1111 Bayou Road
La Marque, Texas
409-938-9202

Mayor Bobby Hocking
Mayor Pro- Tem Keith Bell- District A
Councilmember Chris Lane- District B
Councilmember Robert Michetich- District C
Councilmember Casey Mc Auliffe- District D

****

CITY OF LA MARQUE
SPECIAL CALLED CITY COUNCIL
AGENDA
of
OCTOBER 21, 2019

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a Special Called Meeting on **Monday, October 21, 2019**, beginning at 6:00 p.m. at 1109-B Bayou Road for the purpose of considering the following agenda**:**

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) CITIZENS PARTICIPATION

(4) OLD BUSINESS

a. Discussion/possible action to approve allocations from the Youth Program Fund to various organizations who meet eligibility requirements as recommended by Councilmember Lane, Coordinator for Youth Projects - City Manager C. Jackson *THIS ITEM WAS TABLED FROM CITY COUNCIL MEETING HELD ON OCTOBER 14, 2019*

(5) NEW BUSINESS

a. Discussion/possible action to adopt Ordinance No. **O-2019-0026**, changing the zoning district for Delany Cove Phase II (Sections 11, 12 and 13) from R-1 Single-family Residential district to Delany Cove Planned Development District, establishing zoning regulations for the Delany Cove Planned Development District, amending the comprehensive plan to incorporate this Planned Development District, and approving the general land plan for Delany Cove Phase II – Legal – D. Purnell

b. Discussion/possible action to approve with conditions a preliminary plat for Delany Cove Phase II, Section 11 specifically those conditions provided in the letter from Adico LLC dated October 8, 2019 – Development Services Coordinator S. Sutton

c. Discussion/possible action to approve a Re-Plat of Lussier's Lone Pine Addition, being a Re-Plat of a part of a part of Block 3, of Wagnon's Subdivision Volume 135, Page 343, of the Deed Records of Galveston County, Texas, City of La Marque Texas (Located at or near 2409 Williams Dr.) – Development Services Coordinator S. Sutton

d. Discussion/possible action to approve a Final Plat of Sunset Grove Section Two being a subdivision of 14.67 Acres located in the Stephen F. Austin League No. 4, Abstract-2 City of La Marque, Galveston County, Texas (East of Delany Rd and South of FM 1765) – Development Services Coordinator S. Sutton

e. Discussion/possible action to approve with the following conditions a Preliminary Plat of Shivan Addition, being a 48.380 acre tract of land out of Lots Four (4), Five (5), Six (6) Seven (7), Eight (8) and Nine (9), in Division "T" in The Cook and Stewart Subdivision of the John D. Moore League in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 81, Page 526 in the office of the County Clerk of Galveston County, Texas, City of La Marque Texas 1) Addition to plat of Building Setbacks Lines; 2) Provide Boundary Survey with exact measurements to City engineer; 3) Provide Lienholder Subordination Agreement; 4) Add to plat adjoiner information, including the names of adjacent subdivisions, with recording information (2401 Maxwell) – Development Services Coordinator S. Sutton

f. Discussion/possible action to deny a Replat consolidating two lots (approximately 0.447 acres) out of Lot Seven (7), in Division "R" in The Cook and Stewart Subdivision of the John D. Moore League, Abstract 5, in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 81, Page 526 in the office of the County Clerk of Galveston County, Texas, City of La Marque Texas for the following reasons: 1) No vicinity map provided; 2) No accurate metes and bounds survey of the property provided; 3) No information provided on the proposed subdivision name, or identifying title, and the name of the city if located within the city limits, county, and state in which the subdivision is located; 4) No city planning letter provided; 5) No signature lines provided (2823 Main Street) – Development Services Coordinator S. Sutton

g. Discussion/possible action to approve a Re-Plat of Dohman's Subdivision, a Re-Plat of the North 80-feet of Lots 1 thru 4 and the West 15-feet of the South 116.67-feet of Lot 4 and all of Lots 6 thru 7 of Grebb Addition, (Vol. 238, Pg. 70) and Part of Lot 22 of Subdivision "G" Cook & Stewart Subdivision, (Vol. 81, Pg. 526) City of La Marque, County of Galveston, Texas. (Located at or near 2124 Lake Road at Grebb) – Development Services Coordinator S. Sutton

h. Discussion/possible action to authorize the Mayor to enter into a Professional Services Agreement with LNV Engineering Services – City Manager C. Jackson

(6) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before October 18, 2019, before 5:30 p.m.

_____

Robin Eldridge, TRMC
City Clerk

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

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019
Prepared by: Charlene Warren/ Charles Jackson
Department: Administration

Agenda item: 4a
Reviewed by: *Charlene Warren/ Charles Jackson*

AGENDA ITEM DESCRIPTION: Discussion/possible action to approve allocations from the Youth Program Fund to various organizations who meet eligibility requirements as recommended by Councilmember Lane, Coordinator for Youth Projects *THIS ITEM WAS TABLED FROM CITY COUNCIL MEETING HELD ON OCTOBER 14, 2019*

X

ATTACHMENTS FOR REFERENCE

1. Proposed Allocations

STAFF BRIEFING:

- The City is in receipt of annual donations for fund youth programs
- At the August 19, 2019 City Council authorized the creation a Youth Program Fund where annually, Council will designate a mechanism to bring proposed projects or programs for funding from this fund
- At the September 9, 2019 City Council named Councilmember Lane as the Council's coordinator for Youth Projects
- All recipient organizations must meet eligibility requirements prior to receiving allocations

HISTORY: N/A

TARGET IMPLEMENTATION: October 21, 2019

SIGNIFICANT ACTION DATES:

August 5, 2019 – City Council passed on First Reading of Ordinance
August 19, 2019 – City Council passed on Second and Final Reading of Ordinance
September 9, 2019 – City Council appointed Councilmember Lane as the Youth Projects coordinator
October 14, 2019 – City Council tabled the item approving certain organizations to receive allocations

Cost Details:	
Budgeted	N/A
Actual Bid	N/A
Estimated Expenditure	N/A
Acct. Name(s)	N/A
Line Item #	N/A

CITY COUNCIL AGENDA FORM

ACTION:

☐	Ordinance	☐	Resolution
☐	Special Presentation	☐	Proclamation
☐	Finance Report	☐	Public Hearing
☒	Other – Approve Allocations		
☒	Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures		

Other Funding	N/A

STAFF'S RECOMMENDATION: Motion to approve allocations from the Youth Program Fund to various organizations who meet eligibility requirements as recommended by Councilmember Lane, Coordinator for Youth Projects

FISCAL IMPACT: No fiscal impact as the funds are donations and designated for specific use.

YOUTH ORGANIZATIONS FUND

ORGANIZATIONS	DONATIONS
CPA	$3,500
Kiwanis	$3,000
Ambitious Athletics	$3,000
Galveston County Seahawks	$4,000
Greater St. Matthews Summer Enrichment Program	$4,000
Khambrel Foundation	$3,000
Concession Stand	$5,000
La Marque Tigers	$2,000
Josh (Anti-bullying Class)	$1,500
Champion Tutors	$1,500
Financial Literacy	$3,000
Summer Program	$3,000
Friends of the Library	$1,500
Mainland Express	$1,500
Galveston County Teen Parenting Coalition	$2,000
Downtown Future Olympics (2)	$1,500 each

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019 | Agenda item: **5a**
Prepared by: Derra Purnell | Reviewed by: *Charlene Warren/ Charles Jackson*

Department: Legal

AGENDA ITEM DESCRIPTION: Discussion/possible action to adopt Ordinance No. **O-2019-0026**, changing the zoning district for Delany Cove Phase II (Sections 11, 12 and 13) from R-1 Single-family Residential district to Delany Cove Planned Development District, establishing zoning regulations for the Delany Cove Planned Development District, amending the comprehensive plan to incorporate this Planned Development District, and approving the general land plan for Delany Cove Phase II

X

ATTACHMENTS FOR REFERENCE

1. Ordinance (includes a general plan/concept plan)

STAFF BRIEFING:

- City Code Section 71-18 provides for the establishment of a special zoning district called a PDD (Planned Development district) "to provide flexibility in development planning and the opportunity for the application of planning concepts" for, among other types of developments, housing development on tracts of five acres or more.
- In addition, phased developments are required under the City's new subdivision ordinance to provide a general plan showing the layout of the entire development prior to or contemporaneously with submission of a preliminary plat for a specific phase.
- Because the PDD regulations are specifically tied to the concept plan included in the PDD ordinance, the PDD ordinance is sufficient to also act as the general plan for the development.

TARGET IMPLEMENTATION: If City Council approves and adopts the proposed Planned Development District ordinance, it will become effective on the date of the second and final reading and after all legal postings and public hearing(s) have been conducted.

SIGNIFICANT ACTION DATES:

September 3, 2019 – Application for a planned development district submitted to staff for review and drafting of proposed ordinance to show regulations applicable to the proposed zoning district

October 8, 2019 – Recommended approval by Planning and Zoning Commission

October 21, 2019 – First reading of a Delany Cove Planned Development District Ordinance submitted to City Council

CITY COUNCIL AGENDA FORM

ACTION:

☒ Ordinance ☐ Resolution
☐ Special Presentation ☐ Proclamation
☐ Finance Report ☐ Public Hearing
☐ Other
☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Motion to adopt Ordinance No. **O-2019-0026**, changing the zoning district for Delany Cove Phase II (Sections 11, 12 and 13) from R-1 Single-family Residential district to Delany Cove Planned Development District, establishing zoning regulations for the Delany Cove Planned Development District, amending the comprehensive plan to incorporate this Planned Development District, and approving the general land plan for Delany Cove Phase II

FISCAL IMPACT:

ORDINANCE NO. O-2019-0026

AN ORDINANCE OF THE CITY OF LA MARQUE, TEXAS, ESTABLISHING THE DELANY COVE PLANNED DEVELOPMENT DISTRICT ("DELANY COVE PDD") AS A ZONING DISTRICT IN ACCORDANCE WITH CHAPTER 71, ZONING, OF THE CITY OF LA MARQUE CODE OF ORDINANCES; ADOPTING REGULATIONS APPLICABLE TO THE DELANY COVE PDD; AMENDING THE COMPREHENSIVE PLAN TO REFLECT THIS AMENDMENT; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH VIOLATION.

WHEREAS, Section 71-18 of the City of La Marque Code of Ordinances ("City Code") provides for the creation of Planned Development Districts for, among other types of development, housing development on tracts of five acres or more; and

WHEREAS, Friendswood Development Company (the "Owner") is the owner of approximately 40.7 acres of land comprised of Sections 11, 12 and 13 of Delany Cove, as shown on Exhibit A (the "Property"); and

WHEREAS, the Owner of the Property has presented an application for the City to establish the Delany Cove PDD in order to further construction, operation and use of a master planned community; and

WHEREAS, in accordance with Sections 211.006 and 211.007 of the Texas Local Government Code, notice was mailed to all property owners within 200 feet of the Property, and the school district in which the Property is located, prior to the public hearing before the Zoning Commission on October 8, 2019; and

WHEREAS, the Zoning Commission held a public hearing on its preliminary report and issued a final report on October 8, 2019 recommending that City Council establish the Delany Cove PDD and adopt zoning regulations applicable to the Delany Cove PDD as provided in this Ordinance; and

WHEREAS, the City Council finds, following newspaper publication and the required public hearings, that the proposed Delany Cove PDD is consistent with the City's comprehensive plan, and that the comprehensive plan of the City should be amended to include the proposed Delany Cove PDD;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS:

Section 1. That the facts and matters set forth in the preamble of this Ordinance are found to be true and correct.

Section 2. That the application to establish the Delany Cove PDD is hereby approved subject to the regulations, restrictions, terms and conditions set forth in this Ordinance, and shall include the Property, as shown in Exhibit A.

Section 3. That the City's comprehensive plan is amended in accordance with this Ordinance.

Section 4. That the following regulations, including the regulations applicable to the R-1 Single Family Zoning District and any other zoning regulations applicable to all zoning districts or uses in any zoning district, shall apply to uses in the Delany Cove PDD (zoning district):

Delany Cove Planned Development District (Delany Cove PDD). The development of the Property (Delany Cove Sections 11, 12 and 13) shown in Exhibit A shall conform to all requirements, including the authorized uses, for the R-1 Single Family Residential District and any other requirements applicable to all zoning districts or uses within any zoning district, as prescribed by Chapter 71, Zoning, of the City Code, except for the following modifications:

Lot Size. A lot in this district shall not be less than six thousand (6,000) square feet in area and shall not be less than fifty feet (50') wide at the building line; however, a lot for a single-family dwelling in this district may be less than six thousand (6,000) square feet in area, provided that lot is not less than one hundred twenty feet (120') in depth and not less than fifty feet (50') at the building line.

General Open Space Requirements. The development of the Property shall include a minimum of 23% of open space to mitigate the higher density allowed in the Delany Cove PDD. This open space may include pocket parks, ponds, walking trails, fountain areas and nature preserves, in substantial compliance with the land use and concept plan, attached as Exhibit B.

Section 5. Nothing in this Ordinance waives or modifies any other City Code requirement, including but not limited to off-street parking requirements, subdivision regulations, and construction codes. Approval of this Application grants only the rights specifically addressed herein.

Section 6. **Penalty.** As provided in Section 71-3 of the City Code, Any person who shall violate any of the provisions of this ordinance or who shall fail to comply therewith or with any of the requirements thereof, or who shall erect or alter any building, or who shall commence to erect or alter any building in violation of any detailed statement of plan submitted or approved thereunder, shall for each violation or noncompliance be deemed guilty of a misdemeanor, and upon conviction, shall be fined as provided in section 1-7 of the City Code. The owner of that building or premises or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, agent or corporation employed in connection therewith who may have assisted in the commission of any such violation shall be subject to the penalties herein provided.

Section 7. **Effective Date and Publishing.** This ordinance shall be effective immediately, except where a later date is expressly provided, upon adoption on second and/or final reading after publication and hearing, as provided in Sections 2.17-2.19 of the Charter of the City of La Marque, and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in every issue of the official newspaper for two days, or one issue of the newspaper if the official newspaper is a weekly paper, in accordance with Chapter 52 of the Texas Local Government Code.

Section 8. **Conflict and Repeal.** This ordinance is intended to be cumulative and shall not repeal any previous ordinances except to the extent of an irreconcilable conflict.

Section 9. **Severability**. In the event any clause, phrase provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part of the same, notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED on First Reading this ____ day of _____ 2019;

PASSED, APPROVED, AND ADOPTED on Second and Final Reading this ____ day of _____ 2019.

CITY OF LA MARQUE, TEXAS

_____

Bobby Hocking, Mayor

ATTEST:

_____
Robin Eldridge, City Clerk

APPROVED AS TO FORM:

_____
City Attorney

EXHIBIT "A"

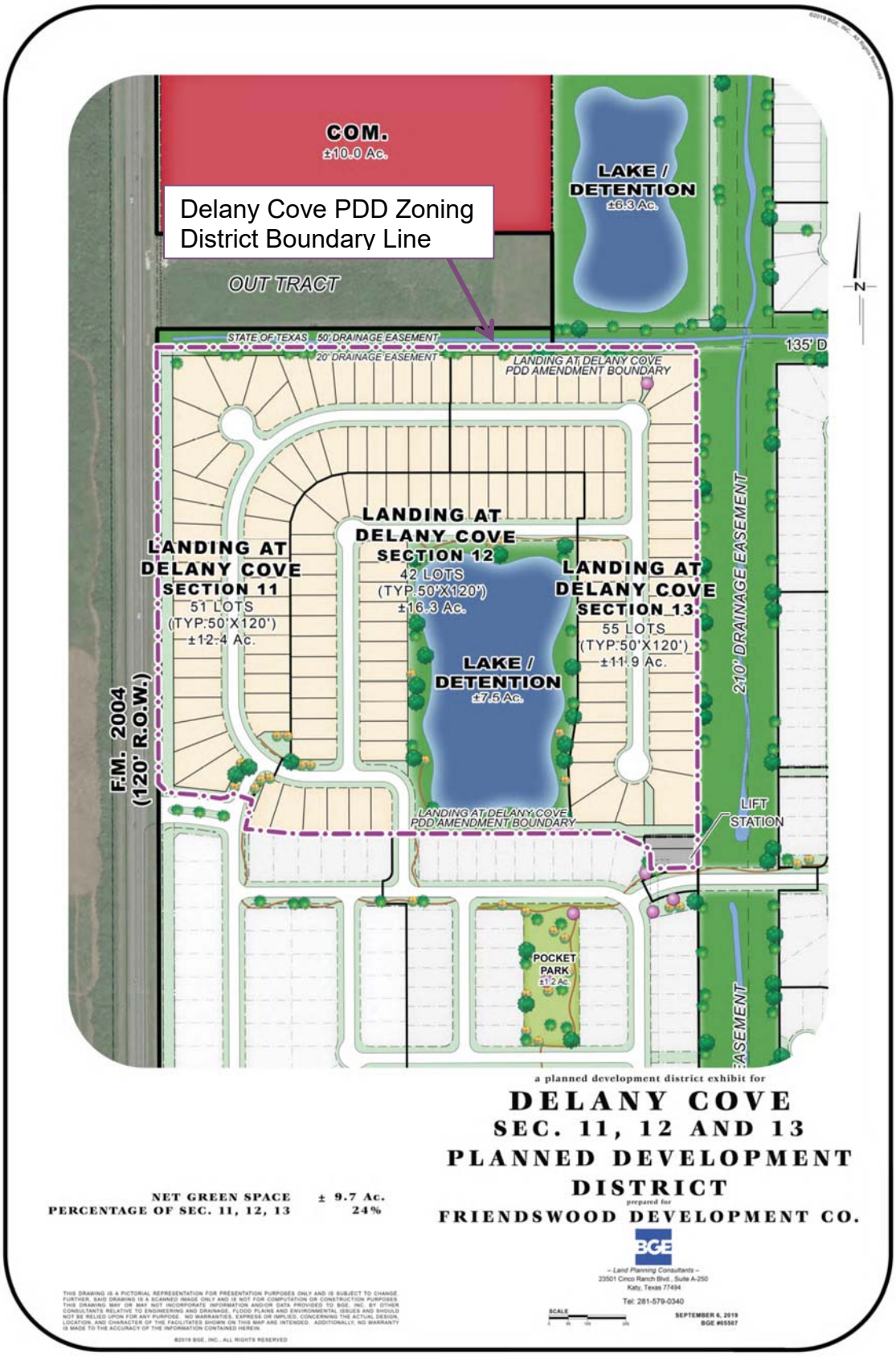
COM.
±10.0 Ac.
LAKE / DETENTION
±6.3 Ac.
Delany Cove PDD Zoning District Boundary Line
OUT TRACT
STATE OF TEXAS 50' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
LANDING AT DELANY COVE PDD AMENDMENT BOUNDARY
135' D
N
LANDING AT DELANY COVE SECTION 11
51 LOTS
(TYP.50'X120')
±12.4 Ac.
LANDING AT DELANY COVE SECTION 12
42 LOTS
(TYP.50'X120')
±16.3 Ac.
LANDING AT DELANY COVE SECTION 13
55 LOTS
(TYP.50'X120')
±11.9 Ac.
LAKE / DETENTION
±7.5 Ac.
210' DRAINAGE EASEMENT
F.M. 2004 (120' R.O.W.)
LANDING AT DELANY COVE PDD AMENDMENT BOUNDARY
LIFT STATION
POCKET PARK
±1.2 Ac.
EASEMENT
a planned development district exhibit for
DELANY COVE
SEC. 11, 12 AND 13
PLANNED DEVELOPMENT DISTRICT
prepared for
FRIENDSWOOD DEVELOPMENT CO.
NET GREEN SPACE ± 9.7 Ac.
PERCENTAGE OF SEC. 11, 12, 13 24%
BGE
– Land Planning Consultants –
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340
SCALE
SEPTEMBER 6, 2019
BGE #05507
THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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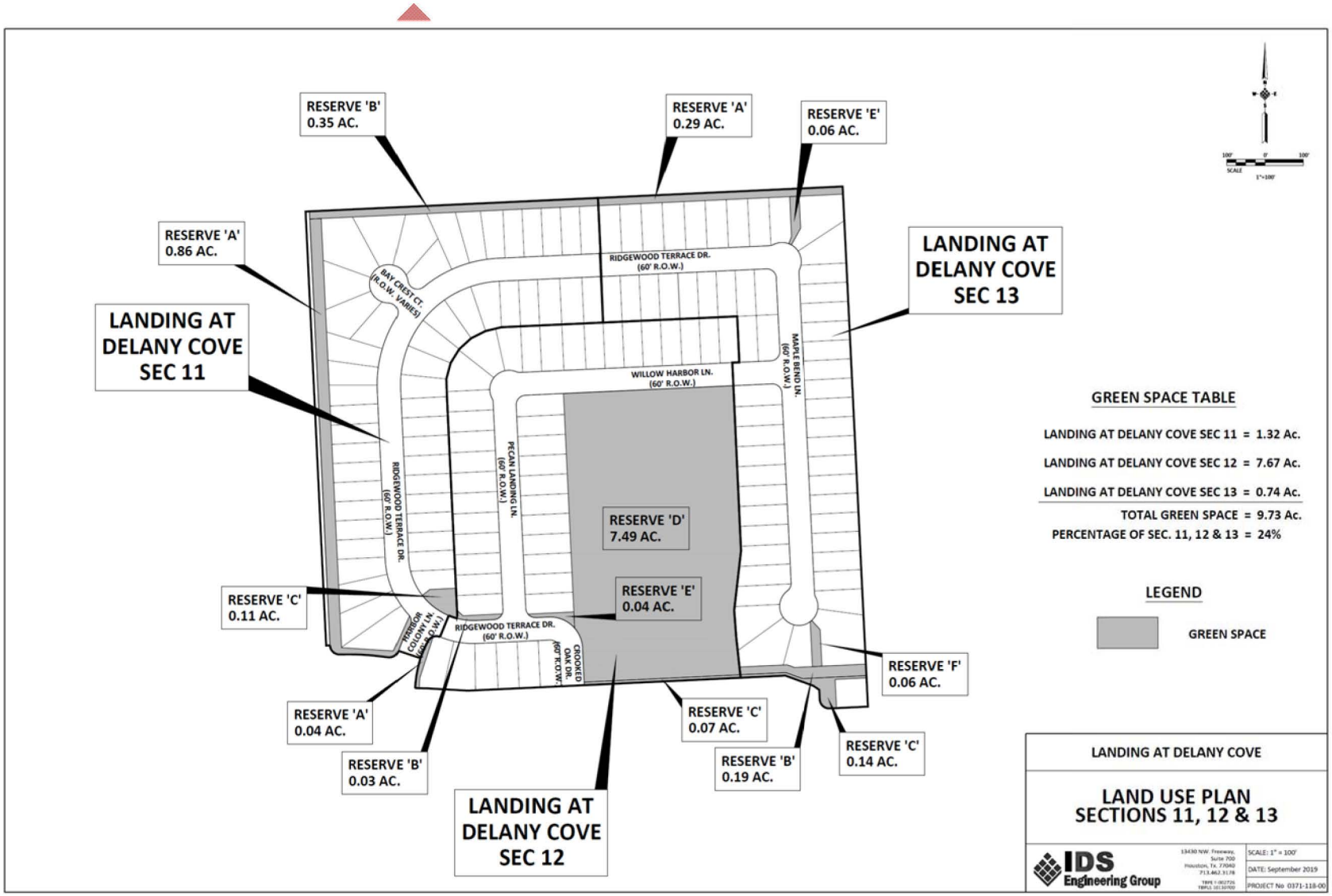
EXHIBIT "B"


RESERVE 'B'
0.35 AC.
RESERVE 'A'
0.29 AC.
RESERVE 'E'
0.06 AC.
RESERVE 'A'
0.86 AC.
LANDING AT
DELANY COVE
SEC 11
LANDING AT
DELANY COVE
SEC 13
BAY CREST CT.
(R.O.W. VARIES)
RIDGEWOOD TERRACE DR.
(60' R.O.W.)
WILLOW HARBOR LN.
(60' R.O.W.)
MAPLE BEND LN.
(60' R.O.W.)
PECAN LANDING LN.
(60' R.O.W.)
RIDGEWOOD TERRACE DR.
(60' R.O.W.)
RESERVE 'D'
7.49 AC.
RESERVE 'E'
0.04 AC.
RESERVE 'C'
0.11 AC.
HARBOR
COLONY LN.
(60' R.O.W.)
RIDGEWOOD TERRACE DR.
(60' R.O.W.)
CROOKED
OAK DR.
(60' R.O.W.)
RESERVE 'F'
0.06 AC.
RESERVE 'A'
0.04 AC.
RESERVE 'B'
0.03 AC.
RESERVE 'C'
0.07 AC.
RESERVE 'B'
0.19 AC.
RESERVE 'C'
0.14 AC.
LANDING AT
DELANY COVE
SEC 12
SCALE
1"=100'
GREEN SPACE TABLE
LANDING AT DELANY COVE SEC 11 = 1.32 Ac.
LANDING AT DELANY COVE SEC 12 = 7.67 Ac.
LANDING AT DELANY COVE SEC 13 = 0.74 Ac.
TOTAL GREEN SPACE = 9.73 Ac.
PERCENTAGE OF SEC. 11, 12 & 13 = 24%
LEGEND
GREEN SPACE
LANDING AT DELANY COVE
LAND USE PLAN
SECTIONS 11, 12 & 13
IDS
Engineering Group
SCALE: 1" = 100'
DATE: September 2019
PROJECT No 0371-118-00

October 16, 2019

Mayor and City Council
City of La Marque
1111 Bayou Road
La Marque, Texas 77568

Dear Mayor and City Council:

On October 8, 2019, the Planning and Zoning Commission considered a request for an action to issue a final report and recommend approval of an ordinance changing the zoning district for Delany Cove Phase II (Sections 11, 12, and 13) from R-1 Single family Residential distort to Delany Cove Planned Development District, amending the comprehensive plan in accordance to incorporate this Planned Development District, and recommend approval of the general land plan for Delany Cove Phase II.

By unanimous vote, Planning and Zoning Commission recommended forwarding a favorable recommendation to City Council.

Thank you,

_____

Greg Cornett, Vice Chair
Planning and Zoning Commission

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019 | Agenda item: **5b**
Prepared by: Sussie Sutton | Reviewed by: *Charlene Warren/ Charles Jackson*

Department: Development Services

AGENDA ITEM DESCRIPTION: Discussion/possible action to approve with conditions a preliminary plat for Delany Cove Phase II, Section 11 specifically those conditions provided in the letter from Adico LLC dated October 8, 2019

X

ATTACHMENTS FOR REFERENCE

1. Preliminary Plat – Landing at Delany Cove Phase 11, Section 11
2. Planning and Zoning Recommendation Letter
3. Letter from Adico, LLC- City Engineer
4. Site Plan
5. Certified Tax Certificates
6. City Planning Letter
7. Zoning Map
8. Application

STAFF BRIEFING:

- September 4, 2019 – Staff received an application for approval of a preliminary plat for the Landing at Delany Cove Section 11, with the anticipation of the City adopting a Delany Cove Planned Development District
- October 8, 2019 – the Planning and Zoning Commission recommended approval with conditions of the preliminary plat for Delany Cove, Section 11
- At the same meeting P&Z recommended and approved for an Ordinance to be submitted to City Council for the Delany Cove Planned Development District
- Based on the review of the preliminary plat submittal, Adico, LLC recommends approving with conditions
- NOTE: HB 2439 requires Council to take action on a plat within 30 days of submittal – this is why an action item for this plat is included, subject to the condition that the PDD passes both readings

HISTORY: N/A

TARGET IMPLEMENTATION: If City Council approves this preliminary plat with conditions, it must be resubmitted by the applicant if the PDD ordinance is not approved on final and second reading.

SIGNIFICANT ACTION DATES:

September 4, 2019 – Application for approval of a preliminary Plat submitted to the Planning and Zoning Commission

October 8, 2019 –submittal of Preliminary Plat to P&Z and recommendation to City Council that plat be approved subject to conditions, including final adoption of a Planned Development District Ordinance

CITY COUNCIL AGENDA FORM

October 21, 2019 – First reading of a Delany Cove Planned Development District Ordinance submitted to City Council

---

ACTION:

☐ Ordinance ☐ Resolution

☐ Special Presentation ☐ Proclamation

☐ Finance Report ☐ Public Hearing

☒ Other- Plat

☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Motion to approve with conditions a preliminary plat for Delany Cove Phase II, Section 11, specifically those conditions provided in the letter from Adico LLC dated October 8, 2019

FISCAL IMPACT:

ADICO
CONSULTING ENGINEERS

Wednesday, October 2, 2019

Chairman of Planning and Zoning Commission
C/O City of La Marque
1130 1st Street
La Marque, TX 77568

Re: Landing at Delany Cove, Section 11 Preliminary Plat
Letter of Recommendation to Approve with Conditions
Adico, LLC Project No. 18100-2-029

Dear Mr. Chairman;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Landing at Delany Cove Section 11 Preliminary Plat received on or about September 4, 2019.

Based on our review of the second submittal, Adico, LLC recommends approving with conditions the plat as resubmitted on September 4, 2019. The approval with conditions that the following are submitted and approved in compliance with City Code Chapter 41, as amended, prior to the issuance of any building permits:

1. Infrastructure construction plans, City Code Chapter 41-108 (c.5);
2. Final Plat, City Code Chapter 41-108;
3. Zoning change to a Planned Development District allowing lots less than 60'; and
4. Maintenance and performance bonds for any incomplete infrastructure, City Code Chapter 41-108 (c.10)

This Letter of Recommendation to approve with conditions Landing at Delany Cove Section 11 Preliminary Plat shall be on the October 8, 2019 Planning and Zoning agenda for consideration.

