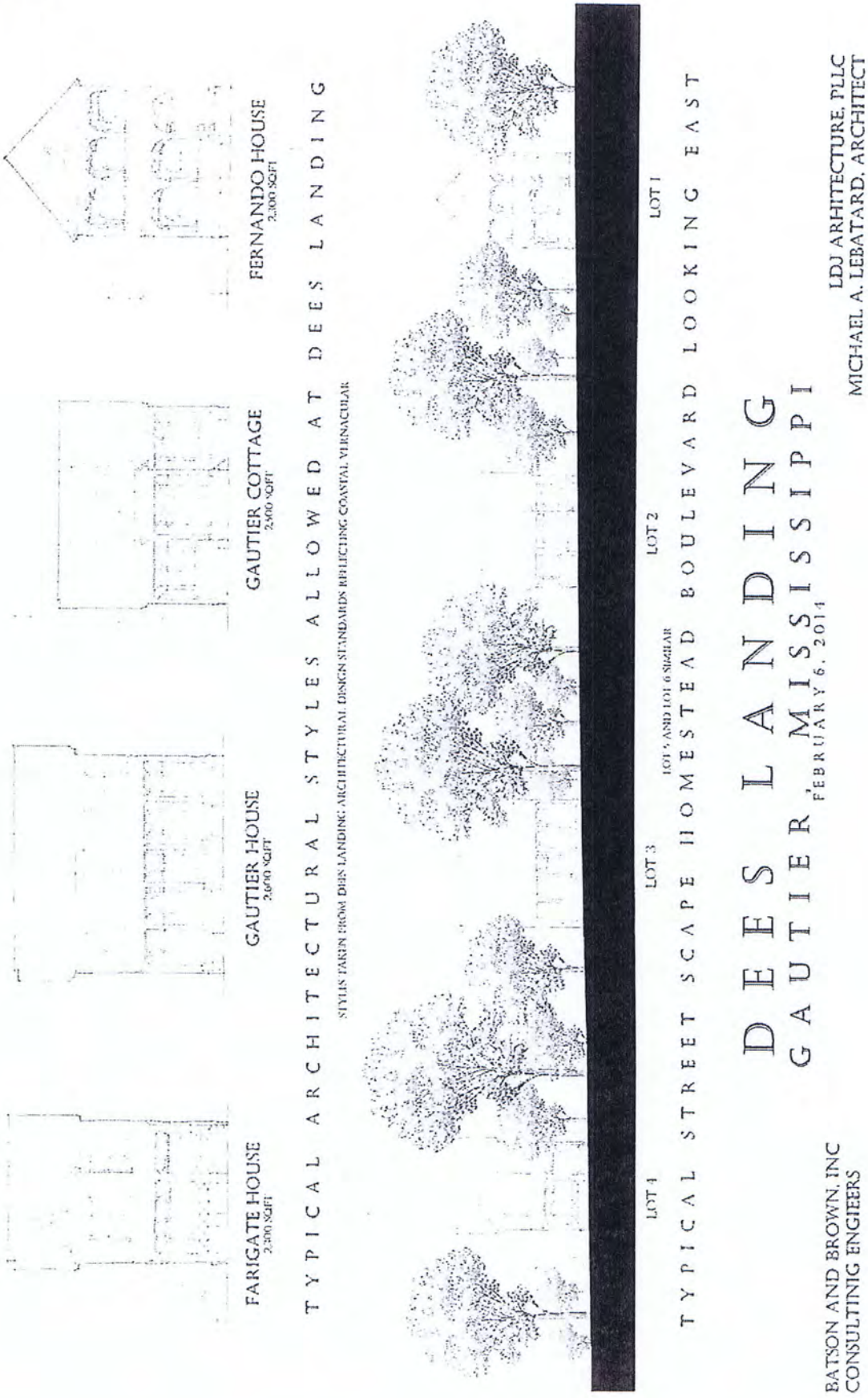

FARIGATE HOUSE
2,300 SQFT
GAUTIER HOUSE
2,600 SQFT
GAUTIER COTTAGE
2,000 SQFT
FERNANDO HOUSE
2,300 SQFT
TYPICAL ARCHITECTURAL STYLES ALLOWED AT DEES LANDING
STYLES TAKEN FROM DEES LANDING ARCHITECTURAL DESIGN STANDARDS REFLECTING COASTAL VERNACULAR
LOT 4
LOT 3
LOT 2
LOT 1
LOT 5 AND LOT 6 SIMILAR
TYPICAL STREET SCAPE HOMESTEAD BOULEVARD LOOKING EAST
DEES LANDING
GAUTIER, MISSISSIPPI
FEBRUARY 6, 2014
LDJ ARHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT
BATSON AND BROWN, INC
CONSULTINIG ENGIEERS

EXHIBIT 4

DEES LANDING
GAUTIER, MISSISSIPPI

PROPOSED COVENANTS AND RESTRICTION HIGHLIGHTS

HOME OWNER ASSOCIATION

HOA will be made up property owners owning property are living in Dees Landing Community and shall be known as Members. The Members shall elect a President, Vice President, Treasurer and Secretary.

ARCHITECTURAL REVIEW COMITTEE

The Architectural Review Committee to be known as the ARC shall be made up of 2 Professional Architects and 1 Professional Landscape Architect. The ARC will be responsible for reviewing all proposed designs, make comments, give direction and approve all proposed structures to be built in Dees Landing Community, and insure that all proposed designs comply with the Design Manual's intent.

TREE ORDIINANCE

Each Lot Owner will provide a site plan prepared by a Design Professional indicating all major tree locations, the size of the tree, the tree's drip line and species. The Lot Owner will not be allowed to cut, trim, or prune any tree designated as a Legacy Tree. The Lot Owner will design and build in a manner that will not damage the tree roots or cause severe trimming.

DESIGN MANUAL AND TYPICAL BUILDING DETAILS

A design manual of acceptable architectural styles, details, proportions for building elements such as windows, doors and exterior trim to include finish materials allowed will be outlined in the design manual. The design manual will also outline the minimum landscape requirements outlining the type of plants to be allowed.

PROPERTY USE

Owner's Responsibility
Nuisances
Improper Use of Property
Pets Automobiles and Parking
Attractiveness and Safety of Lots
Temporary Structures
Enforcement

EXHIBIT 4

DEES LANDING
GAUTIER, MISSISSIPPI

DESIGN MANUAL HIGHLIGHTS

DESIGN VISION

It is the intent of the development to encourage architectural styles that reflect the vernacular styles prominent to the Mississippi Gulf Coast during the early period of the Coast development.

It is the intent of Dees Landing to facilitate a new community that will offer quality homes in a safe and attractive environment for residents.

Dees Landing will provide housing for a diverse market.

Dees Landing will provide safe housing.

Dees Landing will insure through the ARC and Design Manual creative site design.

Dees Landing will preserve the character and integrity of low-density residential.

Dees Landing will promote efficient use of land while protecting valuable natural resources.

Dees Landing will promote the property values of established subdivision by insuring through the implementation of building requirements and a continual review by the ARC as required by the Covenants.

SAMPLE STYLES PERMITTED

COLONIAL TYPOLOGIES
GREEK REVIVAL TYPOLOGIES
COASTAL FRENCH TYPOLOGIES
SPANISH COLONIAL TYPOLOGIS

GENERAL ARCHITECTURAL DEFINED ELEMENTS

BUILDING WALLS AND MATERIALS
BUILDING TRIM AND DECORATIVE ELEMENTS
ROOFS AND ROOF MATERIALS
WINDOWS AND DOORS
FENCING
SAMPLE DETAILS
BUILDING ELEMENT PROPORTIONS
EXTERIOR COLORS
WALKS