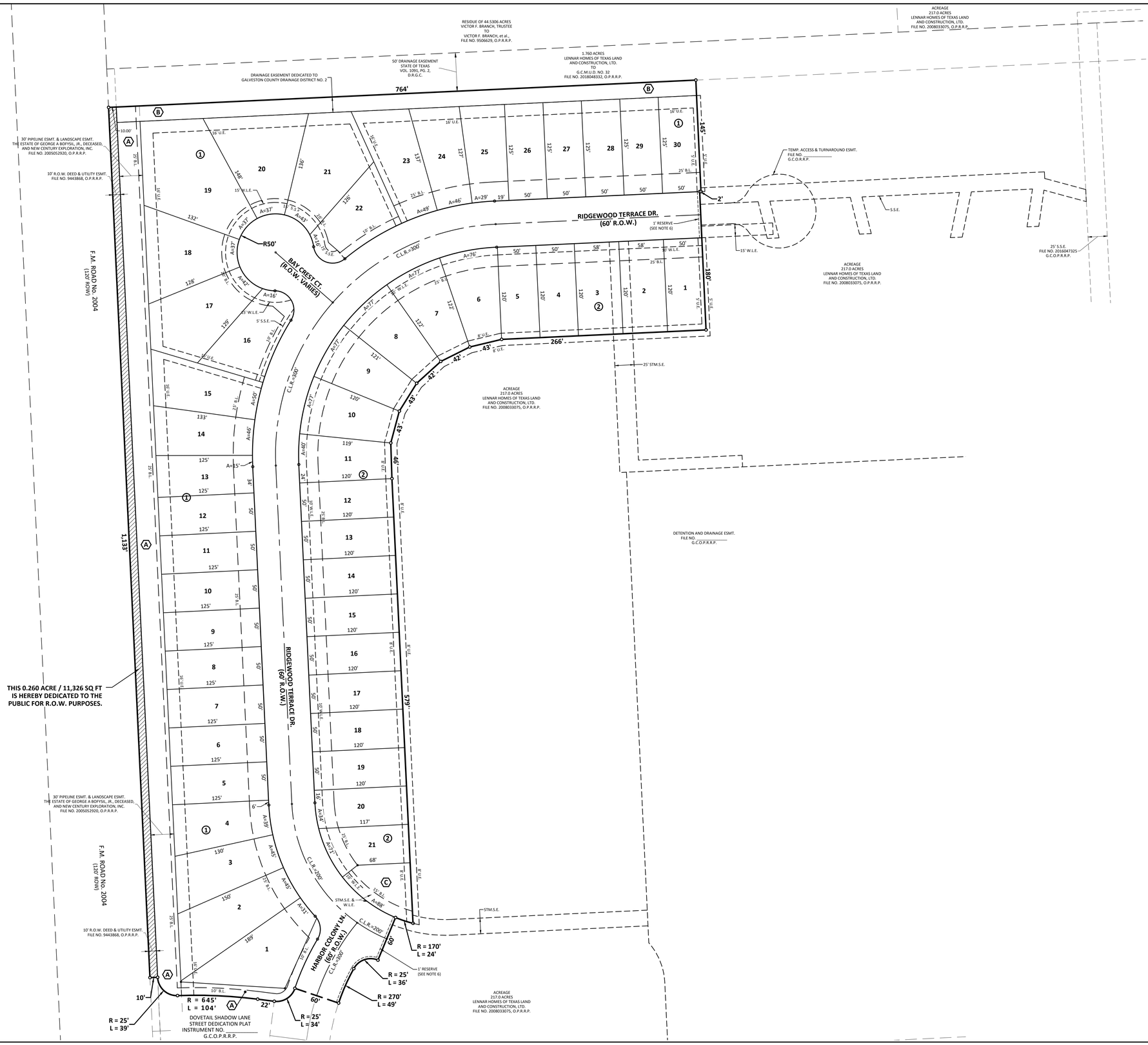
Should you have any questions, please do not hesitate to call our office.

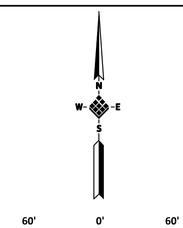
Sincerely,
Adico, LLC

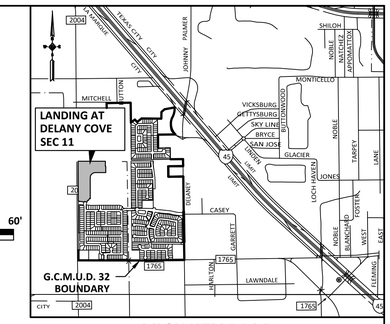
Dinh V. Ho, P.E.
TBPE Firm No. 16423

cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
File: 18100-2-029

APPROVED WITH CONDITON, ADICO, LLC, 09202019







VICINITY MAP

N.T.S.

GENERAL NOTES:

1. "B.L." INDICATES BUILDING LINE.
2. "U.E." INDICATES UTILITY EASEMENT.
3. "W.L.E." INDICATES WATER LINE EASEMENT.
4. "STM.S.E." INDICATES STORM SEWER EASEMENT.
5. "S.S.E." INDICATES SANITARY SEWER EASEMENT.
6. "1' RES." INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
7. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE. LOTS BACKING OR SIDING F.M.2004 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
8. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
9. THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY M.U.D. NO. 32.
10. THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY DRAINAGE DISTRICT NO. 2.

RESERVE TABLE

	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	A	LANDSCAPING AND OPEN SPACE	37,265	0.855
B	B	DRAINAGE	15,086	0.346
C	C	LANDSCAPING AND OPEN SPACE	4,667	0.107

A PRELIMINARY PLAT OF

LANDING AT DELANY COVE SEC 11

A SUBDIVISION OF

±12.3 ACRES

LOCATED IN

S.F. AUSTIN LEAGUE NO. 4 SURVEY, A-2

CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS

51 LOTS 2 BLOCKS 3 RESERVES

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

ENGINEER: IDS Engineering Group
13430 NW. Freeway, Suite 700
Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

September 4, 2019 IDS JOB NO. 0371-180-00

\\Ntsvr6.3\Projects\0300\0371180\00 LADC 511 PP\CAD\DWG\LDC 11 C PLAT.dwg [Prelim] Plotted Sep 04, 2019 at 11:28am by TAltman (Last Saved by: TAltman)

October 16, 2019

Mayor and City Council
City of La Marque
1111 Bayou Road
La Marque, Texas 77568

Dear Mayor and City Council:

On October 8, 2019, the Planning and Zoning Commission considered a request regarding a Final - Preliminary Plat of Landing at Delany Cove Section 11 a subdivision of 12.3 acres located in S.F, Austin League No. 4 Survey, A-2 City of La Marque, Galveston County Texas. Continued from the September meeting at the applicant's request.

By unanimous vote, Planning and Zoning Commission recommended forwarding an favorable recommendation to City Council, *with conditions as follows:* 1) Infrastructure construction plans, City Code Chapter 41-108 (c.5.); 2) Final Plat, City Code Chapter 41-108; 3) Zoning change to a Planned Development District allowing lots less than 60-feet; and 4) Maintenance and performance bonds for any incomplete infrastructure, City Code Chapter 41-108(c.10)

Thank you,

_____

Greg Cornett, Vice Chair
Planning and Zoning Commission

ADICO
CONSULTING ENGINEERS

Wednesday, October 2, 2019

Chairman of Planning and Zoning Commission
C/O City of La Marque
1130 1st Street
La Marque, TX 77568

Re: Landing at Delany Cove, Section 11 Preliminary Plat
Letter of Recommendation to Approve with Conditions
Adico, LLC Project No. 18100-2-029

Dear Mr. Chairman;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Landing at Delany Cove Section 11 Preliminary Plat received on or about September 4, 2019.

Based on our review of the second submittal, Adico, LLC recommends approving with conditions the plat as resubmitted on September 4, 2019. The approval with conditions that the following are submitted and approved in compliance with City Code Chapter 41, as amended, prior to the issuance of any building permits:

1. Infrastructure construction plans, City Code Chapter 41-108 (c.5);
2. Final Plat, City Code Chapter 41-108;
3. Zoning change to a Planned Development District allowing lots less than 60'; and
4. Maintenance and performance bonds for any incomplete infrastructure, City Code Chapter 41-108 (c.10)

This Letter of Recommendation to approve with conditions Landing at Delany Cove Section 11 Preliminary Plat shall be on the October 8, 2019 Planning and Zoning agenda for consideration.

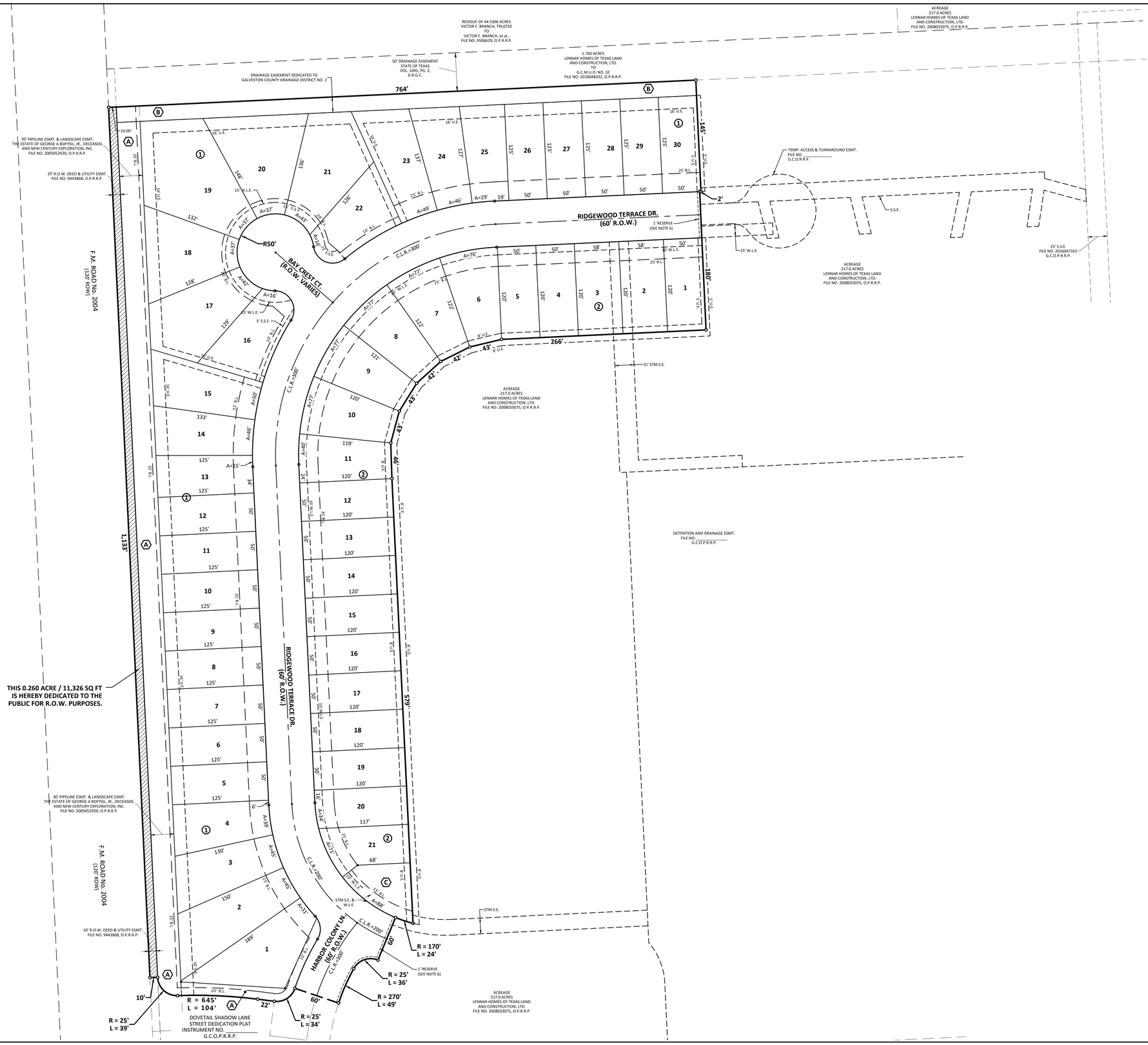
Should you have any questions, please do not hesitate to call our office.

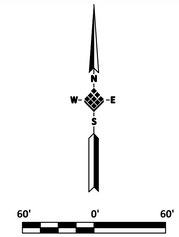
Sincerely,
Adico, LLC

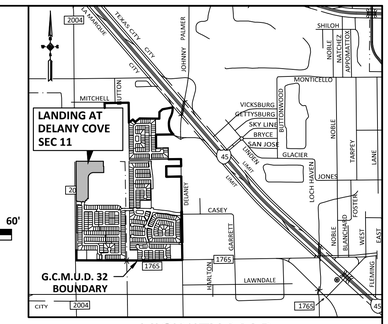
Dinh V. Ho, P.E.
TBPE Firm No. 16423

cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
File: 18100-2-029

APPROVED WITH CONDITON, ADICO, LLC, 09202019







VICINITY MAP

N.T.S.

GENERAL NOTES:

1. "B.L." INDICATES BUILDING LINE.
2. "U.E." INDICATES UTILITY EASEMENT.
3. "W.L.E." INDICATES WATER LINE EASEMENT.
4. "STM.S.E." INDICATES STORM SEWER EASEMENT.
5. "S.S.E." INDICATES SANITARY SEWER EASEMENT.
6. "1' RES." INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
7. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE. LOTS BACKING OR SIDING F.M.2004 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
8. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
9. THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY M.U.D. NO. 32.
10. THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY DRAINAGE DISTRICT NO. 2.

RESERVE TABLE

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September 4, 2019 IDS JOB NO. 0371-180-00

\\Nsvr45\Projects\0300\0371\180\00 LADC 511 PP\CAD\DWG\LDC 11 C PLAT.dwg [Prelim] Plotted Sep 04, 2019 at 11:28am by TAltman (Last Saved by: TAltman)

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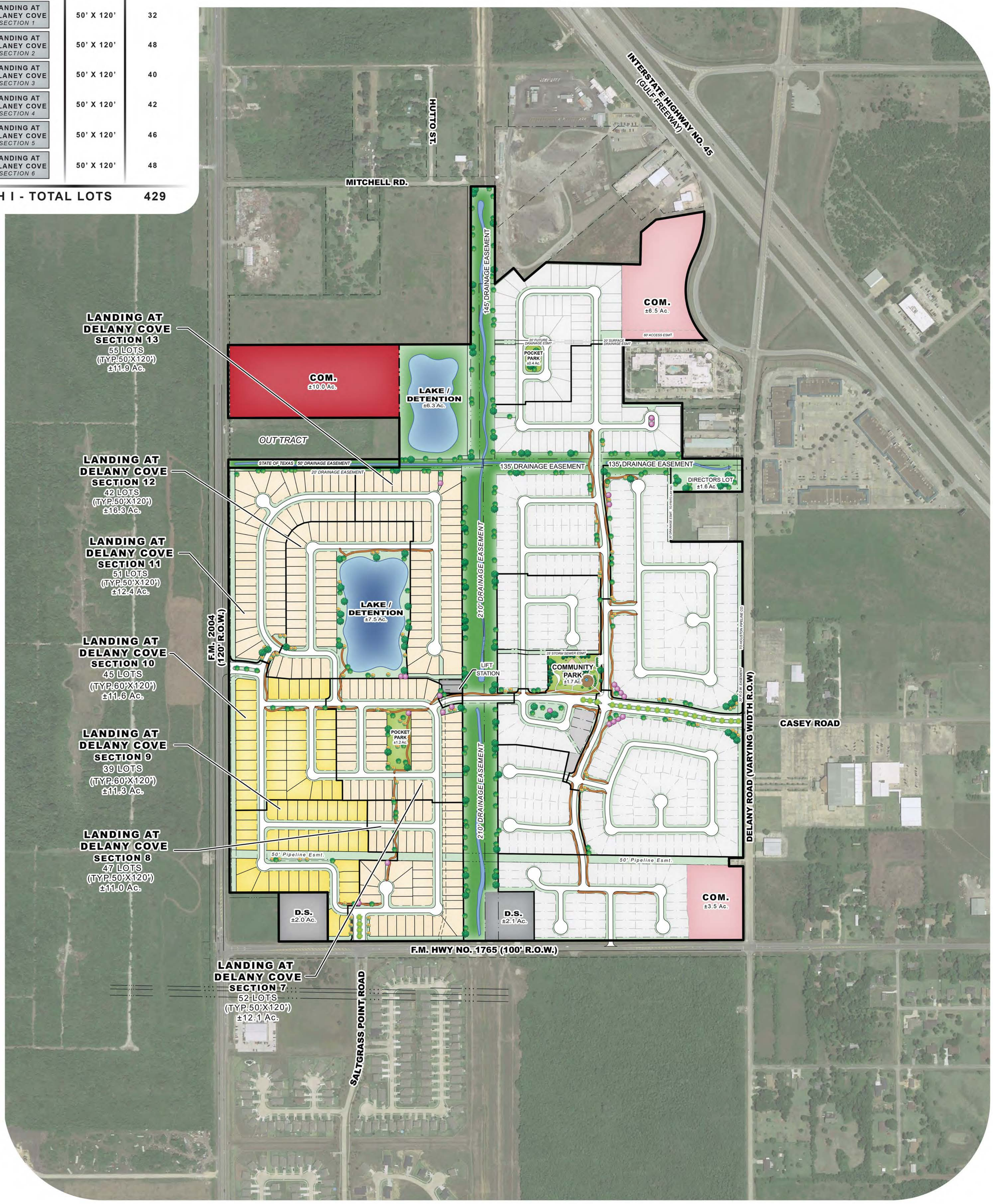
PH I LOT SUMMARY

SECTION NAME	LOT SIZES	# LOTS
DELANEY COVE *SECTION 1*	50' X 120'	78
DELANEY COVE *SECTION 2*	55' X 120'	84
MEADOWS AT DELANEY COVE *SECTION 1*	55' X 120'	11
LANDING AT DELANEY COVE *SECTION 1*	50' X 120'	32
LANDING AT DELANEY COVE *SECTION 2*	50' X 120'	48
LANDING AT DELANEY COVE *SECTION 3*	50' X 120'	40
LANDING AT DELANEY COVE *SECTION 4*	50' X 120'	42
LANDING AT DELANEY COVE *SECTION 5*	50' X 120'	46
LANDING AT DELANEY COVE *SECTION 6*	50' X 120'	48
PH I - TOTAL LOTS		**429**



LOT SUMMARY

50'x120'	247 LOTS	75%
60'x120'	83 LOTS	25%
TOTALS	**330 LOTS**	

NET PARKS & OPEN SPACE ± 3.7 Ac.
NET LAKES/DET./DRAINAGE ± 32.1 Ac.

TOTAL COMMUNITY TRAILS
± 13,500 LF / 2.5 MILES

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITATES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a schematic development plan for

DELANY COVE
PHASE II LAND PLAN

prepared for

FRIENDSWOOD DEVELOPMENT CO.

BGE
– Land Planning Consultants –
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE
0 150 300 600

JULY 30, 2019
BGE #05507

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD
681 GREENS PKWY STE 220
HOUSTON , TX 77067

Legal Description

ABST 2 S F AUSTIN SUR #4 TR 98-1, ACRES 97.832

Parcel Address:

Legal Acres: 97.8320

<- - -

- - ->

Account Number: **308982**

Certificate No: 238341056

Certificate Fee: $20.00 CHECK NO. 214682

Print Date: 05/02/2019 04:02:41 PM
Paid Date: 05/02/2019
Issue Date: 05/02/2019
Operator ID: ERICKSON_D

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD
681 GREENS PKWY STE 220
HOUSTON , TX 77067

2018 Value:	1,624,010
2018 Levy:	$45,664.19
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1 GALVESTON CO
2 ROAD & FLOOD
214 HITCHCOCK ISD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By: D Erickson
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

GALVESTON CO MUD #32
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD 681 GREENS PKWY STE 220 HOUSTON, TX 77067

Amount Due	$0.00

IF PAID IN MAY 2019

Paid in Month	*Addn Fees	Tax Due
June 2019	0.00	0.00
July 2019	0.00	0.00
August 2019	0.00	0.00

Mail to **IDS ENGINEERING GROUP**
13430 NORTHWEST FRWY
SUITE 700
HOUSTON, TX 77040

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values		Summary	
ID: R000068089 GEOID: 92000200980001000 OWNER INTEREST: 1.0	LEGAL: ABST 2 S F AUSTIN SUR #4 TR 98-1, ACRES 97.832 ACRES: 97.832	Land	1,624,010	Total Market Total Assessed	1,624,010 1,624,010

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2016	092 GALVESTON CO MUD	12,225.90	12,225.90	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2016	**12,225.90**	**12,225.90**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
2017	092 GALVESTON CO MUD	12,225.90	12,225.90	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2017	**12,225.90**	**12,225.90**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
2018	092 GALVESTON CO MUD	12,180.08	12,180.08	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2018	**12,180.08**	**12,180.08**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
		36,631.88	**36,631.88**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quick Link:

Amount Due	$0.00

IF PAID IN MAY 2019

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Donna J Bryant
Signature of Collections Officer

5/1/2019
Date of Tax Certificate

stewart title

Kelly Ford
Escrow Officer

Stewart Title Company
10720 W. Sam Houston Pkwy N., Suite 200
Houston, TX 77064
(713) 625-8672 Phone
Fax
kelly.ford@stewart.com

November 20, 2018

File No.: 18167040821

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 14th day of November, 2018, the last Deed that we find, of record, reflects the record owner to be:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

Legal Description:

LANDING AT DELANY COVE SEC 11

METES AND BOUNDS DESCRIPTION
OF 12.520 ACRES OF LAND
IN THE S. F. AUSTIN LEAGUE NO. 4, SURVEY A-2
GALVESTON COUNTY, TEXAS

Being 12.520 acres of land in the S. F. Austin League No. 4, Survey A-2, Galveston County, Texas, and being a portion of the 217.0 acre tract described as Tract 1 in the deed from HLL Land Acquisitions of Texas, L.P. and HLL II Land Acquisitions of Texas, L.P. to Lennar Homes of Texas Land and Construction, Ltd. recorded under File No. 2008-033075 in the Official Public Records of Real Property of Galveston County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod found for the most westerly northwest corner of said 217.0 acre tract, in the east right-of-way line of FM 2004 (120' R.O.W.);

THENCE South 02° 43' 12" East – 1039.45 feet, with said east right-of-way line, to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 87° 20' 04" East - 783.93 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE South 02° 39' 56" East - 145.11 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE North 87° 21' 29" East - 10.29 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE South 02° 38' 31" East - 180.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE South 87° 21' 29" West - 259.64 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle

corner the herein of the herein described tract;

THENCE South 86° 13' 55" West - 57.36 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE South 70° 36' 06" West - 50.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;
THENCE South 51° 08' 47" West - 50.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE South 31° 41' 29" West - 50.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE South 12° 14' 11" West - 50.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE South 02° 06' 02" East - 57.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein of the herein described tract;

THENCE South 02° 43' 12" East - 558.85 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

THENCE in a northwesterly direction, with said curve to the right, having a radius of 170.00 feet, a central angle of 08° 04' 15", a chord bearing and distance of North 71° 34' 48" West - 23.93 feet, and an arc distance of 23.95 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 22° 27' 19" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 83° 29' 13", a chord bearing and distance of South 70° 42' 43" West - 33.29 feet, and an arc distance of 36.43 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Compound Curvature of a curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 270.00 feet, a central angle of 10° 23' 05", a chord bearing and distance of South 23° 46' 33" West - 48.87 feet, and an arc distance of 48.94 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 71° 24' 59" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 78° 37' 40", a chord bearing and distance of South 57° 53' 51" West - 31.68 feet, and an arc distance of 34.31 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE North 82° 47' 20" West - 21.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Curvature of a curve to the left;

THENCE in a westerly direction, with said curve to the left, having a radius of 645.00 feet, a central angle of 09° 16' 34", a chord bearing and distance of North 87° 25' 36" West - 104.31 feet, and an arc distance of 104.42 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the Point of Reverse Curvature of a curve to the right;

THENCE in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 89° 20' 41", a chord bearing and distance of North 47° 23' 33" West - 35.15 feet, and an arc distance of 38.98 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

THENCE South 87° 16' 48" West - 10.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner the herein of the herein described tract, in the east right-of-way line of said FM 2004, from which a 5/8-inch rod found for the most westerly southwest corner of said 217.0 acre tract, bears South 02°

43' 12" East – 1422.35 feet;

THENCE North 02° 43' 12" West - 1132.64 feet, with said east right-of-way line, to the **POINT OF BEGINNING** and containing 12.520 acres of land, more or less.

Subject to the following:

1. Restrictions:

(NONE FOUND OF RECORD)

2. Easements/Other Exceptions:

A 30' wide pipeline and landscape easement granted to George A. Boyfsil, Jr., Deceased and New Century Exploration, Inc. in instrument recorded in/under County Clerk's File No. 2005052920 of the Official Public Records of Real Property of Galveston County, Texas.

Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

All terms, conditions, and provisions of that certain Waiver of Special Appraisal for the Benefit of Galveston County Municipal Utility District No. 32, recorded in/under County Clerk's File No. 2015059038 of the Official Public Records of Galveston County, Texas.

Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.

3. Liens/Misc:

(NO LIENS FOUND OF RECORD)

We require a copy of the limited partnership agreement from LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

Subject property is located in the Galveston County Municipal Utility District No. 32. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is $0.75 on each $100.00 of assessed valuation. The total amount of voter approved bonds is $38,680,000.00 and the aggregate principal amount of all bonds issued for specific facilities is $N/A. The amount of the standby fee is $N/A. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart

Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

Quinn A. Tuma

Quinn A. Tuma
Sr. Title Examiner

LA MARQUE DEPARTMENT OF BUILDING AND INSPECTIONS

1111 Bayou Road
La Marque, Texas 77568
O. 409.938.9204
F. 409.908.0549

CITY OF LAMARQUE
Plat Application

DATE OF APPLICATION 07/29/2019 FEE RECEIVED $ 608.00

NAME OF AGENT Kayla Williams PHONE 832-590-7185

ADDRESS 13430 Northwest Freeway, Suite 700, Houston, TX 77040

NAME OF OWNER Lennar Homes of Texas PHONE 281-874-8581

ADDRESS 681 Greens Parkway, Suite 220, Houston, TX 77067

PROPERTY DESCRIPTION:

ADDRESS Landing at Delany Cove, Section 11 - East of FM 2004 & North of FM 1765

PLOT OF AREA ATTACHED ☑ METES AND BOUNDS ATTACHED ☐

PRESENT ZONE R-1, Residential Single Family

APPLICATION CHECKLIST

[ ] **SITE PLAN (TO SCALE)** WITH EXISITNG IMPROVEMENTS, DEVELOPMENTS, AND PROPERTY LINES [8-1/2X11] IF LARGER THAN 8-1/2X11, PLEASE FOLD TO APPROPRIATE SIZE
[ ] **SURVEY** (TO SCALE) (2 COPIES)
[ ] **CURRENT TAX RECEIPTS**-COUNT TAX OFFICE, 722 MOODY (766-2481)
[ ] **TITLE REPORT** (IF LAND WAS PURCHASED WITHIN THE LAST 60 DAYS)

SUBMITTED TO THE PLANNING AND ZONING COMMISSION

DATE: _____

APPROVED _____ DENIED _____ OTHER _____

COMMENTS _____

APPLICANT'S CERTIFICATE

I AFFIRN THAT MY STATEMENT CONTAINED IN THE APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Kayla Williams 7/29/2019
SIGNED

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019 | Agenda item: **5c**
Prepared by: Sussie Sutton | Reviewed by: *Charlene Warren/ Charles Jackson*

Department: Development Services

AGENDA ITEM DESCRIPTION: Discussion/possible action to approve a Re-Plat of Lussier's Lone Pine Addition, being a Re-Plat of a part of a part of Block 3, of Wagnon's Subdivision Volume 135, Page 343, of the Deed Records of Galveston County, Texas, City of La Marque Texas (located at or near 2409 Williams Drive)

X

ATTACHMENTS FOR REFERENCE

1. Final Re-Plat
2. P&Z Recommendation Letter
3. ADICO - Letter of No Objection
4. Tax Certificates
5. City Platting Letter
6. Zoning Map
7. Application

STAFF BRIEFING:

- P&Z Recommends Approval
- ADICO's LONO Received
- Applicant Hires New Project Surveyor
- Staff Receives Application & Documents
- Pre-Development Meeting

HISTORY:

09/19/18 – Pre-Development Meeting
10/22/18 - Received Application and docs
07/24/19 - Applicant Hires New Project Surveyor
09/04/19 - ADICO's LONO Received
10/08/19 - P&Z Recommends Approval

TARGET IMPLEMENTATION: October 21, 2019

SIGNIFICANT ACTION DATES:

10-08-19 – P&Z Approval Recommendation

CITY COUNCIL AGENDA FORM

ACTION:

- ☐ Ordinance
- ☐ Resolution
- ☐ Special Presentation
- ☐ Proclamation
- ☐ Finance Report
- ☐ Public Hearing
- ☒ Other – Re-Plat
- ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Motion to approve a Re-Plat of Lussier's Lone Pine Addition, being a RePlat of a part of a part of Block 3, of Wagnon's Subdivision Volume 135, Page 343, of the Deed Records of Galveston County, Texas, City of La Marque Texas (located at or near 2409 Williams Drive)

FISCAL IMPACT: N/A

LEGAL DESCRIPTION

A 0.8702 acre (37,907 Sq. Ft.) tract of land and being out of and a part of Block 3, of Wagnon Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 135, Page 343, of the Deed Records of Galveston County, Texas, and being that same tract of land conveyed to Jenna Russell and Linda Sona-Kohler, as described in Instrument No. 2008010487 of the Deed Records of Galveston County, Texas, said 0.8702 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the northwest corner of the tract herein described, same being the southwest corner of a tract of land conveyed to Jennifer Doerr, as described in Instrument No. 2006049616 of the Deed Records of Galveston County, Texas, and said point being N87°18'22"E 30.00' and S02°41'38"E from the point of intersection of the original center line of FM 519 (width varies) and the center line of Williams Drive (60' R.O.W.);

THENCE N87°18'22"E along and with the north line of said Russell and Kohler tract, a distance of 146.36' to a capped iron rod "5247" found for the northeast corner of the tract herein described, same being the northeast corner of said Russell and Kokler tract and being in the west line of a tract of land conveyed to Marco Esqueda, as described in Instrument No. 2002044930;

THENCE S02°41'38"E along and with the east line of said Russell and Kohler tract, a distance of 259.00' to a capped iron rod "5247" found for the southeast corner of the tract herein described, same being the northeast corner of a tract of land conveyed to Alan Silva, as described in Instrument No. 2001019609, of the Deed Records of Galveston County, Texas;

THENCE S87°18'22"W along and with the south line of said Russel and Kohler tract, a distance of 146.36' to a 1" iron pipe found for the southwest corner of the tract herein described, and being in the east right of way line of said Williams Drive;

THENCE N02°41'38"W along and with the east right of way line of said Williams Drive, a distance of 259.00' to the POINT OF BEGINNING of the tract herein described.