EXHIBIT A

Location Map
Dee's Landing
Proposed Subdivision

City Of Gautier
Economic Development/Planning

040800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division

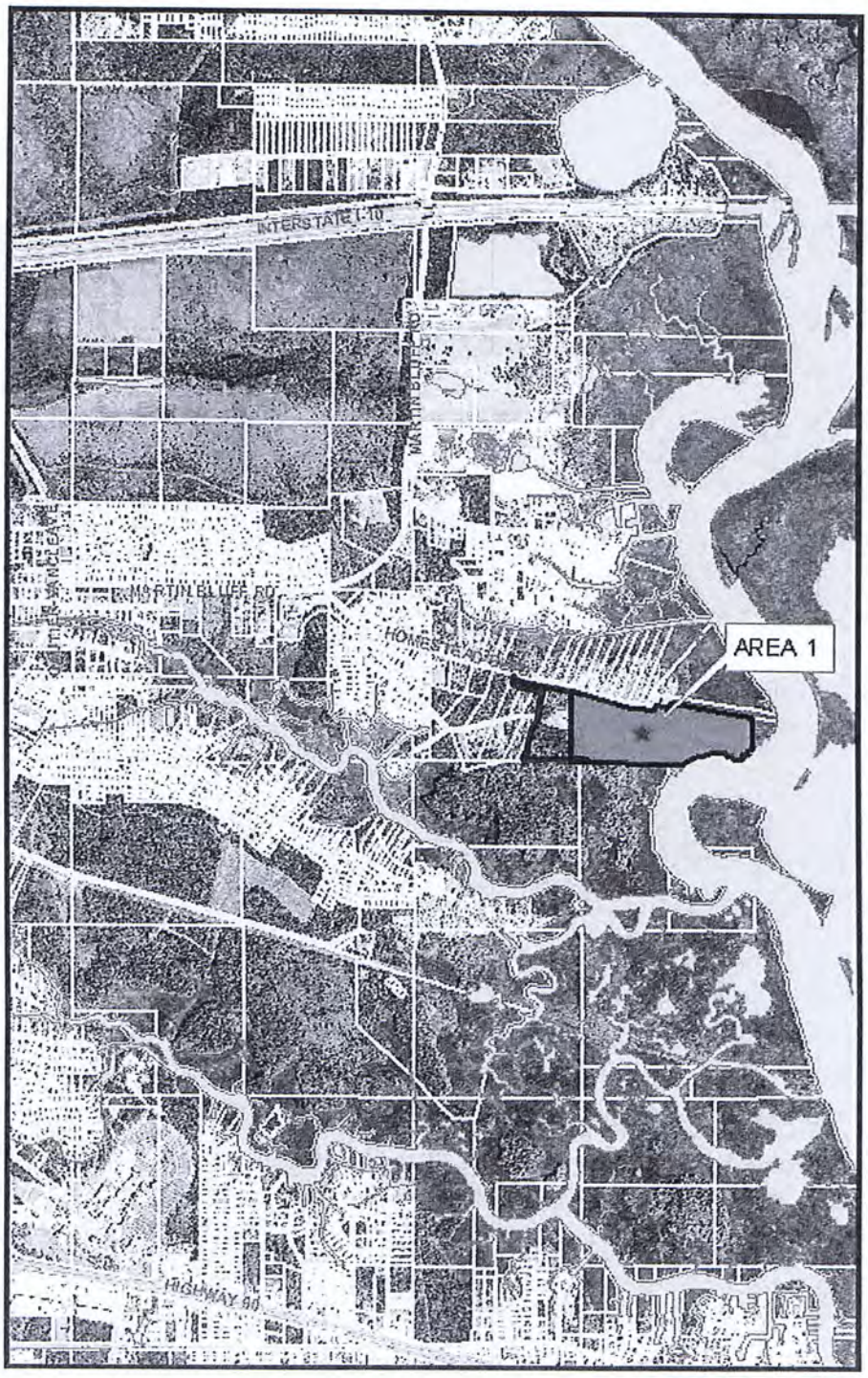


EXHIBIT B

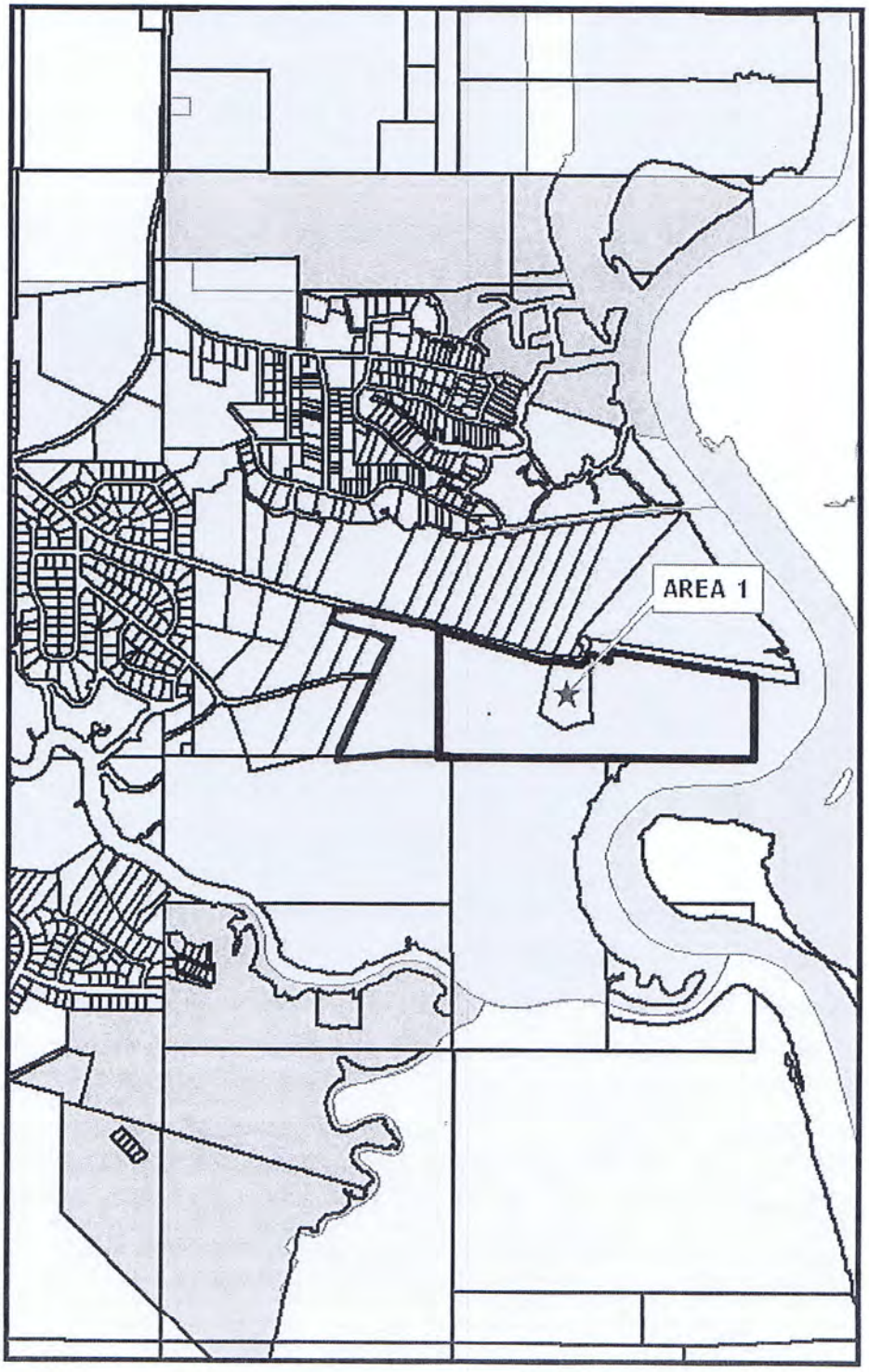
Existing Zoning Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division



Legend

- AG Agricultural
- PL Public/Semi-Public
- PUD Planned Unit Development
- R-1 Low Density Residential
- R-2 Multi-Family Residential
- R-3 Mobile Home District
- MUM
- TC
- MUR C-1
- MUR C-2
- MUR C-MW
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Highway Commercial
- I-2 Industrial