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

STATE OF TEXAS }
COUNTY OF GALVESTON }

We, Jenna Russell and Linda Sona-Kohler owners of the property subdivided in the foregoing map of Lussier's Lone Pine Addition, do hereby make subdivision of said property according to the lines, streets, parks, building lines and easements therein shown, and designate said subdivision as Lussier's Lone Pine Addition, and dedicate to public use, as such, the streets, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to Certify that we, Jenna Russell and Linda Sona-Kohler, have complied or will comply with the existing regulations heretofore on file and adopted by the City of La Marque in Galveston County, Texas.

WITNESS my hand in the City of Texas City, County of Galveston, Texas, this _____ day of _____, 2019 AD.

by_____ by_____
Jenna Russell Linda Sona-Kohler

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Linda Sona-Kohler, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____ day of _____, 2019.

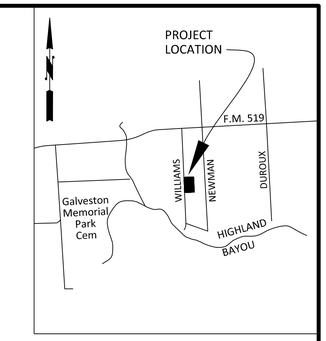
Notary Public for
the State of Texas
My Commission Expires _____.

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Jenna Russell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____ day of _____, 2019.

Notary Public for
the State of Texas
My Commission Expires _____.



VICINITY MAP (NTS)

GENERAL NOTES :

1. Bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
2. By graphical plotting only this subdivision Lies within Zone AE, as shown on Flood Insurance Rate Map No. 485486 0015D dated Feb. 16, 1983.

We hereby certify that the above and foregoing Plat of Lussier's Lone Pine Addition, was approved by the planning commission of the City of La Marque, Texas on the _____, day of _____, A.D., 2019, and by the city council of the City of La Marque, Texas, on the _____, day of _____, A.D., 2019

_____
Chairman, Planning Commission.

_____
Mayor of the City of La Marque, Texas.

Owner / Developer:
Jenna Russell and Linda Sona-Kohler
2409 Williams Drive
La Marque, Tx. 77568

Surveyor:
Ellis Surveying Services, LLC.
2805 25th Avenue N.
Texas City, Tx. 77590
409-938-8700

Lussier's Lone Pine Addition

CONTAINING
2 Residential Lots

BEING A REPLAT OF
a part of a part of Block 3, of Wagnon's Subdivision Volume 135, Page 343, of the Deed Records of Galveston County, Texas.

CITY OF LA MARQUE, GALVESTON COUNTY, TX.
July 24, 2019

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office
on _____, 20___, AT _____ O'Clock ___M., and duly recorded
on _____, 20___, AT _____ O'Clock ___M. , under Galveston County
Clerk's File No. _____, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

By _____ Deputy

This is to certify that I , Robert D. Ellis, a Registered Professional Land Surveyor for the State of Texas have platted the above subdivision from an actual survey made on the ground, and that all corners have been properly marked.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

STATE OF TEXAS
REGISTERED
ROBERT D. ELLIS
4006
PROFESSIONAL
LAND SURVEYOR

Robert D. Ellis, RPLS
Tex. Reg. No. 4006

APPROVED, ADICO, LLC
09042019

GRAPHIC SCALE
0 30 60 90
(IN FEET)
1 inch = 30 Ft.

October 16, 2019

Mayor and City Council
City of La Marque
1111 Bayou Road
La Marque, Texas 77568

Dear Mayor and City Council:

On October 8, 2019, the Planning and Zoning Commission considered a request regarding a Re-Plat of Lussier's Lone Pine Addition, being a RePlat of a part of a part of Block 3, of Wagnon's Subdivision Volume 135, Page 343, of the Deed Records of Galveston County, Texas, City of La Marque Texas.

By unanimous vote, Planning and Zoning Commission recommended forwarding an approval recommendation to City Council.

Thank you,

_____
Greg Cornett, Vice Chair
Planning and Zoning Commission

ADICO
CONSULTING ENGINEERS

Wednesday, October 2, 2019

Chairman of Planning and Zoning Commission
C/O City of La Marque
1130 1st Street
La Marque, TX 77568

Re: Landing at Delany Cove, Section 11 Preliminary Plat
Letter of Recommendation to Approve with Conditions
Adico, LLC Project No. 18100-2-029

Dear Mr. Chairman;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Landing at Delany Cove Section 11 Preliminary Plat received on or about September 4, 2019.

Based on our review of the second submittal, Adico, LLC recommends approving with conditions the plat as resubmitted on September 4, 2019. The approval with conditions that the following are submitted and approved in compliance with City Code Chapter 41, as amended, prior to the issuance of any building permits:

1. Infrastructure construction plans, City Code Chapter 41-108 (c.5);
2. Final Plat, City Code Chapter 41-108;
3. Zoning change to a Planned Development District allowing lots less than 60'; and
4. Maintenance and performance bonds for any incomplete infrastructure, City Code Chapter 41-108 (c.10)

This Letter of Recommendation to approve with conditions Landing at Delany Cove Section 11 Preliminary Plat shall be on the October 8, 2019 Planning and Zoning agenda for consideration.

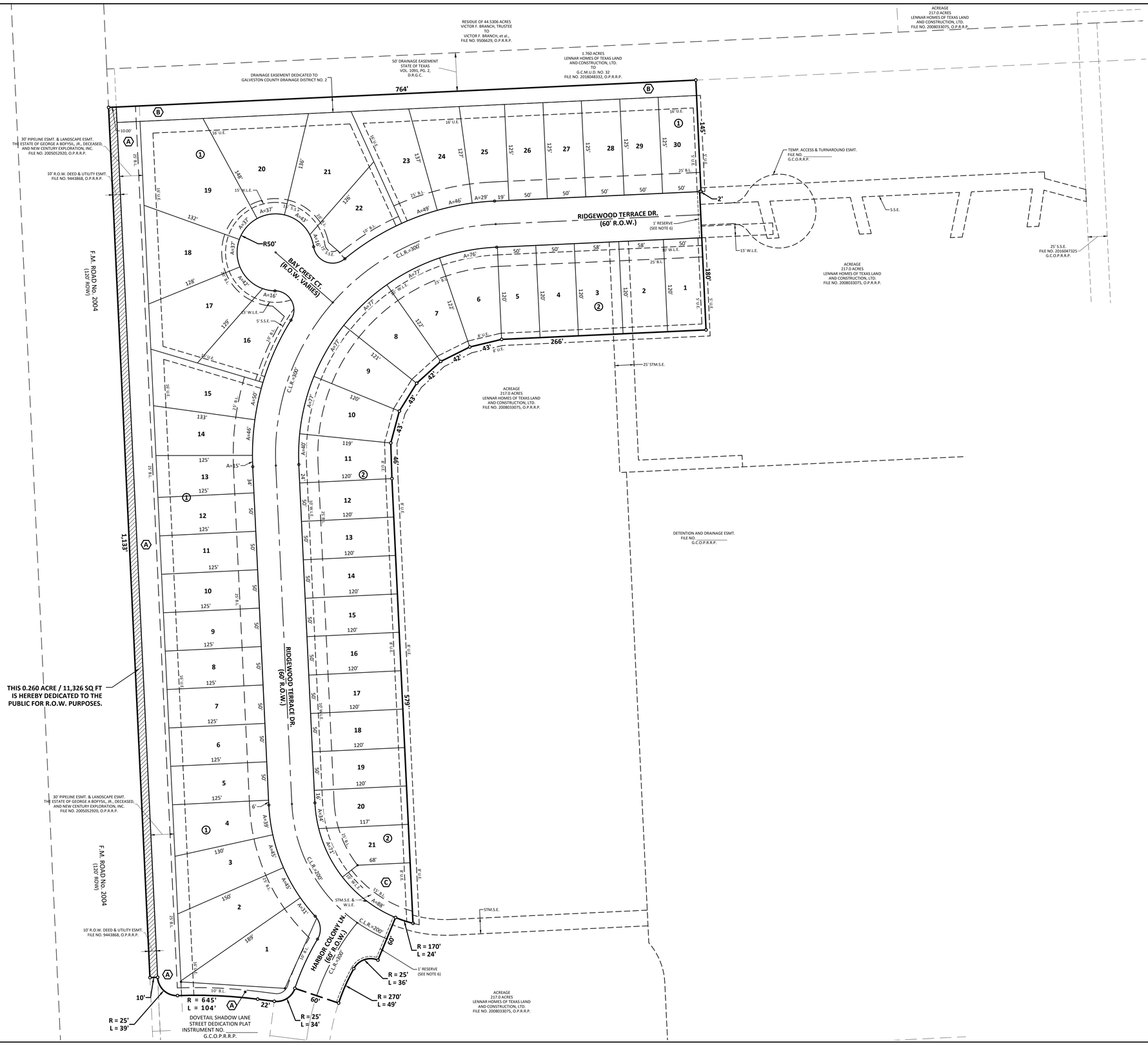
Should you have any questions, please do not hesitate to call our office.

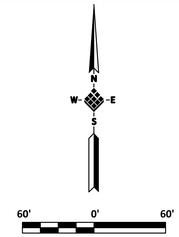
Sincerely,
Adico, LLC

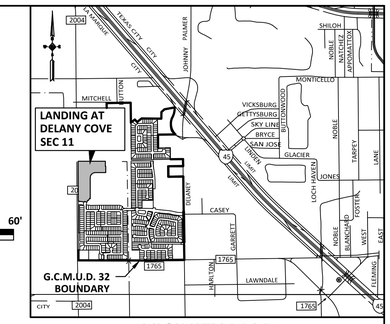
Dinh V. Ho, P.E.
TBPE Firm No. 16423

cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
File: 18100-2-029

APPROVED WITH CONDITON, ADICO, LLC, 09202019







VICINITY MAP

N.T.S.

GENERAL NOTES:

1. "B.L." INDICATES BUILDING LINE.
2. "U.E." INDICATES UTILITY EASEMENT.
3. "W.L.E." INDICATES WATER LINE EASEMENT.
4. "STM.S.E." INDICATES STORM SEWER EASEMENT.
5. "S.S.E." INDICATES SANITARY SEWER EASEMENT.
6. "1' RES." INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
7. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE. LOTS BACKING OR SIDING F.M.2004 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
8. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
9. THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY M.U.D. NO. 32.
10. THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY DRAINAGE DISTRICT NO. 2.

RESERVE TABLE

	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	A	LANDSCAPING AND OPEN SPACE	37,265	0.855
B	B	DRAINAGE	15,086	0.346
C	C	LANDSCAPING AND OPEN SPACE	4,667	0.107

A PRELIMINARY PLAT OF

LANDING AT DELANY COVE SEC 11

A SUBDIVISION OF

±12.3 ACRES

LOCATED IN

S.F. AUSTIN LEAGUE NO. 4 SURVEY, A-2

CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS

51 LOTS 2 BLOCKS 3 RESERVES

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
DBA FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

ENGINEER: IDS Engineering Group
13430 NW. Freeway, Suite 700
Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

September 4, 2019 IDS JOB NO. 0371-180-00

\\Ibsvr6.3\Projects\0300\0371\180\00 LADC 511 PP\CAD\DWG\LDC 11 C PLAT.dwg [Prelim] Plotted Sep 04, 2019 at 11:28am by TAltman (Last Saved by: TAltman)

DUPLICATE RECEIPT VIA WEB

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Certified Owner:

RUSSELL JENNA & LINDA SONA KOHLER
2409 WILLIAMS DR
LA MARQUE , TX 77568

Legal Description:
ABST 2 S F AUSTIN SUR LOTS 21 & 22 LONE PINE UNREC SUB

Parcel Address: 2409 WILLIAMS DR
Legal Acres: 0.8379

Remit Seq No: 37581928
Receipt Date: 01/30/2018
Deposit Date: 02/02/2018
Print Date: 10/22/2018 03:07 PM
Printed By: WEB USER

Deposit No: 762013118CH1
Validation No: 271
Account No: **132989**
Operator Code: 762

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Galveston Co	TL	135,152	0.546147	738.13	0.00	0.00	738.13
2017	Road & Flood	TL	132,152	0.005753	7.60	0.00	0.00	7.60
2017	Hitchcock Isd	TL	143,940	1.520000	2,187.89	0.00	0.00	2,187.89
2017	City Of La Marque	TL	168,940	0.490764	829.10	0.00	0.00	829.10
2017	Drain Dist #2	TL	168,940	0.056400	95.28	0.00	0.00	95.28
2017	Mainland College	TL	135,152	0.216791	293.00	0.00	0.00	293.00
					$4,151.00	$0.00	$0.00	$4,151.00

>-- --<

Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:
HOMESTEAD

PAYMENT TYPE: ***PARTIAL PAYMENT***

Credit Cards: $4,151.00

Total Applied: $4,151.00

Change Paid: $0.00

CURRENT YEAR TOTAL IS $4,091.18

PAYER:
JENNA RUSSELL-LUSSIER
2409 WILLIAMS DRIVE
LA MARQUE , TX 77568

6710 Stewart Road, Suite 200
Galveston, Texas 77551

CITY PLANNING LETTER

Date: August 14, 2019

Josh Lussier
2409 Williams Drive
La Marque, Texas 77568

RE: File No. TP1969859

To Whom It May Concern:

This company (South Land Title, LLC) certifies that a diligent search of the real property records of South Land Title, LLC's title plant has been made, as to the herein described property and as of 8:00 AM on the 7th day of August, 2019, we find the following:

Record Owner:

Jenna Russell and Linda Sona-Kohler

by virtue of Deed recorded in/under Clerk's File No. 2008010487 of the Official Public Records of Real Property of Galveston County, Texas.

Legal Description:

A tract of land out of Block Three (3), of Wagon Subdivision, out of the S.F. Austin Survey, Abstract No. 4, Galveston County, Texas, according to the map of said Wagon Subdivision recorded in Volume 135, Page 343 in the office of the County Clerk of Galveston County, Texas; said Tract being more commonly known as Lots Twenty-One (21) and Twenty-Two (22), of Lone Pine, an Unrecorded Subdivision and being more particularly described below:

Tract One:

BEGINNING at a 1/2 inch iron rod found which bears East 30 feet and South 989.87 feet from the intersection of the center line of a 60 foot road as shown along the Westerly side of said Block 3 of said Wagnon Subdivision, and the center line of Farm to Market Road 519,

THENCE from said beginning point, East with an interior angle of 90 deg, a distance of 146.36 feet to a 3/8 inch iron rod found for corner;

THENCE South and parallel with the Easterly line of the aforementioned 60 foot County Road, a distance of 130 feet to a point for corner;

THENCE West with an interior angle of 90 deg. a distance of 146.36 feet to a point for corner on the Easterly line of the aforementioned 60 foot County Road;

THENCE North along the Easterly line of said road, a distance of 130 feet to the Place of Beginning.

Tract Two:

BEGINNING at a point which bears East 30 feet and South 1,119.87 feet from the intersection of the center lines of a 60 foot road as shown along the Westerly side of said Block 3 of said Wagnon Subdivision, and the center line of Farm to Market Road 519;

THENCE from said beginning point, East with an interior angle of 90 deg. a distance of 146.36 feet to a point for corner;

THENCE South and parallel with the Easterly line of the aforementioned 60 foot County Road, a distance of 129 feet to a 3/8 inch iron rod set for corner;

THENCE West with an interior angle of 90 deg. a distance of 146.36 feet to a 1 inch iron pipe found for corner on the Easterly line of the aforementioned 60 foot County Road;

THENCE North along the Easterly line of said road, a distance of 129 feet to the Place of Beginning.

Subject to the following:

1. Restrictions:

Those recorded in/under Volume 1280, Page 539 of the Official Public Records of Real Property of Galveston County, Texas; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

2. Easements:

Subject to any and all visible and or apparent easements over, under or across subject property, which a survey or physical inspection may disclose.

Any encroachment, encumbrance violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

An easement 5 feet wide, along the east, and an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities as set forth in instrument recorded in/under Volume 1279, Page 585 of the Official Public Records of Real Property of Galveston County, Texas.

Building Set Back Line 32 feet in width along the front property line, as set forth in instrument recorded in/under Volume 1280, Page 539 of the Official Public Records of Real Property of Galveston County, Texas.

Building Set Back Line 10 feet in width along the side lot lines, as set forth in instrument recorded in/under Volume 1280, Page 539 of the Official Public Records of Real Property of Galveston County, Texas.

3. Liens:

NOTE: We find no outstanding liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall insure to the benefit of PLATTING. Liability of South Land Title, LLC for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that South Land Title, LLC does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. South Land Title, LLC assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY SOUTHLAND TITLE, LLC (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Eddie Kolenovsky

(Eddie Kolenovsky) - Southland Title, L.L.C.

Sussie Sutton

Subject: 2409 Williams Drive, La Marque, TX Wm. Russell

Sussie Sutton
Development Coordinator
City of La Marque

CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
Ph.: (409) 938-9204 Fax: (409) 908-0549

PLAT APPLICATION

PROJECT ADDRESS: 2409 Williams Dr. **PERMIT #:** _____

PARCEL #: _____ **LEGAL DISCRIPTION:** Abst 2 S F Austin SUR Lots 21 & 22 Lone Pine Sub.

FEE: _____ **ZONING DESIGNATION:** Residential [ ] **COMMERCIAL PROJECT** [X] **RESIDENTIAL PROJECT**

PLOT OF AREA ATTACHED: [X] YES [ ] NO **METES AND BOUNDS ATTACHED** [X] YES [ ] NO **SURVEY ATTACHED** [X] YES [ ] NO

PROPERTY DESCRIPTION: _____

OWNER NAME: Jenna Russell **PHONE:** 409-766-0858 or

EMAIL: joshualussier@yahoo.com **FAX:** Josh — 281-923-9555

ADDRESS: 2409 Williams Dr., La Marque TX 77568

APLICATION CHECKLIST

[✓] **SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES**

(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)

[✓] **SURVEY** (TO SCALE, 2 COPIES)

[✓] **CURRENT TAX RECEIPTS** (COUNTY TAX OFFICE, 722 Moody 409-766-2481)

[✓] **TITLE REPORT** (IF PUCHASED WITHIN THE LAST 60 DAYS)

[ ] **PLATTING LETTER**

FILING FEES

A filing fee of $200.00 per plat plus $8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of $150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

SUBMITTED TO THE PLANNING AND ZONING COMMISSION **DATE SUBMITTED:** _____

APPROVED: _____ **DENIED:** _____ **OTHER:** _____

COMMENTS: _____

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: Jenna Russell **Date:** 10-22-18

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019
Prepared by: Sussie Sutton
Department: Development Services

Agenda item: **5d**
Reviewed by: *Charlene Warren/ Charles Jackson*

AGENDA ITEM DESCRIPTION: Discussion/possible action to approve a Final Plat of Sunset Grove Section Two being a subdivision of 14.67 Acres located in the Stephen F. Austin League No. 4, Abstract-2 City of La Marque, Galveston County, Texas (East of Delany Rd and South of FM 1765)

X

ATTACHMENTS FOR REFERENCE:

1. Final Plat Sunset Grove Section Two
2. P&Z Recommendation Letter
3. ADICO Letter of No Objection
4. Salt Grass Phase 2 - Site Plan
5. Tax Certificates
6. City Platting Letter
7. Zoning Map
8. Application

STAFF BRIEFING:

- Planning Commission consideration

HISTORY:
10-08-19 - Planning & Zoning Consideration

TARGET IMPLEMENTATION: October 21, 2019

SIGNIFICANT ACTION DATES:
10-08-19 – Planning & Zoning Commission

ACTION:

☐ Ordinance
☐ Resolution
☐ Special Presentation
☐ Proclamation
☐ Finance Report
☐ Public Hearing
☒ Other – Final Plat
☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Motion to approve a Final Plat of Sunset Grove Section Two being a subdivision of 14.67 Acres located in the Stephen F. Austin League No. 4, Abstract-2 City of La Marque, Galveston County, Texas. (East of Delany Rd and South of FM 1765)

FISCAL IMPACT: The 41 new residential lots of this subdivision will increase the property values of the tax rolls.

ADICO
CONSULTING ENGINEERS

Wednesday, October 2, 2019

Chairman of Planning and Zoning Commission
C/O City of La Marque
1130 1st Street
La Marque, TX 77568

Re: Sunset Grove Section Two Final Plat
Letter of Recommendation
Adico, LLC Project No. 18100-2-034

Dear Mr. Mr. Chairman;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Sunset Grove Section Two Final Plat received on or about September 25, 2019.

Based on our review, Adico, LLC is recommending approval of the Sunset Grove Section Two Final Plat as resubmitted on September 25, 2019.

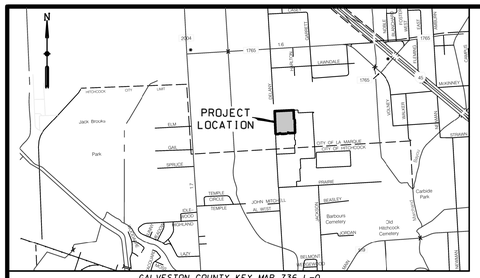
This Letter of Recommendation to approve Sunset Grove Section Two Final Plat shall be on the October 8, 2019 Planning and Zoning agenda for consideration.

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

Sincerely,
Adico, LLC

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

Cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
Robert Mata, Costello Inc.
File: 18100-2-034



GALVESTON COUNTY KEY MAP 736 L-O
NTS

STATE OF TEXAS
COUNTY OF GALVESTON

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF SUNSET GROVE SECTION TWO, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS SUNSET GROVE SECTION TWO IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS; AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF SUNSET GROVE SECTION TWO WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, KB HOME LOAN STAR INC., A TEXAS CORPORATION, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, KB HOME LOAN STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, VICE PRESIDENT OF FINANCE AND BY RYAN HAWKINS, LAND DEVELOPMENT MANAGER, THIS _____, DAY OF _____2019.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: _____
MARK EUBANKS
VICE PRESIDENT OF FINANCE

BY: _____
RYAN HAWKINS
LAND DEVELOPMENT MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, LAND DEVELOPMENT MANAGER OF KB HOME LONE STAR INC., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINT NAME

MY COMMISSION EXPIRES: _____

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

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

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SUNSET GROVE SECTION TWO, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2019, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____,A. D., 2019.

_____
CHAIRMAN, PLANNING COMMISSION

_____
BOBBY HOCKING
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2019, AT _____ O'CLOCK, ___. M., AND DULY RECORDED ON _____, 2019, AT _____ O'CLOCK, ___. M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

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

BY: _____
DEPUTY

METES AND BOUNDS DESCRIPTION
14.67 ACRES

Being a 14.67 acre tract of land located in the Stephen F. Austin League No. 4, Abstract No. 2 in Galveston County, Texas; said 14.67 acre tract being a portion of a called 80.00 acre tract of land recorded in the name of KB HOME LONE STAR INC., a Texas corporation, in Clerk's File (C.F.) No. 2017076084 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.); said 14.67 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone);

Beginning at a 1-inch iron pipe found at the most westerly northwest corner of said 80.00 acre tract and the southwest corner of a called 5.0 acre tract of land recorded in C.F. No. 8600357 of the O.P.R.R.P.G.C., same being on the east right-of-way line of Delany Road (60-feet wide);

1. Thence, with the north line of said 80.00 acre tract and the south line of said called 5.0 acre tract, North 87 degrees 15 minutes 03 seconds East, a distance of 717.42 feet;

Thence, through and within said called 80.00 acre tract, the following eighteen (18) courses:

2. South 02 degrees 11 minutes 09 seconds East, a distance of 356.19 feet;
3. North 87 degrees 48 minutes 51 seconds East, a distance of 28.83 feet;
4. South 02 degrees 11 minutes 09 seconds East, a distance of 180.00 feet;
5. South 87 degrees 48 minutes 51 seconds West, a distance of 5.19 feet;
6. South 02 degrees 11 minutes 09 seconds East, a distance of 335.00 feet;
7. South 87 degrees 48 minutes 51 seconds West, a distance of 134.60 feet;
8. 83.53 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 05 minutes 52 seconds, a radius of 1,545.00 feet and a chord that bears South 86 degrees 15 minutes 55 seconds West, a distance of 83.52 feet;
9. 40.57 feet along the arc of a curve to the right, said curve having a central angle of 92 degrees 59 minutes 23 seconds, a radius of 25.00 feet and a chord that bears North 48 degrees 47 minutes 20 seconds West, a distance of 36.27 feet;
10. South 87 degrees 42 minutes 22 seconds West, a distance of 60.00 feet;
11. South 02 degrees 17 minutes 38 seconds East, a distance of 10.97 feet;
12. 37.28 feet along the arc of a curve to the right, said curve having a central angle of 85 degrees 26 minutes 18 seconds, a radius of 25.00 feet and a chord that bears South 40 degrees 25 minutes 31 seconds West, a distance of 33.92 feet;
13. 115.84 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 33 minutes 42 seconds, a radius of 1,455.00 feet and a chord that bears South 85 degrees 25 minutes 31 seconds West, a distance of 115.81 feet;
14. South 87 degrees 42 minutes 22 seconds West, a distance of 76.27 feet;
15. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 17 minutes 38 seconds West, a distance of 35.36 feet;
16. South 87 degrees 42 minutes 22 seconds West, a distance of 60.00 feet;
17. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 42 minutes 22 seconds West, a distance of 35.36 feet;
18. South 87 degrees 42 minutes 22 seconds West, a distance of 85.00 feet;
19. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 17 minutes 38 seconds West, a distance of 35.36 feet to the east line of aforesaid Delany Road, same being the west line of aforesaid called 80.00 acre tract;
20. Thence, with the common line of said Delany Road and said called 80.00 acre tract, North 02 degrees 17 minutes 38 seconds West, a distance of 857.92 feet to the **Point of Beginning** and containing 14.67 acres of land.

SUNSET GROVE SECTION TWO FINAL PLAT

CITY OF LA MARQUE
Approved, Adico, LLC
10/2/2019
GATEWAY TO THE GULF

BEING A SUBDIVISION OF 14.67 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

41 LOTS 3 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: SEPTEMBER 24, 2019

DEVELOPER:

KB HOME LONE STAR INC.,
A TEXAS CORPORATON

11314 Richmond Ave.
Houston, Tx 77082

PLANNER:

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

Costello

ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3rd FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

S:\NEW\DELANY\Sunset Grove\2017242-LPN02 Sec 2 Prelim plat\PLAT_2017242-LPN02-011

SHEET 1 OF 2

N

60 30 0 60 120

SCALE: 1"= 60'

LEGEND

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

NOTES:

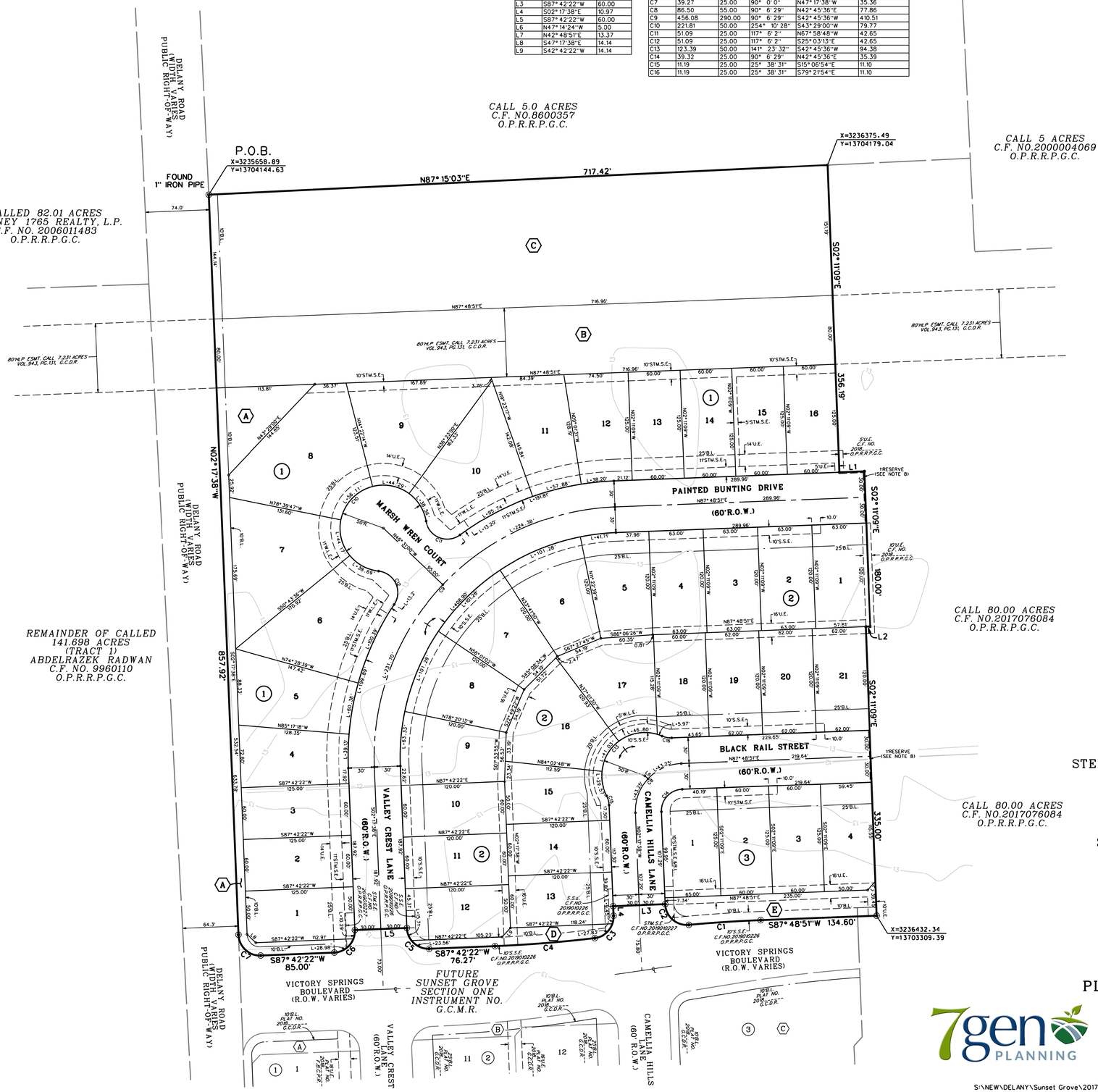
1. B.L. INDICATES BUILDING LINE
   U.E. INDICATES UTILITY EASEMENT
   W.L.E. INDICATES WATER LINE EASEMENT
   S.S.E. INDICATES SANITARY SEWER EASEMENT
   STM.S.E. INDICATES STORM SEWER EASEMENT
   D.E. INDICATES DRAINAGE EASEMENT
   ESMT. INDICATES EASEMENT
   VOL., PG. INDICATES VOLUME, PAGE
   G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORD
   O.R.R.R.P. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
   F.M.E. INDICATES; FORCE MAIN EASEMENT
   G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS
   G.C.D.D. INDICATES GALVESTON COUNTY DRAINAGE DISTRICT
   HL& P INDICATES HOUSTON LIGHTING AND POWER
   F.H.E. INDICATES A FIRE HYDRANT EASEMENT
   RB INDICATES RADIAL BEARING
   I.R. INDICATES A IRON ROD
   FND. INDICATES FOUND
   U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
   W.M.E. INDICATES WATER METER EASEMENT
2. ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
4. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WEATHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
5. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
6. SUNSET GROVE SECTION TWO IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G, MAP REVISED AUGUST 15, 2019.
7. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREET FRONTAGES BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION.
8. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
9. DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS ALONG ALL VICTORY SPRINGS BOULEVARD STREET FRONTAGE (NOT INCLUDING LOTS) AND RESERVES.
10. ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.

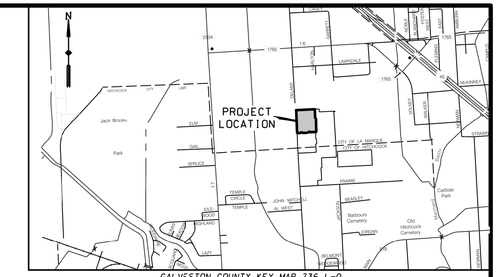
LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87° 48'51"E	28.83
L2	S87° 48'51"W	5.19
L3	S87° 42'22"W	60.00
L4	S02° 17'38"E	10.97
L5	S87° 42'22"W	60.00
L6	N47° 14'24"W	5.00
L7	N42° 48'51"E	13.37
L8	S47° 17'38"E	14.14
L9	S42° 42'22"W	14.14

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	83.53	1545.00	3° 5' 52"	S86° 15'55"W	83.52
C2	40.57	25.00	92° 59' 23"	N48° 47'20"W	36.27
C3	37.28	25.00	85° 26' 18"	S40° 25'31"W	33.92
C4	115.84	1455.00	4° 33' 42"	S85° 25'31"W	115.81
C5	39.27	25.00	90° 0' 0"	N47° 17'38"W	35.36
C6	39.27	25.00	90° 0' 0"	S42° 42'22"W	35.36
C7	39.27	25.00	90° 0' 0"	N47° 17'38"W	35.36
C8	86.50	55.00	90° 6' 29"	N42° 45'36"E	77.86
C9	456.08	290.00	90° 6' 29"	S42° 45'36"W	410.51
C10	221.81	50.00	254° 10' 28"	S43° 29'00"W	79.77
C11	51.09	25.00	117° 6' 2"	N67° 58'48"W	42.65
C12	51.09	25.00	117° 6' 2"	S25° 03'13"E	42.65
C13	123.39	50.00	141° 23' 32"	S42° 45'36"W	94.38
C14	39.32	25.00	90° 6' 29"	N42° 45'36"E	35.39
C15	11.19	25.00	25° 38' 31"	S15° 06'54"E	11.10
C16	11.19	25.00	25° 38' 31"	S79° 21'54"E	11.10





GALVESTON COUNTY KEY MAP 736 L-O
NTS

RESERVE TABLE			
(A)	RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE	0.31 AC.	13.505 SQ. FT.
(B)	RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/UTILITIES	1.32 AC.	57.363 SQ. FT.
(C)	RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE	2.43 AC.	105.911 SQ. FT.
(D)	RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE	0.07 AC.	3.201 SQ. FT.
(E)	RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE	0.17 AC.	7.367 SQ. FT.
TOTAL		4.30 AC.	187.347 SQ. FT.

SUNSET GROVE SECTION TWO FINAL PLAT

Approved, Adico, LLC 10022019

BEING A SUBDIVISION OF 14.67 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

41 LOTS 3 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: SEPTEMBER 24, 2019

DEVELOPER:

KB HOME LONE STAR INC.,
A TEXAS CORPORATON
11314 Richmond Ave.
Houston, Tx 77082

PLANNER:

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

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ENGINEERING AND SURVEYING
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TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

S:\NEW\DELANY\Sunset Grove\2017242-LPN02 Sec 2 Prelim plat\PLAT_2017242-LPN02-011

SHEET 2 OF 2

October 16, 2019

Mayor and City Council
City of La Marque
1111 Bayou Road
La Marque, Texas 77568

Dear Mayor and City Council:

On October 8, 2019, the Planning and Zoning Commission considered a request regarding a Final Plat of Sunset Grove Section Two being a subdivision of 14.67 Acres located in the Stephen F. Austin League No. 4, Abstract-2 City of La Marque, Galveston County, Texas. (East of Delany Rd and South of FM 1764)

By unanimous vote, Planning and Zoning Commission recommended forwarding an approval recommendation to City Council.

Thank you,

_____

Greg Cornett, Vice Chair
Planning and Zoning Commission

ADICO
CONSULTING ENGINEERS

Wednesday, October 2, 2019

Chairman of Planning and Zoning Commission
C/O City of La Marque
1130 1st Street
La Marque, TX 77568

Re: Sunset Grove Section Two Final Plat
Letter of Recommendation
Adico, LLC Project No. 18100-2-034

Dear Mr. Mr. Chairman;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Sunset Grove Section Two Final Plat received on or about September 25, 2019.

Based on our review, Adico, LLC is recommending approval of the Sunset Grove Section Two Final Plat as resubmitted on September 25, 2019.

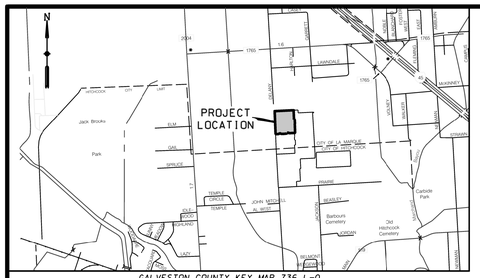
This Letter of Recommendation to approve Sunset Grove Section Two Final Plat shall be on the October 8, 2019 Planning and Zoning agenda for consideration.

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

Sincerely,
Adico, LLC

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

Cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
Robert Mata, Costello Inc.
File: 18100-2-034



GALVESTON COUNTY KEY MAP 736 L-O
NTS

STATE OF TEXAS
COUNTY OF GALVESTON

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF SUNSET GROVE SECTION TWO, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS SUNSET GROVE SECTION TWO IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS; AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

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

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FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF SUNSET GROVE SECTION TWO WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, KB HOME LOAN STAR INC., A TEXAS CORPORATION, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, KB HOME LOAN STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, VICE PRESIDENT OF FINANCE AND BY RYAN HAWKINS, LAND DEVELOPMENT MANAGER, THIS _____, DAY OF _____2019.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: _____
MARK EUBANKS
VICE PRESIDENT OF FINANCE

BY: _____
RYAN HAWKINS
LAND DEVELOPMENT MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, LAND DEVELOPMENT MANAGER OF KB HOME LONE STAR INC., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINT NAME

MY COMMISSION EXPIRES: _____

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

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

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SUNSET GROVE SECTION TWO, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2019, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____,A. D., 2019.

_____
CHAIRMAN, PLANNING COMMISSION

_____
BOBBY HOCKING
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2019, AT _____ O'CLOCK, ___. M., AND DULY RECORDED ON _____, 2019, AT _____ O'CLOCK, ___. M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

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

BY: _____
DEPUTY

METES AND BOUNDS DESCRIPTION
14.67 ACRES

Being a 14.67 acre tract of land located in the Stephen F. Austin League No. 4, Abstract No. 2 in Galveston County, Texas; said 14.67 acre tract being a portion of a called 80.00 acre tract of land recorded in the name of KB HOME LONE STAR INC., a Texas corporation, in Clerk's File (C.F.) No. 2017076084 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.); said 14.67 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone);

Beginning at a 1-inch iron pipe found at the most westerly northwest corner of said 80.00 acre tract and the southwest corner of a called 5.0 acre tract of land recorded in C.F. No. 8600357 of the O.P.R.R.P.G.C., same being on the east right-of-way line of Delany Road (60-feet wide);

1. Thence, with the north line of said 80.00 acre tract and the south line of said called 5.0 acre tract, North 87 degrees 15 minutes 03 seconds East, a distance of 717.42 feet;

Thence, through and within said called 80.00 acre tract, the following eighteen (18) courses:

2. South 02 degrees 11 minutes 09 seconds East, a distance of 356.19 feet;
3. North 87 degrees 48 minutes 51 seconds East, a distance of 28.83 feet;
4. South 02 degrees 11 minutes 09 seconds East, a distance of 180.00 feet;
5. South 87 degrees 48 minutes 51 seconds West, a distance of 5.19 feet;
6. South 02 degrees 11 minutes 09 seconds East, a distance of 335.00 feet;
7. South 87 degrees 48 minutes 51 seconds West, a distance of 134.60 feet;
8. 83.53 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 05 minutes 52 seconds, a radius of 1,545.00 feet and a chord that bears South 86 degrees 15 minutes 55 seconds West, a distance of 83.52 feet;
9. 40.57 feet along the arc of a curve to the right, said curve having a central angle of 92 degrees 59 minutes 23 seconds, a radius of 25.00 feet and a chord that bears North 48 degrees 47 minutes 20 seconds West, a distance of 36.27 feet;
10. South 87 degrees 42 minutes 22 seconds West, a distance of 60.00 feet;
11. South 02 degrees 17 minutes 38 seconds East, a distance of 10.97 feet;
12. 37.28 feet along the arc of a curve to the right, said curve having a central angle of 85 degrees 26 minutes 18 seconds, a radius of 25.00 feet and a chord that bears South 40 degrees 25 minutes 31 seconds West, a distance of 33.92 feet;
13. 115.84 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 33 minutes 42 seconds, a radius of 1,455.00 feet and a chord that bears South 85 degrees 25 minutes 31 seconds West, a distance of 115.81 feet;
14. South 87 degrees 42 minutes 22 seconds West, a distance of 76.27 feet;
15. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 17 minutes 38 seconds West, a distance of 35.36 feet;
16. South 87 degrees 42 minutes 22 seconds West, a distance of 60.00 feet;
17. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 42 minutes 22 seconds West, a distance of 35.36 feet;
18. South 87 degrees 42 minutes 22 seconds West, a distance of 85.00 feet;
19. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 17 minutes 38 seconds West, a distance of 35.36 feet to the east line of aforesaid Delany Road, same being the west line of aforesaid called 80.00 acre tract;
20. Thence, with the common line of said Delany Road and said called 80.00 acre tract, North 02 degrees 17 minutes 38 seconds West, a distance of 857.92 feet to the **Point of Beginning** and containing 14.67 acres of land.

SUNSET GROVE SECTION TWO FINAL PLAT

CITY OF LA MARQUE
Approved, Adico, LLC
10/2/2019
GATEWAY TO THE GULF

BEING A SUBDIVISION OF 14.67 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

41 LOTS 3 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: SEPTEMBER 24, 2019

DEVELOPER:

KB HOME LONE STAR INC.,
A TEXAS CORPORATON

11314 Richmond Ave.
Houston, Tx 77082

PLANNER:

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

Costello

ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
3rd FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

S:\NEW\DELANY\Sunset Grove\2017242-LPN02 Sec 2 Prelim plat\PLAT_2017242-LPN02-011

SHEET 1 OF 2

N

60 30 0 60 120

SCALE: 1"= 60'

LEGEND

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

NOTES:

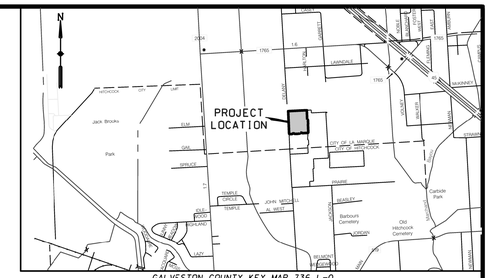
1. B.L. INDICATES BUILDING LINE
   U.E. INDICATES UTILITY EASEMENT
   W.L.E. INDICATES WATER LINE EASEMENT
   S.S.E. INDICATES SANITARY SEWER EASEMENT
   STM.S.E. INDICATES STORM SEWER EASEMENT
   D.E. INDICATES DRAINAGE EASEMENT
   ESMT. INDICATES EASEMENT
   VOL., PG. INDICATES VOLUME, PAGE
   G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORD
   O.R.R.R.P. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
   F.M.E. INDICATES; FORCE MAIN EASEMENT
   G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS
   G.C.D.D. INDICATES GALVESTON COUNTY DRAINAGE DISTRICT
   HL& P INDICATES HOUSTON LIGHTING AND POWER
   F.H.E. INDICATES A FIRE HYDRANT EASEMENT
   RB INDICATES RADIAL BEARING
   I.R. INDICATES A IRON ROD
   FND. INDICATES FOUND
   U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
   W.M.E. INDICATES WATER METER EASEMENT
2. ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
4. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WEATHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
5. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
6. SUNSET GROVE SECTION TWO IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G, MAP REVISED AUGUST 15, 2019.
7. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREET FRONTAGES BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION.
8. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
9. DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS ALONG ALL VICTORY SPRINGS BOULEVARD STREET FRONTAGE (NOT INCLUDING LOTS) AND RESERVES.
10. ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87° 48'51"E	28.83
L2	S87° 48'51"W	5.19
L3	S87° 42'22"W	60.00
L4	S02° 17'38"E	10.97
L5	S87° 42'22"W	60.00
L6	N47° 14'24"W	5.00
L7	N42° 48'51"E	13.37
L8	S47° 17'38"E	14.14
L9	S42° 42'22"W	14.14

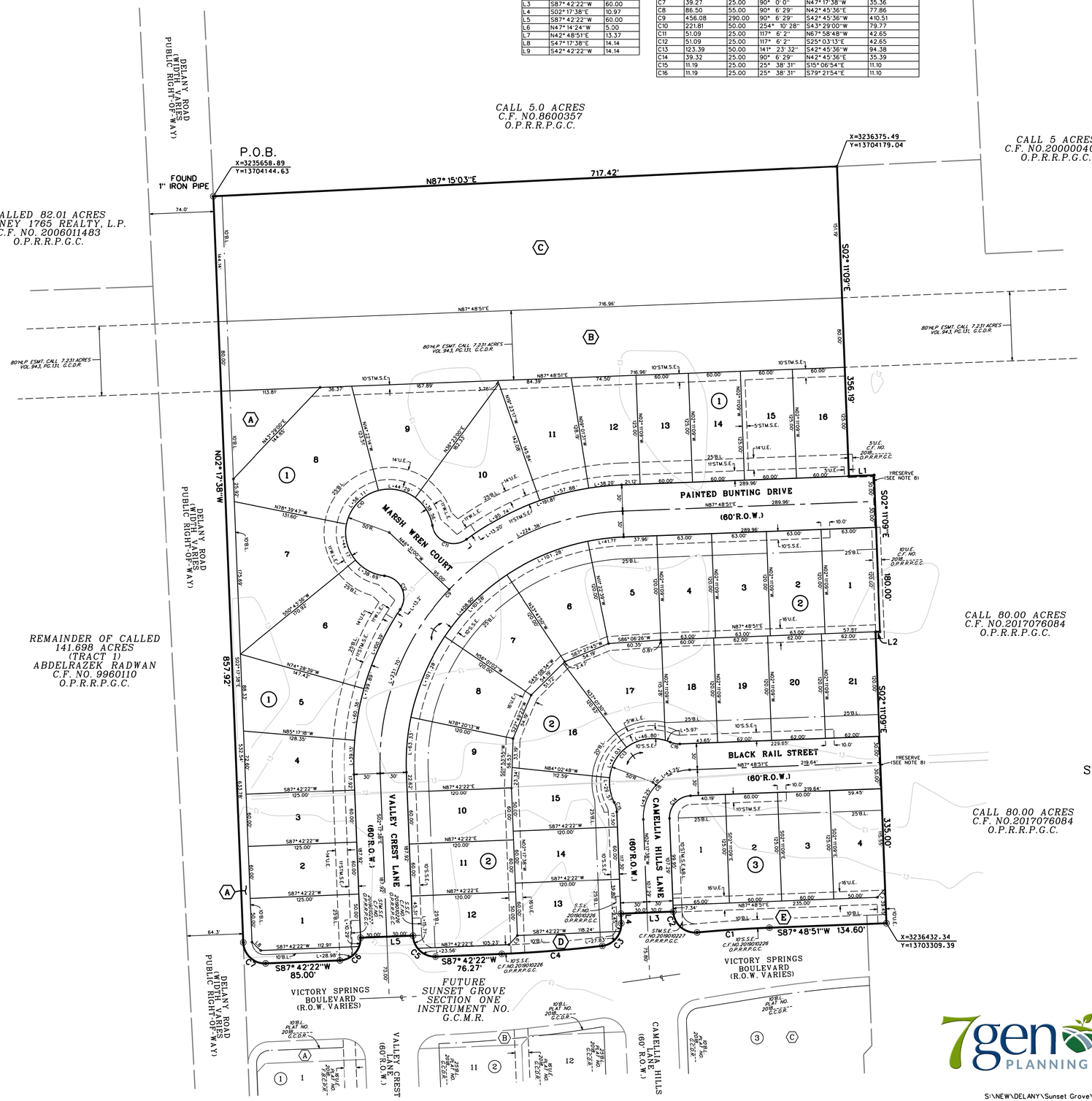
CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	83.53	1545.00	3° 5' 52"	S86° 15'55"W	83.52
C2	40.57	25.00	92° 59' 23"	N48° 47'20"W	36.27
C3	37.28	25.00	85° 26' 18"	S40° 25'31"W	33.92
C4	115.84	1455.00	4° 33' 42"	S85° 25'31"W	115.81
C5	39.27	25.00	90° 0' 0"	N47° 17'38"W	35.36
C6	39.27	25.00	90° 0' 0"	S42° 42'22"W	35.36
C7	39.27	25.00	90° 0' 0"	N47° 17'38"W	35.36
C8	86.50	55.00	90° 6' 29"	N42° 45'36"E	77.86
C9	456.08	290.00	90° 6' 29"	S42° 45'36"W	410.51
C10	221.81	50.00	254° 10' 28"	S43° 29'00"W	79.77
C11	51.09	25.00	117° 6' 2"	N67° 58'48"W	42.65
C12	51.09	25.00	117° 6' 2"	S25° 03'13"E	42.65
C13	123.39	50.00	141° 23' 32"	S42° 45'36"W	94.38
C14	39.32	25.00	90° 6' 29"	N42° 45'36"E	35.39
C15	11.19	25.00	25° 38' 31"	S15° 06'54"E	11.10
C16	11.19	25.00	25° 38' 31"	S79° 21'54"E	11.10



GALVESTON COUNTY KEY MAP 736 L-O
NTS

RESERVE TABLE			
(A)	RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE	0.31 AC.	13.505 SQ. FT.
(B)	RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/UTILITIES	1.32 AC.	57.363 SQ. FT.
(C)	RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE	2.43 AC.	105.911 SQ. FT.
(D)	RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE	0.07 AC.	3.201 SQ. FT.
(E)	RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE	0.17 AC.	7.367 SQ. FT.
TOTAL		4.30 AC.	187.347 SQ. FT.



SUNSET GROVE SECTION TWO FINAL PLAT

Approved, Adico, LLC 10022019

BEING A SUBDIVISION OF 14.67 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

41 LOTS 3 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: SEPTEMBER 24, 2019

DEVELOPER:

KB HOME LONE STAR INC.,
A TEXAS CORPORATON
11314 Richmond Ave.
Houston, Tx 77082

PLANNER:

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

Costello
ENGINEERING AND SURVEYING
2107 CITYWEST BLVD.
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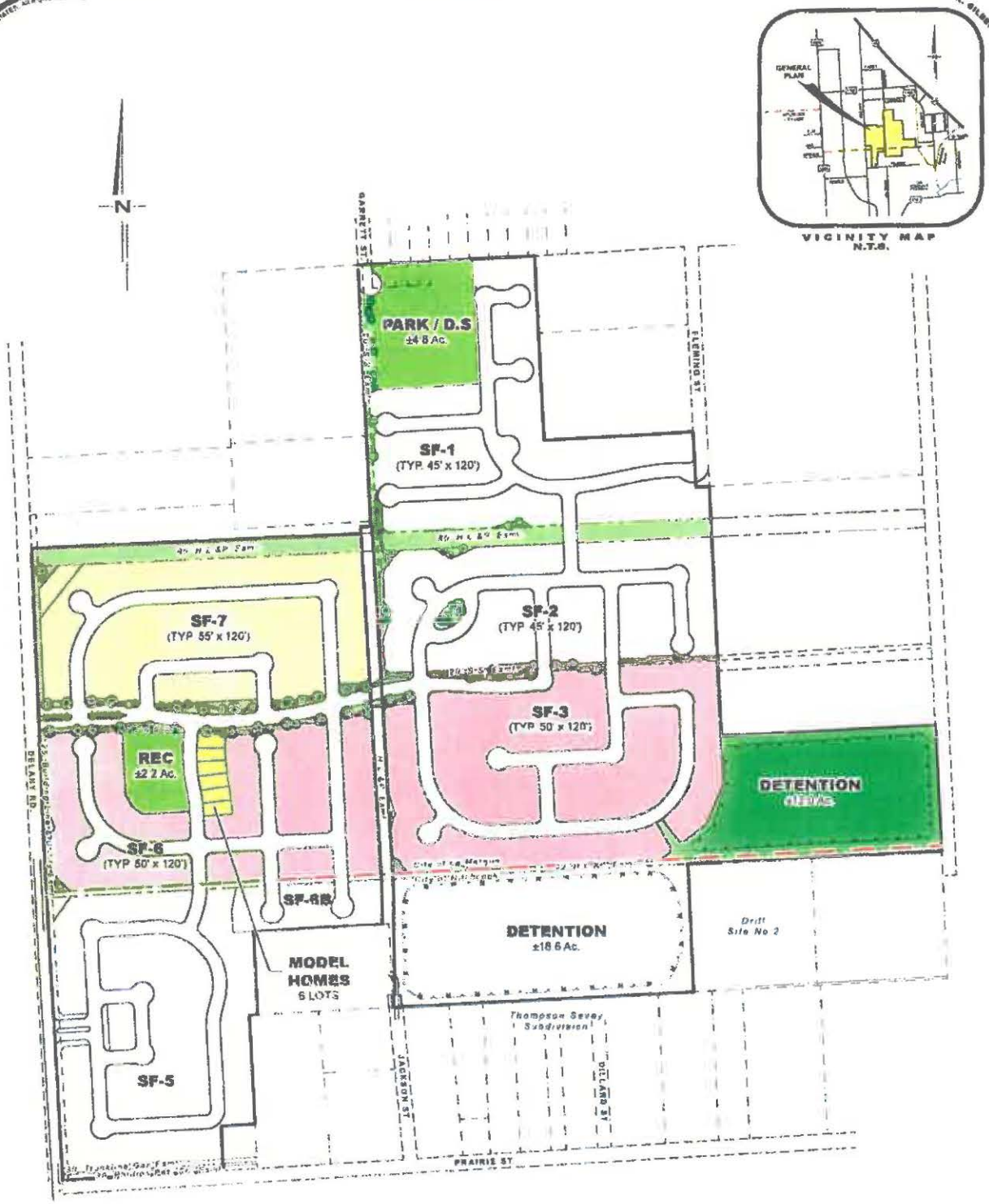
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486

S:\NEW\DELANY\Sunset Grove\2017242-LPN02 Sec 2 Prelim plat\PLAT_2017242-LPN02-011

SHEET 2 OF 2



LAND USE ANALYSIS

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
RECREATIONAL CENTER	2.2 AC
[illegible]	[illegible]
PARK SITE	4.8 AC
OPEN SPACE/UTILITY EASMTS	[illegible] AC
DETENTION	12.[illegible] AC
CIRCULATION	27.2 AC
RIGHT OF WAY	27.2 AC
PROJECT TOTALS	136.3 AC

LOT SUMMARY

45'x120'	187 LOTS	36%
50'x120'	250 LOTS	48%
55'x120'	85 LOTS	16%
TOTAL	522 LOTS	

a general plan for

SALTGRASS CROSSING PHASE II

± 136.3 ACRES of LAND

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

OWNER:

SALTGRASS 300, LTD.

PLANNER:

BGE
- Land Planning Consultants
23801 Cinco Ranch Blvd. Suite A-250
Katy, Texas 77494
Tel 281-579-0340

SCALE

JULY 29, 2016
KGA 8316

DISCLAIMER AND LIMITED WARRANTY

THE GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LAMARQUE, ORDINANCE NO. 139 IN EFFECT AT THE TIME THE PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH HAS ALSO BEEN GRANTED BY THE CITY OF LAMARQUE PLANNING COMMISSION. THE GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PRELIMINARY ON-SITE ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY STATED HEREIN IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED AND NEITHER BGE, INC. NORMAN G. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN OR OVER OR UNDER THE PREMISES AND CITED IN THE GENERAL PLAN

TAX CERTIFICATE

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
COSTELLO INC
2107 CITYWEST BLVD
3RD FLOOR
HOUSTON , TX 77042

Legal Description
ABST 2 PAGE 8 S F AUSTIN SUR TR 116
80.000 ACRS

Fiduciary Number: 27264424

Parcel Address:
Legal Acres: 80.0000

<- - -

- - - >

Account Number: **131443**

Certificate No: 238336334
Certificate Fee: $10.00 CASH

Print Date: 04/17/2019 01:40:06 PM
Paid Date: 04/17/2019
Issue Date: 04/17/2019
Operator ID: 869

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
KB HOME LONE STAR INC
11314 RICHMOND AVE
HOUSTON , TX 77082-2616

2018 Value:	778,480
2018 Levy:	$21,889.44
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
214 HITCHCOCK ISD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By: NAV
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

362

BOB LEARED INTERESTS, INC.
11111 KATY FREEWAY #725
HOUSTON, TX 77079-2197
(713) 932-9011

3/05/19

TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR **GALVESTON COUNTY M.U.D. #68** ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING THE YEAR **2018** HAVE BEEN PAID IN FULL.

LOT 116
A0002 - Austin, S F Survey

Acres: 80.0000

ASSESSED IN THE NAME OF: **KB HOME LONE STAR INC**
ACCOUNT NUMBER: **0100-000-0020** CAD# **000201160000000**
2018 TAX AMOUNT .....$ 7,123.09

GF No.

Title Co.

Remarks:

Total amount due thru the month of March, 2019 .00

THIS CERTIFICATE IS ISSUED SUBJECT TO THE FOLLOWING:

1. (If applicable) The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the special valuation.
2. Errors and/or omissions by the Appraisal District.

Original Certificate

BOB LEARED
Tax Assessor - Collector

362

BOB LEARED INTERESTS, INC.
11111 KATY FREEWAY #725
HOUSTON, TX 77079-2197
(713) 932-9011

3/05/19

TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR **GALVESTON COUNTY M.U.D. #68** ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING THE YEAR **2018** HAVE BEEN PAID IN FULL.

LOT 116-4
A0002 - Austin, S F Survey

Acres: 59.9453

ASSESSED IN THE NAME OF: **SALTGRASS 300 LTD**
ACCOUNT NUMBER: **0100-000-0050** CAD# **000201160004000**
2018 TAX AMOUNT .....$ 5,484.97

GF No.

Title Co.

Remarks:

Total amount due thru the month of March, 2019 .00

THIS CERTIFICATE IS ISSUED SUBJECT TO THE FOLLOWING:

1. (If applicable) The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the special valuation.
2. Errors and/or omissions by the Appraisal District.

Original Certificate

BOB LEARED
Tax Assessor - Collector

stewart title
Real partners. Real possibilities.

Stewart Title Company
10720 W Sam Houston Parkway N, Suite 200
Houston, TX 77064

August 22, 2019

File No.: 404900

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of 's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 16th day of August, 2019, the last Deed that we find of record reflects the record owner to be:

KB HOME LONE STAR INC., a Texas corporation by virtue of deed recorded under Clerk's File No. 2017076084 of the Official Public Records of Galveston County, Texas.

Legal Description:
County: Galveston
Project: Sunset Grove Section Two
C.I. No.: 1465-18 (Plat prepared)
Job Number: 2018-166-012

METES AND BOUNDS DESCRIPTION

14.67 ACRES

Being a 14.67 acre tract of land located in the Stephen F. Austin League No. 4, Abstract No. 2 in Galveston County, Texas; said 14.67 acre tract being a portion of a called 80.00 acre tract of land recorded in the name of KB HOME LONE STAR INC., a Texas corporation, in Clerk's File (C.F.) No. 2017076084 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.); said 14.67 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone);

Beginning at a 1-inch iron pipe found at the most westerly northwest corner of said 80.00 acre tract and the southwest corner of a called 5.0 acre tract of land recorded in C.F. No. 8600357 of the O.P.R.R.P.G.C., same being on the east right-of-way line of Delany Road (60-feet wide);

1. Thence, with the north line of said 80.00 acre tract and the south line of said called 5.0 acre tract, North 87 degrees 15 minutes 03 seconds East, a distance of 717.42 feet;

Thence, through and within said called 80.00 acre tract, the following eighteen (18) courses:

2. South 02 degrees 11 minutes 09 seconds East, a distance of 356.19 feet;

3. North 87 degrees 48 minutes 51 seconds East, a distance of 28.83 feet;

4. South 02 degrees 11 minutes 09 seconds East, a distance of 180.00 feet;

5. South 87 degrees 48 minutes 51 seconds West, a distance of 5.19 feet;

6. South 02 degrees 11 minutes 09 seconds East, a distance of 335.00 feet;

7. South 87 degrees 48 minutes 51 seconds West, a distance of 134.60 feet;

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9. 40.57 feet along the arc of a curve to the right, said curve having a central angle of 92 degrees 59 minutes 23 seconds, a radius of 25.00 feet and a chord that bears North 48 degrees 47 minutes 20 seconds West, a distance of 36.27 feet;

10. South 87 degrees 42 minutes 22 seconds West, a distance of 60.00 feet;

11. South 02 degrees 17 minutes 38 seconds East, a distance of 10.97 feet;

12. 37.28 feet along the arc of a curve to the right, said curve having a central angle of 85 degrees 26 minutes 18 seconds, a radius of 25.00 feet and a chord that bears South 40 degrees 25 minutes 31 seconds West, a distance of 33.92 feet;

13. 115.84 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 33 minutes 42 seconds, a radius of 1,455.00 feet and a chord that bears South 85 degrees 25 minutes 31 seconds West, a distance of 115.81 feet;

14. South 87 degrees 42 minutes 22 seconds West, a distance of 76.27 feet;

15. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 17 minutes 38 seconds West, a distance of 35.36 feet;

16. South 87 degrees 42 minutes 22 seconds West, a distance of 60.00 feet;

17. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 42 minutes 22 seconds West, a distance of 35.36 feet;

18. South 87 degrees 42 minutes 22 seconds West, a distance of 85.00 feet;

19. 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 17 minutes 38 seconds West, a distance of 35.36 feet to the east line of aforesaid Delany Road, same being the west line of aforesaid called 80.00 acre tract;

20. Thence, with the common line of said Delany Road and said called 80.00 acre tract, North 02 degrees 17 minutes 38 seconds West, a distance of 857.92 feet to the Point of Beginning and containing 14.67 acres of land.

Subject to the following:

1. Restrictions, Easements and Other Exceptions:

Restrictions recorded in/under Clerk's File Nos. 2019025680, 2019028582, 2019029023, 2019029025, and 2019044105 of the Official Public Records of Galveston County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

80 foot wide easement granted to Houston Lighting & Power Company by instrument recorded in Volume 943, Page 131 of the Deed Records of Galveston County, Texas.

Water Line Easement granted to Galveston County Municipal Utility District No. 68 by instrument recorded in/under Clerk's File No. 2019010225 of the Official Public Records of Galveston County, Texas.

Sanitary Sewer Easement granted to Galveston County Municipal Utility District No. 68 by instrument recorded in/under Clerk's File No. 2019010226 of the Official Public Records of Galveston County, Texas.

Storm Sewer Easement granted to Galveston County Municipal Utility District No. 68 by instrument recorded in/under Clerk's File No. 2019010227 of the Official Public Records of Galveston County, Texas.

Surface rights waived by instrument recorded in/under County Clerk's File No. 8603586 of the Official Public Records of Galveston County, Texas.

Subject property is located within the boundaries of Galveston County Municipal Utility District No. 68.

2. Liens/Misc:

N/A

No examination has been made as to Abstracts of Judgment, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

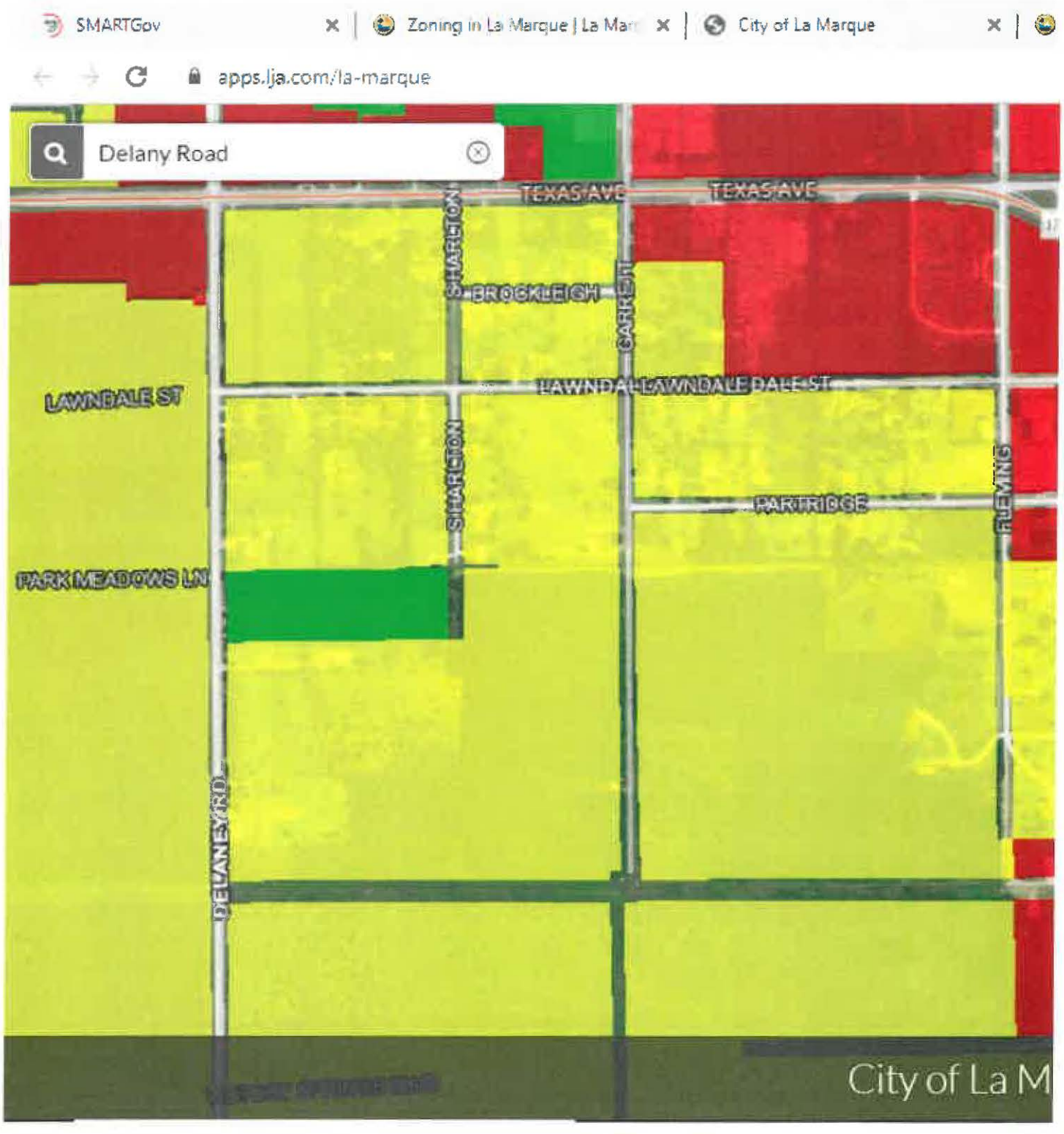
Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

Carole Jacobs
Commercial Title Examiner Senior

Sussie Sutton

Subject: Delany Road at Drainage Ditch Line



Sussie Sutton
Development Coordinator
City of La Marque

CITY OF LA MARQUE

"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9252 S.Sutton@CityOfLaMarque.Org

Plat and Re-Plat Application

Project Address: 401 Delany Road, La Marque Texas 77568 **Permit #:** _____

Parcel #: _____ **Legal Description:** Sunset Grove Sec 2, 41 Lots, 5 Res. 14.67 Ac

Fee: _____ **Zoning Designation:** _____ **[ ] Commercial Project** **[X] Residential Project**

Plot of Area Attached: [ ] YES [ ] NO **Metes and Bounds Attached:** [X] YES [ ] NO **Survey Attached:** [ ] YES [ ] NO

Type of Plat: (circle one) Preliminary Plat Re-Plat Final Plat

Property Description:
A SUBDIVISION OF 14.67 ACREAS LOCATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 4
ABSTRACT 2, CITY OF LA MARQUE, GALVESTON TEXAS

Owner Name: KB Homes **Phone:** _____

Email: _____ **FAX:** _____

Address: 11314 Richmond Ave. Houston TX 77082

Application Checklist

[ ] Site Plan (to scale) **with Existing Improvements, Developments and Property Lines**
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)

[ ] Survey (to scale, 2 copies)

[ ] Current Tax Receipts

[ ] Title Report (If purchased in the last 60 days)

[ ] Platting Letter

RECEIVED
AUG 29 2019
By _____

Filing Fees

A filing fee of $200.00 per plat plus $8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of $150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

Submitted to the Planning and Zoning Commission **Date Submitted:** _____

APPROVED: _____ **DENIED:** _____ **OTHER:** _____

Comments: _____

Applicant Certificate

I affirm the statements contained in this application are true and correct to the best of my knowledge.

Signature of applicant: Vanessa Pitre **Date:** 8/27/2019

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019 Agenda item: **5e**
Prepared by: Sussie Sutton Reviewed by: Charlene Warren/ Charles Jackson

Department: Development Services

AGENDA ITEM DESCRIPTION: Discussion/possible action to approve with the following conditions a Preliminary Plat of Shivan Addition, being a 48.380 acre tract of land out of Lots Four (4), Five (5), Six (6) Seven (7), Eight (8) and Nine (9), in Division "T" in The Cook and Stewart Subdivision of the John D. Moore League in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 81, Page 526 in the office of the County Clerk of Galveston County, Texas, City of La Marque Texas 1) Addition to plat of Building Setbacks Lines; 2) Provide Boundary Survey with exact measurements to City engineer; 3) Provide Lienholder Subordination Agreement; 4) Add to plat adjoiner information, including the names of adjacent subdivisions, with recording information (2401 Maxwell)

X

ATTACHMENTS FOR REFERENCE

1. Final Preliminary Plat
2. P&Z Recommendation Letter
3. ADICO Letter of No Objection with Conditions
4. Site Plan
5. Tax Certificates
6. City Planning Letter
7. Application

STAFF BRIEFING:

- Application submitted

HISTORY:

03-05-19 - Application Submitted

TARGET IMPLEMENTATION: October 21, 2019

SIGNIFICANT ACTION DATES:

10-08-19 Planning & Zoning Commission

CITY COUNCIL AGENDA FORM

ACTION:

- ☐ Ordinance
- ☐ Resolution
- ☐ Special Presentation
- ☐ Proclamation
- ☐ Finance Report
- ☐ Public Hearing
- ☒ Other – Preliminary Plat
- ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures

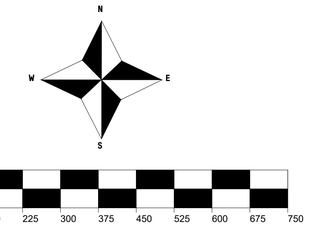
Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Motion to approve with the following conditions a Preliminary Plat of Shivan Addition, being a 48.380 acre tract of land out of Lots Four (4), Five (5), Six (6) Seven (7), Eight (8) and Nine (9), in Division "T" in The Cook and Stewart Subdivision of the John D. Moore League in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 81, Page 526 in the office of the County Clerk of Galveston County, Texas, City of La Marque Texas 1) Addition to plat of Building Setbacks Lines; 2) Provide Boundary Survey with exact measurements to City engineer; 3) Provide Lienholder Subordination Agreement; 4) Add to plat adjoiner information, including the names of adjacent subdivisions, with recording information (2401 Maxwell)

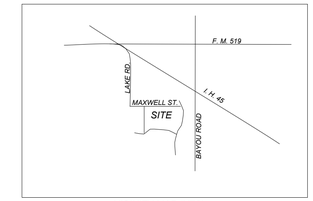
FISCAL IMPACT: N/A

Notes:
Basis of bearings is the right of way of Maxwell Street, as described and monumented.

According to FIRM Community Panel No. 485486 0020D, dated 2/16/83, this property lies in Flood Zone A14, which is considered to be within the Special Flood Hazard Area.



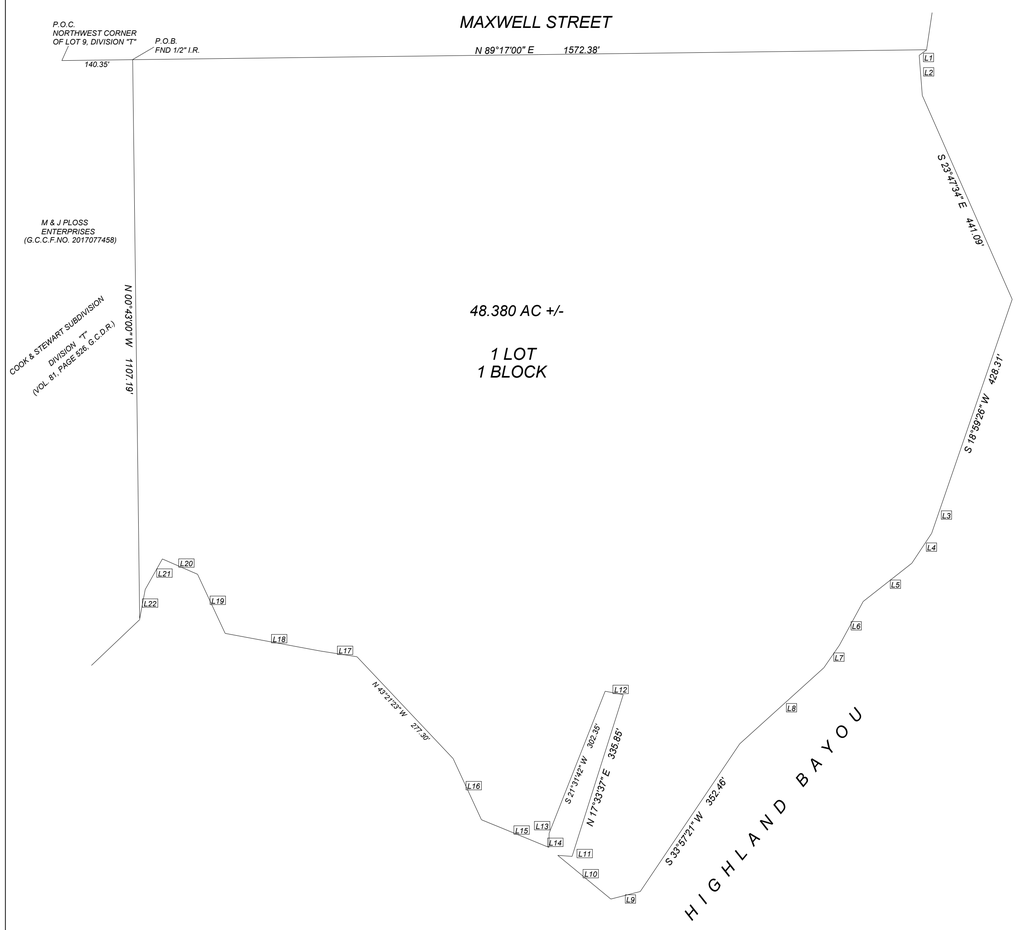
SCALE: 1 INCH = 150 FEET



VICINITY MAP (NTS)
LA MARQUE TX 77568

PREPARED BY:
LAND SURVEY CO. LLC
P.O. BOX 128
KEMAH TX 77565
FIRM REG. NO. 10045700
281-338-4008

OWNER:
SHIVAN, INC.
3806 BOGOTA DRIVE
PASADENA TX 77505



LINE TABLE		
Id	Bearing	Distance
L1	S 53°43'42" W	18.76'
L2	S 04°27'02" E	79.63'
L3	S 19°01'39" W	61.47'
L4	S 33°30'26" W	71.14'
L5	S 51°50'32" W	122.41'
L6	S 28°32'29" W	98.52'
L7	S 34°34'20" W	54.31'
L8	S 47°53'26" W	224.66'
L9	S 75°39'04" W	60.06'
L10	N 50°32'57" W	136.11'
L11	S 85°55'52" E	28.40'
L12	N 79°25'00" W	36.48'
L13	S 00°48'47" W	22.00'
L14	S 00°48'47" W	6.03'
L15	N 67°42'41" W	144.33'
L16	N 24°50'45" W	133.41'
L17	N 81°07'20" W	73.36'
L18	N 79°30'30" W	191.69'
L19	N 25°02'22" W	129.16'
L20	N 66°27'59" W	75.94'
L21	S 29°22'15" W	69.33'
L22	S 10°39'13" W	59.37'

BEING A 48.380 ACRE TRACT OF LAND OUT OF LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), IN DIVISION "T" IN THE COOK AND STEWART SUBDIVISION OF THE JOHN D MOORE LEAGUE IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 526 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

And being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner Lot 9, in Division "E", in the Cook and Stewart Subdivision of the John D. Moore League in Galveston County, Texas, said Northwest corner being the common Northeast corner of a called 4.586 acre tract conveyed to Jack Ploss by deed recorded in Volume 2965, Page 711, Deed Records of Galveston County, Texas;

THENCE North 89 deg. 17 min. 00 sec. East, along the North line of said Lot 9 and along the South line of Maxwell Street, a distance of 140.35 feet to a 1/2 inch iron rod found for the PLACE OF BEGINNING of the herein described tract;

THENCE from said beginning corner North 89 deg. 17 min. 00 sec. East along the North line of Lots 9, 8, 7, 6, 5 and 4 and said South line of Maxwell Street, a distance of 1572.38 feet to a point for corner in the Westerly bank of a tributary to Highland Bayou;

THENCE in a southerly direction along the meanders of the high bank of said tributary to Highland Bayou and high bank of Highland Bayou as follows:

South 51 deg. 43 min. 42 sec. West, a distance of 18.76 feet;

South 04 deg. 27 min. 02 sec. East, a distance of 79.63 feet;

South 23 deg. 47 min. 34 sec. East, a distance of 441.09 feet;

South 18 deg. 59 min. 26 sec. West, a distance of 428.31 feet;

South 19 deg. 01 min. 39 sec. West, a distance of 61.47 feet;

South 33 deg. 30 min. 26 sec. West, a distance of 71.14 feet;

South 51 deg. 50 min. 32 sec. West, a distance of 122.41 feet;

South 28 deg. 32 min. 29 sec. West, a distance of 98.52 feet;

South 34 deg. 34 min. 20 sec. West, a distance of 54.31 feet;

South 47 deg. 53 min. 26 sec. West, a distance of 224.66 feet;

South 33 deg. 57 min. 21 sec. West, a distance of 352.46 feet;

South 75 deg. 39 min. 04 sec. West, a distance of 60.06 feet;

North 50 deg. 32 min. 57 sec. West, a distance of 136.11 feet;

South 85 deg. 55 min. 52 sec. East, a distance of 28.40 feet;

North 17 deg. 33 min. 37 sec. East, a distance of 335.85 feet;

North 79 deg. 25 min. 00 sec. West, a distance of 36.48 feet;

South 21 deg. 31 min. 42 sec. West, a distance of 302.35 feet;

South 00 deg. 48 min. 47 sec. West, a distance of 22.00 feet;

South 00 deg. 48 min. 47 sec. West, a distance of 6.03 feet;

North 67 deg. 42 min. 41 sec. West, a distance of 144.33 feet;

North 24 deg. 50 min. 45 sec. West, a distance of 133.41 feet;

North 43 deg. 21 min. 23 sec. West, a distance of 277.30 feet;

North 81 deg. 07 min. 20 sec. West, a distance of 73.36 feet;

North 79 deg. 30 min. 30 sec. West, a distance of 191.69 feet;

North 25 deg. 02 min. 22 sec. West, a distance of 129.16 feet;

North 66 deg. 27 min. 59 sec. West, a distance of 75.94 feet;

South 29 deg. 22 min. 15 sec. West, a distance of 69.33 feet;

South 10 deg. 39 min. 13 sec. West, a distance of 59.37 feet to a point for corner;

THENCE North 00 deg. 43 min. 00 sec. West, a distance of 1107.19 feet to the PLACE OF BEGINNING and containing 48.380 acres of land, more or less.

STATE OF TEXAS }

COUNTY OF GALVESTON }

We, SHIVAN INC., owners of the property in the above and foregoing map of SHIVAN ADDITION, do hereby make subdivision on said property according to the lines, lots, and building lines therein shown, and designate said subdivision as SHIVAN ADDITION in Galveston County, Texas.

This is to certify that we, SHIVAN INC., owners, have complied with or will comply with the existing regulations heretofore on file and adopted by the City of La Marque in Galveston County, Texas.

WITNESS our hand in _____, Galveston County, Texas, this _____ day of _____, 2019.

_____
Hitesh Amin
President
Shivan , Inc.

STATE OF TEXAS }

COUNTY OF GALVESTON }

BEFORE ME, the undersigned authority, on this day personally appeared Hitesh Amin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

_____ my commission expires:

We hereby certify that the above and foregoing plat of SHIVAN ADDITION was approved by the Planning Commission of the City of La Marque, Texas on the _____ day of _____, 2019 and by the City Council of the City of La Marque, Texas on the _____day of _____, 2019.

_____
Chairman
Planning Commission
City of La Marque

_____
Mayor of the City of
La Marque, TX

I, Christopher Trusky am authorized under the laws of the State of Texas to practice the profession surveying and hereby certify the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent material) pipes or rods that have an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

_____
Christopher Trusky
Registered Professional Surveyor No. 5247

I, DWIGHT D SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at ___O'clock ___M, and duly recorded on _____, 2019, at ____O'clock ___M in Galveston County Clerk's File No. _____.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date above written.

Dwight D. Sullivan
County Clerk
Galveston County, Texas.

by: _____
Deputy

SHIVAN ADDITION

LA MARQUE, GALVESTON COUNTY, TEXAS

48.380 ACRES 1 LOT

FEBRUARY, 2019 SCALE: 1 INCH = 150 FEET

October 16, 2019

Mayor and City Council
City of La Marque
1111 Bayou Road
La Marque, Texas 77568

Dear Mayor and City Council:

On October 8, 2019, the Planning and Zoning Commission considered a Final Preliminary Plat of Shivan Addition, being a 48.380 acre tract of land out of Lots Four (4), Five (5), Six (6) Seven (7), Eight (8) and Nine (9), in Division "T" in The Cook and Stewart Subdivision of the John D. Moore League in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 81, Page 526 in the office of the County Clerk of Galveston County, Texas, City of La Marque Texas (2401 Maxwell) Continued from the September meeting at the applicant's request.

By unanimous vote, Planning and Zoning Commission recommended forwarding an approval recommendation to City Council; *WITH CONDITIONS AS FOLLOWS:* *1) Provide Building Setbacks Lines. Refer to Zoning Ordinance No. 953, Sec 71-20; 2) Provide Boundary Survey with exact measurements. Refer to Chapter 41, Land Development Section 41-63(b.2.); 3) Provide Lienholder Subordination Agreement; 4) Proper adjoiner information, including the names of adjacent subdivision, with recording information has not been provided.*

Thank you,

_____

Greg Cornett, Vice Chair
Planning and Zoning Commission

ADICO
CONSULTING ENGINEERS

Wednesday, October 2, 2019

Chairman of Planning and Zoning Commission
C/O City of La Marque
1130 1st Street
La Marque, TX 77568

Re: Shivan Addition Preliminary Plat, 2nd Submittal 9/23/19
Letter of Recommendation to Approve Preliminary Plat with Conditions
Adico, LLC Project No. 18100-2-020

Dear Mr. Chairman;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Shivan Addition Preliminary plat received on or about September 23, 2019.

The first submittal was received on or about March 13, 2019 in which Adico, LLC provide comments on or about April 8, 2019. The second submittal was received on or about September 23, 2019 in which Adico provided its second review on October 1, 2019.

Based on our review of the second submittal of the Shivan Addition preliminary plat, Adico, LLC is recommending the preliminary plat be approved with conditions. These conditions are:

1. Provide Building Setbacks Lines. Refer to Zoning Ordinance No. 953, Sec 71-20.
2. Provide Boundary Survey with exact measurements. Refer to Chapter 41, Land Development Section 41-63(b.2.)
3. Provide Lienholder Subordination Agreement
4. Proper adjoiner information, including the names of adjacent subdivision, with recording information has not been provided.

Please note, this plat is not in recordable format per Texas Local Government Code Sec. 212.004(e).

This Letter of Recommendation to approve with conditions the Shivan Addition Preliminary Plat shall be on the October 8, 2019 Planning and Zoning agenda for consideration.

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

Sincerely,
Adico, LLC

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

Cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
Hitesh Amin
Christopher Trusky
File: 18100-2-020

TAX CERTIFICATE

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

Legal Description
ABST 150 J MOORE SUR PT OF BLKS 4,5 & 6
(400-1) DIV T COOK & STEWART SUB

Parcel Address: MAXWELL
Legal Acres: 25.3230

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Account Number: **509823**

Certificate No: 238325108
Certificate Fee: $10.00 CASH

Print Date: 03/11/2019 12:30:37 PM
Paid Date: 03/11/2019
Issue Date: 03/11/2019
Operator ID: 841

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

2018 Value:	88,630
2018 Levy:	$1,144.93
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By: C Buckley
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

ORIGINAL TAX RECEIPT

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Certified Owner:

SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

Legal Description:

ABST 150 J MOORE SUR PT OF BLKS 4,5 & 6
(400-1) DIV T COOK & STEWART SUB

Parcel Address: MAXWELL
Legal Acres: 25.3230

Remit Seq No: 39030144
Receipt Date: 11/27/2018
Deposit Date: 11/27/2018
Print Date: 03/11/2019 12:27 PM
Printed By: BUCKLEY_CB

Deposit No: 890112718LC
Validation No: 900000054331054
Account No: 509823
Operator Code: YBARRA_A

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Galveston Co	TL	88,630	0.529831	469.59	0.00	0.00	469.59
2018	Road & Flood	TL	88,630	0.002067	1.83	0.00	0.00	1.83
2018	City Of La Marque	TL	88,630	0.490764	434.96	0.00	0.00	434.96
2018	Drain Dist #2	TL	88,630	0.056400	49.99	0.00	0.00	49.99
2018	Coll Of The Mainland	TL	88,630	0.212755	188.56	0.00	0.00	188.56
					$1,144.93	**$0.00**	**$0.00**	**$1,144.93**

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Check Number(s):
1172

PAYMENT TYPE:
Checks: $1,144.93

Exemptions on this property:

Total Applied: $1,144.93

Change Paid: $0.00

CURRENT YEAR TOTAL IS $0.00
ACCOUNT PAID IN FULL

PAYER:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

TAX CERTIFICATE

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

Legal Description
ABST 150 J MOORE SUR PT OF BLKS 8 & 9
(500-1) DIV T COOK & STEWART SUB

Parcel Address: 2401 MAXWELL
Legal Acres: 1.0000

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Account Number: **196430**

Certificate No: 238325109
Certificate Fee: $10.00 CASH

Print Date: 03/11/2019 12:31:43 PM
Paid Date: 03/11/2019
Issue Date: 03/11/2019
Operator ID: 841

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:
DEFERRAL

Certified Owner:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

2018 Value:	190,980
2018 Levy:	$2,467.11
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By: C Buckley
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

ORIGINAL TAX RECEIPT

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Certified Owner:

SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

Legal Description:
ABST 150 J MOORE SUR PT OF BLKS 8 & 9
(500-1) DIV T COOK & STEWART SUB

Parcel Address: 2401 MAXWELL
Legal Acres: 1.0000

Remit Seq No: 39030225
Receipt Date: 11/27/2018
Deposit Date: 11/27/2018
Print Date: 03/11/2019 12:26 PM
Printed By: BUCKLEY_CB

Deposit No: 890112718LC
Validation No: 900000054331068
Account No: **196430**
Operator Code: YBARRA_A

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Galveston Co	TL	190,980	0.529831	1,011.87	0.00	0.00	1,011.87
2018	Road & Flood	TL	190,980	0.002067	3.95	0.00	0.00	3.95
2018	City Of La Marque	TL	190,980	0.490764	937.26	0.00	0.00	937.26
2018	Drain Dist #2	TL	190,980	0.056400	107.71	0.00	0.00	107.71
2018	Coll Of The Mainland	TL	190,980	0.212755	406.32	0.00	0.00	406.32
					$2,467.11	**$0.00**	**$0.00**	**$2,467.11**

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Check Number(s):
1171

PAYMENT TYPE:
Checks: $2,467.11

Exemptions on this property:
DEFERRAL

Total Applied: $2,467.11

Change Paid: $0.00

CURRENT YEAR TOTAL IS $0.00
ACCOUNT PAID IN FULL

PAYER:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

TAX CERTIFICATE

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

Legal Description
ABST 150 J MOORE SUR PT OF BLKS 7,8 & 9
(500-2) DIV T COOK & STEWART SUB

Parcel Address: MAXWELL
Legal Acres: 22.0560

<- - - - - - >

Account Number: **611478**

Certificate No: 238325111
Certificate Fee: $10.00 CASH

Print Date: 03/11/2019 12:32:24 PM
Paid Date: 03/11/2019
Issue Date: 03/11/2019
Operator ID: 841

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

2018 Value:	77,200
2018 Levy:	$997.29
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By: C Buckley
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

ORIGINAL TAX RECEIPT

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Certified Owner:

SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

Legal Description:
ABST 150 J MOORE SUR PT OF BLKS 7,8 & 9
(500-2) DIV T COOK & STEWART SUB

Parcel Address: MAXWELL
Legal Acres: 22.0560

Remit Seq No: 39030256
Receipt Date: 11/27/2018
Deposit Date: 11/27/2018
Print Date: 03/11/2019 12:27 PM
Printed By: BUCKLEY_CB

Deposit No: 890112718LC
Validation No: 900000054331081
Account No: **611478**
Operator Code: YBARRA_A

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Galveston Co	TL	77,200	0.529831	409.03	0.00	0.00	409.03
2018	Road & Flood	TL	77,200	0.002067	1.60	0.00	0.00	1.60
2018	City Of La Marque	TL	77,200	0.490764	378.87	0.00	0.00	378.87
2018	Drain Dist #2	TL	77,200	0.056400	43.54	0.00	0.00	43.54
2018	Coll Of The Mainland	TL	77,200	0.212755	164.25	0.00	0.00	164.25
					$997.29	**$0.00**	**$0.00**	**$997.29**

>- - - - <

Check Number(s):

Credit Card Authorization No: 549074

Exemptions on this property:

PAYMENT TYPE:

Credit Cards: $997.29

Total Applied: $997.29

Change Paid: $0.00

CURRENT YEAR TOTAL IS $0.00
ACCOUNT PAID IN FULL

PAYER:
SHIVAN INC
3806 BOGOTA DR
PASADENA , TX 77505-3308

Homeland Title Company

455 East Medical Center Blvd. Suite 250
Webster, TX. 77598
Phone: 281-916-5100
Fax: 281-984-7750

CITY PLANNING LETTER
Date: March 13, 2019

City Planning Commission

Re: GF No.

To Whom It May Concern:

Homeland Title Company certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, through an effective date of March 6, 2019, we find the following:

Record Owner:

SHIVAN, INC.

Legal Description:

Tract One:

A tract of land out of Part of Lots Four (4), Five (5) and Six (6), In Division "T", of Cook and Stewart Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a set 3/8 inch iron rod at the Northwest corner of Lot 6, and said point lying in the South right-of-way line of Maxwell Street, formerly Cedar Street;

THENCE from said beginning point North 89 17' 00" East, along the North line of Lots 6, 5, 4 and along the South right-of-way line of Maxwell Street, a distance of 767.73 feet to a 1/2 inch iron rod in the Westerly bank of a tributary of Highland Bayou;

THENCE in a Southerly direction, along the meanders of the high bank of said tributary and the high bank of Highland Bayou as follows:

South 53° 43' 42" West, a distance of 18.76 feet;

South 04° 27' 02" East, a distance of 79.63 feet;

South 23° 47' 34" East, a distance of 441.09 feet;

South 18° 59' 26" West, a distance of 428.31 feet;

South 19° 01' 39" West, a distance of 61.47 feet;

South 33° 30 '26" West, a distance of 71.14 feet;

South 50° 50' 32" West, a distance of 122.41 feet;

South 28° 32' 29" West, a distance of 98.52 feet;

South 34° 34 '20" West, a distance of 54.31 feet;

South 47° 53' 26" West, a distance of 224.66 feet;

South 33° 57' 21" West, a distance of 352.46 feet;

South 75° 39' 04" West, a distance of 60.06 feet;

North 50° 32' 57" West, a distance of 136.11 feet;

South 85° 55' 52" East, a distance of 28.40 feet;

North 17° 33' 37" East, a distance of 335.85 feet;

North 79° 25' 00" West, a distance of 36.48 feet;

South 21° 31' 42" West, a distance of 302.35 feet; and

South 00° 48' 47" West, a distance of 22.00 feet to a point for corner in the West line-of Lot 6;

THENCE North 00° 43' West, along the West line of Lot 6, a distance of 1563.53 feet to the PLACE OF BEGINNING.

Tract Two:

Part of Lots 7, 8 and 9, in Division "T", in the Cook and Stewart Subdivision of the John D. Moore League in Galveston County, Texas, according to the map or plat recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas;

COMMENCING at the Northwest corner of Lot 9, in Division "E", in the Cook and Stewart Subdivision of the John D. Moore League in Galveston County, Texas, said Northwest corner being the common Northeast corner of a called 4.586 acre tract conveyed to Jack Ploss by deed recorded in Volume 2965, Page 711, Deed Records of Galveston County, Texas;

THENCE North 89° 17' 00" East, along the North line of Lot 9 and along the South line of Cedar Street, a distance of 140.35 feet to the Place of Beginning of the 23.056 acre tract hereinafter described;

THENCE from said beginning corner continuing North 89 17' 00" East, along the North line of Lots 9, 8, 7 and along the South right-of-way line of Cedar Street, a distance of 804.65 feet to a point for corner, being the Northeast corner of Lot 7 and the Northwest corner of Lot 6;

THENCE South 00° 43' 00" East, along the East line of Lot 7, a distance of 1563.53 feet to a point for corner in the meanders of the high bank of Highland Bayou;

THENCE in a Westerly direction, along the meanders of the high bank of Highland Bayou as follows:

South 00° 48' 47" West, a distance of 6.03 feet;

North 67° 42' 41" West, a distance of 144.33 feet;

North 24° 50' 45" West, a distance of 133.41 feet;

North 43° 21' 23" West, a distance of 277.30 feet; North 81° 07' 20" West, a distance of 73.36 feet;

North 79° 30' 30" West, a distance of 191.69 feet; North 25° 02' 22" West, a distance of 129.16 feet; North 66° 27' 59" West, a distance of 75.94 feet;

South 29° 22' 15" West, a distance of 69.33 feet;

South 10° 39' 13" West, a distance of 59.37 feet to a 1/2 inch iron rod found for corner;

THENCE North 00° 43' 00" West, a distance of 1107.19 feet to the PLACE OF BEGINNING and containing 23.056 acres, more or less.

Subject to the following:

RESTRICTIONS:

County Clerk's File No. 8601248 of the Official Records of Galveston County, Texas.

EASEMENTS:

Easements, rights-of-way, covenants, conditions or restrictions as set out on Map of Cook and Stewart Subdivision, of record in Volume 81, Page 526 in the Deed Records of Galveston County, Texas.

Terms and provisions as to that certain Right of Entry granted by Stewart Title Guaranty Company to the United States of America in connection with the Bryan Mound Distribution Enhancement Pipeline Project, Contract No. DACW 64-9-85-0027, set out in instruments filed for record under Galveston County Clerks File No(s). 8600697 and 8600698.

Terms and provisions as to that certain Unrecorded Letter Agreement between Stewart Title Guaranty Company and Galveston County Drainage District No. 2, dated March 6, 1970, as sited in instruments filed for record under Galveston County Clerk's File No(s). 8600697 and 8600698.

Terms and provisions as to that certain Unrecorded Letter Agreement as to be fencing between Stewart Title Guaranty Company and County of Galveston, Texas, as sited in instruments filed for record under Galveston County Clerks File No(s). 8600697 and 8600698.

Terms and provisions as to that certain Unrecorded Grazing Lease between Stewart Title Guaranty Company to Pauline Bogatto, dated January 1, 1965, as sited in instruments filed for record under Galveston County Clerk's File No(s). 8600697 and 8600698.

Terms and provisions as to that certain Unrecorded Grazing Lease between Stewart Title Guaranty Company to B.J. White, dated October 1, 1974, as sited in instruments filed for record under Galveston County Clerk's File No(s). 8600697 and 8600698.

Easement for electric line granted to Texas-New Mexico Power Company, set forth, defined and described in instrument(s) filed for record under Galveston County Clerk's File No. 9605175.

LIENS:

Deed of Trust dated December 13, 2016, Shivan, Inc. to Daniel W. Brooks, Trustee for the benefit of Independent Bank, filed of record January 6, 2017, in Clerk's File No. 2017000967, of the Official Public Records, Galveston County, Texas, in the amount of $1,630,000.00.

Deed of Trust dated April 4, 2018, Shivan, Inc. to Daniel W. Brooks, Trustee for the benefit of Independent Bank, filed of record April 6, 2018, in Clerk's File No. 2018020330, of the Official Public Records, Galveston County, Texas, in the amount of $450,000.00.

Affidavit Claiming Mechanic's and Materialman's Lien by Catherine Hargis, Collections Manager of Sunbelt Rentals, Inc., filed of record April 20, 2018, in Clerk's File No. 2018023503, of the Official Public Records, Galveston County, Texas, in the amount of $121,411.33.

Affidavit Claiming Mechanic's and Materialman's Lien by James W. Gartrell, Jr., owner of Gulf Coast Engineering & Surveying, filed of record May 7, 2018, in Clerk's File No. 2018026874, of the Official Public Records, Galveston County, Texas, in the amount of $50,300.00.

Affidavit Claiming Mechanic's and Materialman's Lien by James W. Gartrell, Jr., owner of Gulf Coast Engineering & Surveying, filed of record May 7, 2018, in Clerk's File No. 2018026996, of the Official Public Records, Galveston County, Texas, in the amount of $50,300.00.

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of Hitesh Amin, and shall inure to the benefit of PLATTING. Liability of Homeland Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

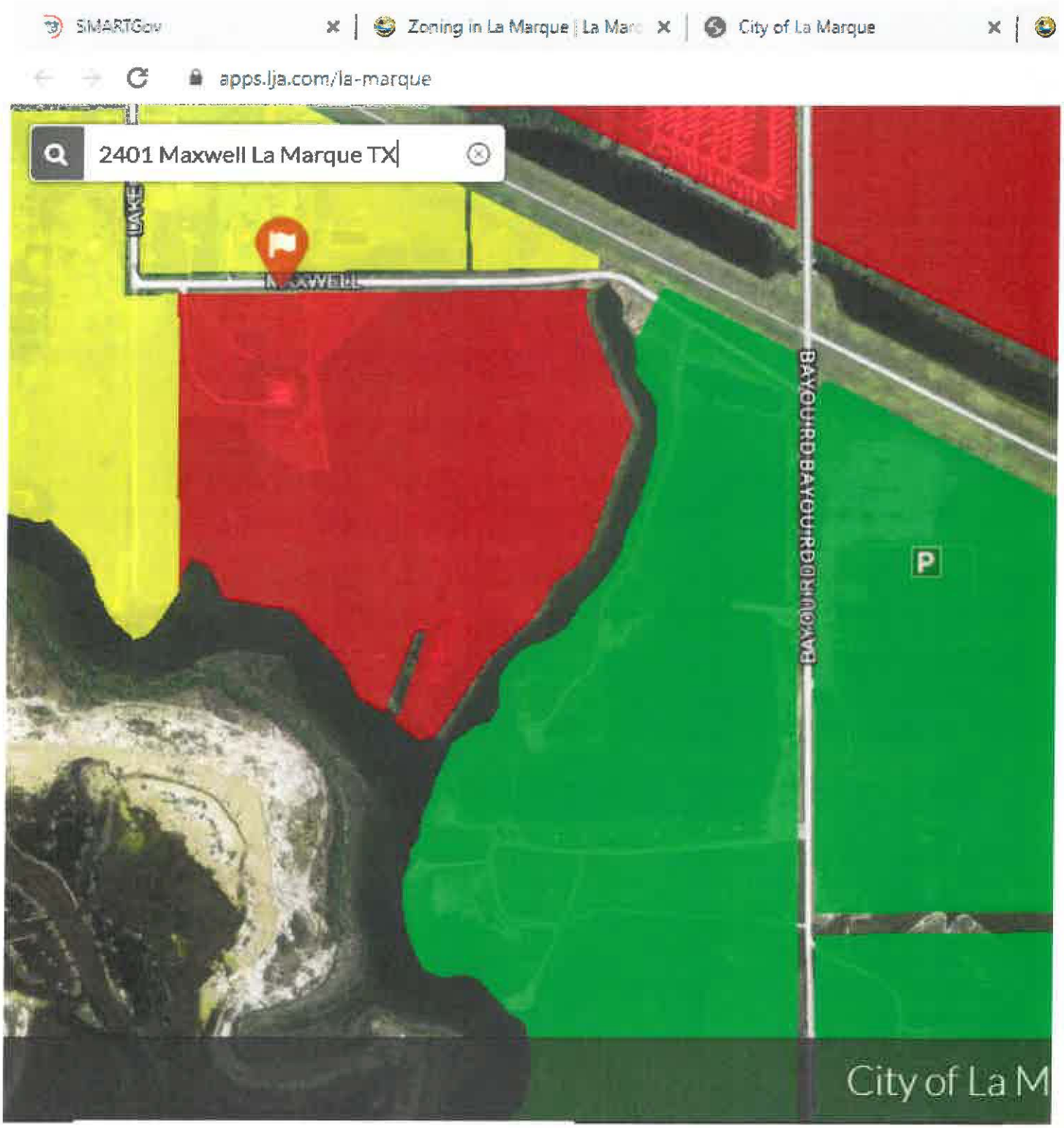
This letter is issued with the express understanding, evidenced by the acceptance thereof, that Homeland Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Homeland Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS HOMELAND TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY HOMELAND TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

PHYLLIS GRIFFIN
Escrow Officer

Sussie Sutton

Subject: 2401 Maxwell -- Shivan Plat



Sussie Sutton
Development Coordinator
City of La Marque

CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9252 S.Sutton@CityOfLaMarque.Org

Plat and Re-Plat Application

Project Address: 2401, 2350, 2351 Maxwell ~~Rd.~~ Street Permit #: _____

Parcel #: _____ Legal Description: _____

Fee: _____ Zoning Designation: _____ [ ] Commercial Project [ ] Residential Project

Plot of Area Attached: [ ] YES [ ] NO **Metes and Bounds Attached:** [ ] YES [ ] NO **Survey Attached:** [ ] YES [ ] NO

Type of Plat: (circle one) Preliminary Plat Re-Plat Final Plat

Property Description:
3 Property Combining IN one Property - at. Maxwell St IN Lamarque TX.

Owner Name: Shivan INC (Hitesh Amin.) Phone: 832-443-4573
Email: hitbha@Gmail.com. FAX: _____
Address: 3806 Bogota ch. Pasadena, TX 77505

Application Checklist

[ ] **Site Plan** (to scale) **with Existing Improvements, Developments and Property Lines**
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)

[✓] **Survey** (to scale, 2 copies)

[ ] **Current Tax Receipts**

[ ] **Title Report** (If purchased in the last 60 days)

[ ] **Platting Letter** on

Filing Fees

A filing fee of $200.00 per plat plus $8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of $150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

Submitted to the Planning and Zoning Commission **Date Submitted:** _____

APPROVED: _____ **DENIED:** _____ **OTHER:** _____

Comments: _____

Applicant Certificate

I affirm the statements contained in this application are true and correct to the best of my knowledge.

Signature of applicant: _____ **Date:** 3-5-2019

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019 | Agenda item: **5f**
Prepared by: Sussie Sutton | Reviewed by: *Charlene Warren/ Charles Jackson*
Department: Development Services

AGENDA ITEM DESCRIPTION: Discussion/possible action to deny a Re-Plat consolidating two lots (approximately 0.447 acres) out of Lot Seven (7), in Division "R" in The Cook and Stewart Subdivision of the John D. Moore League, Abstract 5, in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 81, Page 526 in the office of the County Clerk of Galveston County, Texas, City of La Marque Texas for the following reasons: 1) No vicinity map provided; 2) No accurate metes and bounds survey of the property provided; 3) No information provided on the proposed subdivision name, or identifying title, and the name of the city if located within the city limits, county, and state in which the subdivision is located; 4) No city planning letter provided; 5) No signature lines provided (2823 Main Street)

X

ATTACHMENTS FOR REFERENCE

1. Administrative Plat
2. P&Z Recommendation
3. ADICO Letter of Denial
4. Site Plan
5. Survey
6. Tax Certificate
7. City Platting Letter
8. Zoning Map
9. Application

STAFF BRIEFING:

- Plat application and fees were presented to Development Services
- An administrative plat was to be provided to move the project quickly
- Staff advised Ms. Shinette that she would have to demo her current home before the new home could be built
- Ms. Shinette met with staff and indicated they would have to stay in a hotel or with friends while their new home was being built if not allowed to live in the current home
- Mr. Collins of United Built Homes approached staff to see if the Shinettes could stay in their current home while the other was being built. Ms. Shinette would like to build the new home centered over the property line of the two contiguous lots she owns on Main

HISTORY:

03/12/18 - Rory Collins with United Built Homes/Shinette Request to build home
03/15/18 - Janice Shinette met with staff concerning project

CITY COUNCIL AGENDA FORM

04/18/19 - Application & Documents received
10/08/19 - P&Z Consideration; recommended denial

TARGET IMPLEMENTATION: October 21, 2019

SIGNIFICANT ACTION DATES:
10-08-19 - Planning & Zoning Commission consideration; recommended denial

ACTION:

- ☐ Ordinance
- ☐ Resolution
- ☐ Special Presentation
- ☐ Proclamation
- ☐ Finance Report
- ☐ Public Hearing
- ☒ Other – Re-Plat
- ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Motion to deny a Re-Plat consolidating two lots (approximately 0.447 acres) out of Lot Seven (7), in Division "R" in The Cook and Stewart Subdivision of the John D. Moore League, Abstract 5, in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 81, Page 526 in the office of the County Clerk of Galveston County, Texas, City of La Marque Texas for the following reasons: 1) No vicinity map provided; 2) No accurate metes and bounds survey of the property provided; 3) No information provided on the proposed subdivision name, or identifying title, and the name of the city if located within the city limits, county, and state in which the subdivision is located; 4) No city planning letter provided; 5) No signature lines provided (2823 Main Street)

FISCAL IMPACT: N/A

"2823 MAIN STREET"

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §

That we, Dale Shinette and Janice Shinette, owners of the property subdivided in the foregoing plat of "2823 Main Street", do hereby make subdivision of said property according to the lines, streets, alleys, parks, building lines and easements therein shown and designate said subdivision "2823 Main Street", in Galveston County, Texas.

WITNESS MY HAND this _____ day of _____, 2019.

_____
Dale Shinette

_____
Janice Shinette

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Dale Shinette and Janice Shinette, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day

of _____, 2019.

_____
Notary Public of the State of Texas

My commision expires: _____

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record in my Office

on _____ at _____ o'clock

_____ and duly recorded on _____

at _____ o'clock _____

FILE NUMBER _____, Galveston County Plat Records.

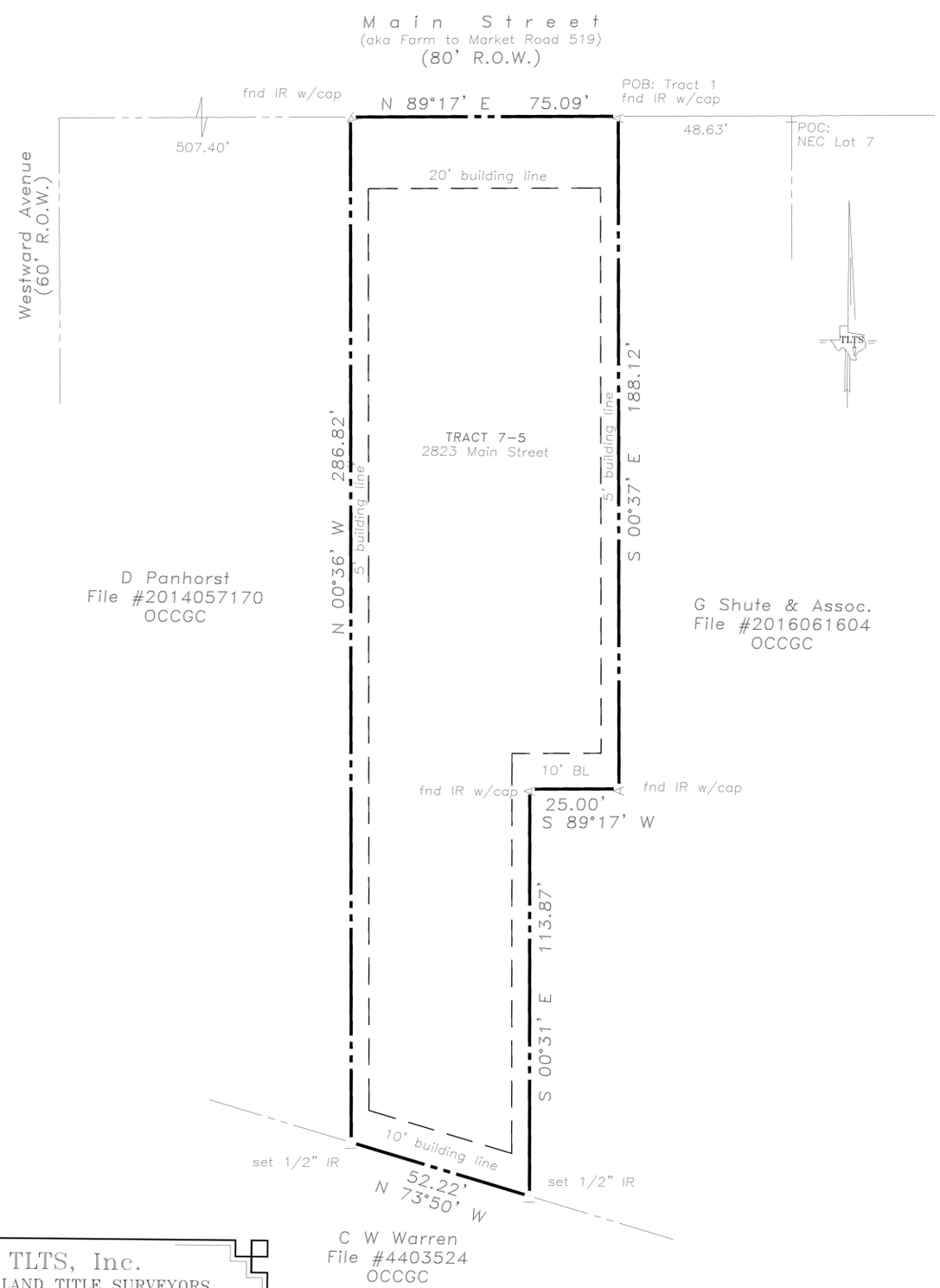
WITNESS MY HAND this _____ day of _____, 2019.

_____

_____

Galveston County, Texas

By _____



SCALE: 1 INCH = 20 FEET

20 0 20 40 60 Feet

TWO TRACTS OF LAND situated in the John D. Moore League, Abstract 5, Galveston County, Texas, being a portion of Lot 7, in Section ?R? of the COOK AND STEWART SUBDIVISION, according to the plat recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas (OCCGC), containing 0.447 acre (19,460 square feet) of land and being further described by metes and bounds as follows:

TRACT ONE

COMMENCING at northeast corner of Lot 7, being the South line of Main Street (aka Farm to Market Road 519, 80 foot width);

THEN S 89° 17? W along Main Street and Lot 7, 48.63 feet to a found ½ inch diameter steel reinforcement bar with a plastic cap (IR w/cap), for the POINT OF BEGINNING;

THEN S 00° 37? E, 188.12 feet to a found IR w/cap;

THEN S 89° 17? W, 25.00 feet to a found IR w/cap;

THEN N 00° 31? W, 188.12 feet to a found 1/2? IR in the common line of Main Street and Lot 7;

THEN N 89° 17? E along Main Street, 24.68 (called 25) feet to the POINT OF BEGINNING, containing 0.107 acre (4,670 square feet) of land.

TRACT TWO

COMMENCING at northeast corner of Lot 7, being the South line of Main Street (aka Farm to Market Road 519, 80 foot width);

THEN S 89° 17? W along Main Street and Lot 7, 123.72 feet to a found ½ inch diameter steel reinforcement bar with a plastic cap (IR w/cap), for the POINT OF BEGINNING;

THEN N 89° 17? E along Main Street, 50.41 (call 50) feet to a 1/2? IR;

THEN S 00° 31? E, 302.99 feet to a set 1/2? IR;

THEN N 73° 50? W, 52.22 feet to a set 1/2? IR from which a found IR w/cap bears N 49° 25? W, 0.82 feet;

THEN N 00° 36? W, 286.82 feet to the POINT OF BEGINNING, containing 0.339 acre (14,780 square feet) of land.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §

This is to certify that I, Laurence C. Wall, a Registered Professional Land Surveyor of the State of Texas, have platted this subdivision from an actual survey made on the ground, that all corners are properly marked and that this plat was made under my direct supervision and correctly represents the facts found at the time of the survey.

_____
Laurence C. Wall, RPLS #4814
April 10, 2019

STATE OF TEXAS REGISTERED LAURENCE CHARLES WALL 4814 PROFESSIONAL LAND SURVEYOR

This property is not within the 100-Year Special Flood Hazard Area & is designated to be within FIRM Zones B & C, located on Panel 0020-D, Community #485486, February 16, 1983.

The subdivision, in the City of La Marque, Galveston County, Texas, as set forth in the above plat, has been approved by the Galveston Planning Commission.

Commission this_____ day of_____, 2019.

_____
City Manager
City of La Marque, TX

_____
Mayor
City of LaMarque, TX

TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

October 16, 2019

Mayor and City Council
City of La Marque
1111 Bayou Road
La Marque, Texas 77568

Dear Mayor and City Council:

On October 8, 2019, the Planning and Zoning Commission considered a request regarding an (administratively denied) Replat consolidating two lots (approximately 0.447 acres) out of Lot Seven (7), in Division "R" in The Cook and Stewart Subdivision of the John D. Moore League, Abstract 5, in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 81, Page 526 in the office of the County Clerk of Galveston County, Texas, City of La Marque Texas (2823 Main Street) Continued from the September meeting at the applicant's request.

By unanimous vote, Planning and Zoning Commission recommended forwarding a denial recommendation to City Council.

Thank you,

_____

Greg Cornett, Vice Chair
Planning and Zoning Commission

ADICO
CONSULTING ENGINEERS

Wednesday, October 2, 2019

Chairman of Planning and Zoning Commission
C/O City of La Marque
1130 1st Street
La Marque, TX 77568

Re: 2823 Main Street Replat
Letter of Recommendation to Disapprove
Adico, LLC Project No. 18100-2-031

Dear Mr. Chairman;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for "2823 Main Street" Preliminary Replat received on or about April 23, 2019.

Based on our review, Adico, LLC is recommending disapproval of the replat as submitted on 2823 Main Street. The disapproval is based on the following:

1. Provide vicinity map. Ordinance 901, Section 41-108 (b).
2. Provide accurate metes and bounds survey of the property. Ordinance 901, Section 41-108 (c.2).
3. Provide proposed subdivision name, or identifying title, and the name of the city if located within the city limits, county and state in which the subdivision is located. Ordinance 901, Section 41-108 (c.1).
4. Provide signature line for Chairman, Planning and Zoning Commission. Ordinance 901, Section 41-108 (17).
5. Provide City Planning Letter.

This Letter of Recommendation to disapprove "2823 Main Street" Replat shall be on the October 8, 2019 Planning and Zoning agenda for consideration.

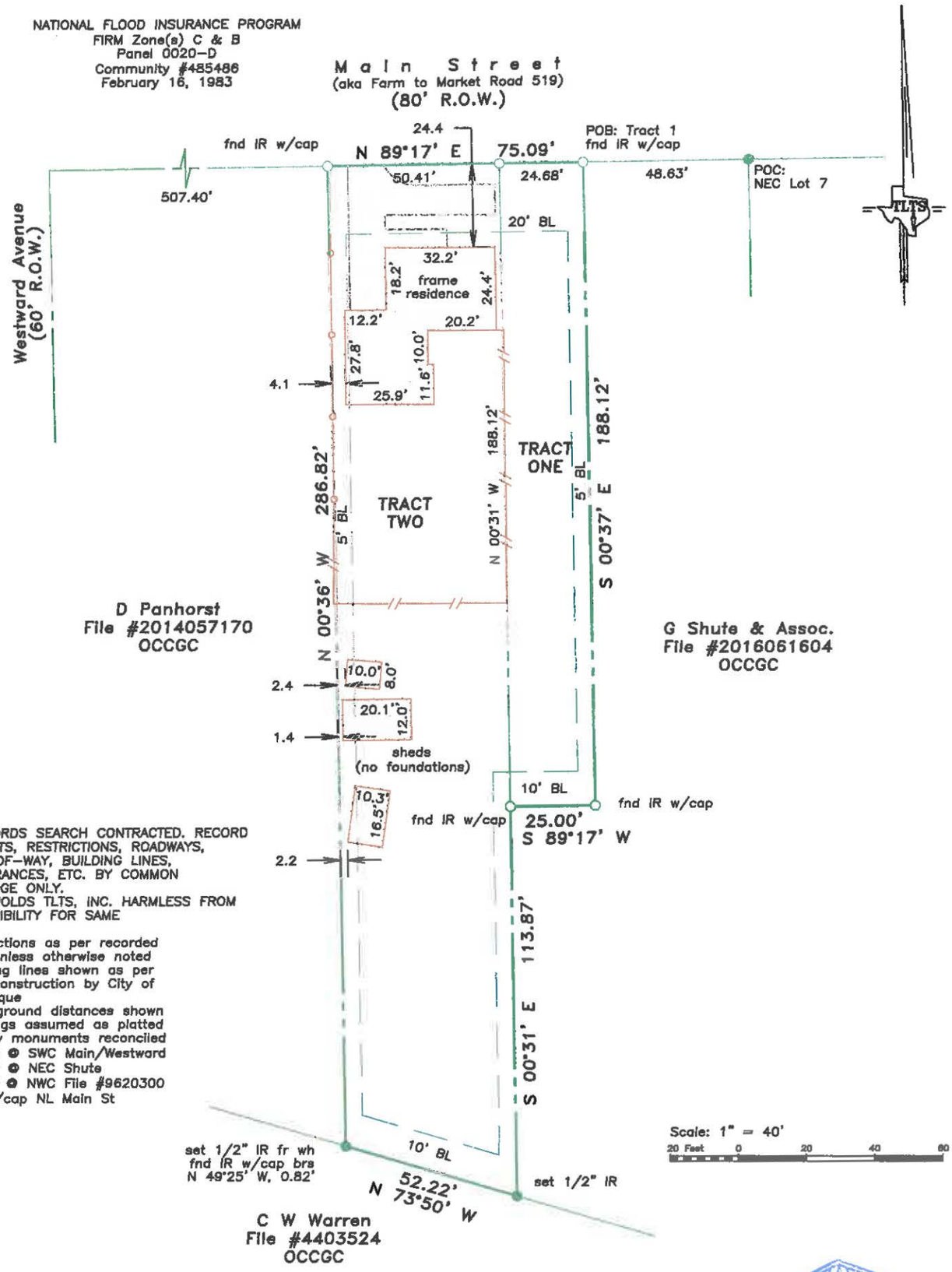
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

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

Cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
File: 18100-2-013

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone(s) C & B
Panel 0020-D
Community #485486
February 16, 1983



NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE ONLY.
CLIENT HOLDS TLTS, INC. HARMLESS FROM RESPONSIBILITY FOR SAME

- Restrictions as per recorded plat unless otherwise noted
- Building lines shown as per new construction by City of LaMarque
- True ground distances shown
- Bearings assumed as platted
- Survey monuments reconciled
  :1" IP ● SWC Main/Westward
  :1" IP ● NEC Shute
  :1' IP ● NWC File #9620300
  :IR w/cap NL Main St

LAND TITLE SURVEY OF TWO TRACTS OF LAND situated in the John D. Moore League, Abstract 5, Galveston County, Texas and being part of Lot 7 in Division "R", of the COOK AND STEWART SUBDIVISION, according to the plat recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas, containing 0.447 acre and being further described in the Field Notes attached.

Subject property: 2823 Main Street
Galveston County, Texas
This survey is certified for this transaction only and may only be relied on by Dale Shinette, Janice Shinette and United Built Homes. This survey is only valid if print has original seal and signature of surveyor.
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.

STATE OF TEXAS
REGISTERED
LAURENCE WALL
PROFESSIONAL
LAND SURVEYOR

Laurence C. Wall
RPLS #4814
April 9, 2019

TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

TAX RECEIPT

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Certified Owner:

SHINETTE DALE & JANICE
2823 MAIN ST
LA MARQUE , TX 77568-5108

Legal Description:
ABST 150 J MOORE SUR PT OF BLK 7
(700-3) DIV R COOK & STEWART SUB

Parcel Address: 2823 MAIN
Legal Acres: 0.3380

Remit Seq No: 39680414
Receipt Date: 01/04/2019
Deposit Date: 01/04/2019
Print Date: 01/04/2019 12:40 PM
Printed By: ERICKSON_D

Deposit No: 906010419TC
Validation No: 900000054633929
Account No: **196407**
Operator Code: ERICKSON_D

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Galveston Co	TL	26,976	0.529831	142.93	0.00	0.00	142.93
2018	Road & Flood	TL	23,976	0.002067	0.50	0.00	0.00	0.50
2018	City Of La Marque	TL	33,720	0.490764	165.49	0.00	0.00	165.49
2018	Drain Dist #2	TL	33,720	0.056400	19.02	0.00	0.00	19.02
2018	Coll Of The Mainland	TL	26,976	0.212755	57.39	0.00	0.00	57.39
					$385.33	**$0.00**	**$0.00**	**$385.33**

>- - - -<

Check Number(s):

PAYMENT TYPE:

Cash: $385.33

Exemptions on this property:
HOMESTEAD

Total Applied: $385.33
Total Tendered: $500.00
(for accounts paid on 01/04/2019)
Change Paid: $84.31

CURRENT YEAR TOTAL IS $0.00
ACCOUNT PAID IN FULL

PAYER:
SHINETTE DALE & JANICE
2823 MAIN ST
LA MARQUE , TX 77568-5108

21.1.197

TAX RECEIPT

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Certified Owner:

SHINETTE DALE & JANICE
2823 MAIN ST
LA MARQUE , TX 77568-5108

Legal Description:
ABST 150 J MOORE SUR PT OF BLK 7
(700-1) DIV R COOK & STEWART SUB

Parcel Address:
Legal Acres: 0.1080

Remit Seq No: 39680414
Receipt Date: 01/04/2019
Deposit Date: 01/04/2019
Print Date: 01/04/2019 12:40 PM
Printed By: ERICKSON_D

Deposit No: 906010419TC
Validation No: 900000054633929
Account No: **196404**
Operator Code: ERICKSON_D

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Galveston Co	TL	2,350	0.529831	12.45	0.00	0.00	12.45
2018	Road & Flood	TL	2,350	0.002067	0.05	0.00	0.00	0.05
2018	City Of La Marque	TL	2,350	0.490764	11.53	0.00	0.00	11.53
2018	Drain Dist #2	TL	2,350	0.056400	1.33	0.00	0.00	1.33
2018	Coll Of The Mainland	TL	2,350	0.212755	5.00	0.00	0.00	5.00
					$30.36	**$0.00**	**$0.00**	**$30.36**

>- - - -<

Check Number(s):

PAYMENT TYPE:

Cash: $30.36

Exemptions on this property:

Total Applied: $30.36
Total Tendered: $500.00
(for accounts paid on 01/04/2019)
Change Paid: $84.31

CURRENT YEAR TOTAL IS $0.00
ACCOUNT PAID IN FULL

PAYER:
SHINETTE DALE & JANICE
2823 MAIN ST
LA MARQUE , TX 77568-5108

21.1.197

TAX RECEIPT

PATRICIA COLLINS
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR
1700 9TH AVENUE NORTH, P O BOX 1150
TEXAS CITY, TX 77592

Certified Owner:
SHINETTE DALE & JANICE
2823 MAIN ST
LA MARQUE, TX 77568-5108

Legal Description:
ABST 150 J MOORE SUR PT OF BLK 7
(700-3) DIV R COOK & STEWART SUB

Parcel Address: 2823 MAIN
Legal Acres: 0.3380

Remit Seq No: 39813719
Receipt Date: 01/10/2019
Deposit Date: 01/10/2019
Print Date: 01/10/2019 09:21 AM
Printed By: JUDYB

Deposit No: 190110C229
Validation No: 900000054689928
Account No: **2775-0018-0700-003**
Operator Code: JUDYB

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Texas City Isd	TL	1,976	1.514900	29.93	0.00	0.00	29.93
					$29.93	$0.00	$0.00	$29.93

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Check Number(s):

PAYMENT TYPE:
Cash: $29.93

Exemptions on this property:
HOMESTEAD

Total Applied: $29.93
Total Tendered: $29.93
(for accounts paid on 01/10/2019)
Change Paid: $0.00

ACCOUNT PAID IN FULL

PAYER:
SHINETTE DALE & JANICE
2823 MAIN ST
LA MARQUE, TX 77568-5108

TAX RECEIPT

PATRICIA COLLINS
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR
1700 9TH AVENUE NORTH, P O BOX 1150
TEXAS CITY, TX 77592

Certified Owner:
SHINETTE DALE & JANICE
2823 MAIN ST
LA MARQUE, TX 77568-5108

Legal Description:
ABST 150 J MOORE SUR PT OF BLK 7
(700-1) DIV R COOK & STEWART SUB

Parcel Address: 0 UNKNOWN
Legal Acres: 0.1080

Remit Seq No: 39813655
Receipt Date: 01/10/2019
Deposit Date: 01/10/2019
Print Date: 01/10/2019 09:20 AM
Printed By: JUDYB

Deposit No: 190110C229
Validation No: 900000054689909
Account No: **2775-0018-0700-001**
Operator Code: JUDYB

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Texas City Isd	TL	2,350	1.514900	35.60	0.00	0.00	35.60
					$35.60	**$0.00**	**$0.00**	**$35.60**

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Check Number(s):

PAYMENT TYPE:
Cash: $35.60

Exemptions on this property:

Total Applied: $35.60
Total Tendered: $35.60
(for accounts paid on 01/10/2019)
Change Paid: $0.00

ACCOUNT PAID IN FULL

PAYER:
SHINETTE DALE & JANICE
2823 MAIN ST
LA MARQUE, TX 77568-5108

CHARLES R. DENDY
ATTORNEY AT LAW
109 NORTH SECOND STREET
LUFKIN, TEXAS 75901
email:cdendy-attorney@consolidated.net

Board Certified – Civil Trial Law
Texas Board of Legal Specialization

(936) 639-2388
FAX (936) 639-2370

April 16, 2019

City of La Marque
1130 1st Street
La Marque, TX 77511

Re: Dale Shinette and Janice Shinette, Husband and Wife
John D. Moore League, A-5
Galveston County, Texas

To Whom It May Concern:

Based upon my examination of the Official Public Records in the County Clerk's office of Galveston County, Texas, I find the title to the above referenced property on April 16, 2019, at 9:00 a.m. to be as follows:

FEE SIMPLE SURFACE ESTATE

Dale Shinette and Janice Shinette

LIENS AND/OR JUDGMENTS

The referenced property is not subject to any liens or judgments.

TAXES

City and school taxes are paid in full on the referenced property for the preceding three years.

This opinion covers only the surface estate of the referenced property as reflected by the County Clerk's records of Galveston County, Texas, since April 16, 1994.

Sincerely,

Chuck Dendy

CRD/rw

CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
Ph.: (409) 938-9204 Fax: (409) 908-0549

PLAT APPLICATION

PROJECT ADDRESS: 2823 Main St. LaMarque, TX 77568 PERMIT #: _____
PARCEL #: 196407 LEGAL DISCRIPTION: See - Survey + Field notes attached
FEE: 150.00 Re-Plat ZONING DESIGNATION: Residential [ ] COMMERCIAL PROJECT [ ] RESIDENTIAL PROJECT
PLOT OF AREA ATTACHED: [ ] YES [ ] NO METES AND BOUNDS ATTACHED [✓] YES [ ] NO SURVEY ATTACHED [✓] YES [ ] NO
PROPERTY DESCRIPTION: see as described on survey

OWNER NAME: Shinette PHONE: 409-256-3206
EMAIL: jannicershinnette@gmail.com FAX: _____
ADDRESS: 2823 Main St, LaMarque, TX 77568

APLICATION CHECKLIST

[ ] SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
[✓] SURVEY (TO SCALE, 2 COPIES)
[✓] CURRENT TAX RECEIPTS (COUNTY TAX OFFICE, 722 Moody 409-766-2481)
[ ] TITLE REPORT (IF PUCHASED WITHIN THE LAST 60 DAYS)
[✓] PLATTING LETTER

FILING FEES

A filing fee of $200.00 per plat plus $8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of $150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

SUBMITTED TO THE PLANNING AND ZONING COMMISSION DATE SUBMITTED: _____
APPROVED: _____ DENIED: _____ OTHER: _____
COMMENTS: _____

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: _____ **Date:** _____

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019 Agenda item: **5g**
Prepared by: Sussie Sutton Reviewed by: *Charlene Warren/ Charles Jackson*

Department: Development Services

AGENDA ITEM DESCRIPTION: Discussion/possible action to approve a Final Re-Plat of Dohman's Subdivision, a Re-Plat of the North 80-feet of Lots 1 thru 4 and the West 15-feet of the South 116.67-feet of Lot 4 and all of Lots 6 thru 7 of Grebb Addition, (Vol. 238, Pg. 70) and Part of Lot 22 of Subdivision "G" Cook & Stewart Subdivision, (Vol. 81, Pg. 526) City of La Marque, County of Galveston, Texas (Located at or near 2124 Lake Road at Grebb)

X

ATTACHMENTS FOR REFERENCE

1. Re-Plat
2. P&Z Recommendation Letter
3. ADICO - Letter of No Objection
4. Site Plan
5. Tax Certificates
6. City Planning Letter
7. Zoning Map
8. Application

STAFF BRIEFING:

- Planning & Zoning Recommended Approval of the Final Re-Plat
- ADICO Letter of No Objection Received
- Application Received
- Pre-Development Meeting

HISTORY:

03/13/18 – Pre-Development Meeting
05/30/19 - City Manager Project Meeting
09/16/19 - Application Received
10/02/19 - ADICO Letter of No Objection Received
10/08/19 - Planning & Zoning Recommended Approval of the Final Re-Plat

TARGET IMPLEMENTATION: October 21, 2019

SIGNIFICANT ACTION DATES:

10/08/19 – Planning and Zoning Commission Favorable Recommendation to Council

CITY COUNCIL AGENDA FORM

ACTION:

- ☐ Ordinance
- ☐ Resolution
- ☐ Special Presentation
- ☐ Proclamation
- ☐ Finance Report
- ☐ Public Hearing
- ☒ Other – Re-Plat
- ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Motion to approve a Final Re-Plat of Dohman's Subdivision, a Re-Plat of the North 80-feet of Lots 1 thru 4 and the West 15-feet of the South 116.67-feet of Lot 4 and all of Lots 6 thru 7 of Grebb Addition, (Vol. 238, Pg. 70) and Part of Lot 22 of Subdivision "G" Cook & Stewart Subdivision, (Vol. 81, Pg. 526) City of La Marque, County of Galveston, Texas (Located at or near 2124 Lake Road at Grebb)

FISCAL IMPACT: N/A

APPROVED ADICO, LLC
10/22/2019

DOHMAN'S SUBDIVISION

A REPLAT OF THE NORTH 80' OF LOTS 1 THRU 4
AND THE WEST 15' OF THE SOUTH 116.67' OF LOT 4
AND ALL OF LOTS 6 THRU 7 OF GREB ADDITION, (Vol. 238, Pg. 70)
AND PART OF LOT 22 OF SUBDIVISION 'G' COOK & STEWART SUBDIVISION, (Vol. 81, Pg. 526)

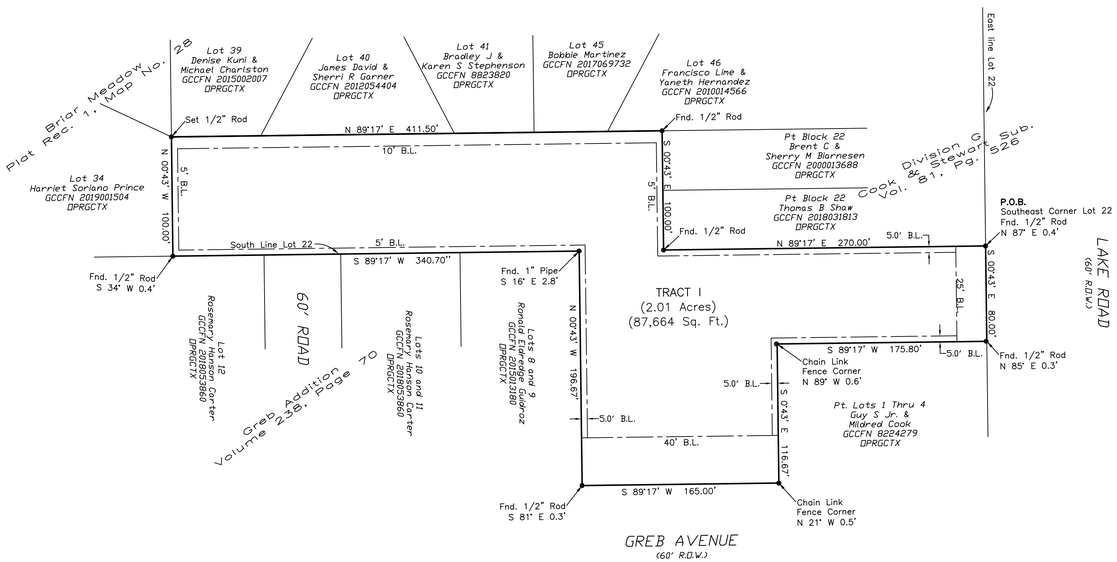
CITY OF LA MARQUE, COUNTY OF GALVESTON, TEXAS

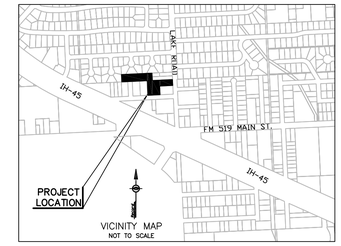
1 LOT – 87,664 SQUARE FEET

SCALE: 1" = 60'

Owner: Louis' Bait Camp, Inc.
Kurt W. Dohman, President
P.O. Box 4
Hitchcock, TX. 77563

Surveyor: Brene Addison
Registered Professional Land Surveyor No. 6598





AREA TABLE

Lot	Sq. Feet	Acres
TRACT I	87,664	2.01

LEGEND

B.L.	Building Setback Line
—·—·—·—	Building Line

NOTES:
1) This property is subject to the zoning ordinances of the City of La Marque.
2) This property lies within Zone B as established by the Federal Emergency Management Agency Flood Insurance Rate Map Community No. 485486 Panel No. 0020D, dated February 16, 1983.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
4) Bearings are based on the monumentation of th North line of Greb Subdivision.

This is to certyify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison
Registered Professional
Land Surveyor No. 6598

STATE OF TEXAS
BRENE ADDISON
6598
PROFESSIONAL LAND SURVEYOR

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
19-0013 Replat

PROPERTY DESCRIPTION:

Tract I:
Being that certain tract or parcel of land being part of Lot Twenty-Two (22), in Division "G", of the COOK AND STEWART SUBDIVISION out of the John D. Moore League Abstract 150, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, of the Map/Deed Records in the Office of the County Clerk of Galveston County, Texas, and being part of GREB ADDITION, a subdivision of Lots Twenty-Three (23) thru Twenty-Six (26) of Division "G" of said Cook and Stewart Subdivision, said Greb Addition being recorded in Volume 238, Page 70 and transferred to Plat Record 6, Map No. 85 in the Office of the County Clerk of Galveston County, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Lot Twenty-Two (22), in Division "G", Cook and Stewart Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, of the Map/Deed Records in the Office of the County Clerk of Galveston County, Texas said point being the Northeast corner of said Greb Addition, a found 1/2 inch rod bearing N 87° E 0.4';

THENCE South 00° 43' East, along the East line of Lot One (1) of Greb Addition, a distance of 80.00 feet to the most Easterly Southeast corner of the herein described tract, a found 1/2 inch rod bearing N 85° E 0.3';

THENCE South 89° 17' West, parallel to the North line of said Greb Addition, a distance of 175.80 feet to a point for corner, a found chain link fence post bearing N 89° W 0.6';

THENCE South 00° 43' East, parallel to the East line of said Greb Addition, a distance of 116.67 feet to the North line of Greb Avenue (60' right-of-way),a chain-link fence post bearing N 21° W 0.5';

THENCE South 89° 17' West, along the North line of said Greb Avenue, a distance of 165.00 feet to the most Southerly Southeast corner of the herein described tract, a found 1/2 inch rod bearing S 81° E 0.3';

THENCE North 00° 43' West, along the West line of said Lot 7, a distance of 196.67 feet to the Northwest corner of Lot 7 and the North line of said Greb Addition, a found 1 inch pipe bearing S 16° E 2.8';

THENCE South 89° 17' West along the North line of Greb Addition, same being the South line of said Lot 22, a distance of 340.70' to the most Westerly Southwest corner of the herein described tract, a found 1/2 inch rod bearing S 34° W 0.4';

THENCE North 00° 43' West a distance of 100.00 feet to the Northwest corner of the herein described tract, a set 1/2 inch rod;

THENCE North 89° 17' East a distance of 411.50' feet to the most Northerly Northeast corner of the herein described tract, a found 1/2 inch rod;

THENCE South 00° 43' East a distance of 100.00 feet to a point for corner, a found 1/2 inch rod;

THENCE North 89° 17' East a distance of 270.00 feet to the PLACE OF BEGINNING, and containing 2.01 acres (87,664 sqaure feet) of land, more or less.

This is to certify that Moody National Bank, is the owner and holder of First Lien Deed of Trust lien on the property described hereon, as "DOHMAN'S SUBDIVISION", a Replat of the North 80' of Lots 1 Thru 4 and the West 15' of the South 116.67' of Lot 4 and all of Lots 6 Thru 7 of Greb Addition (Vol. 283, Pg. 70) and Part of Lot 22 of Subdivision 'G' Cook & Stewart Subdivision, (Vol. 81, Pg. 526), and that said Moody National Bank does hereby and in all things subordinate said lien to said DOHMAN'S SUBDIVISION, and further confirms that said Moody National Bank, is the present owner of said lien and has not assigned the same nor any part thereof.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____
Moody National Bank
2302 Postoffice Street
Galveston, Texas 77550

BEFORE ME, the undersigned authority, on this day personally appeared Kurt W. Dohman, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____
Notary Public for the
State of Texas
My Commision Expires_____

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}
KNOW ALL MEN BY THESE PRESENTS

That I, Kurt W. Dohman, President of Louis' Bait Camp, Inc., the owner of that certain tract or parcel of land, lying and being situated in the City of La Marque, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as the "DOHMAN'S SUBDIVISION", in the City of La Marque and County of Galveston, Texas.

_____
Kurt W. Dohman

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Kurt W. Dohman, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____
Notary Public for the
State of Texas
My Commision Expires_____

We hereby certify that the above and foregoing Plat of "DOHMAN'S SUBDIVISION" was approved by the City of La Marque, Texas, on the _____ day of _____, A.D., 2019, and by the city council of the City of La Marque, Texas on the _____ day of _____, A.D., 2019.

_____ _____
Chairman, Mayor of the City of La Marque, Texas
Planning Comission

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}
KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do herby certify that the written instrument was filed for record in my office on _____, 2019, at _____ O'clock, ____m, and duly recorded on _____, 2019, at _____ O'clock, ____m, Instrument #_____, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date as above written

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____Deputy

October 16, 2019

Mayor and City Council
City of La Marque
1111 Bayou Road
La Marque, Texas 77568

Dear Mayor and City Council:

On October 8, 2019, the Planning and Zoning Commission considered a request regarding a Final Re-Plat of Dohman's Subdivision, a Re-Plat of the North 80-feet of Lots 1 thru 4 and the West 15-feet of the South 116.67-feet of Lot 4 and all of Lots 6 thru 7 of Grebb Addition, (Vol. 238, Pg. 70) and Part of Lot 22 of Subdivision "G" Cook & Stewart Subdivision, (Vol. 81, Pg. 526) City of La Marque, County of Galveston, Texas. (Located at or near 2124 Lake Road at Grebb)

By unanimous vote, Planning and Zoning Commission recommended forwarding an approval recommendation to City Council.

Thank you,

_____

Greg Cornett, Vice Chair
Planning and Zoning Commission

ADICO
CONSULTING ENGINEERS

Wednesday, October 2, 2019

Chairman of Planning and Zoning Commission
C/O City of La Marque
1130 1st Street
La Marque, TX 77568

Re: Dohman's Subdivision
Letter of Recommendation to Approve Final Replat
Adico, LLC Project No. 18100-2-031

Dear Mr. Chairman;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Dohman's Subdivision Final Replat received on or about October 2, 2019.

Based on our review of the second submittal, Adico, LLC is recommending approval of the final replat as resubmitted on October 2, 2019.

This Letter of Recommendation to approve Dohman's Subdivision Final Replat shall be on the October 8, 2019 Planning and Zoning agenda for consideration.

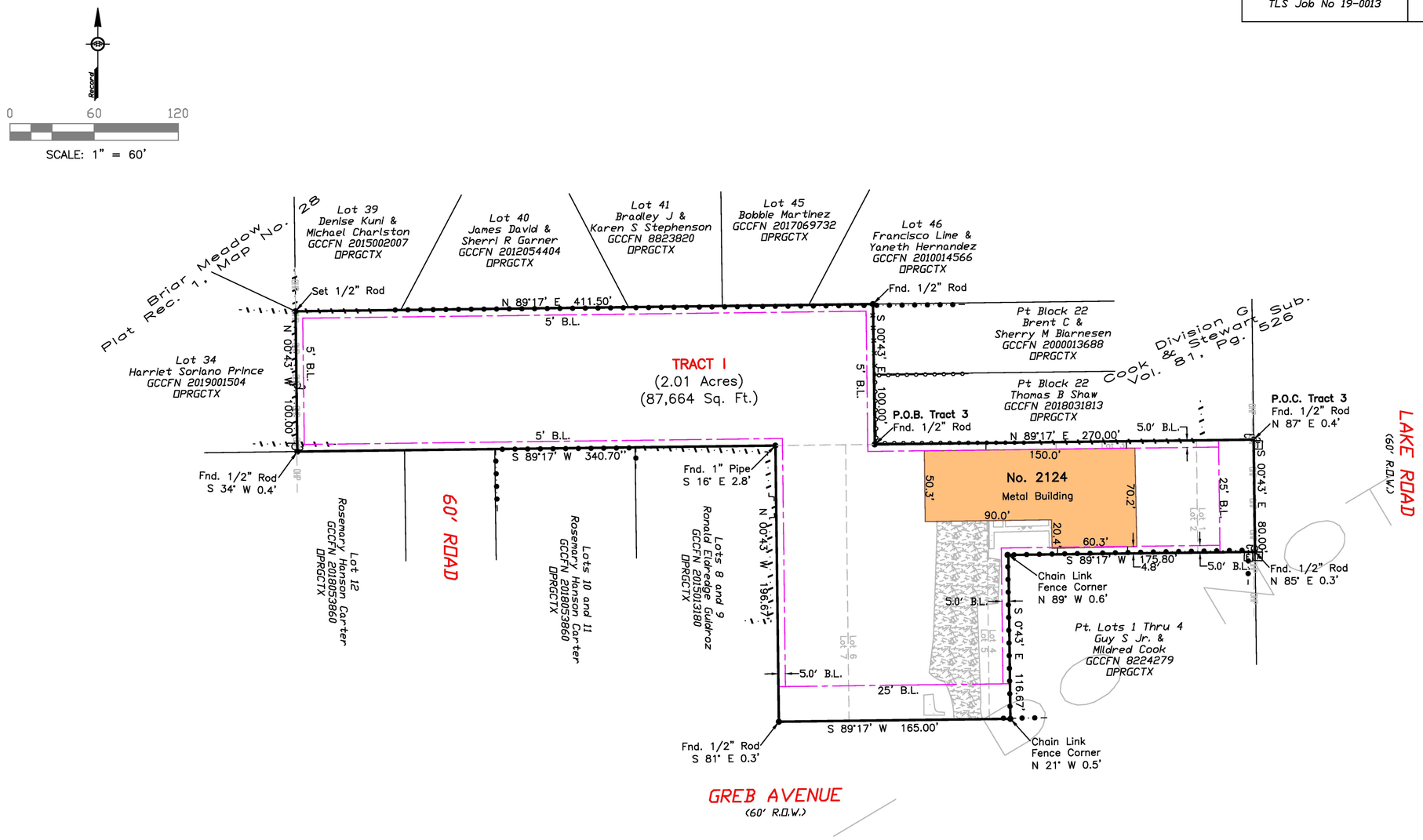
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC

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

Cc: Sussie Sutton, City of La Marque, s.sutton@cityoflamarque.org
Kurt Dohman, dohmanbuilders@yahoo.com
File: 18100-2-013

TLS Job No 19-0013	2124 Lake Road, La Marque, TX. 77568	Ref No: 3685-0000-0001-001



Tract 1:
Survey of the North Eighty (80) feet of Lots One (1), Two (2), Three (3), and Four (4) and the West Fifteen (15) feet of the South One Hundred Sixteen Point Sixty-Seven (116.67) feet of Lot Four (4), and all of Lot Five (5), of GREB ADDITION, a subdivision of Lots Twenty-Three (23) thru Twenty-Six (26) of Division "G", Cook and Stewart, according to the map or plat thereof recorded in Volume 238, Page 70, later transferred to Plat Record 6, Map Number 82, in the Office of the County Clerk of Galveston County, Texas.

Tract 2:
Survey of Lots Six (6) and Seven (7), of GREB ADDITION, being a subdivision of Lots Twenty-Three (23) thru Twenty-Six (26) of Subdivision "G", Cook and Stewart, according to the map or plat thereof recorded in Volume 238, Page 70, later transferred to Plat Record 6, Map Number 85, in the Office of the County Clerk of Galveston County, Texas.

Tract 3:
Survey of that certain tract or parcel of land out of Lot Twenty-Two (22), in Division "G", of the COOK AND STEWART SUBDIVISION out of the John D. Moore League Abstract 150, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, of the Map/Deed Records in the Office of the County Clerk of Galveston County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot Twenty-Two (22), in Division "G", Cook and Stewart Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, of the Map/Deed Records in the Office of the County Clerk of Galveston County, Texas said point being the Northeast corner of Greb Addition, a subdivision in Galveston County, Texas, according to the map thereof recorded in Volume 238, Page 70, later transferred to Plat Record 6, Map Number 85, in the Office of the County Clerk of Galveston County, Texas, a found 1/2 inch rod bearing N 87° E 0.4';

THENCE South 89° 17' West, along the South line of Lot Twenty-Two (22) and the North line of Greb Addition, a distance of 270.00 feet to the PLACE OF BEGINNING of the herein described tract, a found 1/2 inch rod;

THENCE South 89° 17' West, continuing along the South line of Lot Twenty-Two (22) and along the North line of Greb Addition a distance of 411.5 feet to the Southwest corner of the herein described tract, a 1/2 inch iron rod bearing S 34° W 0.4';

THENCE North 00° 43' West, parallel to the East line of Lot Twenty-Two (22) and along the most Southerly East line of Briarmeadow Subdivision, a subdivision recorded in Volume 254-A, Page 86, later trasnferred to Plat Record 1, Map Number 28, of the Map Records in the Office of the County Clerk of Galveston County, Texas, a distance of 100.0 feet to a set 1/2 inch rod;

THENCE North 89° 17' East, parallel to the South line of Lot Twenty-Two (22), being 100.00 feet perpindicular Northerly from the South line of said Lot Twenty-Two (22),and along a South line of said Briarmeadow Subdivision, a distance of 411.5 feet to the Northeast corner of the herein described tract, a dound 1/2 inch rod;

THENCE South 00° 43' East, parallel to the East line of said Lot Twenty-Two (22), a distance of 100.00 feet to the PLACE OF BEGINNING and containing 0.945 acres of land (41149 sqaure feet), more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brene Addison
Registered Professional
Land Surveyor No. 6598

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR

NOTES:
1) This property is subject to the zoning ordinances of the City of La Marque.
2) This property lies within Zone B as established by the FEMA Flood Insurance Rate Map Community No. 485486, Panel No. 0020 D, Dated February 16, 1983.
3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
4) Bearings are based on the monumentation of the North line of Greb Subdivision.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that may be revealed by title report or title commitment.

Legend:
- Overhead Power
- Chain Link Fence
- Wood Fence
- B.L. Building Setback Line
- Building Line
- Concrete
- Gravel
- Telephone Box
- Electrical Box
- Power Pole

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Drafting: LP | Survey Date: January 23, 2019

Surveyed for: Kurt Dhoman

PRELIMINARY NOT FOR RECORD

TAX CERTIFICATE

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
TRICON LAND SURVEYING
6341 STEWART RD #251
GALVESTON , TX 77551

Legal Description
ABST 150 J MOORE SUR PT OF BLK 22
(2200-3) DIV G COOK & STEWART SUB

Fiduciary Number: 25646042

Parcel Address:
Legal Acres: .9460

Account Number: **195817**

Certificate No: 238707612
Certificate Fee: $10.00 CREDIT

Print Date: 05/17/2019 10:12:47 AM
Paid Date: 05/17/2019
Issue Date: 05/17/2019
Operator ID: GUSTAFSON_E

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
LOUIS' BAIT CAMP INC
PO BOX 4
HITCHCOCK , TX 77563-0004

2018 Value:	13,190
2018 Levy:	$170.38
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By:
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

TAX CERTIFICATE

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
TRICON LAND SURVEYING
6341 STEWART RD #251
GALVESTON , TX 77551

Legal Description
ABST 150 PAGE 4 LOTS 6 & 7 (6-1) GREB ADDN

Fiduciary Number: 25646042

Parcel Address:
Legal Acres: .4513

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Account Number: **197130**

Certificate No: 238707615
Certificate Fee: $10.00 CREDIT

Print Date: 05/17/2019 10:16:56 AM
Paid Date: 05/17/2019
Issue Date: 05/17/2019
Operator ID: GUSTAFSON_E

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
LOUIS' BAIT CAMP INC
PO BOX 4
HITCHCOCK , TX 77563-0004

2018 Value:	5,500
2018 Levy:	$71.04
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By:
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

TAX CERTIFICATE

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
TRICON LAND SURVEYING
6341 STEWART RD #251
GALVESTON , TX 77551

Legal Description
ABST 150 PAGE 4 LOT 5 GREB ADDN

Fiduciary Number: 25646042

Parcel Address:
Legal Acres: .2257

Account Number: **197129**

Certificate No: 238707614
Certificate Fee: $10.00 CREDIT

Print Date: 05/17/2019 10:15:57 AM
Paid Date: 05/17/2019
Issue Date: 05/17/2019
Operator ID: GUSTAFSON_E

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
LOUIS' BAIT CAMP INC
PO BOX 4
HITCHCOCK , TX 77563-0004

2018 Value:	3,920
2018 Levy:	$50.64
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By:
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

TAX CERTIFICATE

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:
TRICON LAND SURVEYING
6341 STEWART RD #251
GALVESTON , TX 77551

Legal Description
ABST 150 PAGE 4 N 80 FT OF LOTS 1 THRU 3 & PT OF LOT 4 (1-1) GREB ADDN

Fiduciary Number: 25646042

Parcel Address: 2124 LAKE RD
Legal Acres: .3891

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Account Number: **197127**

Certificate No: 238707613
Certificate Fee: $10.00 CREDIT

Print Date: 05/17/2019 10:14:14 AM
Paid Date: 05/17/2019
Issue Date: 05/17/2019
Operator ID: GUSTAFSON_E

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
LOUIS' BAIT CAMP INC
PO BOX 4
HITCHCOCK , TX 77563-0004

2018 Value:	75,970
2018 Levy:	$981.39
2018 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By:
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

53.1.88

6710 Stewart Road, Suite 200
Galveston, Texas 77551

CITY PLANNING LETTER

Date: 09/11/2019

Effective Date: 09/02/2019

City Planning Commission

GF No. TP1970225

To Whom It May Concern:

This company (South Land Title, LLC) certifies that a diligent search of the real property records of South Land Title, LLC's title plant has been made, as to the herein described property and as of 8:00 AM on the 11th day of September, 2019, we find the following:

Record Owner: Louis' Bait Camp, Inc., a Texas corporation

Legal Description:

Being that certain tract or parcel of land being part of Lot Twenty-Two (22), in Division "G", of the COOK AND STEWART SUBDIVISION out of the John D. Moore League Abstract 150, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, of the Map/Deed Records in the Office of the Count Clerk of Galveston County, Texas, and being part of GREB ADDITION, a subdivision of Lots Twenty-Three (23) thru Twenty-Six (26) of Division "G" of said Cook and Stewart Subdivision, said Greb Addition being recorded in Volume 238, Page 70 and transferred to Plat Records 6, Map No. 85 in the Office of the County Clerk of Galveston County, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Lot Twenty-Two (22), in Division "G", Cook and Stewart Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, of the Map/Deed Records in the Office of the County Clerk of Galveston County, Texas said point being the Northeast corner of said Greb Addition, a found ½ inch rod bearing N 87° E 0.4';

THENCE South 00° 43’ East, along the East line of Lot One (1) of Greb Addition, a distance of 80.00 feet to the most Easterly Southeast corner of the herein described tract, a found ½ inch rod bearing N 85° E 0.3’;

THENCE South 89° 17’ West, parallel to the North line of said Greb Addition, a distance of 175.80 feet to a point for corner, a found chain link fence post bearing N 21° W 0.6’;

THENCE South 00° 43’ East, parallel to the East line of said Greb Addition, a distance of 116.67 feet to the North line of Greb Avenue (60’ right-of-way), a chain-link fence post bearing N 21° W 0.5’;

THENCE South 89° 17’ West, along the North line of said Greb Avenue, a distance of 165.00 feet to the most Southerly Southeast corner of the herein described tract, a found ½ inch rod bearing S 81° E 0.3’;

THENCE North 00° 43’ West, along the West line of said Lot 7, a distance of 196.67 feet to the Northwest corner of Lot 7 and the North line of said Greb Addition, a found 1 inch pipe bearing S 16° E 2.8’;

THENCE South 89° 17’ West along the North line of Greb Addition, same being the South line of said Lot 22, a distance of 340.70’ to the most Westerly Southwest corner of the herein described tract, a found ½ inch rod bearing S 34°’ W 0.4’;

THENCE North 00° 43’ West a distance of 100.00 feet to the Northwest corner of the herein described tract, a set ½ inch iron rod;

THENCE North 89° 17’ East, a distance of 411.50 feet to the most Northerly Northeast corner of the herein described tract, a found ½ inch rod;

THENCE South 00° 43’ East a distance of 100.00 feet to a point for corner, a found ½ inch rod;

THENCE North 89° 17’ East a distance of 270.00 feet to the PLACE OF BEGINNING, and containing 2.01 acres (87,664 square feet) of land, more or less.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Subject to the following:

1.Restrictions:

NONE FOUND OF RECORD

2. Easements:

- Public utility easement 5 feet wide along the rear property line as set forth in instrument(s) recorded in/under Volume 701, Page 155 of the Deed Records of Galveston County, Texas. (As to Lot 4 only)

- Building setback lines as established by instrument recorded in/under Volume 701, Page 155 of the Deed Records of Galveston County, Texas. (As to Lot 4 only)

- Zoning/Platting Ordinance of the City of La Marque, Texas, whether of record or not.

3. Liens:

- Vendor's Lien retained in Deed dated October 7, 2015, filed for record under Galveston County Clerk's File No(s). 2015064341, executed by Kurt W. Dohman and Judy B. Dohman to Louis' Bait Camp, Inc., a Texas corporation, securing one promissory note of even date therewith in the principal amount of $750,000.00 (Seven Hundred Fifty Thousand and 00/100), payable as therein provided to the order of Moody National Bank; said note being additionally secured by Deed of Trust of even date therewith in favor of T. Craig Barker, Trustee(s), and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, by instrument(s) filed for record under Galveston County Clerk's File No(s). 2015064342.

  Assignment of Leases and Rents from Louis' Bait Camp, Inc., a Texas corporation to Moody National Bank, dated October 7, 2015, recorded under Galveston County Clerk's File No. 2015064343.

  Said lien has been extended and modified by instrument filed for record under Galveston County Clerk's File No(s). 2017000431.

4. Other:

- Although the metes and bounds on the proposed plat of Dohman’s Subdivision is inclusive of Lot 5, the brief description of the subdivision immediately under the bold name of said subdivision does not include Lot 5.

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

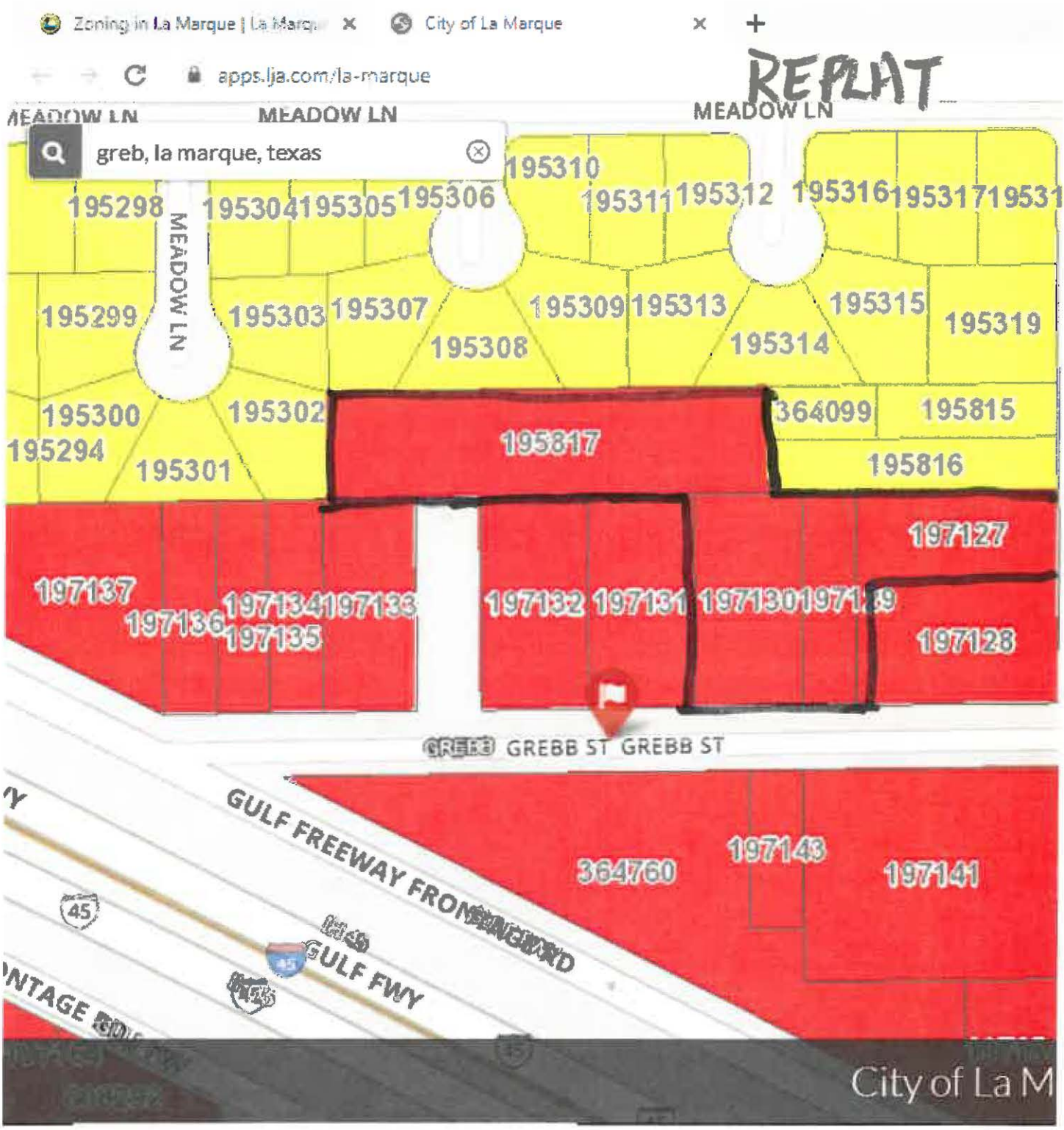
This letter is issued for the use of and shall insure to the benefit of PLATTING. Liability of South Land Title, LLC for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that South Land Title, LLC does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. South Land Title, LLC assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY SOUTHLAND TITLE, LLC (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Amy L. Jones - Examiner - Southland Title, L.L.C.


Zoning in La Marque | La Marque
City of La Marque
apps.lja.com/la-marque
REPLAT
MEADOW LN
MEADOW LN
MEADOW LN
greb, la marque, texas
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GREBB ST
GULF FREEWAY FRONTAGE ROAD
GULF FWY
364760
197143
197141
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City of La M

CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9252 S.Sutton@CityOfLaMarque.Org

Plat and Re-Plat Application

Project Address: 2124 Lake Road La Marque, TX. 77568 **Permit #:** _____

Parcel #: 197127 **Legal Description:** _____

Fee: _____ **Zoning Designation:** _____ **[ ] Commercial Project** **[✓] Residential Project**

Plot of Area Attached: [✓] YES [ ] NO **Metes and Bounds Attached:** [ ] YES [ ] NO **Survey Attached:** [✓] YES [ ] NO

Type of Plat: (circle one) Preliminary Plat (Re-Plat) Final Plat

Property Description:

PID# 195817, PID# 197130, PID# 197127, PID# 197129

Owner Name: Kurt Dohman-Louis Bait Camp **Phone:** 713-868-5001

Email: dohmanbuilders@yahoo.com **FAX:** _____

Address: 7103 Stingray Drive Hitchcock, TX. 77563

Application Checklist

[✓] **Site Plan** (to scale) **with Existing Improvements, Developments and Property Lines**

(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)

[✓] **Survey** (to scale, 2 copies)

[✓] **Original Certified Tax Receipt Showing Acre and Taxes Paid Current**

~~[ ] **Title Report** (If purchased in the last 60 days) or~~

[✓] **Platting Letter**

Filing Fees

A filing fee of $200.00 per plat plus $8.00 per lot shall be required and made payable by check drawn to the order of city upon submission of the preliminary plat to the planning commission for approval. No charge will be made for the final plat. For re-plats, a charge of $150.00 will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

Submitted to the Planning and Zoning Commission **Date Submitted:** _____

APPROVED: _____ **DENIED:** _____ **OTHER:** _____

Comments: _____

Applicant Certificate

I affirm the statements contained in this application are true and correct to the best of my knowledge.

Signature of applicant: Kurt Dohman **Date:** 9/16/19

CITY COUNCIL AGENDA FORM

Meeting Date: October 21, 2019
Prepared by: Charlene Warren/ Charles Jackson
Department: Administration

Agenda item: **5h**
Reviewed by: *Charlene Warren/ Charles Jackson*

AGENDA ITEM DESCRIPTION: Discussion/possible action to authorize the Mayor to enter into a Professional Services Agreement with LNV Engineering Services

X

ATTACHMENTS FOR REFERENCE

1. Master Professional Services Agreement
2. Draft Task Order

STAFF BRIEFING:

- City Manager recommends entering into a Master Services Agreement with LNV Engineering (LNV) to furnish services in connection with the City's general engineering projects
- Each engineering project will be identified under a sequentially numbered Task Order detailing services, timelines, payments, and other conditions as required
- Each Task Order will be brought to City Council for approval in advance of project commencement
- This Agreement authorizes staff to negotiate projects with LNV
- Finance Director has reviewed the Agreement
- Legal has reviewed and approved the Agreement

HISTORY: N/A

TARGET IMPLEMENTATION: October 21, 2019

SIGNIFICANT ACTION DATES: Ongoing

ACTION:

☐ Ordinance ☐ Resolution
☐ Special Presentation ☐ Proclamation
☐ Finance Report ☐ Public Hearing
☒ Other – Contract
☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Motion to authorize the Mayor to enter into a Professional Services Agreement with LNV Engineering Services

Rev. 09/24/2014

FISCAL IMPACT: To be determined by each Task Ordered approved by Council

CITY OF LA MARQUE, TEXAS
MASTER SERVICE AGREEMENT FOR PROFESSIONAL SERVICES

This AGREEMENT made and entered into this ___ day of _____, 2019 by and between City of La Marque, Texas (hereinafter "OWNER"), and LNV, Inc. (hereinafter "ENGINEER").

WITNESSETH:

WHEREAS, the OWNER and the ENGINEER wish to enter into an AGREEMENT (hereinafter "AGREEMENT") for the furnishing of services in connection with the City of La Marque, Texas General Engineering Program (hereinafter "Project(s)"), and

WHEREAS, the OWNER requested engineering services and authorized staff to negotiate with ENGINEER for this contract, and

NOW THEREFORE, in consideration of the mutual promises and covenants of the parties hereto, it is agreed as follows:

SECTION 1 - GENERAL

1.1. The services required under this AGREEMENT shall be set forth in one or more Task Orders issued by OWNER to ENGINEER as required by the needs of the Project. In performance of these services, the ENGINEER shall provide qualified, and where required, licensed personnel. Task Orders shall include designation of a Project Manager and, if required by OWNER, a list of proposed personnel. The ENGINEER shall promptly notify the OWNER of any changes in the ENGINEER's initial organization.

1.2. It is intended that each additional sequentially numbered Task Order setting forth the ENGINEER's Services, Time of Performance, and Payment, or any other conditions, shall become a supplement to and a part of this AGREEMENT.

1.3. The ENGINEER shall provide the OWNER with separate invoices for each Task Order authorized unless otherwise directed by the OWNER.

SECTION 2 - PAYMENT

2.1. Compensation shall be set forth in each task order issued by OWNER in accordance with Section 1 of this AGREEMENT.

2.2. The ENGINEER shall submit invoices to the OWNER once per month. Invoices shall be prepared in such form and supported by documentation as the OWNER may reasonably require and in compliance with the OWNER's requirements. **Invoices must include the OWNER's Purchase Order Number.**

2.3. Final payment of any balance will be made upon completion of the ENGINEER's services and acceptance by the OWNER.

SECTION 3 - TIME OF PERFORMANCE

3.1. The Time of Performance under this AGREEMENT shall be defined in the Task Orders issued to ENGINEER by OWNER.

DRAFT

3.2. The ENGINEER shall report, from time to time as requested by the OWNER, its progress under this AGREEMENT. The ENGINEER shall plan its performance of services to accomplish its timely completion, and shall promptly notify the OWNER of any anticipated delay which may affect the ENGINEER's Time of Performance.

SECTION 4 - LEGAL RELATIONS

4.1. The ENGINEER is for all purposes an independent contractor. In no event shall the ENGINEER or any personnel retained by the ENGINEER be deemed to be an agent or employee of the OWNER or engaged by the OWNER for the account of or on behalf of the OWNER. Full control of means and methods of work including provisions for required safety precautions shall be the responsibility of the ENGINEER.

4.2. The ENGINEER shall be responsible to the level of competency presently maintained by other practicing professional consultants performing the same or similar work in the state where the project is located.

4.3. The ENGINEER agrees, to the fullest extent permitted by law, to indemnify and hold harmless the OWNER, its officers, directors, employees and other subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the ENGINEER's negligent performance of professional services under this AGREEMENT and that of anyone for whom the ENGINEER is legally liable.

The OWNER agrees, to the fullest extent permitted by law, to indemnify and hold harmless the ENGINEER, its officers, directors, and employees against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the OWNER's negligent acts in connection with the Project or anyone for whom the OWNER is legally liable.

4.4. In the event of legal action brought by either party against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amount for fees, costs and expenses, including attorney's fees, as may be set by the court or the actual costs incurred by the prevailing party if the dispute does not reach final judgment.

4.5. The ENGINEER shall not make, sublet or assign any of the services covered by this AGREEMENT, except with the prior written approval of the OWNER and in compliance with the terms, provisions and conditions of the AGREEMENT.

4.6. The ENGINEER shall, upon request and without cost, provide OWNER and the OWNER all directly pertinent books, documents, papers and records including electronic data of the ENGINEER involving transactions related to this AGREEMENT.

4.7. If the project involves construction of any kind, the parties agree that OWNER and ENGINEER shall be indemnified to the fullest extent permitted by law for all claims, damages, losses and expense including attorney's fees arising out of or resulting from construction contractor's performance of work including injury to any worker on the job site except for the sole negligence of OWNER OR ENGINEER. OWNER AND ENGINEER shall be named as

additional primary insured(s) by the construction contractor's General Liability and Builders All Risk insurance policies without offset and all Construction Documents and insurance certificates shall include wording acceptable to the parties herein with reference to such provisions.

SECTION 5 - INSURANCE

5.1. Business Insurance. ENGINEER shall maintain, at its own expense, 1) Workers' Compensation and Employer's Liability pursuant to state law, and 2) Commercial General Liability and Automobile Liability with limits at or above that which is reasonably required of other firms in the industry for their protection and management of business risks. If requested, ENGINEER shall promptly furnish to OWNER insurance certificates evidencing such.

5.2. Professional Liability Insurance. A current Professional Liability insurance certificate providing minimum limits of $1,000,000 is required. ENGINEER shall attach the certificate to the signed AGREEMENT before returning to OWNER. This AGREEMENT is not final and invoices cannot be paid until a Professional Liability insurance certificate is received.

SECTION 6 - INDEPENDENT INVESTIGATIONS

6.1. The ENGINEER has reviewed the services required under the AGREEMENT and has made his own investigation concerning services. The ENGINEER has determined that he has sufficient information to enter into the AGREEMENT and perform the services called for herein. The ENGINEER agrees and acknowledges that the OWNER has made no representations or warranties concerning the services provided and that the ENGINEER has relied solely upon his own review and investigation prior to entering into this AGREEMENT.

SECTION 7 - TERMINATION OF AGREEMENT

7.1. The OWNER may terminate this AGREEMENT at any time by giving the ENGINEER written notice thereof. Upon said termination, the ENGINEER will be reimbursed for that portion of the work completed prior to termination less expenses or costs incurred as a result of the ENGINEER's default.

SECTION 8 - ENTIRE AGREEMENT

8.1. This AGREEMENT including attachments incorporated herein by reference represents the entire AGREEMENT and understanding between the parties and any negotiations, proposals or oral AGREEMENTs are intended to be superseded by this written AGREEMENT. Any supplement or amendment to this AGREEMENT to be effective shall be in writing and signed by the parties.

SECTION 9 - REQUIRED PROVISIONS

9.1. The ENGINEER shall exercise the usual and customary professional care in its efforts to comply with applicable laws, codes and regulations in effect as of the date of this AGREEMENT. Design changes made necessary by laws, codes and regulations enacted after the date of this AGREEMENT shall entitle the ENGINEER to an equitable adjustment in time of performance and in compensation.

DRAFT

9.2. Deliverables. All deliverables associated with the Task Order(s) shall be delivered to the OWNER as follows:

A. Text Documents - in Microsoft Word, in accordance with the OWNER's format, AND

As collated, multi-page, full text searchable PDF format.

Text documents shall have all tables, figures, photographs, drawings and appendices converted and included in the PDF file.

B. Drawings/Large Figures - (22 inch by 34 inch) - In AutoCAD version 2000 or greater in accordance with the OWNER's format, AND

In PDF format conforming to the following:

a. Image only PDF.

b. 200 to 400 dpi scanning resolution.

c. Pure black and white scanning using, Group IV compression.

d. One PDF file per drawing set (not per drawing).

e. Electronically stored and delivered on CD ROM or DVD.

9.3. Ownership and Use of Documents. The ENGINEER agrees that items such as plans, drawings, photos, designs, studies, specifications, data, computer programs, schedules, and technical reports specified to be delivered under this AGREEMENT, and paid for by the OWNER, and hereinafter referred to as OWNER's property, are subject to the rights of the OWNER in effect on the date of execution of this AGREEMENT. These rights include the right to duplicate and archive by digital storage for disclosure to, in whole or in part, and future access by OWNER'S staff.

SECTION 10 - GOVERNING LAW

10.1. This AGREEMENT is to be governed and construed in accordance with the laws of the State of Texas.

10.2. Venue for any matters related to this contract shall be in Galveston County, Texas.

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IN WITNESS WHEREOF, duly authorized representatives of the parties have signed in confirmation of this AGREEMENT, with effective date the day and year first above written.

LNV, Inc.

By: _____

Robert M. Viera
Senior Vice President
LNV, Inc. F-366
801 Navigation Suite 300
Corpus Christi, Texas 78408

City of La Marque, Texas

By: _____

Bobby Hocking
Mayor
City of La Marque, Texas
1111 Bayou Road
La Marque, Texas 77568

Engineering Professional Consulting Services

TASK ORDER NO. __

City of La Marque, Texas

AND

LNV, Inc.

This Task Order is issued by the OWNER and accepted by the ENGINEER pursuant to the mutual promises, covenants and conditions contained in the Agreement between the above named parties dated the ____ day _____, 2019, in connection with City of La Marque, Texas (OWNER) General Engineering Program.

PURPOSE

The purpose of this Task Order is to set forth the requirements, schedule, and payment associated with the ENGINEER's tasks in accordance with the Agreement between OWNER and ENGINEER.

ENGINEER'S SERVICES

General: ENGINEER's services to be provided under this Task Order include Basic and Additional Services outlined below:

Basic Services:

- _____
- _____

Additional Services

- _____

TIME OF PERFORMANCE

Time is of the essence. All work in this Task Order shall be completed by the ENGINEER on or before the dates indicated in the following table.

Task	Completion Date
BASIC	Date Here
ADDITIONAL	Date Here
SPECIAL	Date Here

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PAYMENT

Payment to ENGINEER will be made in accordance with the following:

Payment for Basic Services: OWNER will pay ENGINEER a fee for providing for all "Basic Services" authorized, in accordance with the following table. The fees for Basic Services will not exceed those identified in the table below and will be full and total compensation for all services outlined in this Task Order under "Basic Services." ENGINEER invoicing shall comply with the provisions of the Agreement between OWNER and ENGINEER. OWNER reserves the right to pay ENGINEER a fixed fee for Basic Services at OWNER'S discretion.

Fee for Additional Services: Fees for Additional Services shown in the following table are an **allowance** for potential services to be provided as part of the project, and are subject to modification by the OWNER based on the actual needs of the project. Work will not begin on any Additional Services until requested in writing by the ENGINEER, and until written authorization to proceed with the additional services is provided by the OWNER. Additional Services shall be itemized in sufficient detail by line-item, category, services to be performed and cost. OWNER reserves the right to pay ENGINEER a fixed fee for Additional Services at OWNER'S discretion.

FEE BREAKDOWN FOR SERVICES BY ENGINEER	
	FEE
BASIC SERVICES	
SUBTOTAL BASIC SERVICES:	
ADDITIONAL SERVICES	
SUBTOTAL ADDITIONAL SERVICES:	

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EFFECTIVE DATE

This Task Order No. __ is effective as of the _____ day of _____, 20__.

IN WITNESS WHEREOF, duly authorized representatives of the OWNER and of the ENGINEER have executed this Task Order No. ____ evidencing its issuance by OWNER and acceptance by ENGINEER.

City of La Marque, Texas	LNV, Inc.
By: _____	By: _____
Bobby Hocking Mayor City of La Marque, Texas 1111 Bayou Road La Marque, Texas 77568	Robert M. Viera, P.E. Senior Vice President LNV, Inc. 801 Navigation, Suite 300 Corpus Christi, Texas 78408

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