EXHIBIT C

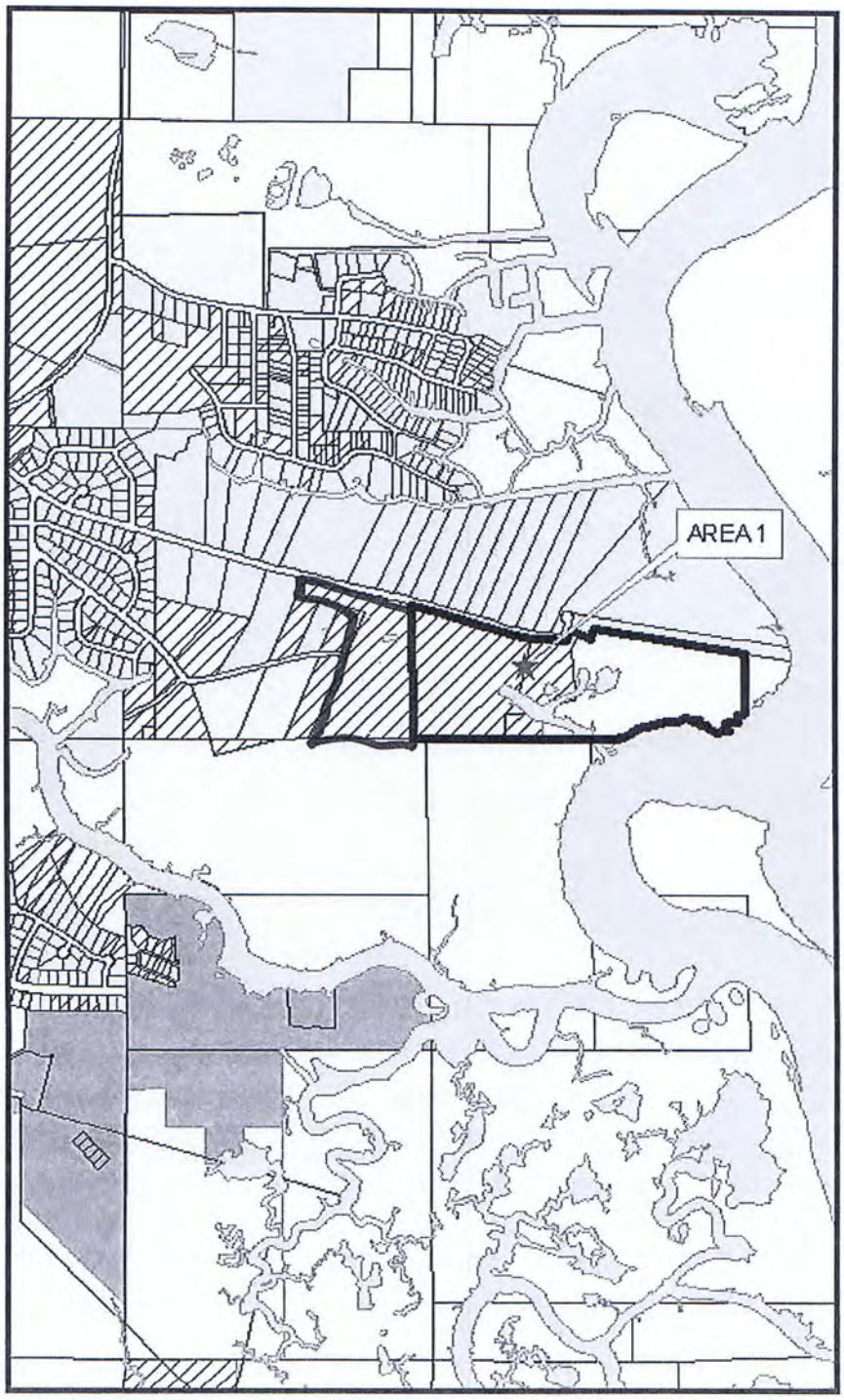
Existing Land Use Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division



Legend

EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant