

NOTICE OF LA MARQUE CITY COUNCIL WORKSHOP BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the La Marque City Council will conduct a **Workshop on Monday, July 12, 2021 beginning at 6:00 PM in the Council Chambers at 1109-B Bayou Road, La Marque, Texas as well as via teleconference (ZOOM)** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, the meeting agenda, and the agenda packet can be found online at:

<https://ci.la-marque.tx.us/AgendaCenter>

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Mayor during the meeting. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE IN THE MEETING IS:

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID: 92493940502

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, tablet or computer by going to the following internet address:

<https://zoom.us/j/92493940502>

Once you are on the website, you may need to enter the following:

Meeting ID: 924 9394 0502

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamarque.org at least 48 hours prior to the meeting start time.



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

Mayor - Keith Bell

Kimberley Yancy - District A

Mayor Pro-Tem Joe Compian - District B

Councilmember Michael Carlson - District C

Councilmember Casey McAuliffe - District D

**CITY OF LA MARQUE
CITY COUNCIL
WORKSHOP
of
JULY 12, 2021**

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a **Workshop on Monday, July 12, 2021**, beginning at 6:00 p.m. **in the Council Chambers at 1109-B Bayou Road, La Marque, Texas as well as via teleconference hosted through (ZOOM)** for the purpose of considering the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

(4) CITIZENS PARTICIPATION (Limited to three minutes per person)

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to Council on a specific agenda item (limited to three (3) minutes) should give the Mayor your name and the item you wish to speak about. In compliance with Texas Open Meeting Act, the City may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet or computer, or stand if attending in person, and the Mayor will call on you in turn.**

(5) CONSENT AGENDA Discussion on the following items (City Council reserves the right to pull any item(s) under the consent agenda for further discussion):

- a. Discussion relating to accepting the City of La Marque Audited Comprehensive Annual Financial Report as of September 30, 2020 - Finance Director S. Kou

- b. Discussion relating to adopting Resolution No. **R-2021-0017**, authorizing certain officers of the City to sign and endorse checks and drafts of the City of La Marque bank accounts effective July 13, 2021- Finance Director S. Kou
- c. Discussion relating to adopting Logic Resolution No. **R-2021-0018**, authorizing certain officers of the City as authorized representatives to administer and manage the City's investment accounts effective July 13, 2021 - Finance Director S. Kou
- d. Discussion relating to adopting TexPool Resolution No. **R-2021-0019**, authorizing certain officers of the City as authorized representatives to administer and manage the City's investment accounts effective July 13, 2021 - Finance Director S. Kou

(6) OLD BUSINESS

- a. Discussion relating to "Speed Humps" and provide staff with direction - Mayor K. Bell

(7) NEW BUSINESS

- a. Discussion relating to adopting Ordinance No. **O-2021-0012**, requesting a zoning district change from (L-1) Light Industrial to (R-1) Single Family Residential for Lots 1-19 K Cook & Stewart Subdivision, located near 1st Ave and Orange Street (Galveston County property ID #196129 and 610851) - City Engineer D. Ho **THIS IS THE FIRST READING**
- b. Discussion relating to a General Plan application for Olympia Lakes - City Engineer D. Ho
- c. Discussion relating to adopting Ordinance No. **O-2021-0013**, requesting a zoning district change from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County property ID #131493) - City Engineer D. Ho **THIS IS THE FIRST READING**
- d. Discussion relating to adopting Ordinance No. **O-2021-0014**, requesting a zoning district change from (MHP) Mobile Home Park to (PDD) Gulf Breeze Tiny Home Community Planned Development District for approximately 3.05 acres, also known as 3108 Gulf Freeway - City Engineer D. Ho **THIS IS THE FIRST READING**
- e. Discussion relating to approving Preliminary Plat application for Landing at Delany Cove Section 14, located near F.M. 2004 and Mitchell Ln. - City Engineer D. Ho
- f. Discussion relating to approving Final Plat application for Ambrose Section 1, located near Delany Road and F.M. 1765 - City Engineer D. Ho
- g. Discussion relating to approving a Preliminary Plat application for Ambrose Section 2, located near Victory Springs & Fleming Road - City Engineer D. Ho

- h. Discussion relating to approving Preliminary Plat application for Ambrose Section 3, located near Victory Springs and Fleming Road – City Engineer D. Ho
- i. Discussion relating to approving Preliminary Plat application for Sunset Grove Section 4 – City Engineer D. Ho
- j. Discussion relating to appointing of a Mayor Pro-Tem for a two - year term – Mayor K. Bell
- k. Discussion relating to adopting Resolution No. **R-2021-0016**, and entering into an agreement with MillsShirley L.L. P. designating Robert Booth as Interim City Attorney for certain legal services – Mayor K. Bell
- l. Discussion relating to and provide direction to the Interim City Manager to open the position of City Attorney for applications – Mayor K. Bell
- m. Discussion only on the Organizational Chart and provide staff with direction – Mayor K. Bell/M. Carlson
- n. Discussion only of the “fowl” Ordinance – Mayor K. Bell
- o. Discussion relating to ratify the previous City Manager Charles “Tink” Jackson Separation Agreement - Mayor K. Bell
- p. Discussion to provide direction to the Interim City Manager to begin search process for a City Manager – Mayor K. Bell
- q. Discussion to provide staff direction of the next steps in the Safe City Initiative – Mayor K. Bell
- r. Discussion relating to the history and implementation of the \$2.00 service charge being assessed on the monthly water bills – Councilmember M. Carlson
- s. Discussion relating to authorize the Interim City Manager to schedule interviews with the applicants for the Municipal Judge – Mayor K. Bell
- t. Discussion relating to Budget and Planning of Bayou Fest 2021 – Mayor K. Bell

(8) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before July 9, 2021, before 5:30 p.m.

Robin Eldridge, TRMC, City Clerk



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021

Agenda item: 5a

Prepared by: Suzy Kou

Reviewed by: _____

Department: Finance

AGENDA ITEM DESCRIPTION: Discussion relating to accepting the City of La Marque Audited Comprehensive Annual Financial Report as of September 30, 2020

☒

ATTACHMENTS FOR REFERENCE

STAFF BRIEFING:

- It is a required procedure to have the City's financials audited by independent auditors and accepted by Council each fiscal year.
- Fiscal year 2020 audit findings include:
 - o Under the utility rate tier structure, there was a difference between the ordinance language and what was set up in the software billing system. To fix this difference to a general practice approach, residential and commercial accounts under certain tiers will be billed certain amount **less** each month starting July 2021 based on the following chart:
 - o Residential-
 - 3,000-5,000 gallons \$ 0.16 less per month
 - 6,000-10,000 gallons \$ 2.80 less per month
 - 11,000 gallons or more \$14.41 less per month
 - o Commercial-
 - 3,000-5,000 gallons \$ 0.90 less per month
 - 6,000-10,000 gallons \$ 8.30 less per month
 - 11,000 gallons or more \$31.61 less per month
 - o Due to COVID-19, finance department experienced a complete turnover. All new staff will require training and time. Once trained, monthly reconciliations will be performed.

HISTORY: N/A

TARGET IMPLEMENTATION: July 12, 2021

SIGNIFICANT ACTION DATES: N/A



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: Recommend to accept the City of La Marque Audited Comprehensive Annual Financial Report as of September 30, 2020

FISCAL IMPACT: N/A



CITY COUNCIL AGENDA FORM

Meeting Date: **July 12, 2021**

Agenda item: **5b**

Prepared by: Suzy Kou

Reviewed by: _____

Department: Finance

AGENDA ITEM DESCRIPTION: Discussion relating to adopting Resolution No. **R-2021-0017**, authorizing certain officers of the City to sign and endorse checks and drafts of the City of La Marque bank accounts effective July 13, 2021

X

ATTACHMENTS FOR REFERENCE

1. Resolution

STAFF BRIEFING:

- Proposed change: Replace Bobby Hocking, Mayor, Charles (Tink) Jackson, City Manager with Keith Bell, Mayor, and Chaise Cary, Interim City Manager effective July 13, 2021.

HISTORY:

TARGET IMPLEMENTATION: July 13, 2021

SIGNIFICANT ACTION DATES:

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	n/a
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Items #	
Other Funding	

STAFF'S RECOMMENDATION: Recommend to adopt Resolution No. **R-2021-0017**, authorizing certain officers of the City to sign and endorse checks and drafts of the City of La Marque bank accounts effective July 13, 2021



CITY COUNCIL AGENDA FORM

FISCAL IMPACT: n/a

RESOLUTION NO. R-2021-0017

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, AUTHORIZING CERTAIN OFFICERS OF THE CITY TO SIGN AND ENDORSE CHECKS AND DRAFTS OF THE CITY OF LA MARQUE BANK ACCOUNTS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, THAT:

Section 1. That any two (2) or more of the following officers of the City shall be authorized to endorse and cash checks, drafts and similar documents on behalf of the City of La Marque in connection with any bank account of the City of La Marque.

<u>NAME OF SIGNING OFFICER</u>	<u>TITLE OF SIGNING OFFICER</u>
Keith Bell	Mayor
Chaise Cary	Interim City Manager
Suzy Kou	Finance Director
Robin Eldridge	City Clerk

Section 2. That any two (2) or more of the signing officers except for Mayor Keith Bell referenced in Section 1 with hereof are authorized to receive statements and canceled vouchers of the City of La Marque and to appoint an agent or agents to do the same; furthermore, such officers are authorized to stop payment of checks of the City of La Marque and to revoke stop payment orders.

Section 3. That the bank which is now depository for city funds is hereby authorized to honor or accept all drafts, checks and similar documents executed or endorsed on behalf of the City of La Marque in the manner provided in Section 1, hereof for the credit of or in payment of any obligations of or by the payee or any other holder.

Section 4. That a certified copy of this resolution shall be complete and full evidence of the enactment of this Resolution and of the authority of the respective officers herein named, and said authority shall remain in full force until written notice of revocation thereof shall be received by the bank or a certified copy of a Resolution designating different officers is received by the bank.

Section 5. That any and all resolutions, ordinances, or other orders of the City Council of the City of La Marque which may be in conflict herewith or any provisions thereof are hereby repealed to the extent of such inconsistency.

Section 6. That this Resolution shall become effective on July 13, 2021 and shall remain in effect until amended or superseded.

PASSED, APPROVED and ADOPTED by City Council of the City of La Marque on this the _____ day of _____, 2021.

ATTEST:

THE CITY OF LA MARQUE, TEXAS

By: _____
Robin Eldridge, City Clerk

By: _____
Keith Bell, Mayor

APPROVED AS TO FORM

Interim City Attorney



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021
 Prepared by: Suzy Kou
 Department: Finance

Agenda item: 5c
 Reviewed by: _____

AGENDA ITEM DESCRIPTION: Discussion relating to adopting Logic Resolution No. **R-2021-0018**, authorizing certain officers of the City as authorized representatives to administer and manage the City's investment accounts effective July 13, 2021

X

ATTACHMENTS FOR REFERENCE

1. Logic Resolution

STAFF BRIEFING:

- Proposed change: Replace Charles (Tink) Jackson, City Manager with Chaise Cary, Interim City Manager effective July 13, 2021.

HISTORY:

TARGET IMPLEMENTATION: July 13, 2021

SIGNIFICANT ACTION DATES:

ACTION:

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

Cost Details:	
Budgeted	n/a
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Items #	
Other Funding	

STAFF'S RECOMMENDATION: Recommend to adopt Logic Resolution No. **R-2021-0018**, authorizing certain officers of the City as authorized representatives to administer and manage the City's investment accounts effective July 13, 2021

FISCAL IMPACT: n/a

**RESOLUTION CHANGING AUTHORIZED REPRESENTATIVES FOR LOCAL
GOVERNMENT INVESTMENT COOPERATIVE**

WHEREAS, City of La Marque

(the "Government Entity") by authority of that certain Local Government Investment Cooperative Resolution R-2021-0018 (the "Resolution") has entered into that certain Interlocal Agreement (the "Agreement") and has become a participant in the public funds investment pool created thereunder known as Local Government Investment Cooperative ("LOGIC");

WHEREAS, the Resolution designated on one or more "Authorized Representatives" within the meaning of the Agreement;

WHEREAS, the Government Entity now wishes to update and designate the following persons as the "Authorized Representatives" within the meaning of the Agreement;

NOW, THEREFORE, BE IT RESOLVED:

The following officers, officials or employees of the Government Entity are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to: deposit money to and withdrawal money from the Government Entity's LOGIC account or accounts from time to time in accordance with the Agreement and the Information Statement describing the Agreement and to take all other actions deemed necessary or appropriate for the investment of funds of the Government Entity in LOGIC:

- | | | | |
|------------|--------------------|--------|---|
| 1. Name: | <u>Suzy Kou</u> | Title: | <u>Finance Director</u> |
| Signature: | <u></u> | Phone: | <u>(409) 938-9205</u> |
| | | Email: | <u>financedirector@cityoflamarque.org</u> |
| 2. Name: | <u>Chaise Cary</u> | Title: | <u>Interim City Manager</u> |
| Signature: | <u></u> | Phone: | <u>(409) 938-9225</u> |
| | | Email: | <u>c.cary@cityoflamarque.org</u> |
| 3. Name: | <u></u> | Title: | <u></u> |
| Signature: | <u></u> | Phone: | <u></u> |
| | | Email: | <u></u> |
| 4. Name: | <u></u> | Title: | <u></u> |
| Signature: | <u></u> | Phone: | <u></u> |
| | | Email: | <u></u> |

{REQUIRED} PRIMARY CONTACT: List the name of the Authorized Representative listed above that will be designated as the Primary Contact and will receive all LOGIC correspondence including transaction confirmations and monthly statements

Name: Suzy Kou

{OPTIONAL} INQUIRY ONLY CONTACT: In addition, the following additional Participant representative (**not listed above**) is designated as an ***Inquiry Only*** Representative authorized to obtain account information:

Name: Quencelia Goins Title: Accountant

Signature: _____ Phone: (409) 938-9212

Email: q.goins@cityoflamarque.org

Applicant may designate other authorized representatives by written instrument signed by an existing Applicant Authorized Representative or Applicant's chief executive officer.

The foregoing supersedes and replaces the Government Entity's previous designation of officers, officials or employees of the Government Entity as Authorized Representatives under the Agreement pursuant to paragraph 4 of the Resolution. Except as hereby modified, the Resolution shall remain in full force and effect.

PASSED AND APPROVED this _____ day of July, 2021.

City of La Marque

(NAME OF ENTITY/APPLICANT)

SIGNED BY: _____
(Signature of official)

Keith Bell, Mayor

(Printed name and title)

ATTESTED BY: _____
(Signature of official)

Robin Eldridge, City Clerk

(Printed name and title)

**OFFICIAL SEAL OF PARTICIPANT
(*REQUIRED*)**

LOGIC strongly recommends that the Personal Identification Number (PIN) be changed if there is a change in "Authorized Representatives". Please include a request to change the PIN number when sending the "Amending Resolution" to LOGIC.



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021

Agenda item: 5d

Prepared by: Suzy Kou

Reviewed by: _____

Department: Finance

AGENDA ITEM DESCRIPTION: Discussion relating to adopting TexPool Resolution No. **R-2021-0019**, authorizing certain officers of the City as authorized representatives to administer and manage the City's investment accounts effective July 13, 2021

☒

ATTACHMENTS FOR REFERENCE

1. TexPool Resolution

STAFF BRIEFING:

- Proposed change: Replace Charles (Tink) Jackson, City Manager with Chaise Cary, Interim City Manager effective July 13, 2021.

HISTORY:

TARGET IMPLEMENTATION: July 13, 2021

SIGNIFICANT ACTION DATES:

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	n/a
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Items #	
Other Funding	

STAFF'S RECOMMENDATION: Recommend to adopt TexPool Resolution No. **R-2021-0019**, authorizing certain officers of the City as authorized representatives to administer and manage the City's investment accounts effective July 13, 2021



CITY COUNCIL AGENDA FORM

FISCAL IMPACT: n/a



Resolution Amending Authorized Representatives

Please use this form to amend or designate Authorized Representatives.

This document supersedes all prior Authorized Representative forms.

*** Required Fields**

1. Resolution

WHEREAS,

City of La Marque

Participant Name*

7 7 8 5 5

Location Number*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1.

Name: Suzy Kou Title: Finance Director

Phone: (409) 938-9205 Fax: 4 0 9 8 7 7 5 0 2 0 Email: financedirector@cityoflamarque.org

Signature: _____
2.

Name: Chaise Cary Title: Interim City Manager

Phone: 4 0 9 9 3 8 9 2 2 5 Fax: 4 0 9 9 3 5 0 4 0 1 Email: c.cary@cityoflamarque.org

Signature: _____
3.

Name: _____ Title: _____

Phone: _____ Fax: _____ Email: _____

Signature: _____

1. Resolution (continued)

4.

Name	Title	
Phone	Fax	
Email		
Signature		

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Suzy Kou
Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Quencelia Goins Accountant
Name Title

4 0 9 9 3 8 9 2 1 2	4 0 9 8 7 7 5 0 2 0	q.goins@cityoflamarque.org
Phone	Fax	Email

- D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 1 3 day of July, 2 0 2 1.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

City of La Marque
Name of Participant*

SIGNED

Signature*
Keith Bell
Printed Name*
Mayor
Title*

ATTEST

Signature*
Robin Eldridge
Printed Name*
City Clerk
Title*

2. Mailing Instructions

The completed Resolution Amending Authorized Representatives can be faxed to TexPool Participant Services at 1-866-839-3291, and mailed to:

TexPool Participant Services
1001 Texas Avenue, Suite 1400
Houston, TX 77002



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021

Agenda item: 7a

Prepared by: _____

Reviewed by: _____

Department: Development
Services

AGENDA ITEM DESCRIPTION: Discussion relating to adopting Ordinance No. **O-2021-0012**, requesting a zoning district change from (L-1) Light Industrial to (R-1) Single Family Residential for Lots 1-19 K Cook & Stewart Subdivision, located near 1st Ave and Orange Street (Galveston County property ID #196129 and 610851) **THIS IS THE FIRST READING**

X

ATTACHMENTS FOR REFERENCE

1. Ordinance
2. Planning and Zoning Commission report
3. Zoning map excerpt, proposed site plan and other backup

STAFF BRIEFING:

- Planning and Zoning Commission issued a final report and recommended approval of this zone change
- Desired outcome is to redevelop and build residential homes

HISTORY: N/A

TARGET IMPLEMENTATION: After adoption of proposed ordinance on First Reading, conducting a Public Hearing, and adoption of the Ordinance on the Second Reading

SIGNIFICANT ACTION DATES:

6.29.2021 - Planning & Zoning Commission approved, there were no public comments during the public hearing

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: Recommend to adopt Ordinance No. **O-2021-0012**, requesting a zoning district change from (L-1) Light Industrial to (R-1) Single Family



CITY COUNCIL AGENDA FORM

Residential for Lots 1-19 K Cook & Stewart Subdivision, located near 1st Ave and Orange Street (Galveston County property ID #196129 and 610851) *THIS IS THE FIRST READING*

FISCAL IMPACT: N/A

ORDINANCE NO. O-2021-0012

A RESOLUTION OF THE CITY OF LA MARQUE, TEXAS AMENDING THE CITY’S ZONING MAP AND COMPREHENSIVE PLAN BY CHANGING THE ZONING DISTRICT OF LOTS 1-19 K COOK & STEWART SUBDIVISION LOCATED NEAR 1ST AVENUE AND ORANGE STREET (GALVESTON COUNTY PROPERTY ID # 196129 AND 610851); PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION; PROVIDING AND EFFECTIVE DATE; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Rashid and Tarik Shakoore (collectively “Owner”) submitted an application for the City to amend the zoning district of Owner’s property, approximately Lots 1-19 K Cook & Stewart Subdivision, located near 1st Avenue and Orange Street (Galveston County Property ID # 196129 and 610851) and more specifically described in Exhibit A (the “Property”)

WHEREAS, The Zoning Commission and City Council have conducted, in the time and manner required by law, a public hearing on the proposal to change the zoning for the Property;

WHEREAS, the Zoning Commission recommended approval of the requested zoning change; and

WHEREAS, the City Council finds the proposed change in zoning district is consistent with the City’s comprehensive plan, and the comprehensive plan and zoning map of the City should be amended.

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

Section 1. That the adopted zoning map of the City is amended by changing the zoning district applicable to the Property from (I-1) Light Industrial to (R-1) Single Family Residential.

Section 2. The City’s comprehensive plan is amended in accordance with this Ordinance.

Section 3. Penalty. As provided by Section 71-3 of the City Code, any person who shall violate any of the provisions of this ordinance 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 hereunder, 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 4. Repeal. This ordinance is intended to be cumulative and shall not repeal any provision of a previous ordinance or City Code provision, except to the extent that a provision is inconsistent and cannot be reconciled with this ordinance.

Section 5. 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 for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it is the intention of the City Council that the invalidity or unconstitutionality of the one or more parts shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision other than the part declared to be invalid or unconstitutional; and the City Council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 6. Publication and Effective Date. This Ordinance shall be effective immediately upon adoption, public hearing in accordance with Section 2.19 of the City Charter, and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in accordance with Chapter 52 of the Texas Local Government Code and Article II of the City Charter.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on First Reading this ____ day of _____, **2021**; and

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on Second and Final Reading this ____ day of _____, **2021**; and

CITY OF LA MARQUE, TEXAS

Keith Bell, Mayor

ATTEST:

Robin Eldridge, TRMC, City Clerk

APPROVED AS TO FORM:

Robert E. Booth
Interim City Attorney



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (I-1) Light Industrial to (R-1) Single Family Residential for Lots 1-19 K Cook & Stewart Subdivision, located near 1st Ave and Orange Street (Galveston County Property ID # 196129 and 610851)

Item Type: Zone change

History: None

Standard for Approval: “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: None

Recommendation: Motion to issue a final report and recommend approval of a zone change from (I-1) Light Industrial to (R-1) Single Family Residential for Lots 1-19 K Cook & Stewart Subdivision



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Rezone Application

Application Date: 05/14/2021 **SmartGov Project #:** PZ 2021-014
Name of Agent: Rashid Shakoor **Phone:** 4092561837
Address: 3221 Cemetery Road Santa Fe TX 77517
Name of Owner: Rashid & Tariq Shakoor **Phone:** 4092561837
Address: 3221 Cemetery Road Santa Fe TX 77517
Property Description: Vacant lots **Parcel #:** PID# 196129
610851
Plot of Area Attached: YES NO **Metes and Bounds Attached:** YES NO
Present Zone: Light Industrial
Reason for Change: Censeo Home builders would like to redevelop and build residential homes
Desired Outcome: Single family Residential rezoning

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 AND ORIGINAL CERTIFIED TAX RECEIPTS**

☐ **TITLE REPORT** (If purchased in the last 60 days) **OR**

☐ **PLANNING LETTER**

☐ **NON-REFUNDABLE APPLICATION FEE** (Payable to the "City Of La Marque")

*metes & bounds (needed)
& proposed site plan
(optional)*

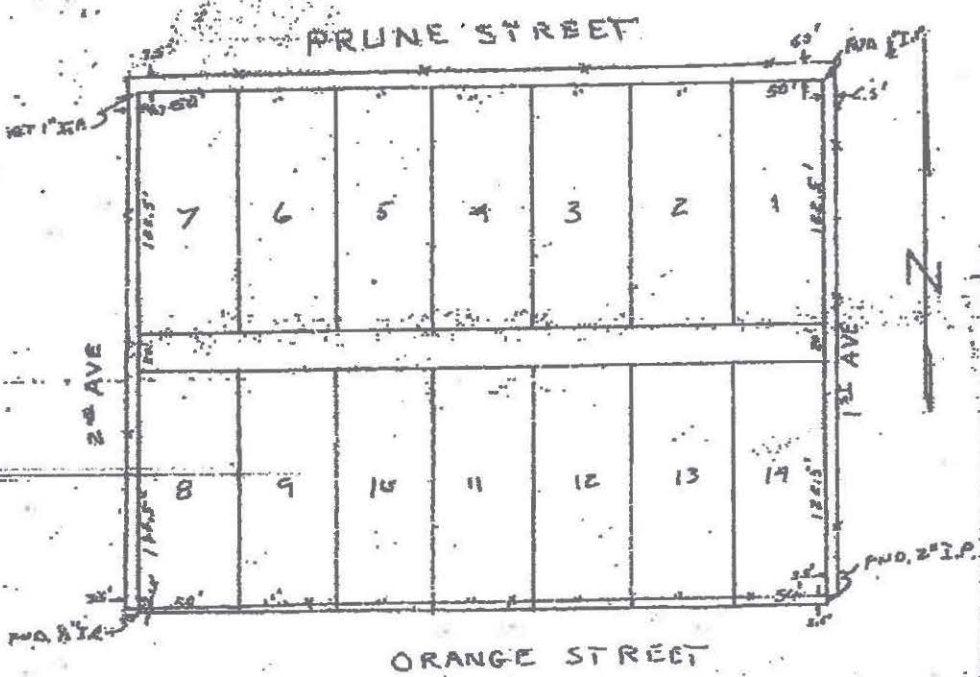
Submitted to the Board on: / /
Approved: _____ **Denied:** _____ **Other:** _____
Comments: _____

APPLICANTS CERTIFICATE

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

Signature of applicant: Rashid Shakoor **Date:** 05/14/2021

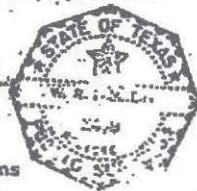
NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received **30 days** prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.



A SURVEY OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,
AND 14 OF BLOCK 58 IN SUBDIVISION "K" OF COOK
AND STEWART SUBDIVISION IN GALVESTON COUNTY,
TEXAS.

According to the map thereof recorded in Volume
81, Page 528 in the office of the County Clerk
of Galveston County, Texas.

Scale: 1 inch = 20 feet



Surveyed September 22, 1980

By: W.R. Lambert

W.R. Lambert
Public Surveyor
La Marque, Texas

Higginbotham Service Stations

I hereby certify that on the above date, I surveyed the above lot together with improvements located thereon, and that the above map, together with dimensions as shown, is true and correct as of the above date. There are no overages nor shortages in the above lot. There are no encroachments.

R196129



1800 Augusta Drive Ste 340
Houston, Texas 77057
Phone#: 832-203-7105

June 19, 2021

City of La Marque,

To Whom It May Concern:

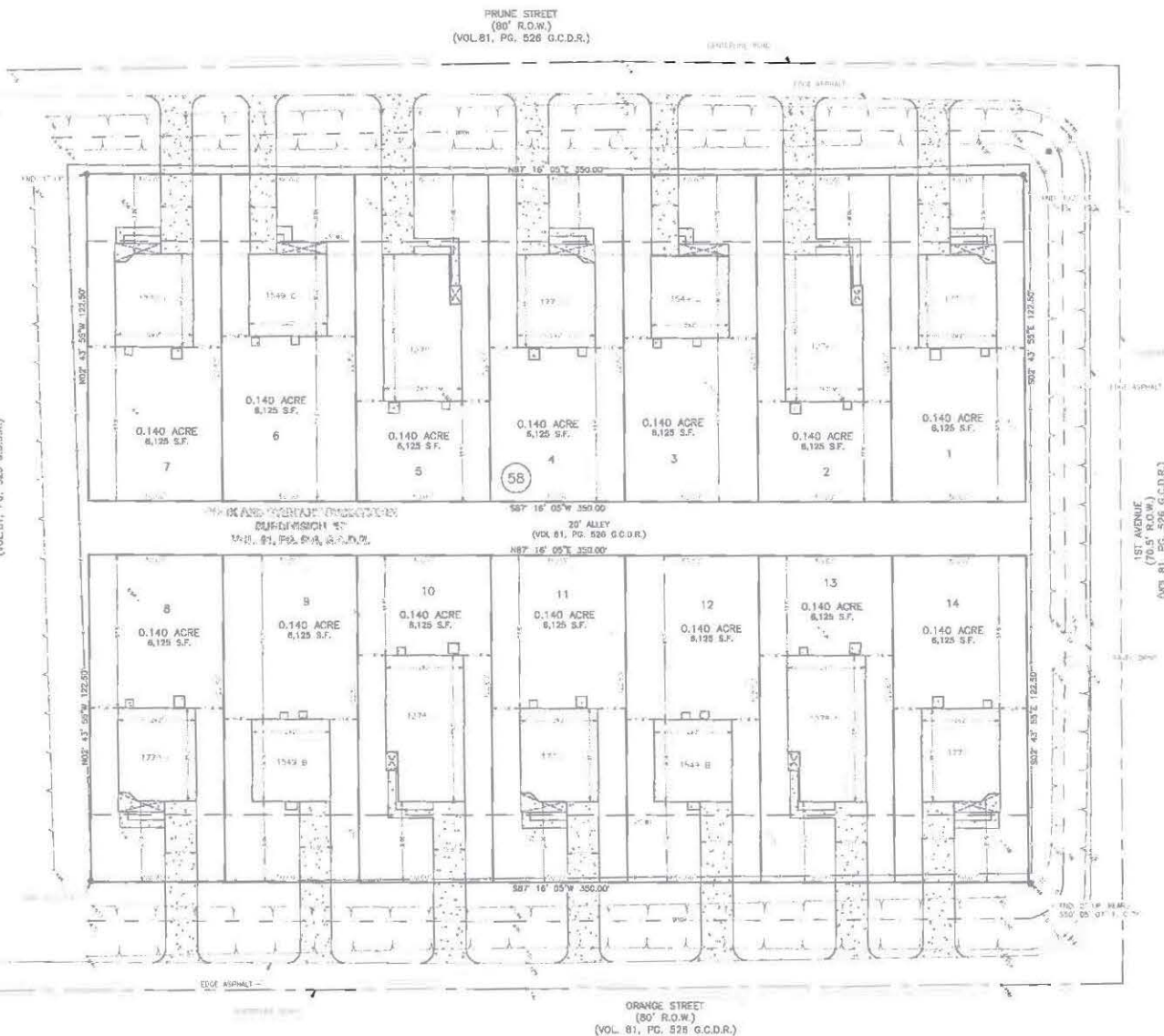
Attached is the survey and plot plan plat that shows the specific size of homes that we would like to build on the 14 lots on Prune and Orange St. We have and will continue to invest a lot of our resources into building affordable housing for the hard-working people of the City of La Marque. We look forward continuing our relationship in the future.

Sincerely,

DocuSigned by:
A handwritten signature in black ink that reads 'David Rogers'.
5C813090012F40C...

6/21/2021

David Rogers, CEO
Hacienda Services DBA Censeo Homes

[illegible]

NOTES

1. THIS SUMMARY WAS PREPARED WITHOUT THE BENEFIT OF A COMMENTARY OR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUMMERED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, EASEMENTS, OR OTHER MATTERS OF RECORD HAS BEEN CONDUCTED BY THE SURVEYOR.
2. ALL BOUNDARIES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) NORTH CENTRAL ZONE. PER GPS OBSERVATIONS.
3. SUBJECT TO RESTRICTIONS, EASEMENTS AND ORDINANCES, IF ANY.
4. ACCORDING TO THE FEDERAL ELECTIONS MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48167C0003, DATED DATE OF AUGUST 16, 2018 THE SUBJECT PROPERTY LIES WITHIN ZONE "X", UNSHEDD AREA WITH REDUCED FLOOD RISK DUE TO LEAKS.

PROPOSED LAYOUT OF 1.968 ACRE TRACT

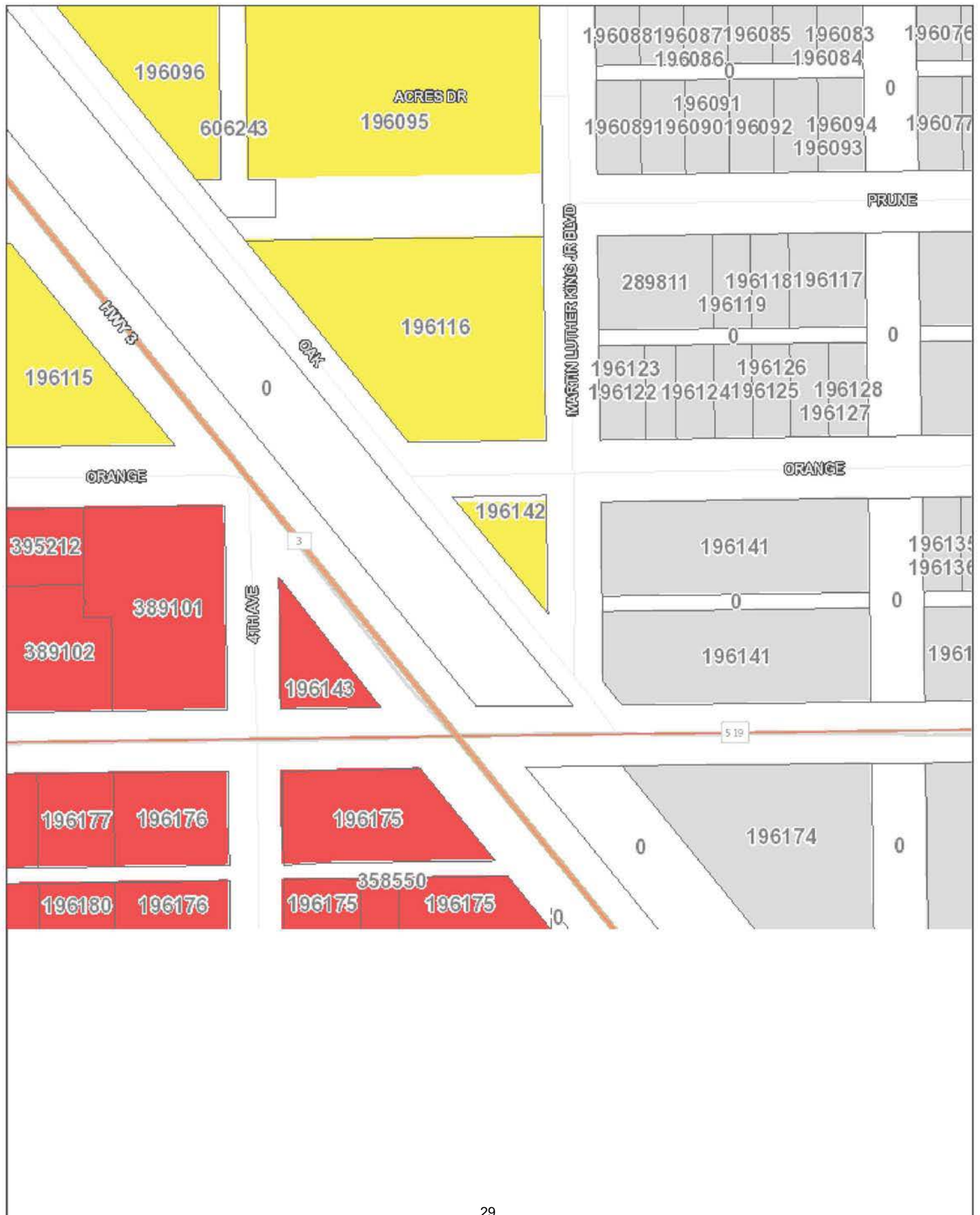
TRACT 1: 0.984 ACRES
LOTS 1, 2, 3, 4, 5, 6, AND 7
TRACT 2: 0.984 ACRES
LOTS 8, 9, 10, 11, 12, 13, AND 14
BLOCK 58, DIVISION "K" OF THE
COOK AND STEWART SUBDIVISION
VOL 81, PG. 528, G.C.D.R.
SITUATED IN THE
JOHN D. MOORE LEAGUE, ABSTRACT 1
GALVESTON COUNTY, TEXAS



300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 848-8681
TBEPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 14818	SCALE: 1" = 20'	DRAWN BY: CAP
DRAWING NO.: 14818-75 sheet	DATE: 05/18/2021	CHECKED BY: UNK

City of La Marque





CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021
Prepared by: _____
Department: Development Services

Agenda item: _____
Reviewed by: _____

AGENDA ITEM DESCRIPTION: Discussion / possible action regarding a General Plan application for Olympia Lakes

X

ATTACHMENTS FOR REFERENCE

1. Submitted General Plan
2. Planning and Zoning Commission Report
3. Letter of Recommendation from Adico, LLC

STAFF BRIEFING:

- The Planning and Zoning Commission recommended approval of the General Plan with listed conditions.
- An updated plan including corrections in response to comments from Adico is required;
- Resubmittal of general plan showing proposed phases compliant with requirements of Chapter 41 and the 2018 International Fire Code;
- Submittal of final plats for each phase of development and supporting documents compliant with City Code Chapter 41 and Chapter 212 of Texas Local Government Code.

HISTORY:

6/29/21 - Planning and Zoning recommended approval of the General Plan for Olympia Lakes.

TARGET IMPLEMENTATION: July 12, 2021

SIGNIFICANT ACTION DATES: N/A

ACTION:

- | | |
|--|---|
| ☐ Ordinance | ☐ Resolution |
| ☐ Special Presentation | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☒ Other - General Plan | |
| ☒ 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	



CITY COUNCIL AGENDA FORM

STAFF'S RECOMMENDATION: Recommend to approve General Plan for Olympia Lakes with the following Conditions.

- 1) Corrections and resubmittal of general plan in compliance with comments from Adico, LLC.
- 2) Resubmittal of general plan showing proposed phases compliant with requirements of Chapter 41 and the 2018 International Fire Code;
- 3) Submittal of final plats for each phase of development and supporting documents compliant with City Code Chapter 41 and Chapter 212 of Texas Local Government Code.

FISCAL IMPACT: N/A



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action regarding a General Plan application for Olympia Lakes

Item Type: Plan - General Plan

Standard for Approval:

Plats and General Plans that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: Concerns from neighbors regarding drainage plan

Recommendation: Motion to approve with conditions Olympia Lakes General Plan, subject to the following conditions:

- 1) Corrections and resubmittal of general plan in compliance with the comments from Adico;
- 2) Resubmittal of general plan showing proposed phases compliant with requirements of Chapter 41 and the 2018 International Fire Code; and
- 3) Submittal of final plats for each phase of development and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code.



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Plat Application

Project Address: 312 Delany Road La Marque, TX 77568

Galveston County Property Tax ID #(s): _____

Legal Description: ABST 2 SF Austin SUR No 4 TR 98, 51.01 Acres

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

Plat Description (example: lot consolidation, dividing into two parcels, etc.):
47.4515 Ac along Delany Road.

Applicant/ Company Name: 7Gen Planning and Landscape Architecture

Contact Name: Arya C Karve

Contact Email: akarve@7genplanning.com

Contact Phone: 713 579 3833

Contact Mailing Address: 2107 CityWest Blvd. Ste 400 Houston, Tx 77042

Owner Name: Mr. Abdelrazak Radwan

Email: washnwatch@aol.com

Phone: 713-298-1406

Mailing Address: 7201 Lawndale Street Ste F, Houston, TX 77012-2970

Application Checklist

- ☐ Plat in the form required for filing - electronic submittal allowed for processing, 1 mylar and 2 print copies required prior to final approval
- ☒ Site Plan (to scale) with Existing Improvements, Developments and Property Lines (If this information is not on the plat)
- ☒ Current Tax Certificates (Original required for filing with County Clerk)
- ☐ Title Report (If purchased in the last 60 days) or City Planning Letter
- ☒ Agency Letter (If the owner is not the applicant, the owner must sign below or provide a letter giving the applicant written authorization to submit this plat application on the owner's behalf - not required for preliminary plats)
- ☐ Lien-holder Subordination Agreement (If there is a lien on any part of the property, this shall be required)
- ☐ Application Fee

Application Fees

A filing fee of \$200.00 per plat plus \$8.00 per lot shall be required for all plats except: (1) plats that qualify for administrative approval, which shall require a filing fee of \$150; and (2) final plats following approval of a preliminary plat.

Applicant Certificate

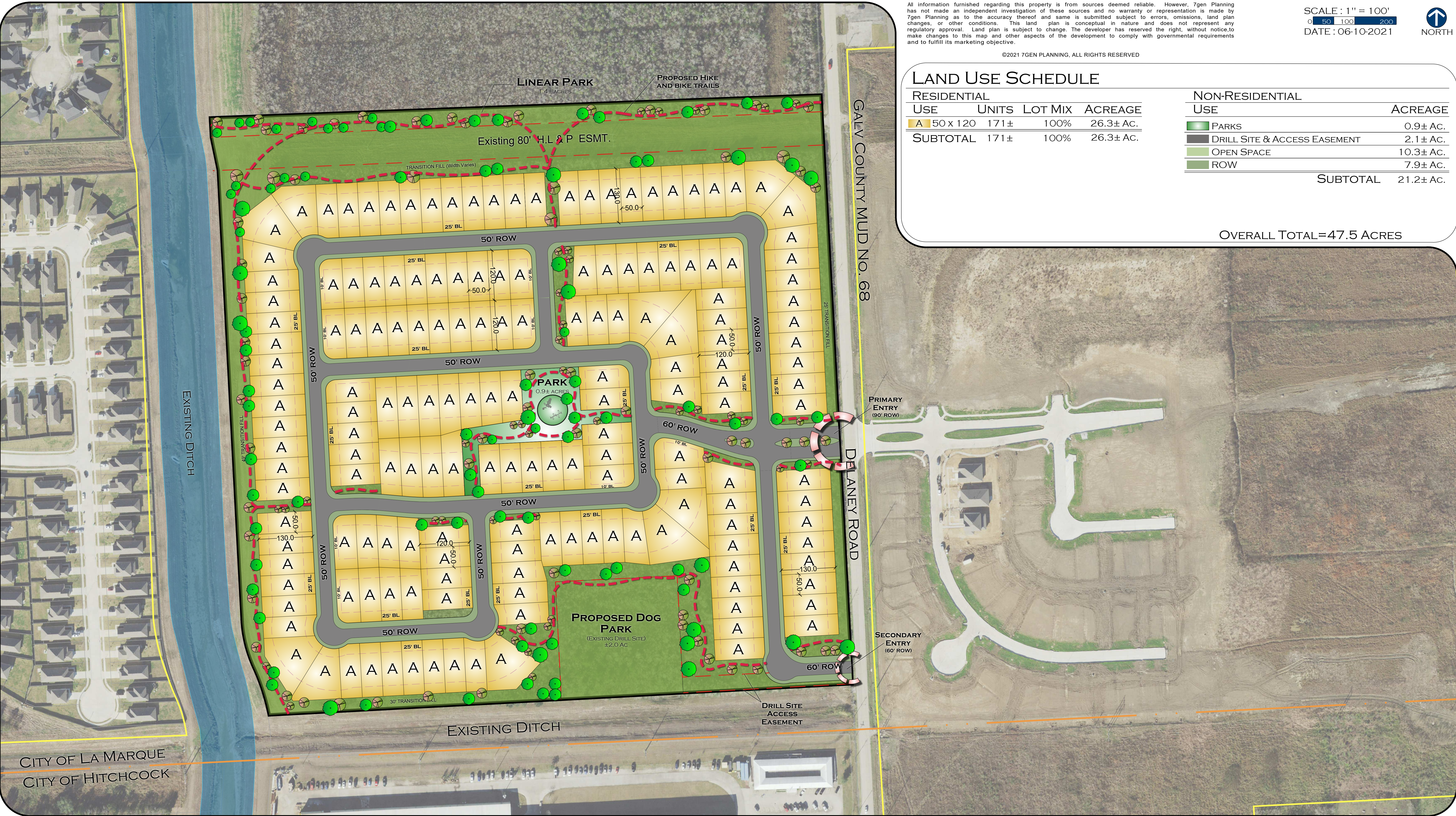
I affirm the statements contained in this application are true and correct to the best of my knowledge.

Signature of owner: Abdelrazak Radwan

Date: 6-7-21

Signature of applicant: Arya Karve

Date: 06/07/2021



All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

©2021 7GEN PLANNING, ALL RIGHTS RESERVED

SCALE : 1" = 100'
0 50 100 200
DATE : 06-10-2021



LAND USE SCHEDULE

RESIDENTIAL				
USE	UNITS	LOT MIX	ACREAGE	
A 50 x 120	171±	100%	26.3± AC.	
SUBTOTAL	171±	100%	26.3± AC.	

NON-RESIDENTIAL	
USE	ACREAGE
PARKS	0.9± AC.
DRILL SITE & ACCESS EASEMENT	2.1± AC.
OPEN SPACE	10.3± AC.
ROW	7.9± AC.
SUBTOTAL	21.2± AC.

OVERALL TOTAL=47.5 ACRES

LAKE OLYMPIA ESTATES

LAMARQUE TRACT

47.5± ACRES WITHIN GALVESTON COUNTY TEXAS

CONCEPTUAL MASTER PLAN - OPTION A

PLANNING & LANDSCAPE ARCHITECTURE

2107 CITYWEST BLVD, SUITE 400 | 9050 N CAPITAL OF TX HWY., BLDG. 3, SUITE 390
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.343.0394 | 512.646.3454

Drawing: L102, LAND PLANNING CLIENTS: Lake Olympia Estates 10021086-LP-00, Lamarque 47-Acre Tract, Land Planning, 004, Schematic, Lotting Plan, SLP, Con A, 7gen
Plot Date/Time: Jun 10, 2021 10:21:16 AM CDT
34

Wednesday, June 23, 2021

Arya Karve
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Lake Olympia Estates General Plan
+/-47.5 Acres on Delany Road
First Review
COLM Project No. PZ2021-025
Adico, LLC Project No. 18100-2-073

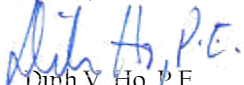
Dear Ms. Karve;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for Lake Olympia Estates General Plan received on or about June 21, 2021.

Please see our comments on the following pages. Please furnish one (1) set of revised drawings, digital files in .pdf format and a written response to our comments.

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: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-073

Summary of comments: SLP_ConA_ADICO COMMENTS.pdf

Page:1

Author: dho Subject: Note Date: 2021-06-21 16:28:55
Add sidewalks/trails, amenities will be installed in the first phase of development.

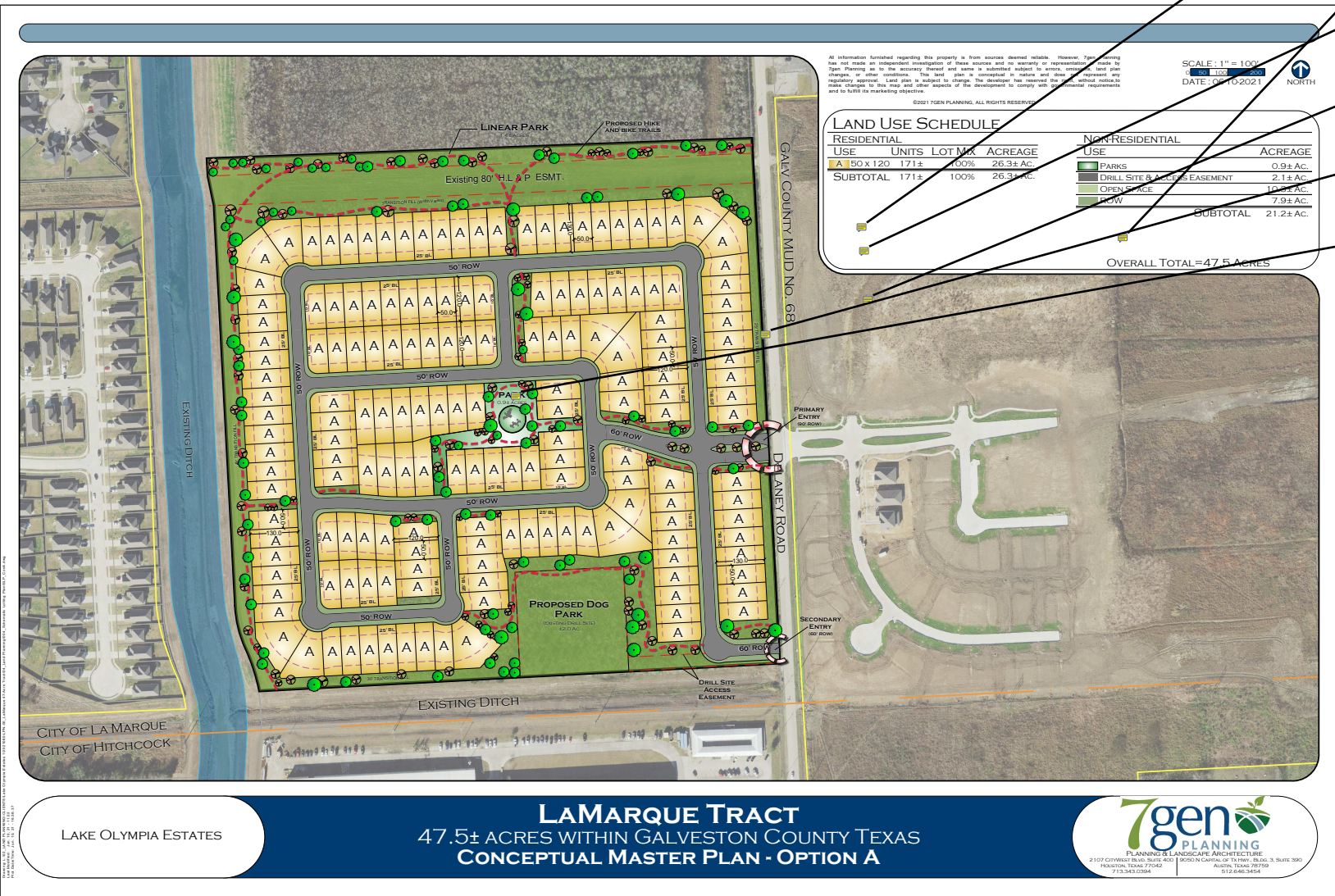
Author: dho Subject: Note Date: 2021-06-21 16:26:34
Add % of Open space relative to the entire site.

Author: dho Subject: Note Date: 2021-06-21 16:29:11
Will this project be phased?

Author: dho Subject: Note Date: 2021-06-21 16:29:51
Provide letter from GCDD2 confirming capacity for regional detention.

Author: dho Subject: Note Date: 2021-06-21 16:26:45
Add sidewalks along Delaney.

Author: dho Subject: Note Date: 2021-06-21 16:27:56
Where is parking for areas for the park site?





CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021

Agenda item: 7c

Prepared by: _____

Reviewed by: _____

Department: Development
Services

AGENDA ITEM DESCRIPTION: Discussion relating to adopting Ordinance No. **O-2021-0013**, requesting a zoning district change from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID #131493) **THIS IS THE FIRST READING**

X

ATTACHMENTS FOR REFERENCE

1. Ordinance
2. Planning and Zoning Commission report
3. Zoning map excerpt, proposed site plan and other backup

STAFF BRIEFING:

- Planning and Zoning Commission issued a final report and recommended approval of this zone change
- Desired outcome is the creation of a Planned Development District

HISTORY: N/A

TARGET IMPLEMENTATION: After adoption of proposed ordinance on First Reading, conducting a Public Hearing, and adoption of the Ordinance on the Second Reading

SIGNIFICANT ACTION DATES:

6.29.2021 - Planning & Zoning Commission approved, there were no public comments during the public hearing

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: Recommend to adopt Ordinance No. **O-2021-0013**, requesting a zoning district change from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located



CITY COUNCIL AGENDA FORM

near Delany Road and Lawndale Street (Galveston County Property ID #131493) THIS IS THE FIRST READING

FISCAL IMPACT: N/A

ORDINANCE NO. R-2021-0013

A RESOLUTION OF THE CITY OF LA MARQUE, TEXAS AMENDING THE CITY’S ZONING MAP AND COMPREHENSIVE PLAN BY CHANGING THE ZONING DISTRICT OF CERTAIN PROPERTY LOCATED NEAR DELANY ROAD AND LAWNDAL STREET TO PDD; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION; PROVIDING AN EFFECTIVE DATE; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Radwan Abdelrazek (“Owner”) submitted an application for the City to amend the zoning district of Owner’s property, approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID # 131493) and more specifically described in Exhibit A (the “Property”)

WHEREAS, The Zoning Commission and City Council have conducted, in the time and manner required by law, a public hearing on the proposal to change the zoning for the Property;

WHEREAS, the Zoning Commission recommended approval of the requested change in zoning district applicable to the Property; and

WHEREAS, the City Council finds the proposed change in zoning district is consistent with the City’s comprehensive plan, and the comprehensive plan and zoning map of the City should be amended to include the requested Planned Development District for the Property.

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

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 adopted zoning map of the City is amended by changing the zoning district applicable to the Property from R-1 to Planned Development District.

Section 3. The City’s comprehensive plan is amended in accordance with this Ordinance.

Section 4. The development of the Property shown in Exhibit A shall conform to all requirements for the R-1 Single Family Residential Zoning District and any other requirements applicable to all zoning districts or uses within any zoning district, as prescribed by the Zoning Ordinances, except for the following modifications:

Lot size. A lot in this district shall be no less than six thousand (6,000) square feet in area and shall not be less than fifty (50) feet at the building line. On lots that front a 50' right-of-way containing twenty a knuckles a minimum build line of twenty five (25) feet will be maintained.

Minimum Side Yard Setback. The lots in this district shall have a minimum side yard set back of five (5) feet on all lots except corner lots which shall have a minimum side yard set back of ten (10) feet.

Parking Spaces. In addition to all other parking requirements applicable to the R-1 Single Family Residential Zoning District Owner shall construct at least one ADA-compliant parking space and one regular parking space for the park on the Property.

Section 5. Penalty. As provided by Section 71-3 of the City Code, any person who shall violate any of the provisions of this ordinance 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 hereunder, 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 6. Repeal. This ordinance is intended to be cumulative and shall not repeal any provision of a previous ordinance or City Code provision, except to the extent that a provision is inconsistent and cannot be reconciled with this ordinance.

Section 7. 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 for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it is the intention of the City Council that the invalidity or unconstitutionality of the one or more parts shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision other than the part declared to be invalid

or unconstitutional; and the City Council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 8. Publication and Effective Date. This Ordinance shall be effective immediately upon adoption, public hearing in accordance with Section 2.19 of the City Charter, and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in accordance with Chapter 52 of the Texas Local Government Code and Article II of the City Charter.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on First Reading this ____ day of _____, **2021**; and

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on Second and Final Reading this ____ day of _____, **2021**; and

CITY OF LA MARQUE, TEXAS

Keith Bell, Mayor

ATTEST:

Robin Eldridge, TRMC, City Clerk

APPROVED AS TO FORM:

Robert E. Booth
Interim City Attorney



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID # 131493)

Item Type: Zone change

History: None

Standard for Approval: “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: None

Recommendation: Motion to issue a final report and recommend approval of a zone change from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID # 131493)



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Rezone Application

Application Date: June 3, 2021 **SmartGov Project #:** _____
Name of Agent: Arya Karve **Phone:** (713)343-0394
Address: 2107 CityWest Blvd, 4th Floor, Houston, Texas 77042
Name of Owner: Radwan Abdelrazek **Phone:** _____
Address: 7210 Lawndale Street, Suite F, Houston, Texas 77012-2970
Property Description: ABST 2 S F Austin SUR NO 4 **Parcel #:** 131493
TR 98, 51.01 Acres
Address: 312 Delaney Road, La Marque, Texas 77568
Plot of Area Attached: YES NO **Metes and Bounds Attached:** YES NO
Present Zone: Single Family - Residential
Reason for Change: _____
Desired Outcome: Creation of a Planned Development District

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 AND ORIGINAL CERTIFIED TAX RECEIPTS**
- ☐ **TITLE REPORT** (If purchased in the last 60 days) **OR**
- ☐ **PLANNING LETTER**
- ☐ **NON-REFUNDABLE APPLICATION FEE** (Payable to the "City Of La Marque")

Submitted to the Board on: / /
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:** June 10, 2021

NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received **30 days** prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.



June 10, 2021

Ms. Derra Purnell
Director of Legal and Development Services
City of La Marque
1130 1st Street
La Marque, Texas 77568

**RE: Planned Development District Application
 La Marque 47-Acre Tract**

Dear Ms. Purnell:

We are requesting the establishment of a Planned Development District for the proposed 47-Acre tract residential development in accordance with City Code Section 71-18.

The proposed development is currently located in a R-1 Single-family Residential District. We are proposing to follow all regulations applicable to the R-1 Single-family Residential District with the exceptions listed below:

- Lot Size (Section 71-20 and Section 41-107 (e)): A typical lot in this District will be fifty feet (50') wide at the building line and have a one hundred twenty feet (120') depth. In no case shall a lot have less than six thousand (6,000) square feet in area, less than fifty feet (50') width at the building line. A minimum twenty-five feet (25') building line will be maintained on all lots that front on a 50' right-of-way with twenty feet (20') at knuckles.
- Minimum Side Yard Setback (Section 71-20): The proposed minimum side yard setback for this District shall be five feet (5') and ten feet (10') on corner lots.

We are proposing a minimum 23.5% of open space for this District to offset the higher density caused by the smaller lot widths, as shown in the attached Overall Park/Open Space Master Plan Exhibit. The proposed improvements in this open space may include walking trails, parks, lights, street furniture, and fountains. In addition, a play structure, to serve children under 12 years of age, shall be installed and centrally located park to cover the District within a 2,000-foot radius. In addition, another 4.4% of open space is provided with in the existing drill site. The drill site will be used for a dog park and trails will meander through and around the HP&L easement.

We are also proposing that the local streets within this Planned Development District would include rights-of-way of both fifty-foot (50') and sixty-foot (60') widths. This would be a change from the sixty-foot (60') right-of-way requirement per the Design Criteria Manual that was approved by the City.

As part of this PDD application, we are including the following items:

- Site plan (to scale) with proposed improvements, developments, and property lines.
- Survey (to scale)
- Current and original certified tax receipts

- Title Report

We appreciate the City taking the time to review this request. Please let me know if you have any questions or need any additional information. I can be reached either via email at akarve@7genplanning.com or via phone at (713) 343-0394.

Please note: We will be submitting the General Plan separately for your review and comments/approval.

Sincerely,



Arya Karve
Senior Land Planner

All information provided regarding this property is from publicly owned sources. The Planning Department has not made an independent investigation of these sources and no warranty or representation is made by the City of Galveston. The information is provided for informational purposes only. The Planning Department is not responsible for the accuracy, timeliness, and completeness of the information. The Planning Department is not responsible for the accuracy, timeliness, and completeness of the information. The Planning Department is not responsible for the accuracy, timeliness, and completeness of the information. The Planning Department is not responsible for the accuracy, timeliness, and completeness of the information.

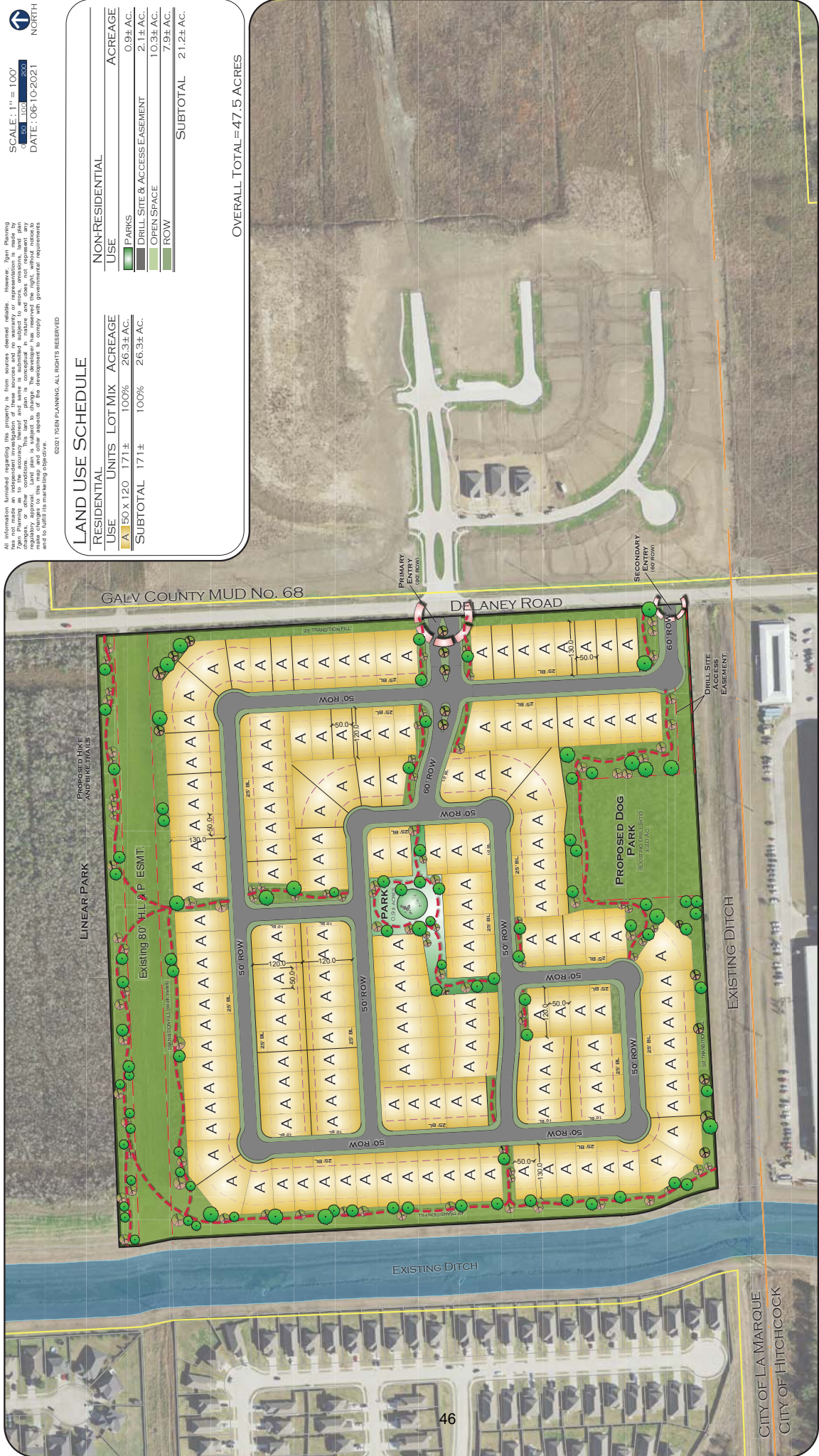
SCALE: 1" = 100'
DATE: 06-10-2021

LAND USE SCHEDULE

RESIDENTIAL	UNITS	LOT MIX	ACREAGE
A	50 x 120	171 ±	100%
SUBTOTAL	171 ±	100%	26.3 ± AC.

NON-RESIDENTIAL	USE	ACREAGE
	PARKS	0.9 ± AC.
	DRILL SITE & ACCESS EASEMENT	2.1 ± AC.
	OPEN SPACE	10.3 ± AC.
	ROW	7.9 ± AC.
	SUBTOTAL	21.2 ± AC.

OVERALL TOTAL = 47.5 ACRES



LAMARQUE TRACT 47.5± ACRES WITHIN GALVESTON COUNTY TEXAS CONCEPTUAL MASTER PLAN - OPTION A

LAKE OLYMPIA ESTATES

7gen
PLANNING & LANDSCAPE ARCHITECTURE
2107 COWLEY BLVD, SUITE 400 | 5050 N. CENTRAL BLVD., SUITE 350
HOUSTON, TX 77056 | 713.343.0384
713.343.3454



TRAIL AT AMENITY LAKE



TRAILS



PARK



TRASH



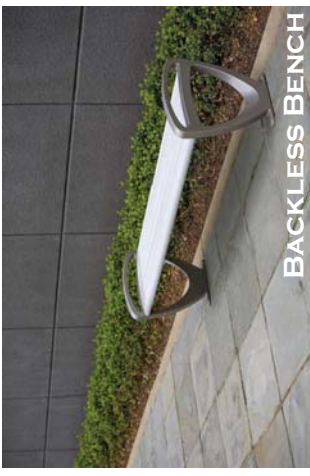
SHADE STRUCTURE



DOG PARK



LIGHTING



BACKLESS BENCH

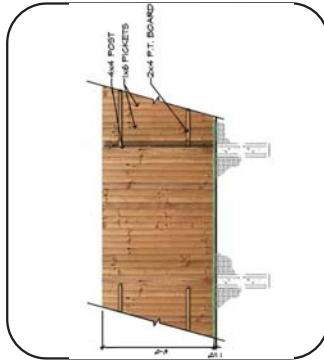


BIKE RACK

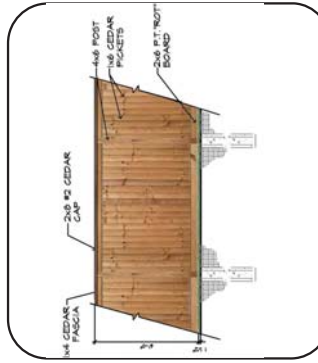
LAKE OLYMPIA ESTATES

LAMARQUE TRACT
47.5± ACRES WITHIN GALVESTON COUNTY TEXAS
COMMUNITY CHARACTER PROPOSED AMENITIES

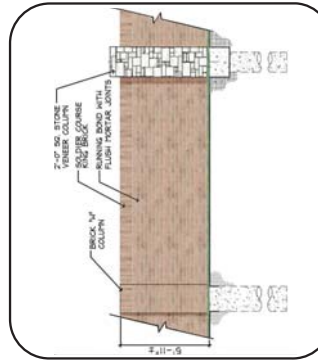
7gen
PLANNING
PLANNING & LANDSCAPE ARCHITECTURE
2107 CONVERSE BLVD, SUITE 400 | 90050 N. CAPITAL OF TEXAS BLVD., SUITE 380
HOUSTON, TEXAS 77055
713.343.0384
713.646.3454



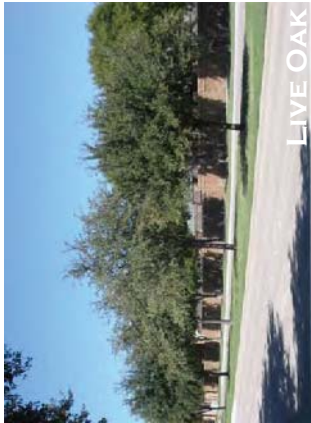
GOOD NEIGHBOR FENCE



6' UPGRADED WOOD FENCE



BRICK WALL W/ COLUMNS



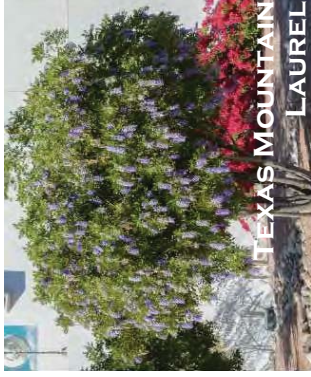
LIVE OAK



CEDAR ELM



GRAPE MYRTLE



TEXAS MOUNTAIN
LAUREL



SHUMARD OAK



DEER GRASS



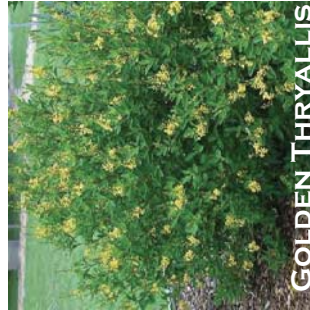
REGAL MIST MUHLY



MISCANTHUS
MORNING LIGHT



WEDELIA



GOLDEN THRYALLIS



TEXAS SAGE



NEW GOLD LANTANA



PLUMBAGO



FRINGE FLOWER

LAKE OLYMPIA ESTATES

LAMARQUE TRACT
47.5± ACRES WITHIN GALVESTON COUNTY TEXAS
PLANTING PALETTE EXHIBIT



7gen
PLANNING
PLANNING & LANDSCAPE ARCHITECTURE
2107 COWLEY BLVD SUITE 400 | 9000 N. COWLEY BLVD. 3. SUITE 390
HOUSTON, TEXAS 77057
713.343.0384
713.343.0384



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021

Agenda item: 7d

Prepared by: _____

Reviewed by: _____

Department: Development
Services

AGENDA ITEM DESCRIPTION: Discussion relating to adopting Ordinance No. **O-2021-0014**, requesting a zoning district change from (MHP) Mobile Home Park to (PDD) Gulf Breeze Tiny Home Community Planned Development District for approximately 3.05 acres, also known as 3108 Gulf Freeway **THIS IS THE FIRST READING**

X

ATTACHMENTS FOR REFERENCE

1. Ordinance
2. Planning and Zoning Commission report
3. Zoning map excerpt, proposed site plan and other backup

STAFF BRIEFING:

- Planning and Zoning Commission issued a final report and recommended approval of this zone change
- Desired outcome is to develop a Planned Development District

HISTORY: N/A

TARGET IMPLEMENTATION: After adoption of proposed ordinance on First Reading, conducting a Public Hearing, and adoption of the Ordinance on the Second Reading

SIGNIFICANT ACTION DATES:

6.29.2021 - Planning & Zoning Commission approved, there were no public comments during the public hearing

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: Recommend to adopt Ordinance No. **O-2021-0014**, requesting a zoning district change from (MHP) Mobile Home Park to (PDD) Gulf Breeze



CITY COUNCIL AGENDA FORM

Tiny Home Community Planned Development District for approximately 3.05 acres,
also known as 3108 Gulf Freeway *THIS IS THE FIRST READING*

FISCAL IMPACT: N/A

ORDINANCE NO. O-2021-0014

A RESOLUTION OF THE CITY OF LA MARQUE, TEXAS AMENDING THE CITY’S ZONING MAP AND COMPREHENSIVE PLAN BY CHANGING THE ZONING DISTRICT OF CERTAIN PROPERTY COMMONLY KNOWN AS 3108 GULF FREEWAY TO PLANNED DEVELOPMENT DISTRICT FOR TINY HOMES; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION; PROVIDING AN EFFECTIVE DATE; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Gulf Breeze Mobile Home Park LLC (“Owner”) submitted an application for the City to amend the zoning district of Owner’s property, approximately 3.05 acres, commonly known as 3108 Gulf Freeway and more specifically described in Exhibit A (the “Property”)

WHEREAS, The Zoning Commission and City Council have conducted, in the time and manner required by law, a public hearing on the proposal to change the zoning for the Property;

WHEREAS, the Zoning Commission recommended approval of the requested change in zoning district applicable to the Property; and

WHEREAS, the City Council finds the proposed change in zoning district is consistent with the City’s comprehensive plan, and the comprehensive plan and zoning map of the City should be amended.

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

Section 1. That the adopted zoning map of the City is amended by changing the zoning district applicable to the Property from Mobile Home Park to Planned Development District.

Section 2. The City’s comprehensive plan is amended in accordance with this Ordinance.

Section 3. The development of the Property shown in Exhibit A shall conform to all requirements for R-1 single family residential except that:

1. only Tiny Homes may be built in the Planned Development District;

2. once a mobile or manufactured home is removed t may not be replaced except with a Tiny Home.
3. All Tiny Homes must be at least 10 feet apart, attached to a permanent foundation, and are subject to building plan approval.
4. A park must a playground and dog park will be constructed, subject to building plan approval, on the area set out in the attached plans. Applicant shall install ADA-accessible parking for the park referenced herein.
5. For purposes of this ordinance Tiny Home is defined to mean:

“A permanent small dwelling that is free standing styled to look like a site built, single family residential, home. A Tiny Home shall be a minimum of 500 square feet and shall not be mounted to or affixed to a wheeled chassis.”

Section 4. As provided by Section 71-3 of the City Code, any person who shall violate any of the provisions of this ordinance 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 hereunder, 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 5. Repeal. This ordinance is intended to be cumulative and shall not repeal any provision of a previous ordinance or City Code provision, except to the extent that a provision is inconsistent and cannot be reconciled with this ordinance.

Section 6. 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 for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it is the intention of the City Council that the invalidity or unconstitutionality of the one or more parts shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision other than the part declared to be invalid or unconstitutional; and the City Council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 7. Publication and Effective Date. This Ordinance shall be effective immediately upon adoption, public hearing in accordance with Section 2.19 of the City Charter, and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in accordance with Chapter 52 of the Texas Local Government Code and Article II of the City Charter.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on First Reading this ____ day of _____, **2021**; and

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Marque on Second and Final Reading this ____ day of _____, **2021**; and

CITY OF LA MARQUE, TEXAS

Keith Bell, Mayor

ATTEST:

Robin Eldridge, TRMC, City Clerk

APPROVED AS TO FORM:

Robert E. Booth
Interim City Attorney



STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (MHP) Mobile Home Park to (PDD) Gulf Breeze Tiny Home Community Planned Development District for approximately 3.05 acres, also known as 3108 Gulf Freeway

Item Type: Zone change

History: None

Standard for Approval: “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: None

Recommendation: Motion to issue a final report and recommend approval of a zone change from (MHP) Mobile Home Park to (PDD) Gulf Breeze Tiny Home Community Planned Development District



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Rezone Application

Application Date: 6.15.2021 SmartGov Project #: _____
Name of Agent: RAY LOTF Phone: 713-299-7454
Address: P.O. BOX 17234 SUGARLAND TX 77496
Name of Owner: GULF BREEZE mobile Home Park Phone: 713-299-7454
Address: 3108 GULF FREEWAY LAMARQUE TX 77568
Property Description: ABST 2SF AUSTIN SUBD PT OF LOT 6 (6-1) WETERLAGE Parcel #: _____
Address: 3108 GULF FREEWAY LAMARQUE TX 77568
Plot of Area Attached: YES NO Metes and Bounds Attached: YES NO
Present Zone: _____
Reason for Change: _____
Desired Outcome: _____

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 AND ORIGINAL CERTIFIED TAX RECEIPTS
- ☐ TITLE REPORT (If purchased in the last 60 days) OR
- ☐ PLANNING LETTER
- ☐ NON-REFUNDABLE APPLICATION FEE (Payable to the "City Of La Marque")

Submitted to the Board on: 6.15.2021

Approved: _____ Denied: _____ Other: _____

Comments: _____

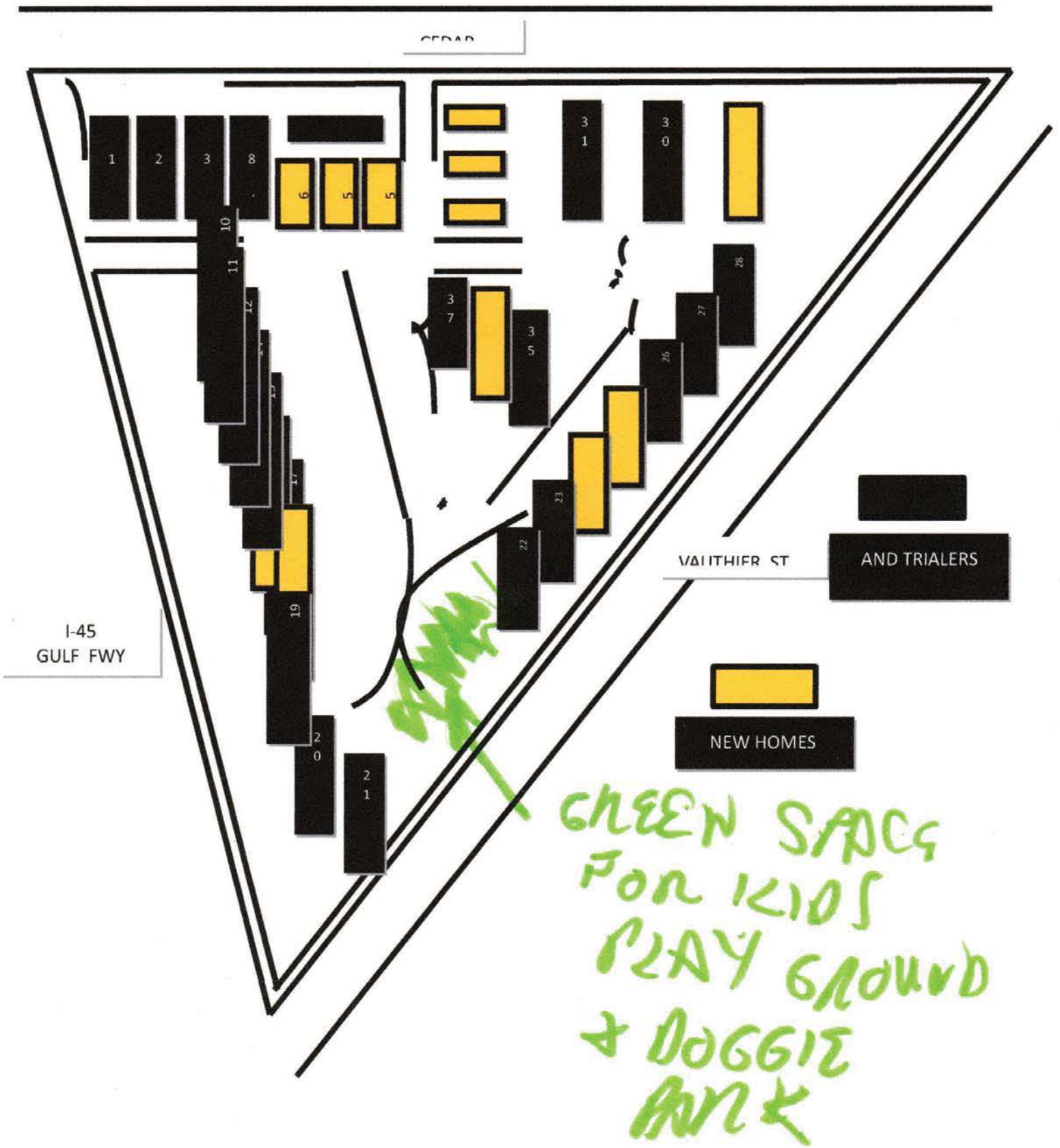
APPLICANTS CERTIFICATE

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

Signature of applicant: _____

Date: 6.15.2021

NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received 30 days prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.



Preliminary



Preliminary





CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021

Agenda item: _____

Prepared by: _____

Reviewed by: _____

Department: Development Services

AGENDA ITEM DESCRIPTION: Discussion / possible action regarding a Preliminary Plat application for Landing at Delany Cove Section 14, near F.M. 2004 and Mitchell Lane

☒

ATTACHMENTS FOR REFERENCE

1. Submitted Preliminary Plat
2. Planning and Zoning Commission Report
3. Letter of Recommendation from Adico, LLC

STAFF BRIEFING:

- The Planning and Zoning Commission recommended approval of the preliminary plat with listed conditions.
- An updated plat including corrections in response to comments from Adico is required;
- Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- Applicant must provide original tax certificates showing all balances paid

HISTORY:

6/29/21 - Planning and Zoning recommended approval of the Preliminary Plat for Landing at Delany Cove Section 14 with Conditions.

TARGET IMPLEMENTATION: July 12, 2021

SIGNIFICANT ACTION DATES:

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	



CITY COUNCIL AGENDA FORM

STAFF'S RECOMMENDATION: Recommend to approve Preliminary Plat for Landing at Delany Cove Section 14 with the following Conditions.

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid

FISCAL IMPACT: N/A



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Landing at Delany Cove Section 14, near F.M. 2004 and Mitchell Ln

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve with conditions Preliminary Plat for Landing at Delany Cove, Section 14, with the following conditions:

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid.

Friday, June 25, 2021

Carla Padilla
IDS Engineering Group
13430 Northwest Freeway, Suite 700
Houston, TX 77040

Re: Landing at Delany Cove, Section 14 Preliminary Plat
Letter of Recommendation to Approve
COLM Project No. PZ 2021-023
Adico, LLC Project No. 18100-2-070

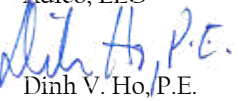
Dear Ms. Padilla;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Landing at Delany Cove Section 14 Preliminary Plat received on or about June 23, 2021.

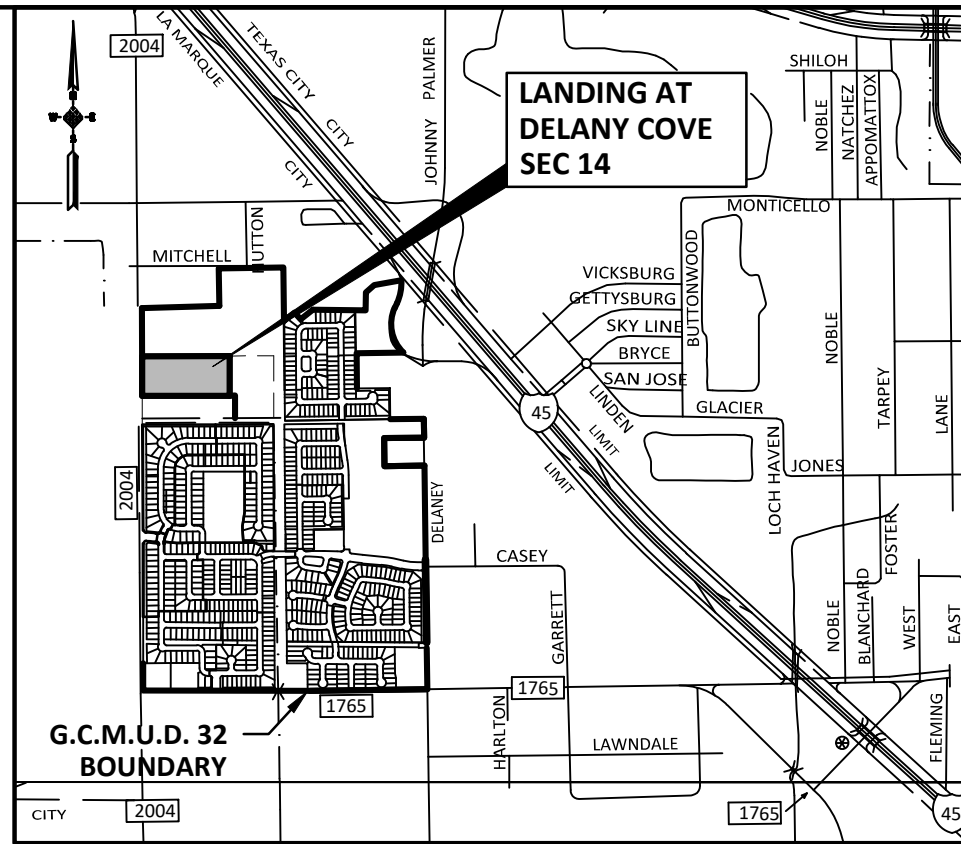
Based on our review, we have no objections to the plat as resubmitted on June 23, 2021. Please provide ten (10) folded copies of the plat to Margaret Corfield, Development Services, 1130 1st St., La Marque, TX 77568.

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

Sincerely,
Adico, LLC

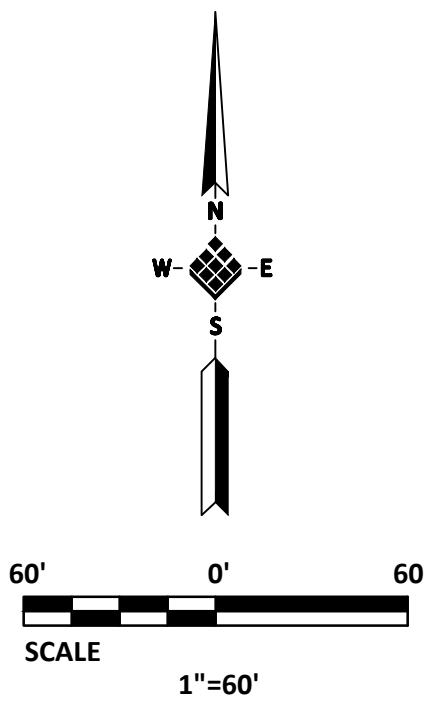

Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-070



VICINITY MAP

N.T.S.



18.231 ACRES
STARSHIP DOWLEN, L.P.
FILE NO. 2016038240, O.P.R.R.P.

15' S.S.E.
FILE NO. 2016047325
G.C.O.P.R.R.P.

DETENTION ESMT
FILE NO. 2000025995
G.C.O.P.R.R.P.

ACREAGE
217.0 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
FILE NO. 2008033075, O.P.R.R.P.

30' S.S.E.
FILE NO.
G.C.O.P.R.R.P.

15' S.S.E.
FILE NO. 2016047325
G.C.O.P.R.R.P.

30' S.S.E.
FILE NO.
G.C.O.P.R.R.P.

50' DRAINAGE EASEMENT
STATE OF TEXAS
VOL. 1091, PG. 2,
D.R.G.C.

OPEN SPACE TABLE		
SECTION	PLAT ACREAGE	OPEN SPACE ACREAGE
LANDING AT DELANY COVE SEC. 11	12.328	1.308
LANDING AT DELANY COVE SEC. 12	16.368	7.678
LANDING AT DELANY COVE SEC. 13	11.862	0.747
LANDING AT DELANY COVE SEC. 14	9.80	3.468
TOTAL	50.358	13.201
TOTAL OPEN SPACE FOR SECTIONS 11, 12, 13 & 14 = 26.2%		

A PRELIMINARY PLAT OF
LANDING AT DELANY COVE SEC 14

A SUBDIVISION OF
±9.8 ACRES

LOCATED IN
S.F. AUSTIN LEAGUE NO. 4 SURVEY, A-2
CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS
36 LOTS 1 BLOCK 1 RESERVE

OWNER: **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**
A TEXAS LIMITED PARTNERSHIP
DBA FRIENDWOOD 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
TxEng Firm 2726
TxSurv Firm 10110700

June 23, 2021 IDS JOB NO. 0371-183-00

GENERAL NOTES:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "W.L.E." INDICATES WATER LINE EASEMENT.
- "STM.S.E." INDICATES STORM SEWER EASEMENT.
- "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- "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.
- 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.
- THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY M.U.D. NO. 32.
- THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY DRAINAGE DISTRICT NO. 2.
- THIS PLAT IS LOCATED WITHIN THE DELANY COVE PHASE II PDD AND SUBJECT TO THE REQUIREMENTS OF THE DISTRICT PER ORDINANCE NO. O-2019-0026.

18.231 ACRES
STARSHIP DOWLEN, L.P.
FILE NO. 2016038240, O.P.R.R.P.

ACREAGE
5.911 ACRES
BOAT CITY STORAGE LA MARQUE LLC
FILE NO. 2021009344 G.C.O.P.R.R.P.

THIS 0.101 ACRE / 4,395 SQ FT
IS HEREBY DEDICATED TO THE
PUBLIC FOR R.O.W. PURPOSES.

939.382 ACRES
UNIVERSITY OF HOUSTON
(PER G.C.A.D.)

F.M. ROAD NO. 2004
(330' R.O.W.)

10' RIGHT-OF-WAY AND UTILITY EASEMENT
CITY OF LA MARQUE
FILE NO. 9434271, O.P.R.R.P.

10' RIGHT-OF-WAY AND UTILITY EASEMENT
CITY OF LA MARQUE
FILE NO. 9434271, O.P.R.R.P.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°16'48"E	884.98'
L2	N47°40'29"E	21.39'
L3	N53°06'54"W	21.39'

CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	
C1	90°00'00"	25.00'	39.27'	25.00'	S47°43'12"E	35.36'	
C2	42°50'00"	25.00'	18.69'	9.81'	N65°51'48"E	18.26'	
C3	265°40'01"	50.00'	231.84'	53.93'	S02°43'12"E	73.33'	
C4	42°50'00"	25.00'	18.69'	9.81'	N71°18'12"W	18.26'	
C5	90°00'00"	25.00'	39.27'	25.00'	S42°16'48"W	35.36'	

RESERVE TABLE			
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
RESERVE A	LANDSCAPE, OPEN SPACE, DRAINAGE	151,051	3.468



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021
Prepared by: _____
Department: Development Services

Agenda item: _____
Reviewed by: _____

AGENDA ITEM DESCRIPTION: Discussion / possible action regarding a Final Plat application for Ambrose Section 1, located near Delany Road and F.M. 1765

X

ATTACHMENTS FOR REFERENCE

1. Submitted Final Plat
2. Planning and Zoning Commission Report
3. Letter of Recommendation from Adico, LLC

STAFF BRIEFING:

- The Planning and Zoning Commission recommended approval of the final plat for Ambrose Section 1 with the listed conditions
- The final plat was also recommended for approval by Adico, the City's consulting engineer
- City Code requires that infrastructure be completed or a performance bond for completion of the infrastructure be provided in order for a final plat to be approved
- The County Clerk's office requires that one original mylar and two prints of plats be provided in order to accept them for filing in the Galveston County real property records
- The County Clerk's office also requires that original tax certificates showing a zero balance be provided in order to accept a plat for filing in the in the Galveston County real property records
- Texas Local Government Code Chapter 212 and City Code Chapter 41 require that all conditions for plat approval be specifically listed as part of the approval

HISTORY:

6/29/21 - Planning and Zoning recommended approval of the Final Plat for Ambrose Section 1.

TARGET IMPLEMENTATION: July 12, 2021

SIGNIFICANT ACTION DATES: N/A

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	



CITY COUNCIL AGENDA FORM

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 | |

Acct. Name(s)	
Line Item #	
Other Funding	

STAFF'S RECOMMENDATION: Recommend to approve Final Plat for Ambrose Section 1 with the following Conditions.

- 1) Applicant must provide performance and maintenance bond or completed infrastructure accepted by the City prior to issuance of building permits; and
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Prior to filing of the plat, one mylar and two prints of the plat in the condition for filing and original tax certificates showing all balances paid must be provided.

FISCAL IMPACT: N/A



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021 (Tabled from the May 25, 2021 meeting)

Agenda Item: Discussion / possible action regarding a Final Plat application for Ambrose Section 1, located near Delany Road and F.M. 1765

Item Type: Plat - Final plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: Concerns from neighbors regarding drainage plan

Recommendation: Motion to approved with conditions Ambrose, Section 1 Final Plat, with the following conditions:

- 1) Applicant provides a performance and maintenance bond or completed infrastructure accepted by the City prior to issuance of building permits; and
- 2) One myler and two prints in the form for filing, plus original tax certificates showing all balances paid must be provided prior to filing of the plat.

Monday, May 17, 2021

Robert Mata
Costello Engineering & Surveying
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section One Final Plat
Letter of Recommendation to Approve
COLM Project No. PZ2021-012
Adico, LLC Project No. 18100-2-066

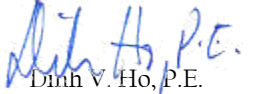
Dear Mr. Mata;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Ambrose Section One Final Plat received on or about May 14, 2021.

Based on our review, we have no objections to the final plat as resubmitted on May 14, 2021. Please provide two mylar prints and two copies of the plat to Attn: Margaret Corfield, Development Services, 1130 1st St., La Marque, TX 77568.

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: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-066

STATE OF TEXAS
COUNTY OF GALVESTON

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF AMBROSE SECTION ONE, 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 AMBROSE SECTION ONE, 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 AMBROSE SECTION ONE 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, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, THIS _____, DAY OF _____, 2021.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: BRANNON BOOZER
VICE PRESIDENT OF LAND

BY: KEVIN FREEMAN
DIVISION CONTROLLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, 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 _____, 2021.

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 AMBROSE SECTION ONE, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021.

CHAIRMAN, PLANNING COMMISSION

KEITH BELL
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 _____, 2021, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2021, 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
41.74 ACRES

Being an 41.74 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 41.74 acre tract being a portion of a call 87.05 acre tract of land recorded in the name of M/I Homes of Houston, LLC, in Clerk's File Number (C.F. No.) 2020049570 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.), Texas; said 41.74 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the most easterly line of said 87.05 acre tract):

Beginning at a 3/8-inch iron rod found at a northeasterly corner of said 87.05 acre tract, the southeast Right-of-Way (R.O.W.) corner of Fleming Street (60-feet wide) as recorded in C.F. Nos. 8309485 and 8319629 of the O.P.R.R.P.G.C., the southwest corner of a call 5.00 acre tract of land recorded in the name of Russell S. McElhinny and wife, Gale R. McElhinny in C.F. No. 9416649 of the O.P.R.R.P.G.C. and the northwest corner of a call 15.640 acre tract of land (Tract 1) recorded in the name of Juan J. Ventura and Sonia Mabel Alfaro in C.F. No. 2018006662 of the O.P.R.R.P.G.C., same being;

1. Thence, with the common line of said 87.05 acre tract and said 15.640 acre tract and the west line of a call 6.060 acre tract of land recorded in the name of Juan J. Ventura and Sonia Mabel Alfaro in C.F. No. 2018006662 of the O.P.R.R.P.G.C., South 02 degrees 45 minutes 44 seconds East, a distance of 1,085.18 feet to the southwest corner of said 6.060 acre tract;
2. Thence, continuing with the common line of said 87.05 acre tract and said 6.060 acre tract, North 87 degrees 14 minutes 17 seconds East, a distance of 925.16 feet to the southeast corner of said 6.060 acre tract, same being on the west line of a call 3.819 acre tract of land recorded in the name of Galveston County Drainage District in Volume 2323, Page 604 of the Galveston County Deed Records (G.C.D.R.);
3. Thence, with the common line of said 3.819 acre tract and said 87.05 acre tract, South 02 degrees 56 minutes 38 seconds East, a distance of 524.72 feet to the north line of a 22 feet wide Houston Lighting and Power Company (HL&P) easement recorded in Volume 1445, Page 386 of the G.C.D.R., same being the city limits of La Marque common with the city limits of Hitchcock;
4. Thence, with said common city limits line and through said 87.05 acre tract, South 87 degrees 18 minutes 18 seconds West, a distance of 1,099.94 feet to the northeast corner of Sunset Grove Detention, a subdivision recorded in Instrument Number 201803888 of the Galveston County Records;

Thence, through said 87.05 acre, the following twenty-eight (28) courses:

5. North 02 degrees 43 minutes 04 seconds West, a distance of 15.00 feet;
6. South 87 degrees 16 minutes 56 seconds West, a distance of 254.70 feet;
7. North 22 degrees 48 minutes 48 seconds West, a distance of 212.14 feet;
8. 27.40 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 16 minutes 15 seconds, a radius of 480.00 feet and a chord that bears North 65 degrees 33 minutes 05 seconds East, a distance of 27.40 feet;
9. North 26 degrees 05 minutes 03 seconds West, a distance of 120.00 feet;
10. North 60 degrees 08 minutes 37 seconds East, a distance of 47.37 feet;
11. North 52 degrees 35 minutes 58 seconds East, a distance of 47.37 feet;
12. North 45 degrees 03 minutes 18 seconds East, a distance of 47.37 feet;
13. North 37 degrees 30 minutes 38 seconds East, a distance of 47.37 feet;
14. North 29 degrees 57 minutes 58 seconds East, a distance of 47.37 feet;
15. North 22 degrees 25 minutes 19 seconds East, a distance of 47.37 feet;
16. North 17 degrees 15 minutes 55 seconds East, a distance of 17.40 feet;

17. North 12 degrees 06 minutes 31 seconds East, a distance of 47.37 feet;
 18. North 04 degrees 33 minutes 51 seconds East, a distance of 47.37 feet;
 19. North 01 degrees 56 minutes 42 seconds West, a distance of 48.76 feet;
 20. North 02 degrees 45 minutes 21 seconds West, a distance of 160.40 feet;
 21. South 87 degrees 00 minutes 06 seconds West, a distance of 420.29 feet;
 22. South 22 degrees 16 minutes 36 seconds West, a distance of 43.85 feet;
 23. 83.36 feet along the arc of a curve to the left, said curve having a central angle of 95 degrees 31 minutes 24 seconds, a radius of 50.00 feet and a chord that bears South 64 degrees 30 minutes 55 seconds West, a distance of 74.04 feet;
 24. 30.77 feet along the arc of a curve to the right, said curve having a central angle of 70 degrees 31 minutes 31 seconds, a radius of 25.00 feet and a chord that bears South 52 degrees 01 minutes 04 seconds West, a distance of 28.87 feet;
 25. South 87 degrees 16 minutes 56 seconds West, a distance of 49.22 feet;
 26. 175.03 feet along the arc of a curve to the left, said curve having a central angle of 66 degrees 51 minutes 29 seconds, a radius of 150.00 feet and a chord that bears South 53 degrees 51 minutes 12 seconds West, a distance of 165.27 feet;
 27. North 69 degrees 07 minutes 44 seconds West, a distance of 130.43 feet;
 28. North 81 degrees 23 minutes 39 seconds West, a distance of 119.96 feet;
 29. South 06 degrees 15 minutes 23 seconds West, a distance of 9.83 feet;
 30. North 83 degrees 44 minutes 37 seconds West, a distance of 60.00 feet;
 31. 44.67 feet along the arc of a curve to the left, said curve having a central angle of 102 degrees 23 minutes 04 seconds, a radius of 25.00 feet and a chord that bears North 44 degrees 56 minutes 09 seconds West, a distance of 38.96 feet;
 32. 115.42 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 29 minutes 56 seconds, a radius of 1,470.00 feet and a chord that bears South 81 degrees 37 minutes 21 seconds West, a distance of 115.39 feet to the common line of said 87.05 acre tract and a call 2.090 acre tract of land recorded in the name of HL&P in C.F. No. 8647700 of the O.P.R.R.P.G.C.;
 33. Thence, with said common line, North 03 degrees 24 minutes 39 seconds West, a distance of 715.58 feet to the north line of a call 7.231 acre Houston Lighting and Power Company easement (80-feet wide) as recorded in Volume 943, Page 131 of the G.C.D.R.;
 34. Thence, with the north line of said 7.231 acre easement and through said 87.05 acre tract, North 87 degrees 48 minutes 51 seconds East, a distance of 1,365.09 feet;
- Thence, continuing through said 87.05 acre tract, the following three (3) courses:
35. North 27 degrees 28 minutes 28 seconds East, a distance of 29.94 feet;
 36. 116.10 feet along the arc of a curve to the left, said curve having a central angle of 30 degrees 14 minutes 12 seconds, a radius of 220.00 feet and a chord that bears North 12 degrees 21 minutes 22 seconds East, a distance of 114.76 feet;
 37. North 02 degrees 45 minutes 44 seconds West, a distance of 2.30 feet to the southwest R.O.W. corner of aforesaid Fleming Street, same being an interior corner of said 87.05 acre tract;
 38. Thence, with the south terminus line of said Fleming Street and an interior line of said 87.05 acre tract, North 87 degrees 13 minutes 22 seconds East, a distance of 60.00 feet to the **Point of Beginning** and containing 41.74 acres of land.

OWNER:
M/I HOMES OF HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3680, Fax



FINAL PLAT AMBROSE SECTION ONE

A SUBDIVISION OF 41.74 ACRES

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

106 LOTS 6 BLOCKS 11 RESERVES
MAY, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3680
TBPE FIRM REGISTRATION NO. 20
TBPLS FIRM REGISTRATION NO. 100486

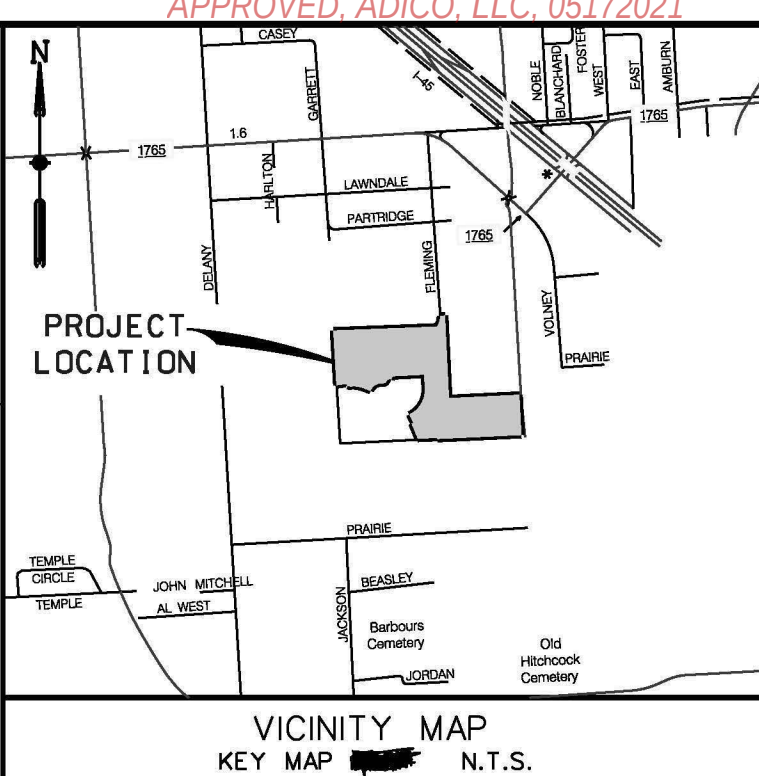


LEGEND

- 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 BLOCK NUMBER
- Ⓐ - INDICATES RESERVE
- ✕ - STREET NAME BREAK

RESERVE TABLE			
RESERVE "A"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	1.18 AC. / 51,629 SF.	
RESERVE "B"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	2.46 AC. / 107,316 SF.	
RESERVE "C"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.39 AC. / 17,132 SF.	
RESERVE "D"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,732 SF.	
RESERVE "E"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.04 AC. / 1,610 SF.	
RESERVE "F"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,584 SF.	
RESERVE "G"	DETENTION / OPEN SPACE / INCIDENTAL UTILITIES	12.49 AC. / 543,957 SF.	
RESERVE "H"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.06 AC. / 2,437 SF.	
RESERVE "I"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,711 SF.	
RESERVE "J"	PARK / INCIDENTAL UTILITIES	2.06 AC. / 89,666 SF.	
RESERVE "K"	PARK / INCIDENTAL UTILITIES	0.34 AC. / 15,003 SF.	
TOTAL:		19.35 AC. / 842,777 SF.	

87.05 ACRES
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020049570
O.P.R.R.P.G.C.



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N60°08'37"E	47.37
L2	N52°35'58"E	47.37
L3	N45°03'18"E	47.37
L4	N37°30'38"E	47.37
L5	N29°57'58"E	47.37
L6	N22°25'18"E	47.37
L7	N17°15'55"E	17.40
L8	N12°06'31"E	47.37
L9	N04°33'51"E	47.37
L10	N01°56'42"W	48.76
L11	S22°16'36"W	43.85
L12	S87°16'56"W	49.22
L13	N69°07'44"W	130.43
L14	N81°23'39"W	119.96
L15	S06°15'23"W	9.83
L16	N83°44'37"W	60.00
L17	N27°28'28"E	29.94
L18	N02°45'44"W	2.30
L19	N87°13'22"E	60.00
L20	N42°12'06"E	5.97
L21	S47°47'54"E	9.33
L22	S02°45'44"E	2.31
L23	S06°15'23"W	66.18
L24	S20°07'58"W	35.63
L25	N87°48'51"E	36.00
L26	N02°43'04"W	15.00
L27	S72°44'05"E	120.11

15.640 ACRES
JUAN J. VENTURA &
SONIA MABEL ALFARO
"TRACT 1"
C.F. NO. 2018006662
O.P.R.R.P.G.C.

6.060 ACRES
JUAN J. VENTURA &
SONIA MABEL ALFARO
"TRACT 2"
C.F. NO. 2018006662
O.P.R.R.P.G.C.

FINAL PLAT AMBROSE SECTION ONE

A SUBDIVISION OF 41.74 ACRES

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

106 LOTS 6 BLOCKS 11 RESERVES
MAY, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3680
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:

M/I HOMES OF HOUSTON, LLC

10720 West Sam Houston Pkwy N #100,
Houston, TX 77064

Tel: (281) 223-1602

PLANNER:



7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3680, Fax

5 ACRES
JEROME GEORGE
KALUZA
C.F. NO. 200004069
O.P.R.R.P.G.C.

REMAINDER
8.00 ACRES
K.B. HOME LONE STAR INC.
C.F. NO. 2017076084
O.P.R.R.P.G.C.

2,090 ACRES
HI&P COMPANY
C.F. NO. 08947700,
O.P.R.R.P.G.C.

20.55 ACRES
CITY OF LA MARQUE
C.F. NO. 046728
O.P.R.R.P.G.C.

20.55 ACRES
CITY OF LA MARQUE
C.F. NO. 046728
O.P.R.R.P.G.C.

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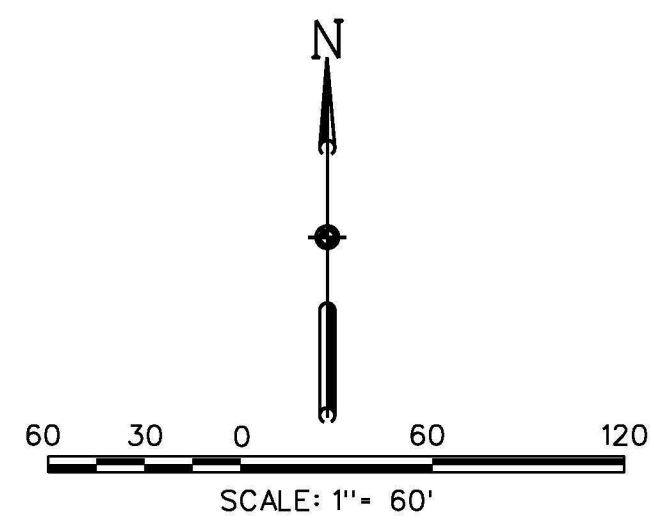
ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
HL&P	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON COUNTY MAP RECORD
O.R.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
VOL. + PG.	VOLUME + PAGE
I.R.	IRON ROD
FND.	FOUND

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	27.40	480.00	3° 16' 15"	N65° 33'06"E	27.40
C2	83.36	50.00	95° 31' 24"	S64° 30'55"W	74.04
C3	30.77	25.00	70° 31' 44"	S52° 01'04"W	28.87
C4	175.03	150.00	66° 51' 29"	S53° 51'12"W	165.27
C5	44.67	25.00	102° 23' 41"	N44° 56'09"W	38.96
C6	115.42	1470.00	4° 29' 56"	S81° 37'21"W	115.39
C7	116.10	220.00	30° 14' 12"	N12° 21'22"E	114.76
C8	182.05	1500.00	6° 57' 14"	S82° 58'43"W	181.94
C9	131.93	250.00	30° 14' 12"	S12° 21'22"W	130.41
C10	131.90	250.00	30° 13' 49"	S12° 21'34"W	130.38
C11	618.47	505.00	69° 56' 33"	S32° 12'58"W	578.90
C12	87.57	55.00	91° 13' 30"	S42° 12'06"W	78.61
C13	101.24	600.00	9° 40' 2"	S01° 25'22"W	101.12
C14	77.47	50.00	88° 46' 30"	S47° 47'54"E	69.95
C15	39.38	25.00	90° 14' 34"	S47° 52'38"E	35.43
C16	39.16	25.00	89° 45' 26"	S42° 07'22"W	35.28
C17	35.89	25.00	82° 14' 1"	S00° 17'57"W	32.88
C18	157.08	50.00	180° 0' 0"	S49° 10'56"W	100.00
C19	35.88	25.00	82° 14' 1"	N81° 56'04"W	32.88

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION	CHORD LENGTH (FEET)
C20	18.85	300.00	3° 35' 59"	N04° 33'20"W	18.85
C21	18.85	300.00	3° 35' 59"	N04° 33'20"W	18.85
C22	39.02	25.00	89° 25' 49"	N47° 28'15"W	35.18
C23	39.52	25.00	90° 34' 11"	S42° 31'45"W	35.53
C24	39.02	25.00	89° 25' 49"	N47° 28'15"W	35.18
C25	16.09	25.00	36° 52' 12"	S69° 22'45"W	15.81
C26	141.82	50.00	162° 30' 54"	N47° 47'54"W	98.84
C27	16.09	25.00	36° 52' 12"	N15° 01'27"E	15.81
C28	38.74	25.00	88° 46' 30"	N47° 47'54"W	34.98
C29	39.80	25.00	91° 13' 30"	S42° 12'06"W	35.73
C30	39.02	25.00	89° 25' 49"	S47° 28'15"E	35.18
C31	39.52	25.00	90° 34' 11"	S42° 31'45"W	35.53
C32	38.74	25.00	88° 46' 30"	N47° 47'54"W	34.98
C33	39.80	25.00	91° 13' 30"	N42° 12'06"E	35.73
C34	36.84	25.00	84° 26' 17"	S45° 35'42"W	33.60
C35	13.06	25.00	29° 55' 35"	N77° 13'22"W	12.91
C36	131.84	50.00	151° 4' 40"	S42° 12'06"W	96.83
C37	13.06	25.00	29° 55' 35"	S18° 22'27"E	12.91
C38	36.33	25.00	83° 15' 27"	S43° 03'33"W	33.22



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 BLOCK NUMBER

A - INDICATES RESERVE

✂ - STREET NAME BREAK

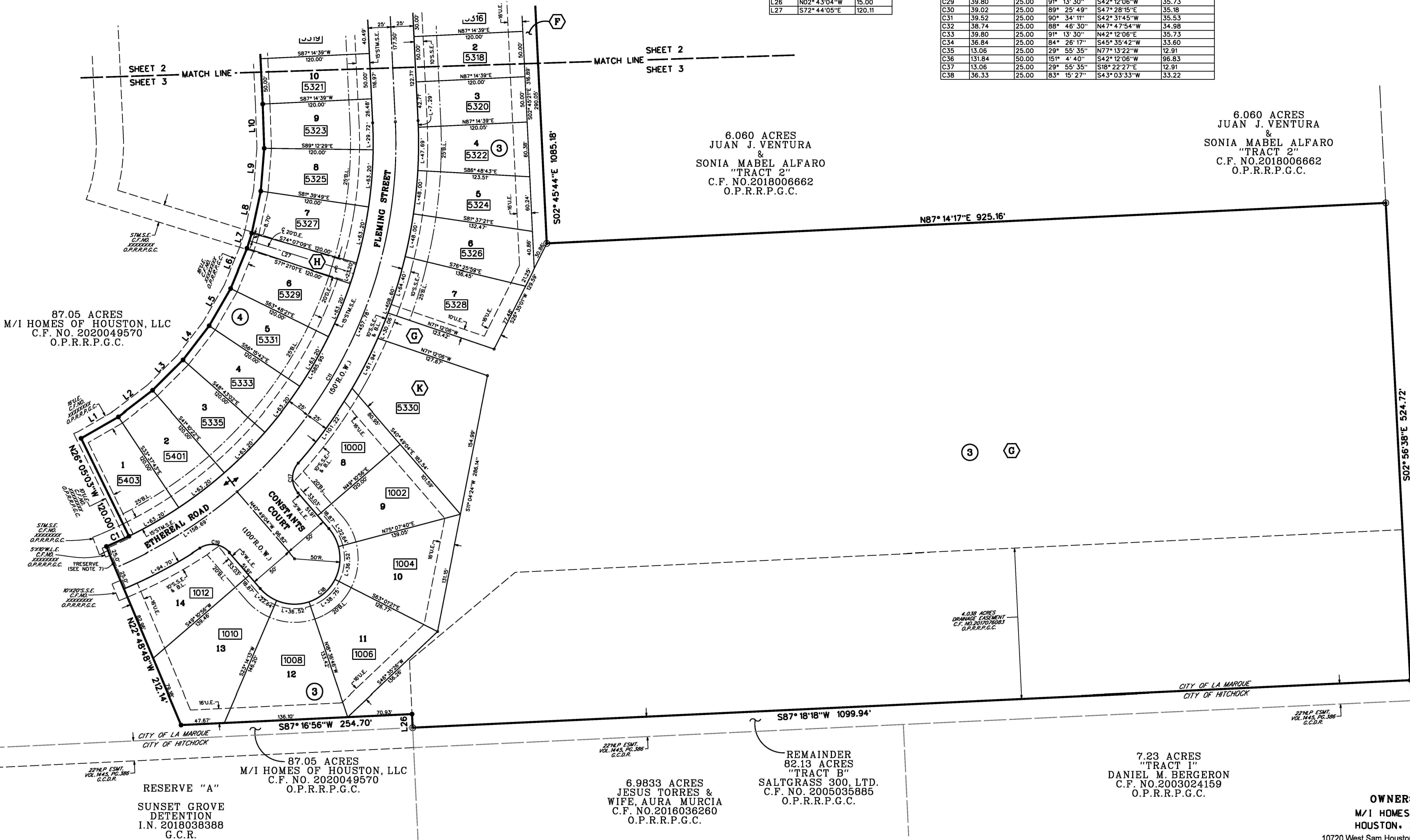
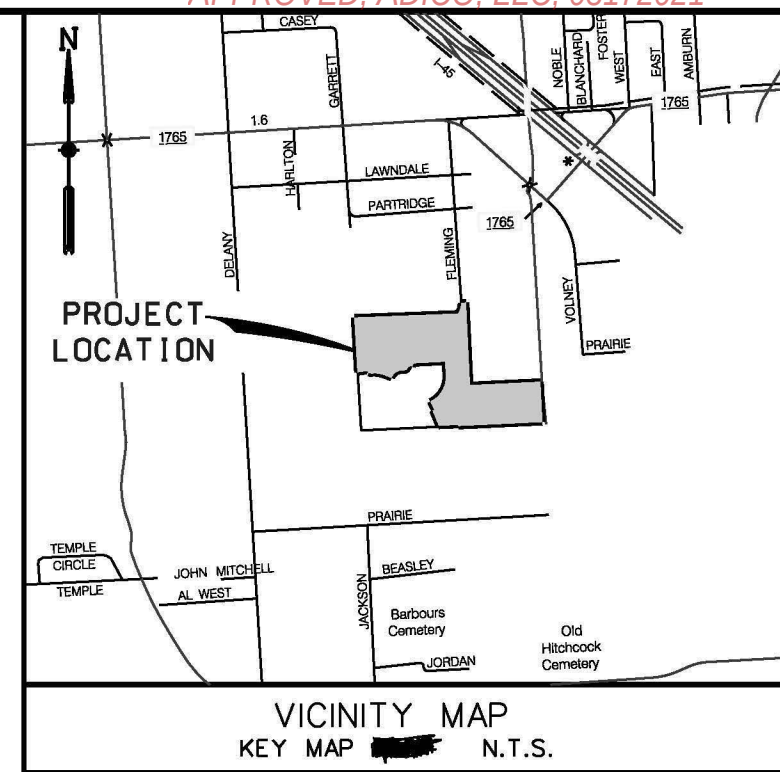
LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N60°08'37"E	47.37
L2	N52°35'58"E	47.37
L3	N45°03'18"E	47.37
L4	N37°30'38"E	47.37
L5	N29°57'58"E	47.37
L6	N22°25'19"E	47.37
L7	N17°15'55"E	17.40
L8	N12°06'31"E	47.37
L9	N04°33'51"E	47.37
L10	N0°56'42"W	48.76
L11	S22°18'36"W	43.85
L12	S87°16'56"W	49.22
L13	N69°07'44"W	130.43
L14	N81°23'39"W	119.96
L15	S06°15'23"W	9.83
L16	N83°44'37"W	60.00
L17	N27°28'28"E	29.94
L18	N02°45'44"W	2.30
L19	N87°13'22"E	60.00
L20	N42°12'06"E	5.97
L21	S47°47'54"E	9.33
L22	S02°45'44"E	2.31
L23	S06°15'23"W	66.18
L24	S20°07'58"W	35.63
L25	N8°48'51"E	36.00
L26	N02°43'04"W	15.00
L27	S72°44'05"E	120.11

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	27.40	480.00	3° 16' 15"	N65°33'05"E	27.40
C2	83.36	50.00	95° 31' 24"	S64°30'55"W	74.04
C3	30.77	25.00	70° 51' 44"	S52°01'04"W	28.87
C4	175.03	150.00	66° 51' 29"	S53°51'12"W	165.27
C5	44.67	25.00	102° 23' 4"	N44°56'09"W	38.96
C6	115.42	1470.00	4° 29' 56"	S81°37'21"W	115.39
C7	116.10	220.00	30° 14' 12"	N12°21'22"E	114.76
C8	182.05	1500.00	6° 57' 14"	S82°59'43"W	181.94
C9	131.83	250.00	30° 14' 12"	S12°21'22"W	130.41
C10	131.90	250.00	30° 13' 49"	S12°21'34"W	130.38
C11	616.47	505.00	69° 56' 33"	S32°12'56"W	578.90
C12	87.57	55.00	91° 13' 30"	S42°12'06"W	78.61
C13	101.24	600.00	9° 40' 2"	S01°25'22"W	101.12
C14	77.47	50.00	88° 46' 30"	S47°47'54"E	69.95
C15	39.38	25.00	90° 14' 34"	S47°52'38"E	35.43
C16	39.16	25.00	89° 45' 26"	S42°07'22"W	35.28
C17	35.88	25.00	82° 14' 1"	S00°17'57"W	32.88
C18	157.08	50.00	160° 0' 0"	S49°10'56"W	100.00
C19	35.88	25.00	82° 14' 1"	N81°56'04"W	32.88
C20	18.85	300.00	3° 35' 59"	N04°33'20"W	18.85
C21	18.85	300.00	3° 35' 59"	N04°33'20"W	18.85
C22	39.02	25.00	89° 25' 49"	N47°28'15"W	35.18
C23	39.52	25.00	90° 34' 11"	S42°31'45"W	35.53
C24	39.02	25.00	89° 25' 49"	N47°28'15"W	35.18
C25	16.09	25.00	36° 52' 12"	S69°22'45"W	15.81
C26	141.82	50.00	162° 30' 54"	N47°47'54"W	98.84
C27	16.09	25.00	36° 52' 12"	N15°01'27"E	15.81
C28	38.74	25.00	88° 46' 30"	N47°47'54"W	34.98
C29	39.80	25.00	91° 13' 30"	S42°12'06"W	35.73
C30	39.02	25.00	89° 25' 49"	S47°28'15"E	35.18
C31	39.52	25.00	90° 34' 11"	S42°31'45"W	35.53
C32	38.74	25.00	88° 46' 30"	N47°47'54"W	34.98
C33	39.80	25.00	91° 13' 30"	N42°12'06"E	35.73
C34	36.84	25.00	84° 28' 17"	S45°35'42"W	33.60
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C38	36.33	25.00	83° 15' 27"	S43°03'33"W	33.22

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	1.18 AC. / 51,629 SF.
RESERVE "B"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	2.46 AC. / 107,316 SF.
RESERVE "C"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.39 AC. / 17,132 SF.
RESERVE "D"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,732 SF.
RESERVE "E"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.04 AC. / 1,610 SF.
RESERVE "F"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,584 SF.
RESERVE "G"	DETENTION / OPEN SPACE / INCIDENTAL UTILITIES	12.49 AC. / 543,957 SF.
RESERVE "H"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.06 AC. / 2,437 SF.
RESERVE "I"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,711 SF.
RESERVE "J"	PARK / INCIDENTAL UTILITIES	2.06 AC. / 89,666 SF.
RESERVE "K"	PARK / INCIDENTAL UTILITIES	0.34 AC. / 15,003 SF.
TOTAL:		19.35 AC. / 842,777 SF.



NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 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.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
- AMBROSE SECTION ONE 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 4481670385G, MAP REVISED AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY THE HOMEOWNERS.
- 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 ADJUT 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.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE AMBROSE PLANNED DEVELOPMENT DISTRICT (0-2020-005).

FINAL PLAT AMBROSE SECTION ONE

A SUBDIVISION OF 41.74 ACRES

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

106 LOTS 6 BLOCKS 11 RESERVES

MAY, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3680
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

PLANNER:



7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3680, Fax

OWNER:

M/I HOMES OF

HOUSTON, LLC

10720 West Sam Houston Pkwy N #100,

Houston, TX 77064

Tel: (281) 223-1602

7.23 ACRES
"TRACT I"
DANIEL M. BERGERON
C.F. NO. 2003024159
O.P.R.R.P.G.C.

REMAINDER
82.13 ACRES
"TRACT B"
SALTGRASS 300, LTD.
C.F. NO. 2005035885
O.P.R.R.P.G.C.

6.9833 ACRES
JESUS TORRES &
WIFE, AURA MURCIA
C.F. NO. 2016036260
O.P.R.R.P.G.C.

RESERVE "A"
SUNSET GROVE
DETENTION
I.N. 2018038388
G.C.R.

87.05 ACRES
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020049570
O.P.R.R.P.G.C.

Tuesday, February 2, 2021

Jeff Ebersole
Costello, Inc.
2107 City West Blvd., 3rd Floor
Houston, TX 77042

Re: Detention Improvements and Mass Grading for Ambrose Development Construction Plans
Letter of No Objection
COLM Project No. CC 2020-014
Adico, LLC Project No. 18100-3-064

Dear Mr. Ebersole;

On behalf of the City of La Marque, Adico, LLC has reviewed the third submittal for the Detention Improvements and Mass Grading for Ambrose construction plans, received on or about February 2, 2021. The project has been reviewed in accordance with the City of La Marque Engineering Design Criteria Manual effective January 14, 2019.

Based on our review, we have no objections to the plans as resubmitted on February 2, 2021. Attached are the signed plans for your use.

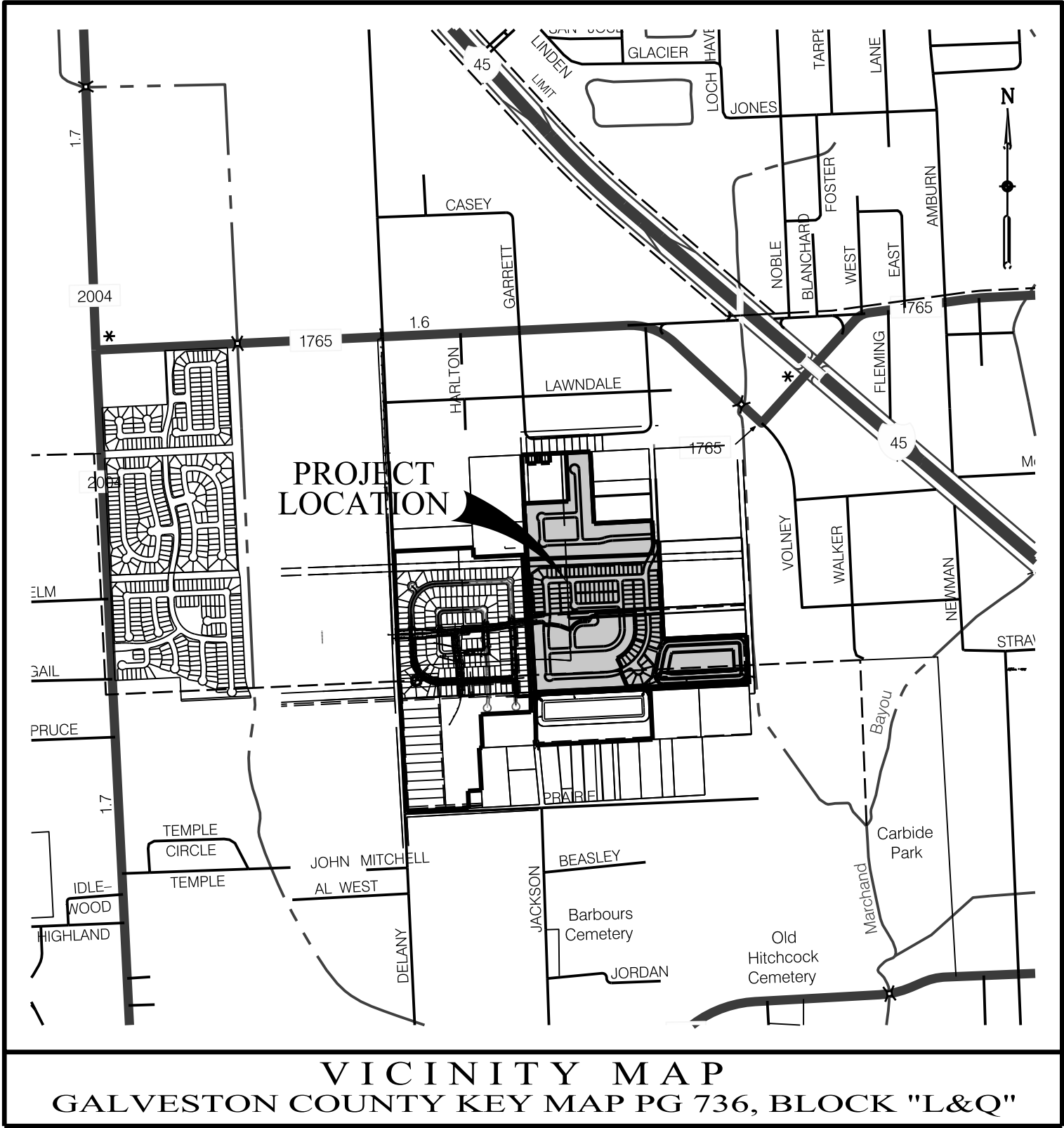
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


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

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-3-064

CONSTRUCTION PLANS FOR DETENTION IMPROVEMENTS AND MASS GRADING FOR AMBROSE LOCATED IN THE CITY OF LA MARQUE GALVESTON COUNTY, TEXAS



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	GENERAL NOTES
3.	DETENTION POND PLAN
4.	BASIN DRAINAGE AREA LAYOUT
PLAN AND ROFILES	
5.	EXISTING OUTFALL 1 AND EXISTING OUTFALL 2
LAYOUTS	
6.	MASS GRADING LAYOUT #1
7.	MASS GRADING LAYOUT # 2
8.	CROSS SECTIONS
9.	POLLUTION PREVENTION PLAN
DETAILS	
10.	CITY OF LA MARQUE STORM DETAILS 1 OF 2
11.	CITY OF LA MARQUE STORM DETAILS 2 OF 2
12.	BACKSLOPE INTERCEPTOR STRUCTURE & OUTFALL DETAILS
13.	CITY OF LA MARQUE PPP DETAILS 1 OF 2
14.	CITY OF LA MARQUE PPP DETAILS 2 OF 2

Contractor shall notify the City of La Marque
c/o Adico, LLC (Dinh V. Ho, P.E. @ 832-895-1093
or inspections@adico-llc.com) 48 hours
before commencing work.

CITY OF LA MARQUE, TEXAS

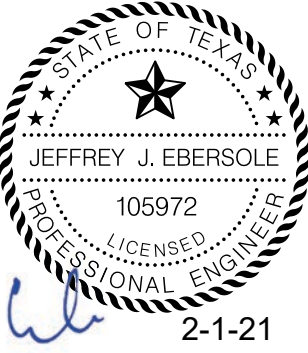
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.

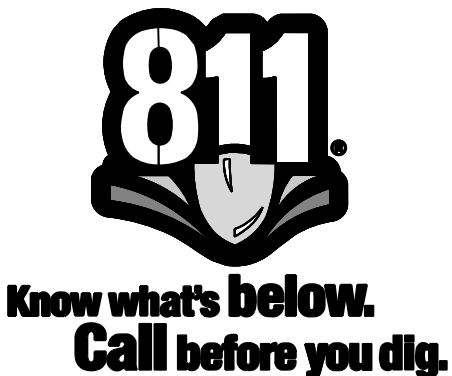



DINH V. HO, P.E., CITY ENGINEER

02022021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

NO.	REVISION	DATE	BY
 Engineering and Surveying 2107 CityWest Blvd., 3rd Floor Houston, Texas 77042 (713) 783-7788 (713) 783-3580, Fax TBPE FIRM REG. No. 280 TBPLS FIRM REG. No. 100486  STATE OF TEXAS JEFFREY J. EBERSOLE 105972 LICENSED PROFESSIONAL ENGINEER 2-1-21			
PRIVATE UTILITY LINES SHOWN			
Date: Centerpoint Energy/ Electric Facilities. (approved only for crossing underground ductlines, unless otherwise noted.) Valid At Time Of Review Only AT&T TEXAS/SBC UTILITY LINES SHOWN			
Date: Approved for AT&T TEXAS/SBC underground conduit facilities only. Signature valid for one year.			
Date: Centerpoint Energy/ Gas Facilities GAS service lines are not shown.) NOTICE: AT LEAST 48 HOURS BEFORE EXCAVATING IN STREET R.O.W. OR EASEMENTS CALL LONE STAR NOTIFICATION CENTER, (713) 223-4567 OR 1-800-669-8344 TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED. CALL CENTERPOINT AT 713-207-7777.			
SHEET 1			
OF 14 SHEETS			
JOB NO. 2020209-500			



P:\Salinas\AMBROSE\DETENTION FOND\DCNS\2020-209 SHEET 02 - NOT.dgn
2/1/2021 3:29:23 PM

GENERAL CONSTRUCTION NOTES

1 WATER LINES, WASTEWATER COLLECTION SYSTEMS AND DRAINAGE SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LA MARQUE ENGINEERING DESIGN CRITERIA MANUAL UNLESS OTHERWISE NOTED AND APPROVED ON THESE PLANS.

2 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO PAVING, WATER LINES, WASTEWATER COLLECTION SYSTEMS AND STORM SEWERS DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF LA MARQUE, DEPARTMENT OF PUBLIC WORKS, AT NO COST TO THE OWNER. CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT & PRE-CONSTRUCTION MEETING IS HELD WITH THE CITY OF LA MARQUE.

3 CONTRACTOR SHALL NOTIFY CITY OF LA MARQUE C/O ADICO, LLC (DHW V. HO, P.E. # 832-895-1093 OR INSPECTIONS@ADICO-LLC.COM) FORTY-EIGHT (48) HOUR IN ADVANCE OF COMMENCING ANY CONSTRUCTION.

4 CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY CITY OF LA MARQUE PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN CITY ROAD RIGHT-OF-WAY.

5 CONTRACTOR SHALL GIVE ENGINEER 48 HOURS NOTICE FOR CONSTRUCTION STAKING.

6 ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS SHALL BE HAULED OFF SITE BY THE CONTRACTOR. THE COST FOR THIS WORK INCLUDING HAUL WILL BE CONSIDERED AS INCIDENTAL COST TO THE OTHER ITEMS OF THE WORK.

7 CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED IMPROVEMENTS.

8 CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. CONTRACTOR SHALL NOTIFY UTILITIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTACT TEXAS ONE-CALL 811.

9 CONTRACTOR SHALL CONFINE ALL WORK EFFORTS WITHIN THE DESIGNATED AREA UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER. EXTREME CARE SHOULD BE EXERCISED NEAR ADJACENT PROPERTY TO PROTECT ANY EXISTING TREES, FENCES, LANDSCAPING AND OTHER EXISTING FEATURES.

10 ALL EXISTING LANDSCAPING, SIDEWALKS, FENCES, UTILITIES AND OTHER EXISTING FACILITIES DAMAGED DURING CONSTRUCTION WILL BE REPLACED OR REPAIRED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

11 ALL CONSTRUCTION WHICH HINDERS TRAFFIC OR REQUIRES TRAFFIC DIVERSION SHALL BE IN CONFORMANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

12 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PURCHASING ANY WATER NEEDED FOR CONSTRUCTION OR TESTING. THE PURCHASE OF WATER FOR CONSTRUCTION OR TESTING WILL BE CONSIDERED INCIDENTAL TO THE VARIOUS OTHER ITEMS OF WORK.

13 ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF GALVESTON COUNTY DRAINAGE DISTRICT NO. 2, THE CITY OF LA MARQUE, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE ENGINEER.

14 ALL FINAL SANITARY MANHOLE RIM ELEVATIONS ARE TO BE SET AT 3 INCHES ABOVE FINISHED GRADE. ALL STORM MANHOLE RIM ELEVATIONS SHALL BE SET AT 2 INCHES ABOVE FINISH GRADE, EXCEPT THOSE WITHIN PAVEMENT. ALL EXISTING MANHOLES WITHIN OR ADJACENT TO THE PROJECT ARE TO BE ADJUSTED TO 2 INCHES ABOVE FINISHED GRADE AFTER FINAL GRADING IS COMPLETE. IF THIS NOTE CONFLICTS WITH THE ELEVATIONS OR NOTES ON THE PLANS, THIS NOTE SHALL GOVERN.

15 MAINTAIN A MINIMUM OF 1' CLEARANCE BETWEEN ALL UTILITIES.

16 INCLUDE PRICE OF ALL BEDDING AND BACKFILL REQUIRED FOR WATERLINES, SANITARY SEWERS, AND STORM SEWERS IN PRICE BID PER LINEAR FOOT OF PIPE.

17 FLOW LINE ELEVATIONS AT MANHOLES ARE BASED ON DISTANCE BETWEEN MANHOLES AND NOT CENTERLINE RIGHT-OF-WAY STATIONING.

18 UPON PROJECT COMPLETION AND PRIOR TO FINAL RELEASE OF RETAINAGE, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF "PROJECT'S RECORD DOCUMENTS" OF THE CONTRACT AS THEY RELATE TO THE RESPECTIVE CONTRACTOR. PROVIDE THE CITY OF LA MARQUE PUBLIC WORKS DEPARTMENT WITH ONE FULL PAPER AND ELECTRONIC SET OF RECORD DRAWINGS.

19 DELIVERY TICKETS FOR ALL MATERIALS (E.G., CONCRETE, CEMENT STABILIZED SAND, ETC.) SHALL BE MAINTAINED BY THE CONTRACTOR AND UPON REQUEST, BE MADE AVAILABLE FOR REVIEW BY THE ENGINEER.

20 PRIOR TO FINAL RELEASE OF RETAINAGE, THE CONTRACTOR SHALL PROVIDE A NOTARIZED CERTIFICATION THAT ALL MATERIALS INSTALLED IN THE PROJECT ARE COMPLETE IN PLACE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

21 ALL WATER, SANITARY AND STORM SEWER STUBS ARE TO BE MARKED WITH FOUR (4) FOOT LONG 6" P.V.C. MARKERS WITH A MINIMUM OF TWO (2) FEET EXPOSED. MARKERS ARE TO BE CAPPED.

22 ALL FILL AREAS SHALL BE PROOF ROLLED BEFORE PLACING FILL. AFTER PROOF ROLLING, SCARIFY THE SURFACE TO RECEIVE FILL TO CREATE A BOND BETWEEN THE EXISTING GROUND AND THE FIRST LIFT OF FILL. PLACE FILL IN LOOSE 6-8 INCH LIFTS. ADJUST MOISTURE CONTENT TO BETWEEN +/- 2% OF OPTIMUM AND COMPACT FILL TO 95% STANDARD PROCTOR DENSITY (ASTM D 698).

23 UTILITY SPOIL SHALL REMAIN ON SITE AND BE INCORPORATED INTO THE FILL REQUIRED FOR THE LOT GRADING PLAN.

24 ALL TRENCHES UNDER OR WITHIN 3' OF BACK OF CURB SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND TO THE BOTTOM OF PAVEMENT SUBGRADE.

25 THESE PLANS, PREPARED BY COSTELLO, INC., DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 652 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE REGULAR SESSION AND CURRENT OSHA STANDARDS FOR TRENCH SAFETY. DESIGN OF TRENCH SAFETY SYSTEMS, SEALED BY A LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO EXECUTION OF A CONTRACT FOR THIS WORK.

STORM SEWER CONSTRUCTION NOTES

1 REINFORCED CONCRETE PIPE (C-76 CLASS III) STORM SEWER SHALL BE INSTALLED BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY OF LA MARQUE DETAILS.

2 ALL CEMENT STABILIZED SAND FOR BEDDING AND BACKFILL OF WATERLINES, SANITARY SEWERS AND STORM SEWERS SHALL BE IN CONFORMANCE WITH THE CITY OF LA MARQUE DETAILS.

3 ALL STORM SEWERS UNDER OR WITHIN THREE (3) FEET OF PROPOSED OR FUTURE PAVEMENT SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND TO SUBGRADE.

4 ALL STORM SEWER INLETS SHALL BE TYPE "B-B" OR TYPE "C-I" AS INDICATED ON PLANS. ALL INLETS SHALL BE INSTALLED WITH GRATES, NOT PLATES. ALL STORM SEWER INLETS SHALL BE PRECAST.

5 REINFORCED CONCRETE PIPE SHALL BE ASTM C-76, CLASS III. ALL PIPE SHALL HAVE "O" RING RUBBER GASKET JOINTS AS PER ASTM C-443.

6 BEDDING AND BACKFILL IS TO BE CONSIDERED SUBSIDIARY TO PAY ITEMS FOR PIPE AND INLETS AND SHALL NOT BE PAID FOR DIRECTLY. CEMENT STABILIZED BACKFILL SHALL BE USED FOR ALL STORM SEWERS.

7 ALL STORM SEWER MANHOLES SHALL BE STANDARD TYPE "C" UNLESS OTHERWISE NOTED. ALL STORM SEWER MANHOLES SHALL BE PRECAST.

8 ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8" BRICK WALLS UNLESS OTHERWISE SHOWN.

9 ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE FINAL DRAFT OF STORMWATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES AS PREPARED BY GALVESTON COUNTY DD2 AND THE CITY OF LA MARQUE IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

10 EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO CITY OF LA MARQUE STANDARDS.

11 CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK.

COMPACTED FILL NOTES

1. ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE COMPLETELY STRIPPED (A MINIMUM OF 4-INCHES). STRIPPINGS SHALL BE TEMPORARY STOCKPILED. ALL TREES AND HEAVY BRUSH SHALL BE REMOVED FROM THE PROJECT SITE. ALL AREAS TO BE FILLED SHALL BE PROOF ROLLED. PROOF ROLLING SHALL BE DONE IN THE PRESENCE OF THE ENGINEER OR TESTING LABORATORY. AND SHALL BE PERFORMED WITH A FULLY LOADED DUMP TRUCK OR OTHER EQUIPMENT APPROVED BY THE ENGINEER. AREAS OF SOFT SPOTS SHALL BE REMOVED AND RECOMPACTED TO DENSITY OF ADJACENT SOIL. (NO SEPARATE PAY). FOLLOWING PLACEMENT OF FILL, THE STRIPPING SHALL BE EVENLY SPREAD OVER THE FILL AREA. ALL ELEVATIONS SHOWN DENOTE FINAL ELEVATIONS AFTER TOPSOIL STRIPPINGS HAVE BEEN SPREAD OVER FILL AREA.

2. ALL FILL MUST BE CLEAN MATERIAL, FREE FROM TRASH, ROOTS, STRIPPINGS AND OTHER DELETERIOUS MATERIAL. ALL PROP. FILL SHALL BE PLACED ON PREPARED SURFACES IN LOOSE LAYERS NOT EXCEEDING 8-INCHES THICKNESS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DEFINED BY THE STANDARD PROCTOR TEST ASTM D 698 AT +/- 2 POINTS OF OPTIMUM MOISTURE CONTENT. EACH LAYER OF COMPACTED FILL SHALL BE TESTED TO DETERMINE THE PERCENTAGE OF COMPACTION ACHIEVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TESTING LABORATORY.

3. ALL EXISTING DITCHES TO BE FILLED, OR THOSE FILLED DURING THE COURSE OF THE PROJECT SHALL BE MUCKED OUT TO REMOVE ALL WET AND SPONGY MATERIAL. REMOVED MATERIAL SHALL BE STOCKPILED WITH TOPSOIL AND BE SPREAD OUT OVER PROJECT SITE. ALL OBJECTIONABLE MATERIAL, INCLUDING TRASH, SHALL BE REMOVED FROM THE SITE. ALL FILL SHALL BE PLACED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND APPLICABLE CONSTRUCTION PLAN NOTES.

4. ALL ELEVATIONS SHOWN DENOTE FINAL ELEVATIONS AFTER TOPSOIL STRIPPINGS HAVE BEEN SPREAD OVER FILL AREAS.

5. FILL AT PROPERTY LINES AND AT DITCHES SHALL BE PLACED SUCH THAT THE SLOPE DOES NOT EXCEED 4- FEET HORIZONTALLY TO 1-FOOT VERTICALLY.

6. OFF-ROAD TYPE CONSTRUCTION VEHICLES WILL NOT BE ALLOWED TO CROSS ANY PUBLIC STREET.

7. ALL FILL AREAS WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE PROOFROLLED PRIOR TO RECEIVING FILL.

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF UNDERGROUND GAS MAIN LINES AND SERVICE LINES ARE NOT SHOWN ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

CAUTION: ELECTRICAL FACILITIES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL CENTERPOINT ENERGY.

UNDERGROUND ELECTRICAL, TELECOMMUNICATION AND CABLE TV LINES ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING CONSTRUCTION TO HAVE THESE LINES FIELD LOCATED. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

GCDD2 DISTRICT NOTES

1. CONTRACT GALVESTON CO. DRAINAGE DISTRICT NO. 2 AT LEAST 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION OF IMPROVEMENTS FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN DISTRICT RIGHTS-OF-WAY OR DRAINAGE EASEMENTS.
3. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER(S). (USE THIS NOTE FOR PRIVATE SYSTEMS ONLY.)
4. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION. CONTRACTOR TO PROVIDE GALVESTON CO. DRAINAGE DISTRICT NO.1 WITH PROPOSED GRASS TYPE, APPLICATION RATE, AND APPLICATION METHOD FOR APPROVAL PRIOR TO COMMENCING WORK.
5. PLANTINGS, FLOWER BEDS, OTHER LANDSCAPING, OR FILL MATERIALS ARE NOT PERMITTED IN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.

BENCHMARK

NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J

LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-ME IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J

LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P EASEMENT, BENCH-ME IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA			
NO.	REVISION	DATE	BY
DESIGNED BY: _____			
DESIGN CHECKED BY: _____			
DRAWN BY: _____			
COGO CHECKED BY: _____			
SURVEY CHECKED BY: _____			
QA/QC BY: _____ DATE: _____			
QA/QC REVISIONS BY: _____			

DETENTION IMPROVEMENTS AND MASS GRADING

GENERAL NOTES



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100488



JEFFREY J. EBERSOLE
105972
LICENSED PROFESSIONAL ENGINEER
2-1-21

PRIVATE UTILITY LINES SHOWN	
CITY OF LA MARQUE, TEXAS	
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.	
 DHW V. HO, P.E., CITY ENGINEER	02212021 DATE
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES	

DRAWING SCALE:	
SHEET	2
OF	14 SHEETS
JOB NO. 2020209-500	

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

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ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY
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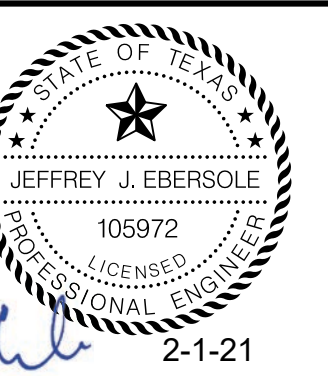
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DESIGN CHECKED BY: _____
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SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

DETENTION POND LAYOUT



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. NO. 280
TBPB FIRM REG. NO. 100486



PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



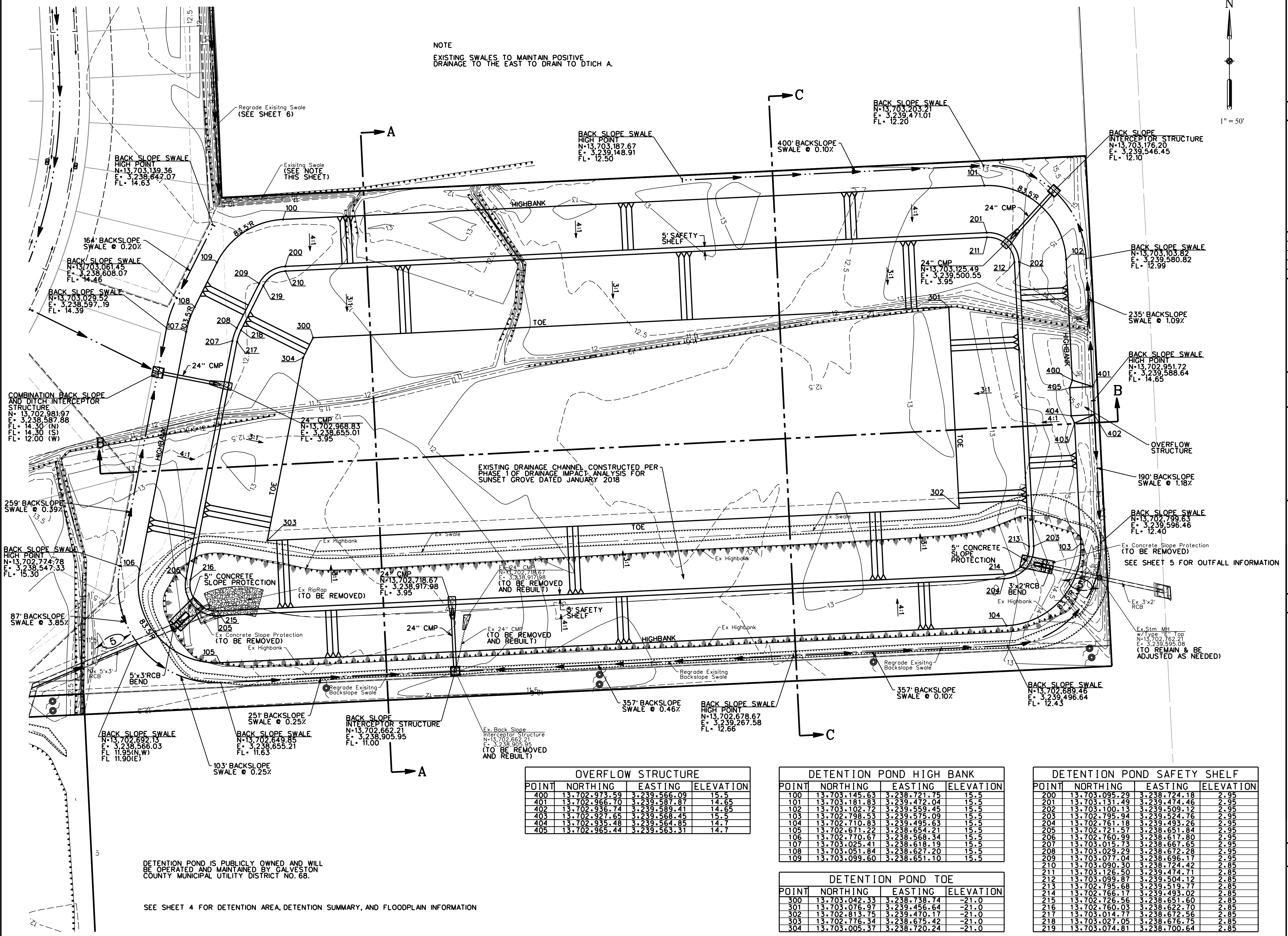
Ad H. P.E.
DIRT/HV, H.O., P.E., CITY ENGINEER
02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 50'

SHEET
3
OF 14 SHEETS
JOB NO. 2020209-500

NOTE
EXISTING SWALES TO MAINTAIN POSITIVE DRAINAGE TO THE EAST TO DRAIN TO DITCH A.



OVERFLOW STRUCTURE			
POINT	NORTHING	EASTING	ELEVATION
400	13,702,973.59	3,239,566.09	15.5
401	13,702,966.70	3,239,587.87	14.65
402	13,702,936.74	3,239,589.41	14.65
403	13,702,927.65	3,239,568.45	15.5
404	13,702,935.48	3,239,564.85	14.7
405	13,702,965.44	3,239,563.31	14.7

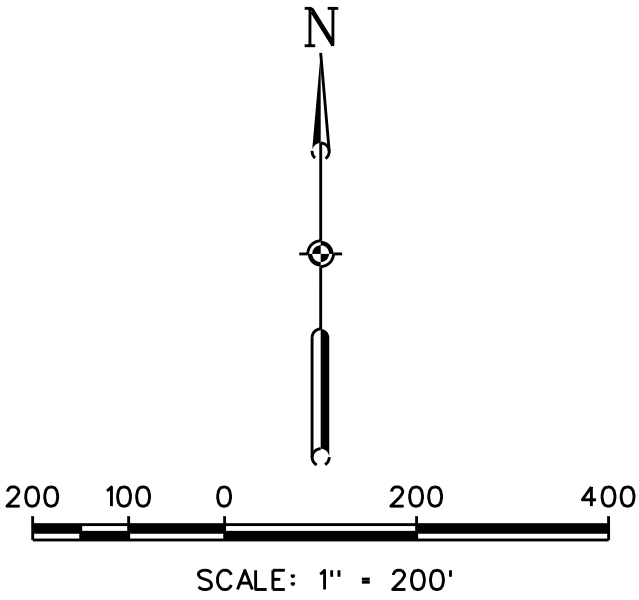
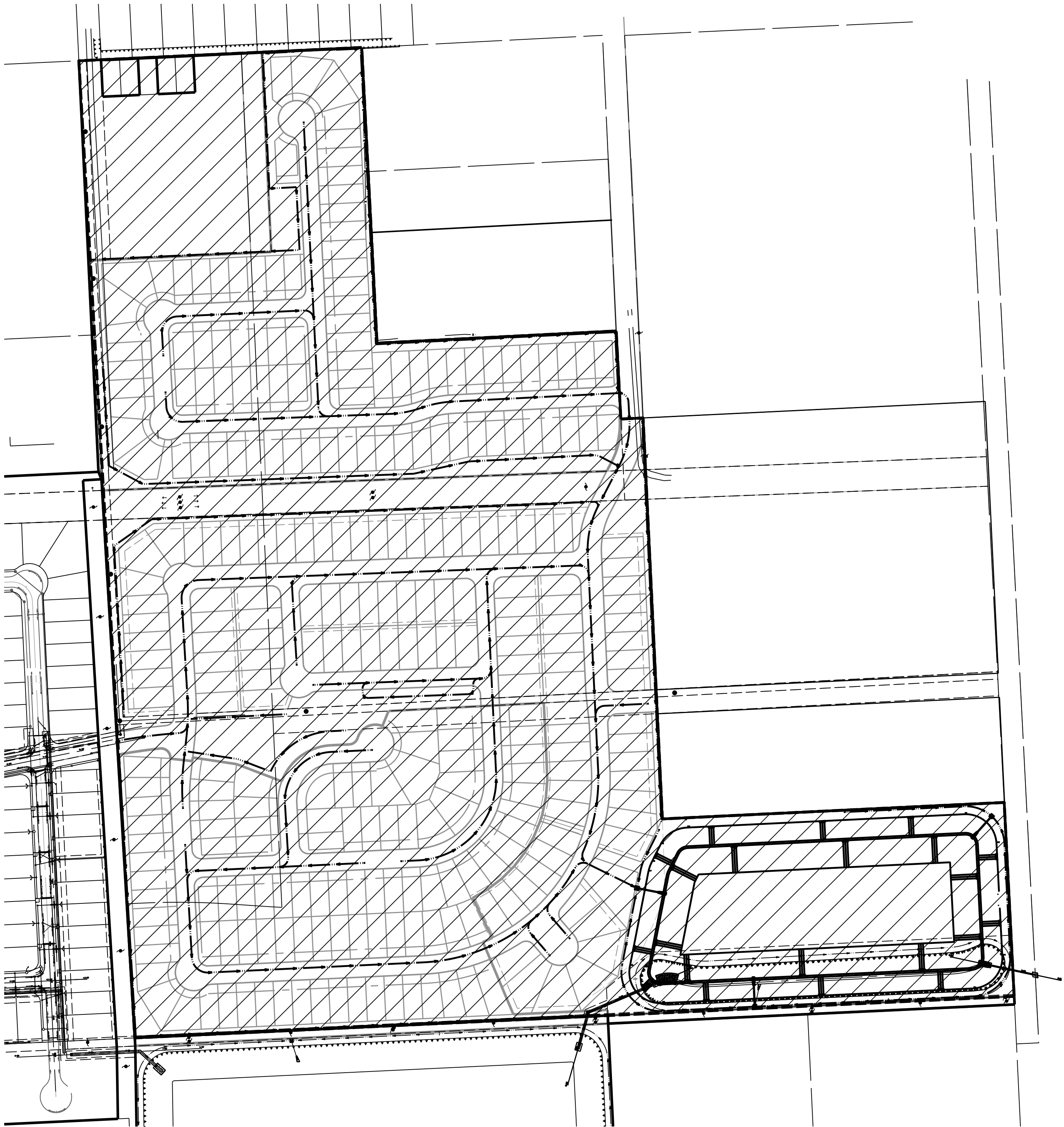
DETENTION POND HIGH BANK			
POINT	NORTHING	EASTING	ELEVATION
100	13,703,145.63	3,238,721.75	15.5
101	13,703,181.83	3,239,472.04	15.5
102	13,703,102.72	3,239,559.45	15.5
103	13,702,798.53	3,239,575.09	15.5
104	13,702,710.83	3,239,495.63	15.5
105	13,702,671.22	3,238,654.21	15.5
106	13,702,770.67	3,238,568.34	15.5
107	13,703,025.41	3,238,618.19	15.5
108	13,703,051.84	3,238,627.20	15.5
109	13,703,099.60	3,238,651.10	15.5

DETENTION POND TOE			
POINT	NORTHING	EASTING	ELEVATION
300	13,703,042.33	3,238,738.74	-21.0
301	13,703,076.97	3,239,456.64	-21.0
302	13,702,813.75	3,239,470.17	-21.0
303	13,702,776.34	3,238,675.42	-21.0
304	13,703,005.37	3,238,720.24	-21.0

DETENTION POND SAFETY SHELF			
POINT	NORTHING	EASTING	ELEVATION
200	13,703,095.29	3,238,724.18	2.95
201	13,703,131.49	3,239,474.46	2.95
202	13,703,100.13	3,239,509.12	2.95
203	13,702,795.94	3,239,524.76	2.95
204	13,702,761.18	3,239,493.26	2.95
205	13,702,721.57	3,238,651.84	2.95
206	13,702,760.99	3,238,617.80	2.95
207	13,703,015.73	3,238,667.65	2.95
208	13,703,029.29	3,238,672.28	2.95
209	13,703,077.04	3,238,696.17	2.95
210	13,703,090.30	3,238,724.42	2.85
211	13,703,126.50	3,239,474.71	2.85
212	13,703,099.87	3,239,504.12	2.85
213	13,702,755.68	3,239,519.77	2.85
214	13,702,766.17	3,239,493.02	2.85
215	13,702,726.56	3,238,651.60	2.85
216	13,702,760.03	3,238,622.70	2.85
217	13,703,014.77	3,238,672.56	2.85
218	13,703,027.05	3,238,676.75	2.85
219	13,703,074.81	3,238,700.64	2.85

DETENTION POND IS PUBLICLY OWNED AND WILL BE OPERATED AND MAINTAINED BY GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 68.

SEE SHEET 4 FOR DETENTION AREA, DETENTION SUMMARY, AND FLOODPLAIN INFORMATION



LEGEND

 BASIN DRAINAGE AREA

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
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DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND
MASS GRADING

BASIN DRAINAGE
AREA LAYOUT

Costello

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486

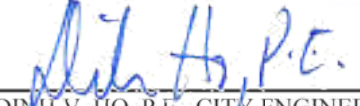

JEFFREY J. EBERSOLE
105972
LICENSED PROFESSIONAL ENGINEER
2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.


CITY OF LA MARQUE
GATEWAY TO THE GULF


D.H. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 200'

SHEET

4

OF 14 SHEETS

JOB NO. 2020209-500

DETENTION SUMMARY	100 YR	10 YR
AREA SERVICED	86.8 AC.	86.8 AC.
DETENTION STORAGE RATE = C's	0.94 AC-FT/AC.	—
DETENTION STORAGE REQUIRED	81.2 AC-FT	—
DETENTION STORAGE PROVIDED	81.2 AC-FT	—
MAXIMUM DESIGN WATER SURFACE ELEV.	13.30	11.98
MAXIMUM OUTFALL RATE ALLOWED	126.1 CFS	71.2 CFS
MAXIMUM OUTFALL RATE PROVIDED	65 CFS	66 CFS
RESTRICTOR SIZE	3x2' RCB	3x2' RCB
RESTRICTOR CALCULATIONS ARE LOCATED IN APPROVED "DRAINAGE IMPACT ANALYSIS REPORT"		

THIS BASIN IS PART OF A COMBINED SYSTEM. THE TOTAL AREA SERVICED IS 156.6 ACRES AT A DETENTION STORAGE RATE OF 1.16 PER THE APPROVED DRAINAGE IMPACT ANALYSIS.

DETENTION POND IS PUBLICLY OWNED AND WILL BE OPERATED AND MAINTAINED BY GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 68.

THIS DEVELOPMENT LIES ENTIRELY IN THE SHADED "X" ZONE PER THE FEMA MAP NUMBER 48167C0385G EFFECTIVE DATE AUGUST 15, 2019

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
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ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

PLAN AND PROFILE

5'x3' RCB STORM SEWER AND 3'x2' RCB STORM SEWER



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIRECTOR, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE:

1" = 40' HORIZ.
1" = 4' VERT.

SHEET

5

OF

14

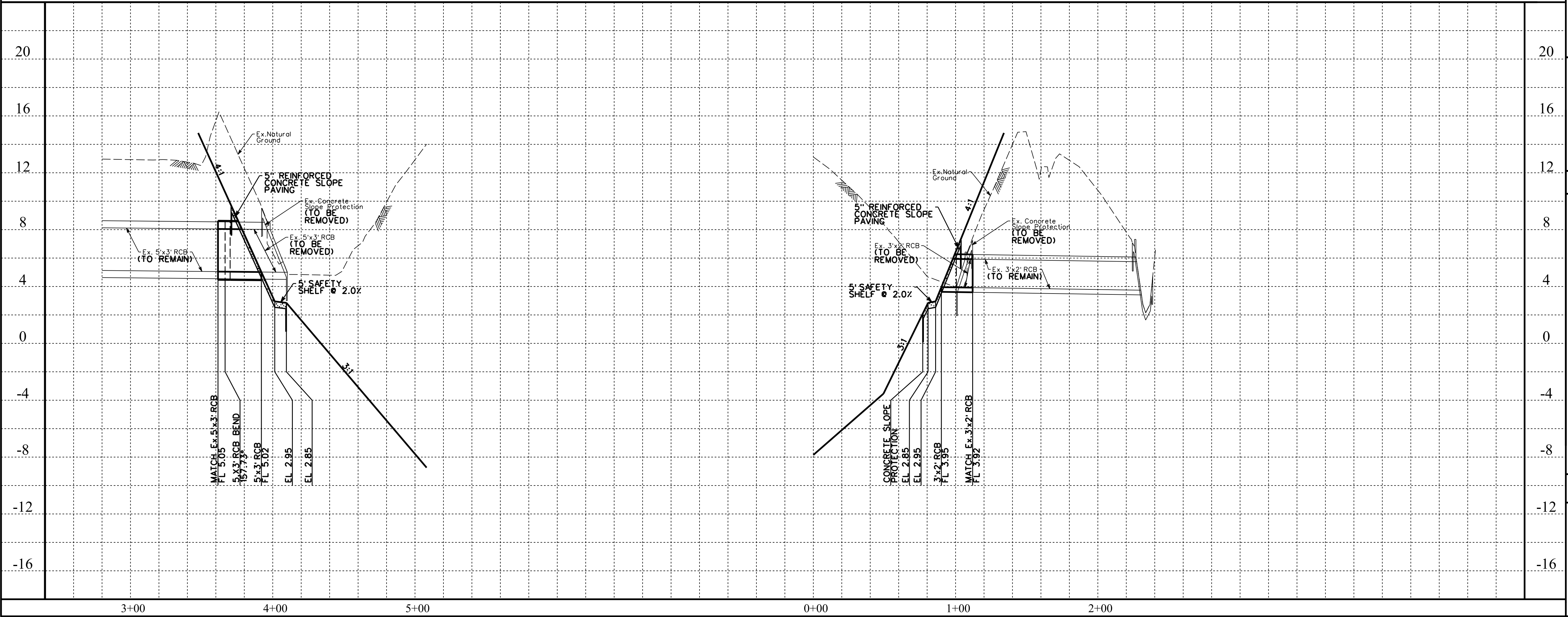
SHEETS

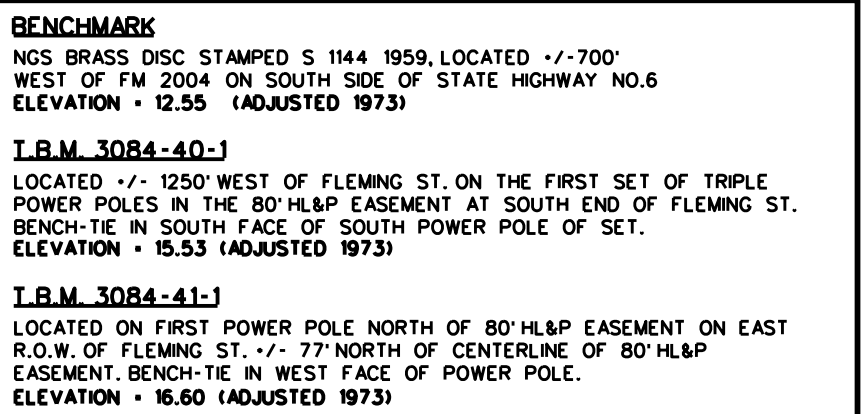
JOB NO. 2020209-500

5' X 3' OUTFALL MODIFICATIONS

3' X 2' OUTFALL MODIFICATIONS

* ALL T/C's IN PLAN & PROFILE VIEW ARE BASED ON 6" CURB DESIGN * CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION *



CL CURVE DATA

NOTE:
ALL EXISTING SANITARY MANHOLE RIMS SHALL
BE ADJUSTED TO BE 3" ABOVE FINISHED GRADE.

NO.	REVISION	DATE	BY
-----	----------	------	----

DESIGNED BY: _____

DESIGN CHECKED BY: _____

DRAWN BY: _____

COGO CHECKED BY: _____

SURVEY CHECKED BY: _____

QA/QC BY: _____ DATE: _____

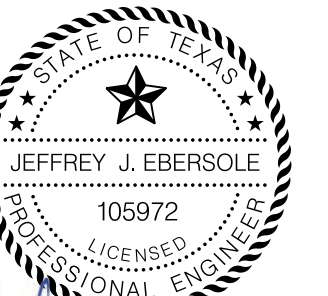
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

FILL PLAN LAYOUT #1



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

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DINH V. HO, P.E.
DINH V. HO, P.E., CITY ENGINEER

212021

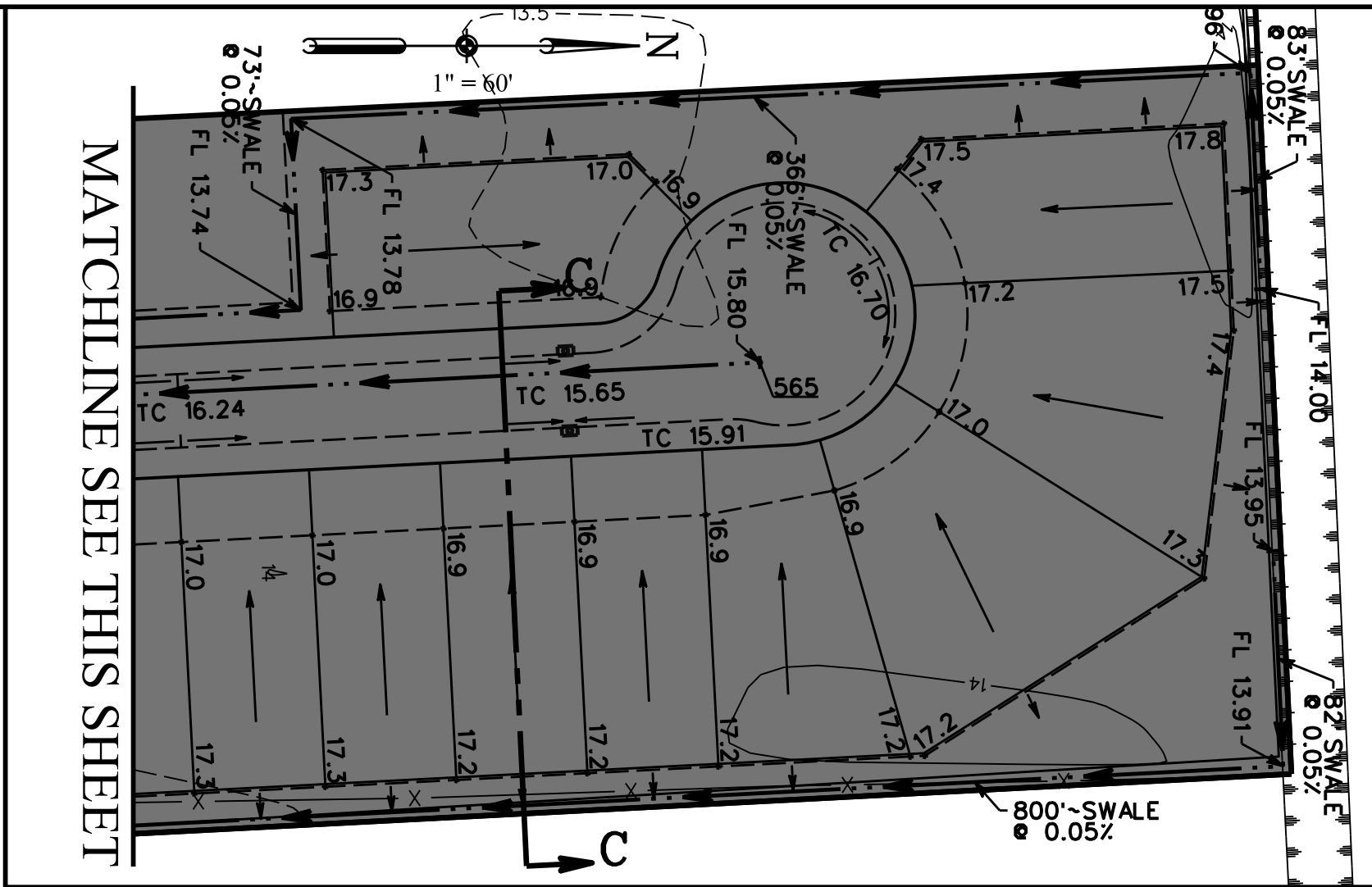
ATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 60'

SHEET
6
OF 14 SHEETS
JOB NO. 2020209-500

MATCHLINE SEE THIS SHEET



BENCHMARK

NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700'
WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

L.B.M. 3084-40-1

LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE
POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST.
BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)

L.B.M. 3084-41-1

LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST
R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P
EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NOTE:
ALL EXISTING SANITARY MANHOLE RIMS SHALL BE
ADJUSTED TO BE 3" ABOVE FINISHED GRADE.

NO.	REVISION	DATE	BY
-----	----------	------	----

DESIGNED BY: _____

DESIGN CHECKED BY: _____

DRAWN BY: _____

COGO CHECKED BY: _____

SURVEY CHECKED BY: _____

QA/QC BY: _____ DATE: _____

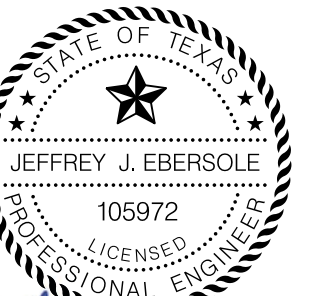
DETENTION IMPROVEMENTS AND MASS GRADING

MASS GRADING LAYOUT #2

Costello



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580 Fax



-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

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DINH V. HO, P.E.
DINH V. HO, P.E., CITY ENGINEER

212021

ATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 60'

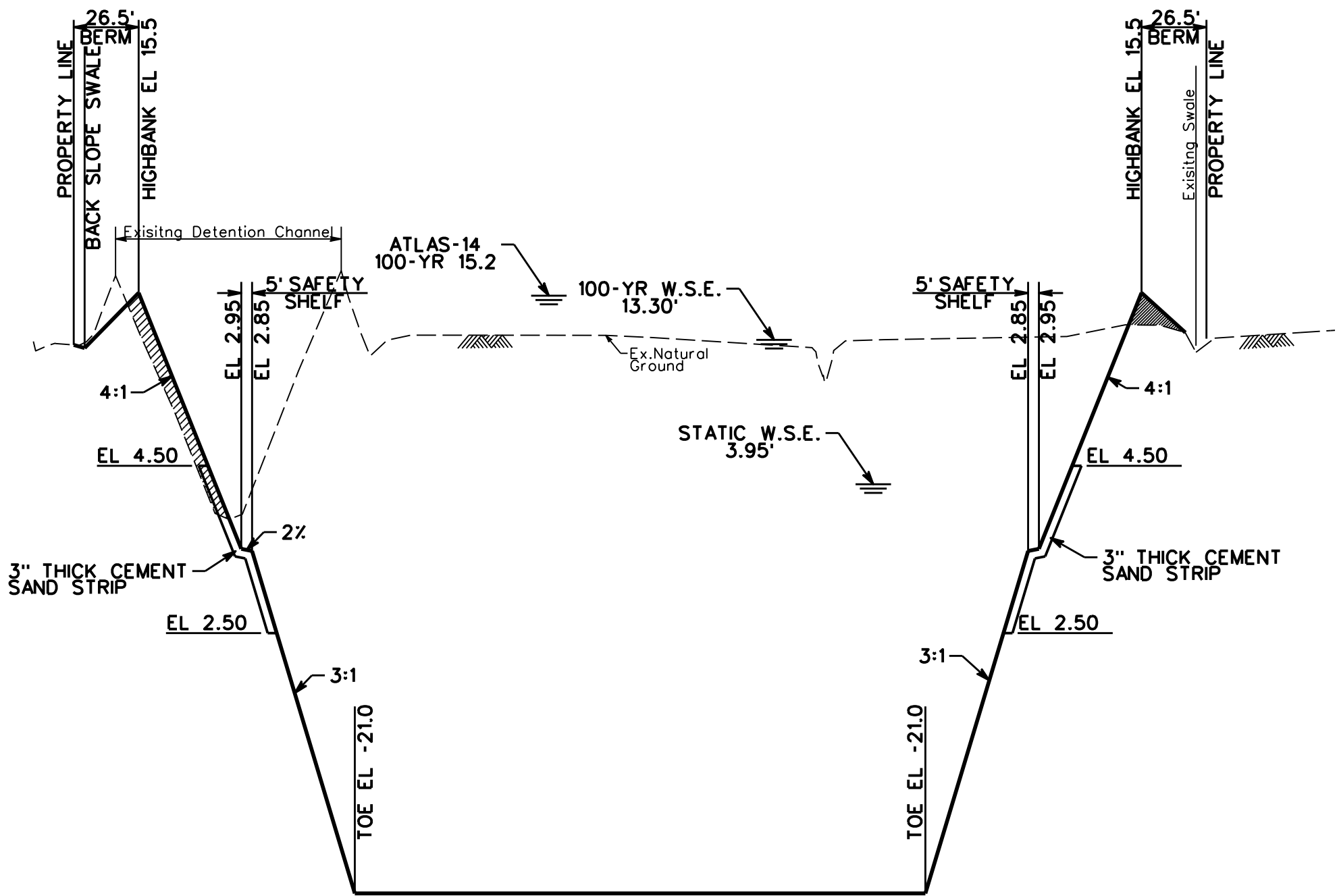
SHEET

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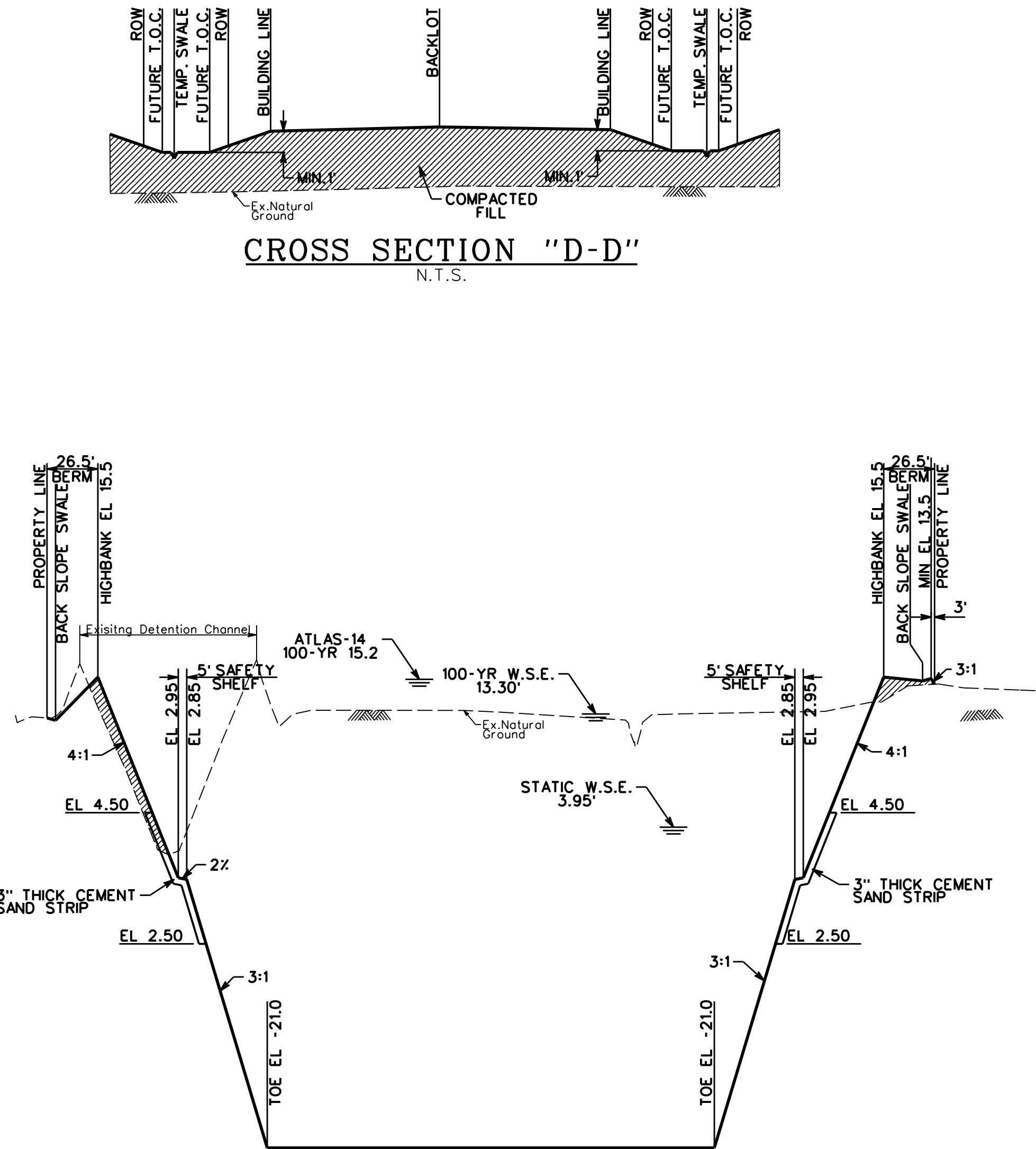
SHEETS

OB NO. 2020209-500

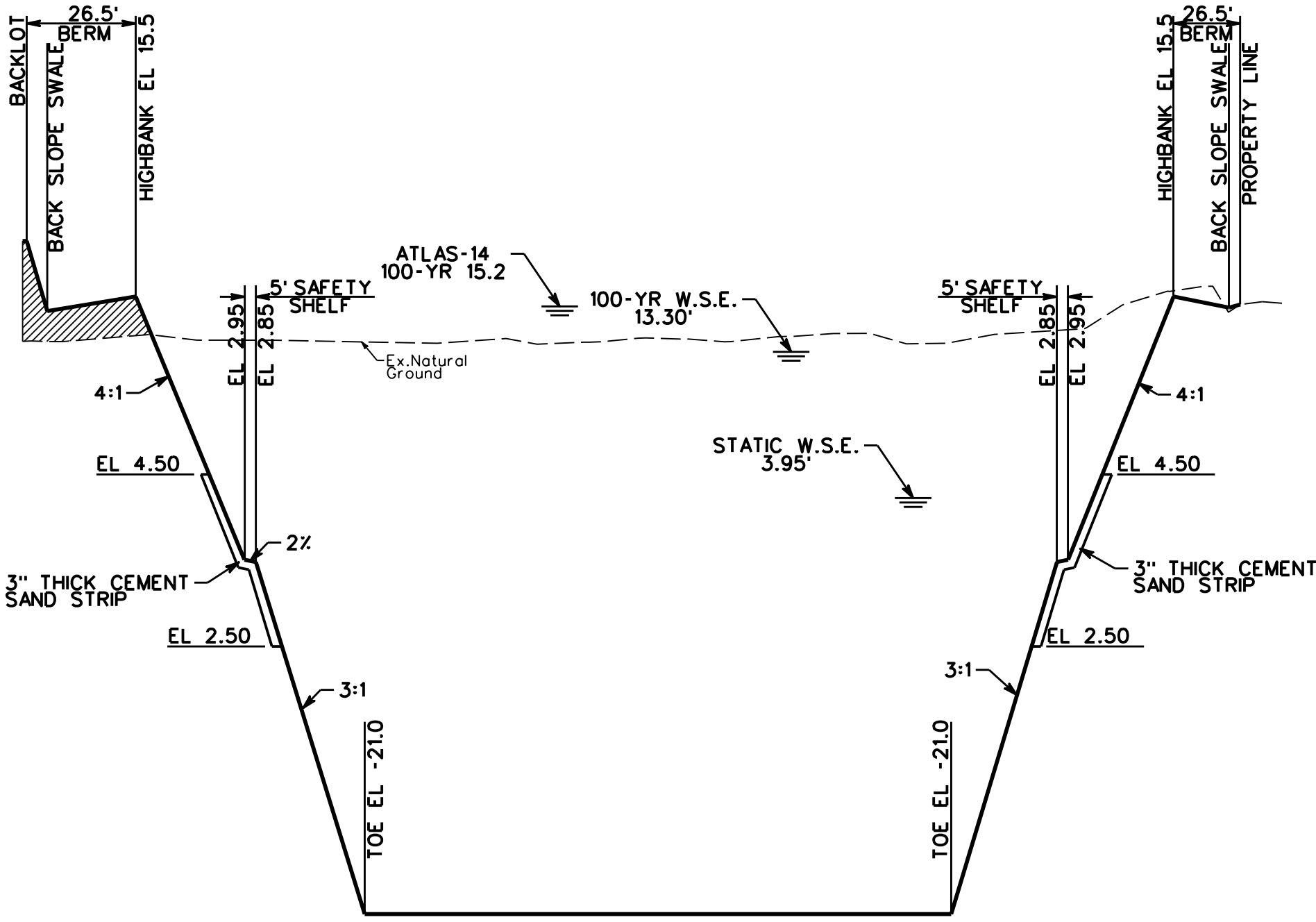
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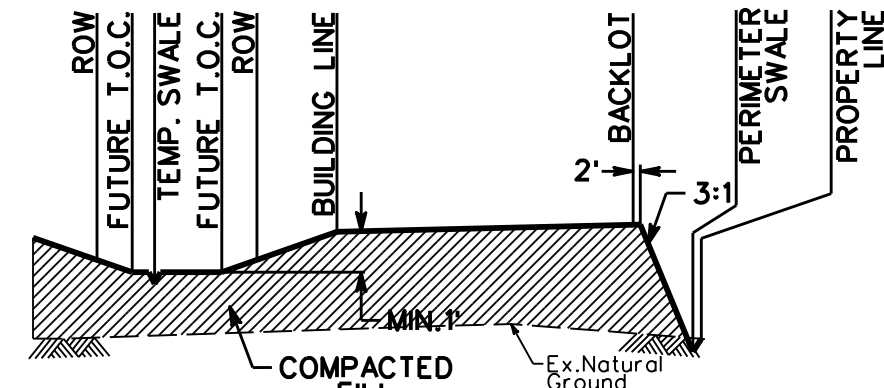
CROSS SECTION "A-A"
N.T.S.



CROSS SECTION "D-D"
N.T.S.



CROSS SECTION "B-B"
N.T.S.



CROSS SECTION "C-C"
N.T.S.

TEMPORARY SWALES		
POINT	NORTHING	EASTING
500	13,703,048.01	3,238,453.71
501	13,703,037.68	3,238,420.80
502	13,702,942.04	3,238,351.96
503	13,702,908.80	3,238,351.46
504	13,702,846.49	3,238,405.27
505	13,702,895.39	3,238,302.91
506	13,702,859.81	3,238,299.95
507	13,702,800.08	3,238,351.54
508	13,702,781.30	3,238,008.64
509	13,702,753.79	3,237,429.15
510	13,702,794.18	3,237,384.19
511	13,703,002.05	3,237,371.81
512	13,703,098.77	3,237,366.05
513	13,703,028.51	3,237,395.58
514	13,703,039.20	3,237,620.74
515	13,703,050.11	3,237,850.58
516	13,703,065.69	3,237,644.51
517	13,703,110.51	3,237,635.88
518	13,703,350.21	3,237,761.39
519	13,703,355.43	3,237,871.21
520	13,703,080.40	3,238,441.82
521	13,703,302.68	3,238,482.45
522	13,703,448.67	3,238,475.42
523	13,703,474.84	3,238,496.15
524	13,703,480.53	3,238,617.05
525	13,703,830.24	3,238,457.05
526	13,703,854.02	3,238,431.13
527	13,703,845.40	3,238,205.28
528	13,703,819.22	3,238,181.27
529	13,703,574.99	3,238,193.02
530	13,703,289.41	3,238,206.77
531	13,703,055.99	3,237,699.55
532	13,703,054.85	3,237,950.46
533	13,703,548.80	3,238,169.00
534	13,703,531.38	3,237,712.68
535	13,703,825.31	3,237,678.89
536	13,703,798.84	3,237,654.89
537	13,703,885.78	3,237,667.59
538	13,703,814.76	3,237,402.52
539	13,703,763.94	3,237,356.44
540	13,703,495.92	3,237,372.41
541	13,703,424.64	3,237,372.47
542	13,703,401.15	3,237,349.27
543	13,703,380.44	3,237,184.95
544	13,703,317.09	3,237,361.48
545	13,703,217.20	3,237,359.99
546	13,703,884.82	3,238,454.43
547	13,704,015.74	3,238,483.12
548	13,704,125.02	3,238,539.94
549	13,704,250.08	3,238,567.00
550	13,704,296.51	3,238,564.52
551	13,704,320.14	3,238,538.29
552	13,704,297.42	3,238,091.58
553	13,704,280.28	3,238,004.69
554	13,704,263.75	3,237,918.25
555	13,704,257.42	3,237,752.26
556	13,704,242.44	3,237,359.84
557	13,704,282.85	3,237,315.28
558	13,704,322.04	3,237,312.94
559	13,704,281.11	3,237,726.34
560	13,704,519.78	3,237,714.00
561	13,704,543.46	3,237,687.86
562	13,704,527.31	3,237,344.32
563	13,704,481.80	3,237,303.42
564	13,704,421.86	3,237,306.99
565	13,705,051.69	3,237,686.52
566	13,703,198.59	3,237,360.10
567	13,703,393.66	3,237,369.87

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)
T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)
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CL CURVE DATA

NO.	REVISION	DATE	BY	

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

CROSS SECTIONS

Costello
Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486

JEFFREY J. EBERSOLE
105972
LICENSED PROFESSIONAL ENGINEER
2-1-21

PRIVATE UTILITY LINES SHOWN

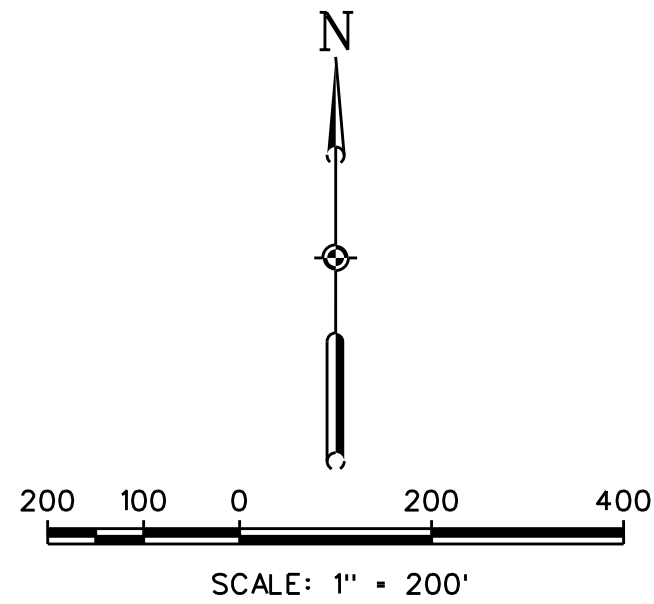
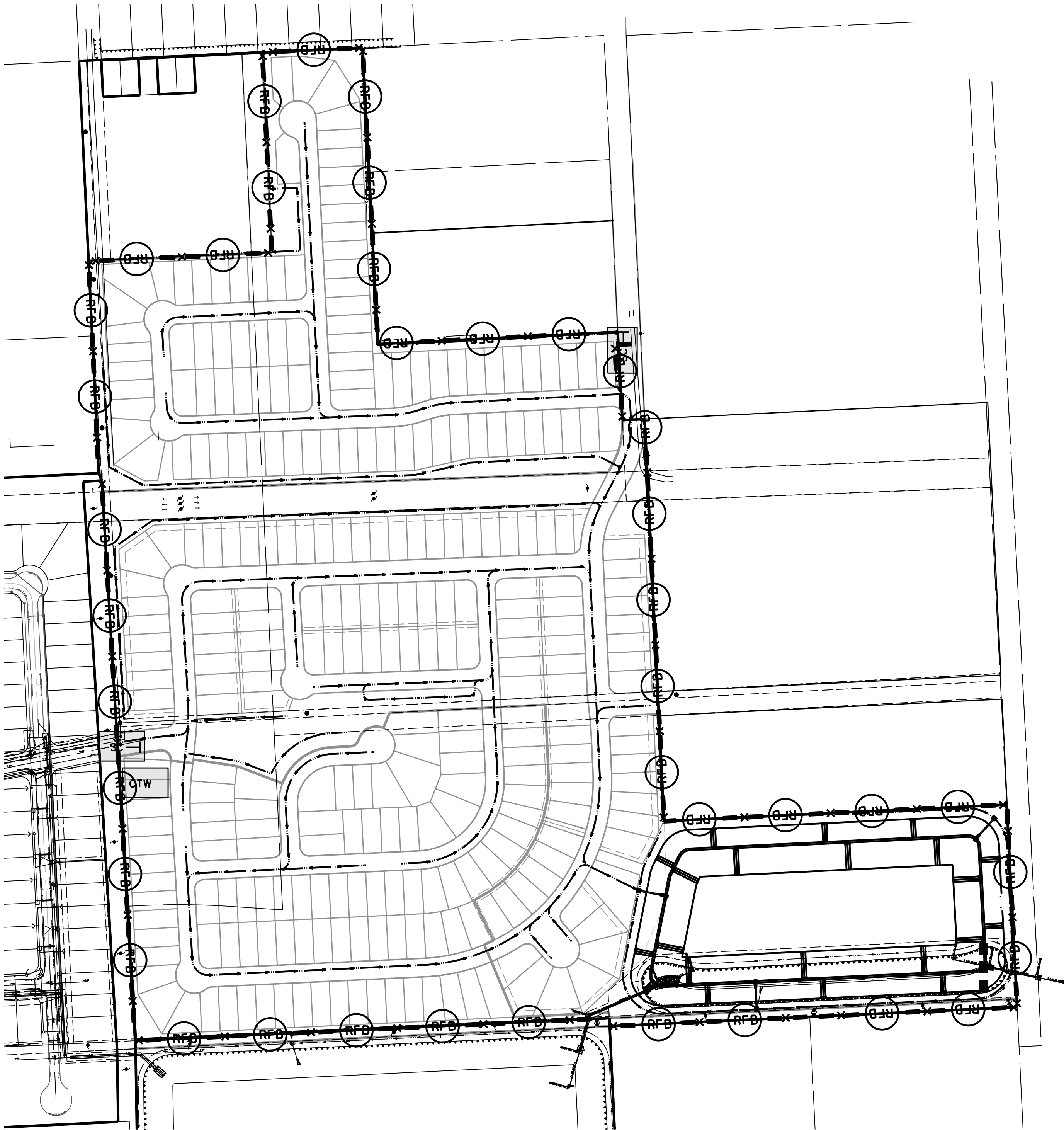
CITY OF LA MARQUE, TEXAS
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.

CITY ENGINEER
02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: NTS

SHEET	8
OF	14 SHEETS
JOB NO.	2020209-500



- LEGEND**
- X (RFB) X REINFORCED FABRIC BARRIER
 - SC STABILIZED CONSTRUCTION ACCESS
 - ROCK DAM
 - CTW CONCRETE TRUCK WASHOUT

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)
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DESIGNED BY: _____
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SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

POLLUTION PREVENTION PLAN

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788; (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.

Dirk H. Ho, P.E.
DIRK H. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 200'

SHEET	9
	OF 14 SHEETS
	JOB NO. 2020209-500



- BENCHMARK**
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700'
WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)
- T.B.M. 3084-40-**
LOCATED +/- 1250 WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE
POLE ROW IN THE 80' H/L&P EASEMENT AT SOUTH END OF FLEMING ST.
BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)
- T.B.M. 3084-41-**
LOCATED ON FIRST POWER POLE NORTH OF 80' H/L&P EASEMENT ON EAST
R.O.W. OF FLEMING ST. +/- 77-NORTH OF CENTERLINE OF 80' H/L&P
EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

[illegible]

DESIGNED BY: _____
 DESIGN CHECKED BY: _____
 DRAWN BY: _____
 COGO CHECKED BY: _____
 SURVEY CHECKED BY: _____
 QA/QC BY: _____ DATE: _____
 QA/QC REVISIONS BY: _____

CITY OF LA MARQUE STORM DETAILS 2 OF 2

STATE OF TEXAS
JEFFREY J. EBERSOLE
105972
LICENSED
PROFESSIONAL ENGINEER
2-1-21

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



OB NO. 2020209-500



- NOTES:
1. NECESSITY FOR USE OF THIS SECTION TO BE DETERMINED BY THE ENGINEER AS CONSTRUCTION PROGRESSES AND MAY BE MODIFIED BY HIM TO SUIT CONDITIONS ENCOUNTERED.
 2. WELL POINTS TO BE INSTALLED AND TRENCH KEPT DRY DURING CONSTRUCTION UNTIL BACKFILL IS COMPLETELY PLACED AND ENOUGH TIME AS APPROVED BY ENGINEER HAS ELAPSED.

* MINIMUM DEPTH OF COVER ABOVE TOP OF PIPE,
MAXIMUM DEPTH OF COVER ABOVE TOP OF PIPE IS 20 FEET.

FOR LARGER PIPE SIZES SEE: STORM SEWER AND RIPRAP DETAILS SHEET

BENCHMARK

NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J

LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J

LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____

DESIGN CHECKED BY: _____

DRAWN BY: _____

COCO CHECKED BY: _____

SURVEY CHECKED BY: _____

QA/QC BY: _____ DATE: _____

QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

CITY OF LA MARQUE
POLLUTION PREVENTION
DETAILS 1 OF 2**Costello**

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



Jeffrey J. Ebersole
JEFFREY J. EBERSOLE
DINW. V. HO, P.E., CITY ENGINEER

02212021
DATE

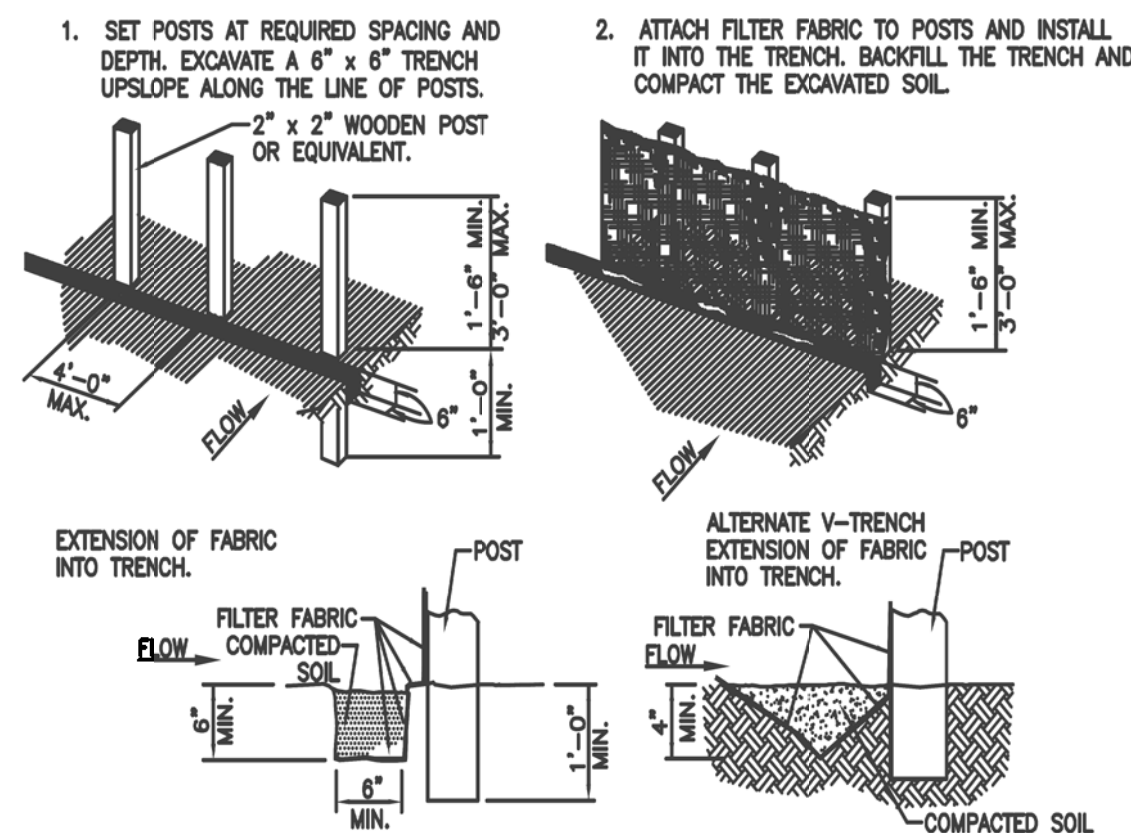
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: N.T.S.

SHEET
13

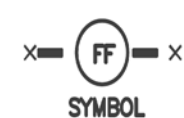
OF 14 SHEETS

JOB NO. 2020209-500

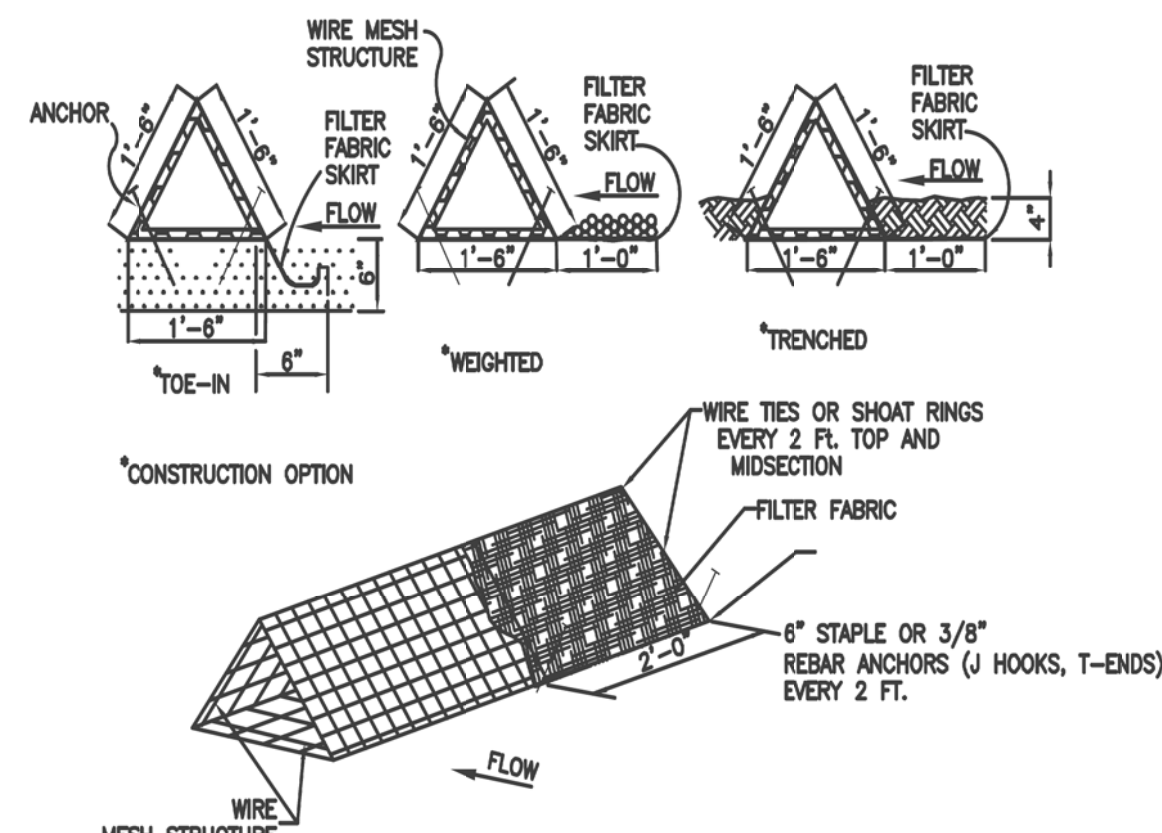


GENERAL NOTES:

1. SET POSTS AT 4-FOOT MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
3. REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE.

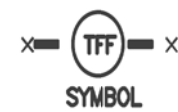
FILTER FABRIC FENCE

SYMBOL

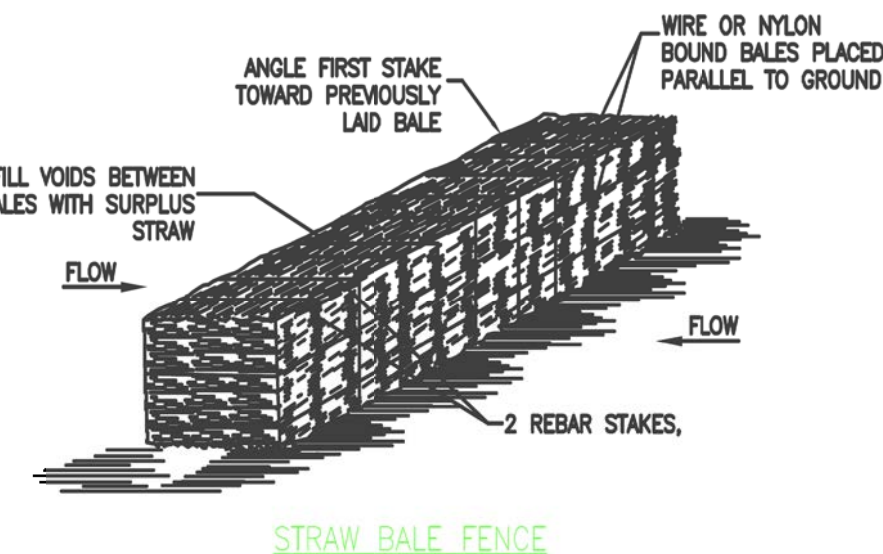


GENERAL NOTES:

1. PLACE BARRIER IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BARRIER.
2. USING ONE CONTINUOUS SECTION OF FILTER FABRIC, WRAP FABRIC AROUND WIRE MESH AND EXTEND FABRIC TO FORM SKIRT ON THE UPSTREAM SIDE.
3. WEIGHT SKIRT WITH A CONTINUOUS LAYER OF 3-INCH TO 5-INCH OPEN GRADED ROCK, OR TOE IN SKIRT WITH SIX INCHES WITH MECHANICALLY COMPACTED MATERIAL.
4. SECURELY ANCHOR BARRIER AND SKIRT IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES, OR STAKE USING 16-INCH BY 3/8 INCH REBARS (T-ENDS, J-HOOKS).
5. FILTER FABRIC SHALL BE LAPPED OVER ENDS 6 INCHES TO COVER SEWAGE JOINTS. FASTEN JOINTS WITH GALVANIZED SHOT RINGS OR EQUIVALENT.
6. THE BARRIER STRUCTURE SHALL BE WELDED WIRE MESH, 18 INCHES ON EACH SIDE.

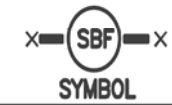
**TRIANGLE
FILTER FABRIC FENCE**

SYMBOL

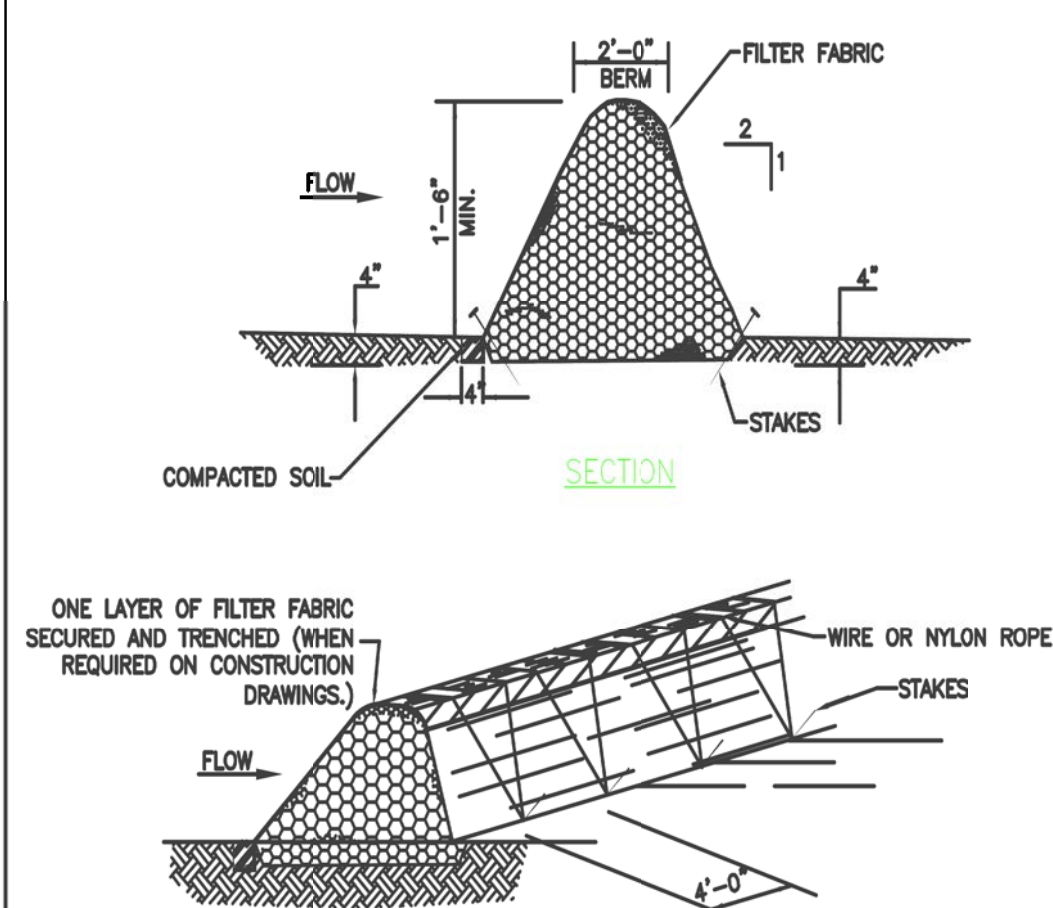


GENERAL NOTES:

1. LIMIT USE TO ONSITE SHALES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE STRAW BALE FENCES TO TREAT OVERLAND FLOW ONLY. DO NOT USE STRAW BALE FENCES TO TREAT FLOW IN CHANNELS.
2. PLACE BALES IN A ROW WITH ENDS TIGHTLY ADJUTING ADJACENT BALES. FILL THE VOIDS BETWEEN BALES WITH SURPLUS STRAW. PLACE BALES WITH BINDING PARALLEL TO GROUND SURFACE.
3. IMBED EACH BALE AT LEAST 4 INCHES IN THE SOIL.
4. SECURELY ANCHOR BALES IN PLACE BY REBAR STAKES. DRIVE STAKES THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE GROUND. ANGLE THE STAKE IN EACH BALE TOWARD THE PREVIOUS BALE TO FORCE THE BALES TOGETHER.
5. BIND BALES WITH WIRE OR NYLON ROPE TIED ACROSS THE STRAW BALES.
6. REPLACE WITH NEW STRAW BALE FENCE EVERY TWO MONTHS.
7. WATTLES STAKED INTO THE GROUND ARE A PREFERRED SUBSTITUTE FOR STRAW BALE FENCES.

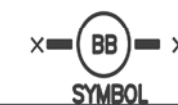
STRAW BALE FENCE

SYMBOL

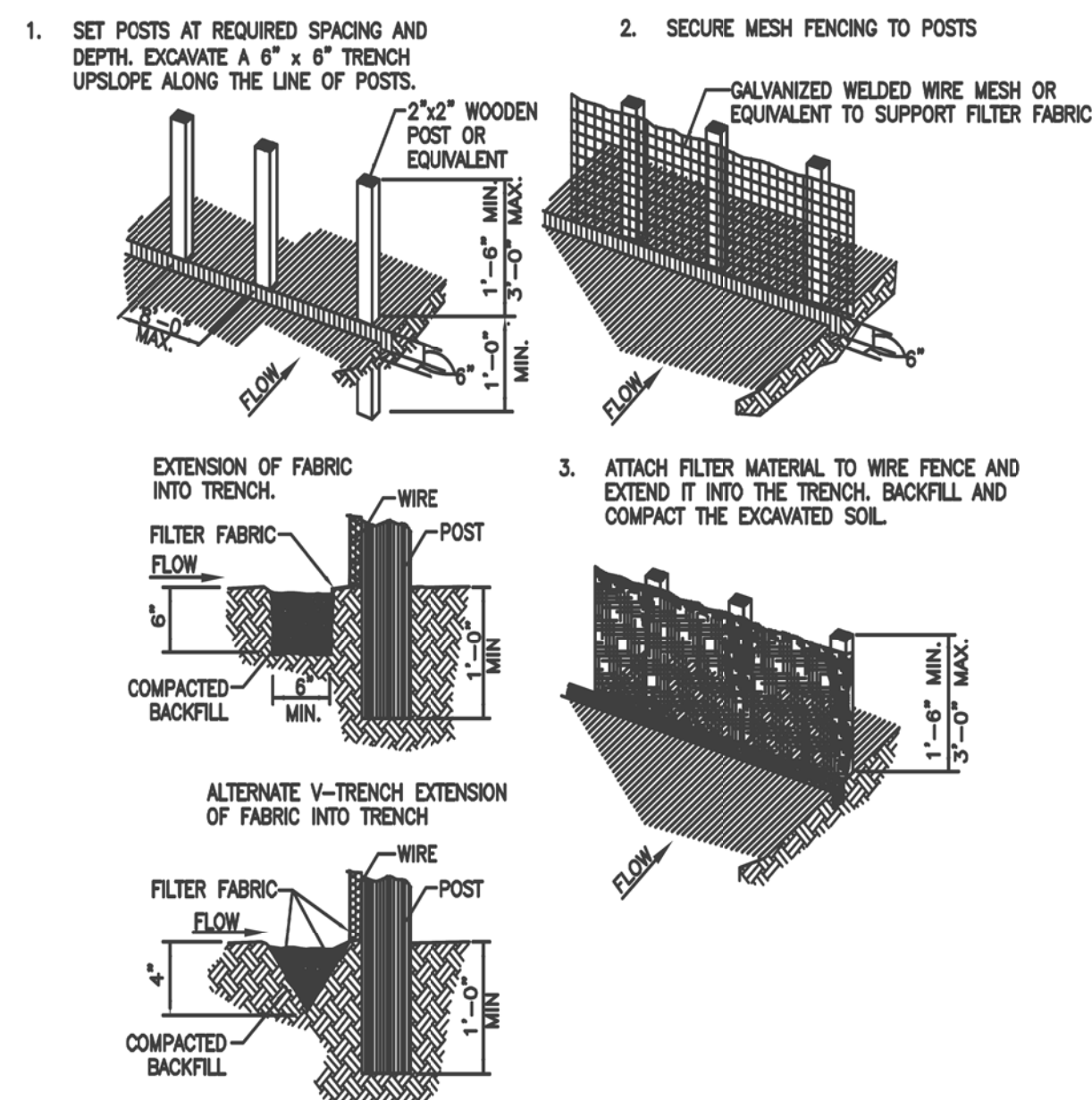


GENERAL NOTES:

1. LIMIT USE TO ONSITE SHALES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE BRUSH BERMS TO TREAT OVERLAND FLOW ONLY. DO NOT USE BRUSH BERMS TO TREAT FLOW IN CHANNELS.
2. PLACE WOODY BRUSH AND BRANCHES HAVING A DIAMETER OF LESS THAN 2 INCHES WITH A 6-INCH OVERLAP. AVOID INCORPORATION OF ANNUAL WEEDS AND SOIL INTO BRUSH BERM.
3. MINIMUM HEIGHT OF THE BRUSH BERM IS 18 INCHES, MEASURED FROM THE TOP OF THE EXISTING GROUND AT THE UPSLOPE TOE TO THE TOP OF THE BERM.
4. HAND PLACE BRUSH BERMS ALONG CONTOUR LINES. MACHINE PLACEMENT OF BRUSH BERMS IS NOT PERMITTED.
5. IMBED BRUSH BERM AT LEAST 4 INCHES INTO THE SOIL.
6. ANCHOR BRUSH BERMS USING WIRE OR NYLON ROPE ACROSS THE BERM WITH A MINIMUM TENSION OF 50 POUNDS.
7. SECURELY TIE ROPE TO 18-INCH REBAR STAKES DRIVEN INTO THE GROUND ON 4-FOOT CENTERS ON BOTH SIDES OF THE BERM.
8. PERFORM MAINTENANCE AS NEEDED.

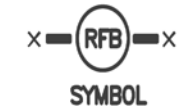
BRUSH BERM

SYMBOL

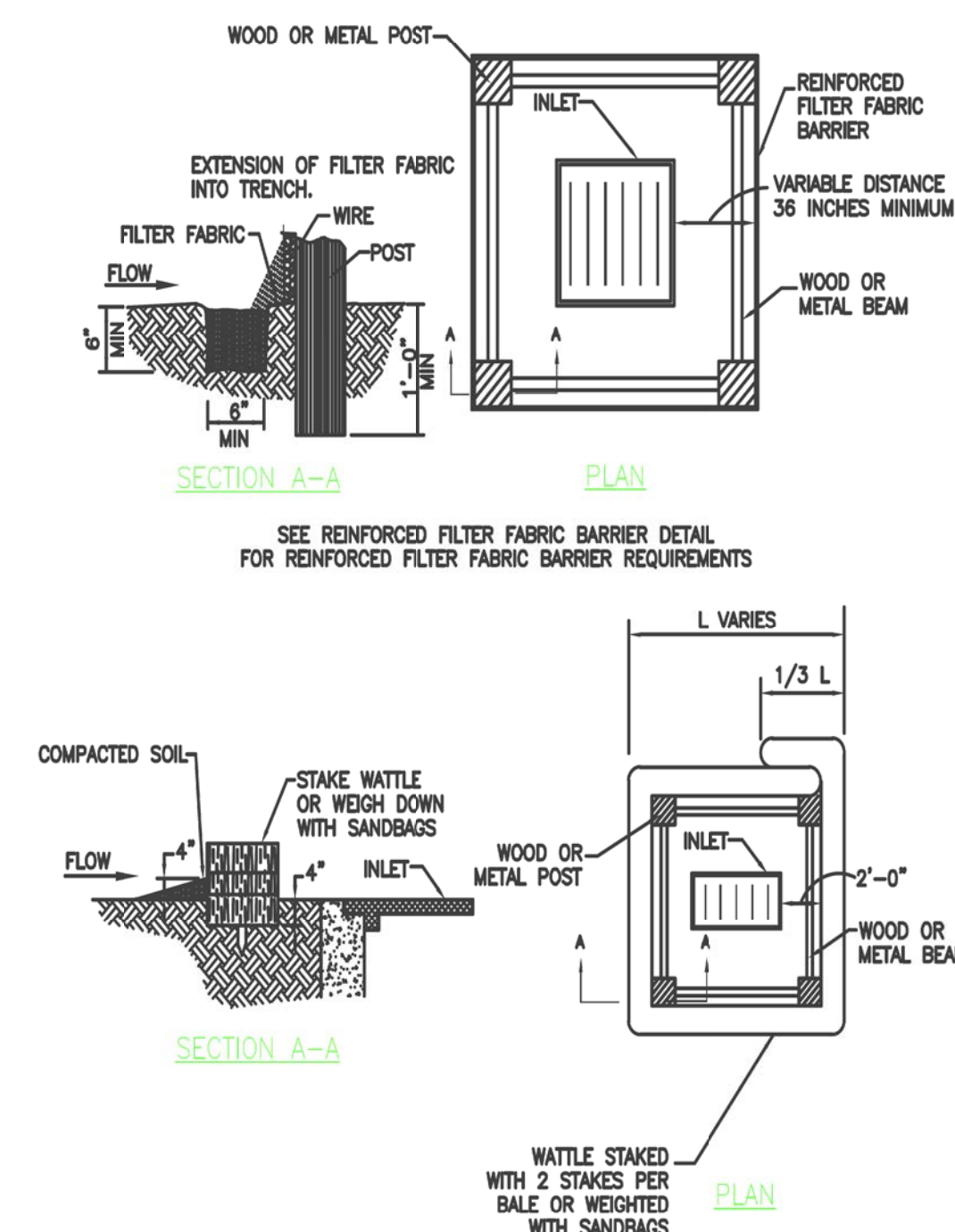


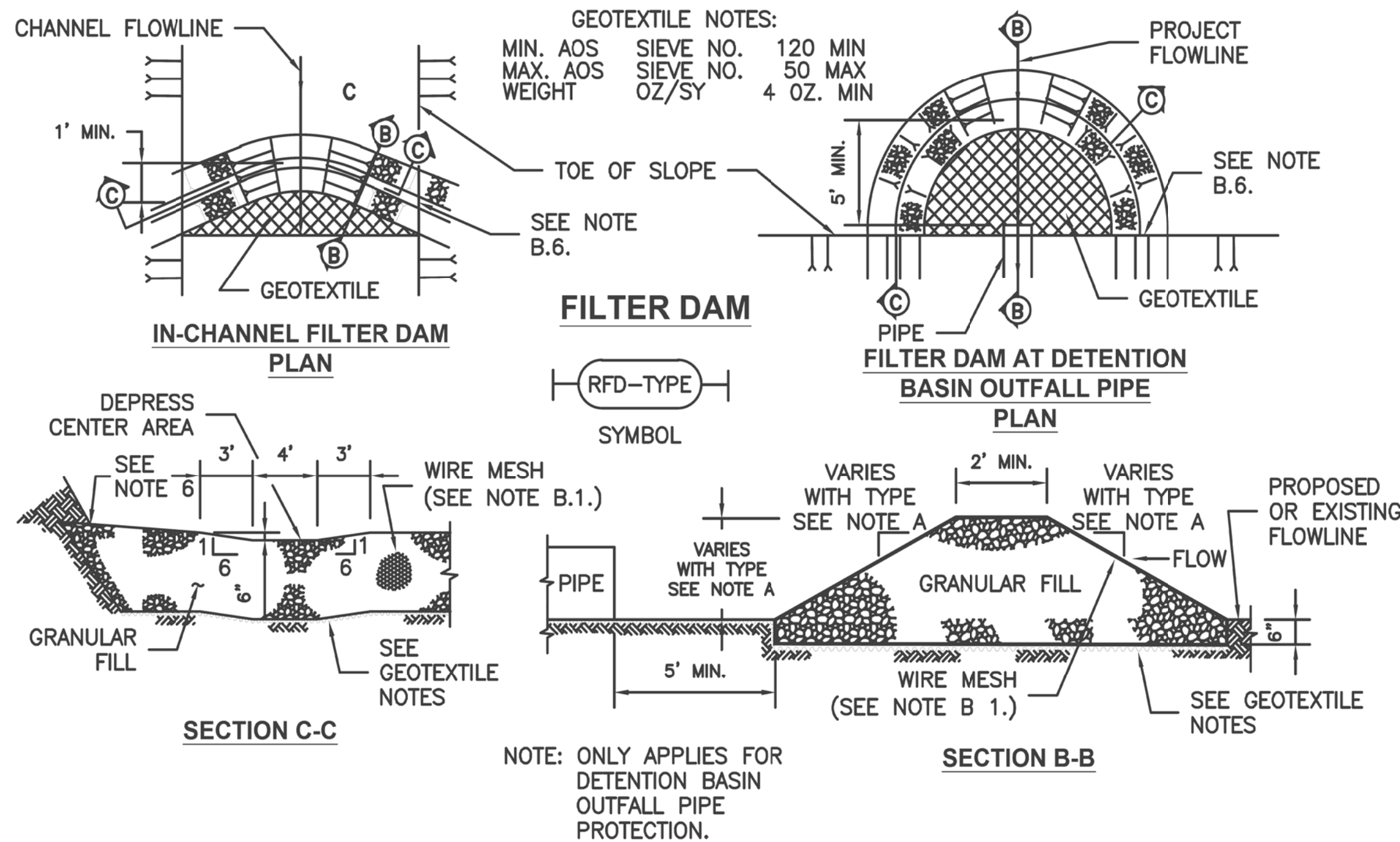
GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.

**REINFORCED
FILTER FABRIC BARRIER**

SYMBOL





A. TYPES OF FILTER DAMS

1. TYPE 1 (NON-REINFORCED)
 - a. HEIGHT – 18–24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM)
 - c. SLOPES – 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED).
 - a. HEIGHT – 18–36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
 - c. SLOPES – 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
 - a. HEIGHT – 36–48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
 - c. SLOPES – 3:1 (MAXIMUM).
4. TYPE 4 (GABION)
 - a. HEIGHT – 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - a. 3–5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
 - b. 4–8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HCFCD SPECIFICATION SECTION NO. 02364–FILTER DAMS.
6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

MAINTENANCE

ALL EROSION AND SEDIMENT CONTROL WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIRS NECESSARY IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREA ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION

ALL INSPECTION WILL BE PERFORMED BY A CERTIFIED INSPECTOR EVERY SEVEN DAYS OR TWO WEEKS, AS WELL AS AFTER EVERY HALF-INCH OR MORE OF RAIN (AS RECOMMENDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT SHOULD BE MADE FOR EACH INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE REVISED ACCORDING TO THE INSPECTION REPORT.

WASTE MATERIALS

THE DUMPSTER USED TO STORE ALL WASTE MATERIAL WILL MEET ALL STATE AND THE CITY OF LA MARQUE SOLID WASTE ORDINANCE. ALL TRASH AND CONSTRUCTION DEBRIS WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING)

IN THE EVENT OF A SPILL WHICH MAY BE CONSIDERED HAZARDOUS, THE CITY OF LA MARQUE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT 409–938–9260.

SANITARY WASTE

CONTRACTOR SHALL PROVE SANITARY WASTE FACILITIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND SPACING. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR OR FIRM AS NEEDED OR AS REQUIRED BY LOCAL REGULATIONS.

ADDITIONAL

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE SEDIMENT THAT MAY ENTER RECEIVING WATERWAYS.

CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER WHICH MINIMIZES THE RUNOFF OF ALL POLLUTANTS.

ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICAL OF TEMPORARY EMBANKMENTS, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING, DEBRIS, AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED OWRK.

BENCHMARK

NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J

LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J

LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

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DESIGNED BY:			
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QA/QC REVISIONS BY:			

DETENTION IMPROVEMENTS AND MASS GRADING

CITY OF LA MARQUE
POLLUTION PREVENTION
DETAILS 2 OF 2

Costello



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIRTY V. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: N.T.S.

SHEET

14

OF

14

SHEETS

JOB NO. 2020209-500



January 29, 2021

Board of Directors
Galveston County Drainage District No. 2
5000 F.M. 1765
La Marque, Texas 77568
Via email: GCDD2@aol.com

Re: District Engineer's Recommendation for Approval
Construction Plans entitled "Detention Improvements and Mass Grading for Ambrose"
Prepared by Costello, Inc dated January 21, 2021
GCDD2 Review Number: 2021-004 Ditch 10A
CI Job No. 1991007-001

Dear Board of Directors:

Costello, Inc. is in receipt of the above referenced construction plans for review on behalf of Galveston County Drainage District No. 2 ("District"). Based on the submitted plan, approximately **12.49 acres** of detention will be drained to the District's Ditch 10A system via an existing outfall culvert as identified in the previously approved Drainage Impact Analysis and Phase 1 detention plans for the Sunset Grove/Ambrose Development. The project is located in the Ditch 10 watershed which requires the use of onsite detention. **Please submit a final hard copy of the construction plans to the district office before starting any construction. Contact Mr. Roland Buchanan, at 409-935-2041, at least 24-hours before starting any construction activity within the District right-of-way or easement.**

The construction plans as submitted are hereby recommended for approval by the District board. Please note that district approval is good for 1-year. Be advised that the District approval is only for the design area to be drained to the ditch. Internal storm sewer design, extreme event routing to prevent future structures from being flooded by a rainfall event exceeding the storm sewer capacity, and necessary perimeter swales designed to convey offsite sheet flow away from the proposed development are the responsibility of the local city municipality. If you have any questions or require any additional information, please feel free to contact me at 713-783-7788 or by email at swilcox@costelloinc.com.

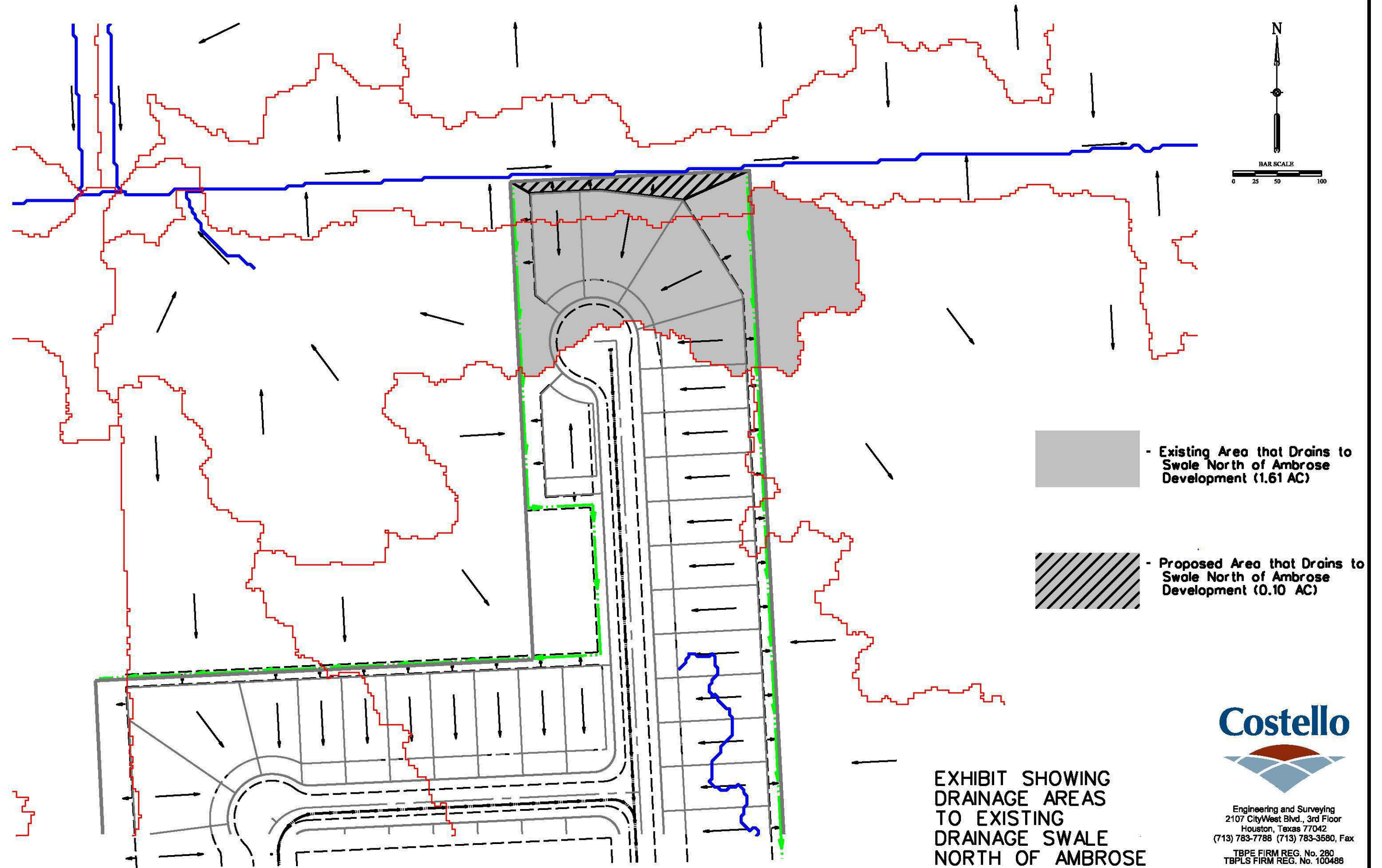
Sincerely,
Costello, Inc.
Galveston County Drainage District No. 2
District Engineer

A handwritten signature in blue ink that reads "James S. Wilcox".

J. Stephen Wilcox, P.E., CFM
Partner/Project Manager
Hydrology & Hydraulics

cc: Mr. Roland Buchanan, GCDD2 District Manager

W:\1991\91007\01\Development Review\2021-004 Ditch 10A - Ambrose Detention Pond\GCDD2_2021.01.29_Eng Rec Approval.docx



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Ambrose - Drainage Areas Near North Boundary

Jeff Ebersole, P.E. <jebersole@costelloinc.com>

Mon 6/21/2021 3:43 PM

To: Dinh Ho <dinh@adico-llc.com>

Cc: Derra Purnell <d.purnell@cityoflamarque.org>; Gregory P. Frank, P.E., CFM <gfrank@costelloinc.com>

1 attachments (87 KB)

Ambrose Drainage Exhibit.pdf;

[External Email] This message originated from outside your organization.

Dinh,

We analyzed the existing drainage flow paths to the drainage swale that is located just to the north of the Ambrose development. This is the swale that was discussed with some of the property owners in the City Council meeting last month. I have put together an exhibit showing the existing versus proposed drainage areas to this existing swale that are affected by the development of the Ambrose development.

There was approximately 1.21 acres of land within the boundary of the Ambrose development that drained to this existing swale. An additional 0.40 acres of land immediately adjacent to the Ambrose development also drained through the Ambrose property and ultimately made it to this existing swale. With the development of Ambrose, we would reduce this acreage (total of 1.61 acres) down to just 0.10 acres (the transition fill behind the far northern lots is the only area that would continue to drain to the swale). Our proposed perimeter swales will pick up any flows adjacent to our property and take them south into our proposed detention system, so these flows will not enter the existing swale.

I believe this exhibit clearly shows that our development is not adding any additional flows to the existing swale, but in reality is actually pulling acreage off of the swale. Can you take a look at this and let me know your thoughts?

Thanks,

Jeff Ebersole, P.E.

Project Manager

Land Development

 Costello.com

Engineering & Surveying

office 713.783.7788

direct 713.579.3837

costelloinc.com

2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042

Voted Best Places to Work - Houston Business Journal

TBPE Firm Registration No. 280 | TBPLS Firm Registration No. 100486

Copies of documents that may be relied upon are limited to the printed copies (also known as hard copies) that are signed or sealed by Costello. Files in electronic media format or text, data, graphic or other types that are furnished by Costello are only for user's convenience. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Costello makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Costello at the beginning of this assignment.



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021
 Prepared by: _____
 Department: Development Services

Agenda item: _____
 Reviewed by: _____

AGENDA ITEM DESCRIPTION: Discussion / possible action regarding a Preliminary Plat application for Ambrose Section 2, near Victory Springs and Fleming Road

X

ATTACHMENTS FOR REFERENCE

1. Submitted Preliminary Plat
2. Planning and Zoning Commission Report
3. Letter of Recommendation from Adico, LLC

STAFF BRIEFING:

- **The Planning and Zoning Commission recommended approval of the preliminary plat with listed conditions.**
- An updated plat including corrections in response to comments from Adico is required;
- Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- Applicant must provide original tax certificates showing all balances paid

HISTORY:

6/29/21 - Planning and Zoning recommended approval of the Preliminary Plat for Ambrose Section 2.

TARGET IMPLEMENTATION: July 12, 2021

SIGNIFICANT ACTION DATES: N/A

ACTION:

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

Cost Details:

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

STAFF'S RECOMMENDATION: Recommend to approve Preliminary Plat for Ambrose Section 2 with the following Conditions.

- 1) An updated plat including corrections in response to comments from Adico is required;



CITY COUNCIL AGENDA FORM

- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid

FISCAL IMPACT: N/A



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021 (Tabled from the May 25, 2021 meeting)

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 2, located near Victory Springs & Fleming Road

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: Concerns from neighbors regarding drainage plan

Recommendation: Motion to approve with conditions Ambrose, Section 2 Preliminary Plat, subject to the following conditions:

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid.

Friday, May 21, 2021

Robert Mata
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section 2 Preliminary Plat
First Review
COLM Project No. PZ2021-013
Adico, LLC Project No. 18100-2-067

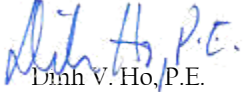
Dear Mr. Mata;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for Ambrose Section 2 Preliminary Plat received on or about May 19, 2021.

Please see our comments on the following pages. Please furnish one (1) set of revised drawings, digital files in .pdf format and a written response to our comments.

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: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-067

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060 FAX (713) 222-7213

CITY PLANNING SEARCH REPORT

April 28, 2021

City of Houston Planning Commission
611 Walker Street, 5th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records GALVESTON County, Texas, as of April 23, 2021 insofar as they pertain to:

Ambrose Section 2

Being a 19.16 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 19.16 acre tract being a portion of a call 87.05 acre tract of land recorded in Clerk's File Number 2020049570 of the Official Public Records of Real Property of Galveston County (O.P.R.P.G.C.), Texas; said 19.16 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the most easterly line of said 82.13 acre tract):

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

M/I HOMES OF HOUSTON, LLC, a Delaware limited liability company.

EASEMENTS AND OTHER ENCUMBRANCES:

Easement recorded in Volume 943, Page 131, of the Deed Records, Galveston County, Texas.

Right of Way Deed and Utility Easement recorded July 05, 1995 in County Clerk's File No. 9524165, of the Official Public Records, Galveston County, Texas.

Easement and Right of Way Deed recorded December 06, 1995 in County Clerk's File No. 9546727, of the Official Public Records, Galveston County, Texas.

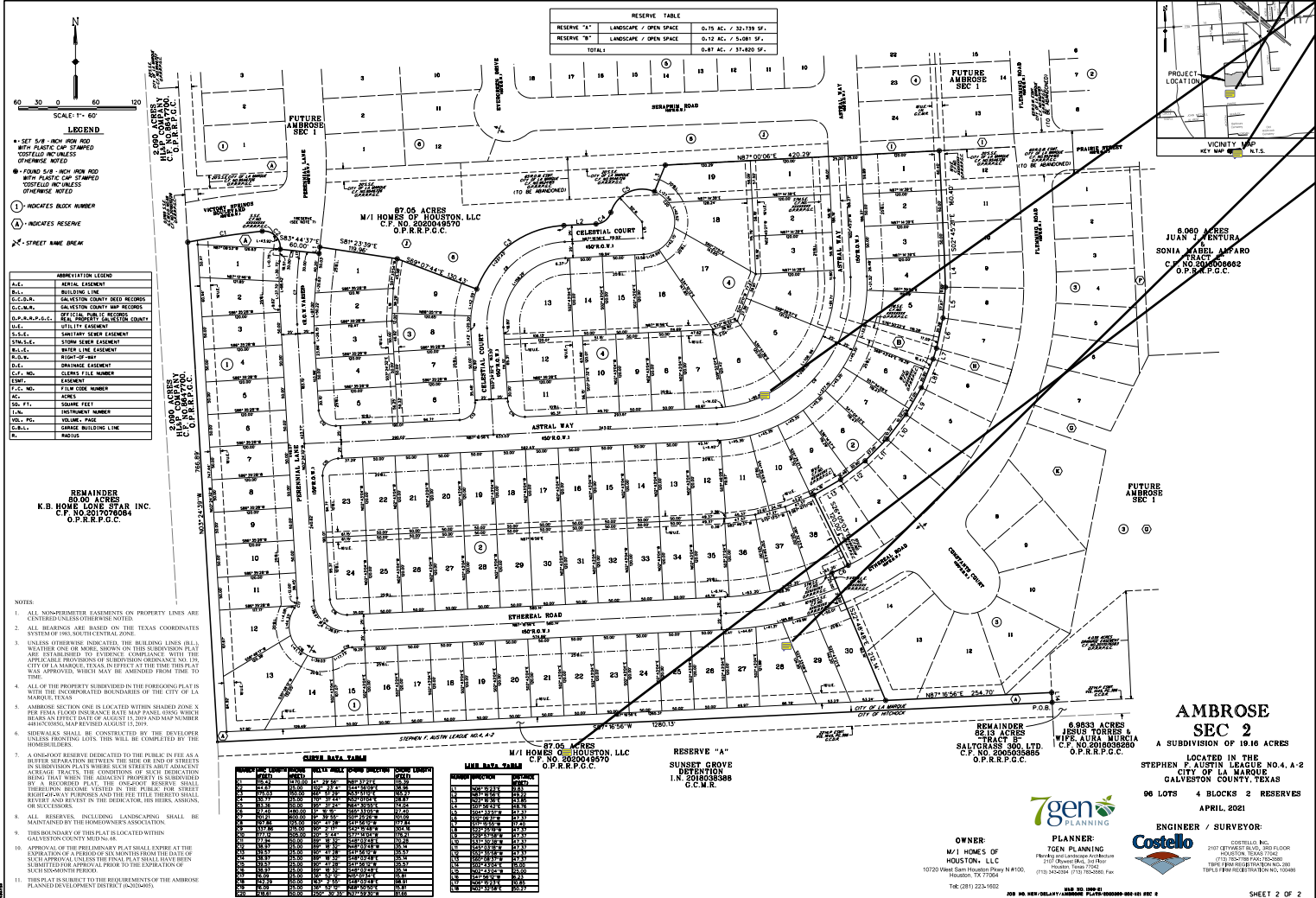
Author: dho Subject: Note Date: 2021-05-19 14:15:07
Add city limits line on the vicinity map.

Author: dho Subject: Note Date: 2021-05-19 14:15:18
Add City of La Marque, Texas

Author: dho Subject: Note Date: 2021-05-19 14:12:47
Locate all utility easements to be included as part of this plat.

Author: dho Subject: Note Date: 2021-05-19 14:02:09
Provide confirmation/overlay of the lot width is min 50' at the building line for Lots 27-30, Block 1.

Author: dho Subject: Note Date: 2021-05-19 13:59:40
This is not clear. Is this referencing the reserve?





CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021
Prepared by: _____
Department: Development Services

Agenda item: _____
Reviewed by: _____

AGENDA ITEM DESCRIPTION: Discussion / possible action regarding a Preliminary Plat application for Ambrose Section 3, near Victory Springs and Fleming Road

X

ATTACHMENTS FOR REFERENCE

1. Submitted Preliminary Plat
2. Planning and Zoning Commission Report
3. Letter of Recommendation from Adico, LLC

STAFF BRIEFING:

- The Planning and Zoning Commission recommended approval of the preliminary plat with listed conditions.
- An updated plat including corrections in response to comments from Adico is required;
- Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- Applicant must provide original tax certificates showing all balances paid

HISTORY:

6/29/21 - Planning and Zoning recommended approval of the Preliminary Plat for Ambrose Section 3.

TARGET IMPLEMENTATION: July 12, 2021

SIGNIFICANT ACTION DATES: N/A

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	



CITY COUNCIL AGENDA FORM

STAFF'S RECOMMENDATION: Recommend to approve Preliminary Plat for Ambrose Section 3 with the following Conditions.

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid

FISCAL IMPACT: N/A



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021 (Tabled from May 25, 2021)

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 3

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: Concerns from neighbors regarding drainage plan

Recommendation: Motion to approve with conditions Ambrose, Section 3 Preliminary Plat, subject to the following conditions:

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid.

Thursday, July 1, 2021

Arya Karve
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section Three Preliminary Plat
Letter of No Objection to Approve
COLM Project No. PZ2021-026
Adico, LLC Project No. 18100-2-072

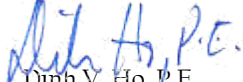
Dear Ms. Karve;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Ambrose Section 3 Preliminary Plat received on or about June 28, 2021.

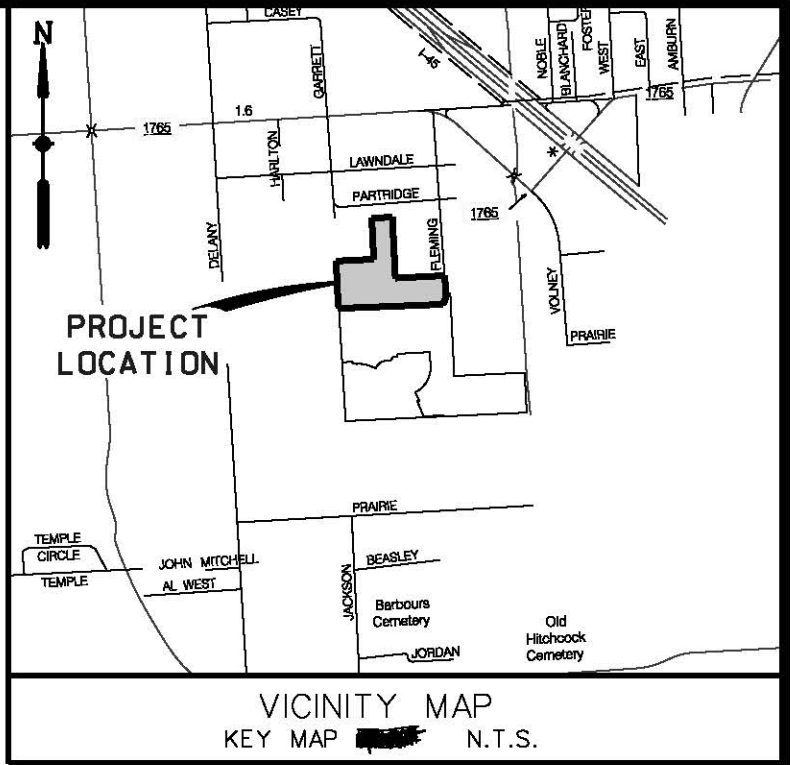
Based on our review, we have no objections to the plans as resubmitted on June 28, 2021.

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: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-072



STATE OF TEXAS
COUNTY OF GALVESTON

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF AMBROSE SECTION THREE, 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 AMBROSE SECTION THREE, 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 AMBROSE SECTION THREE 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, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, VICE PRESIDENT OF FINANCE AND BY _____, LAND DEVELOPMENT MANAGER, THIS _____, DAY OF _____, 2021.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: XXXX
VICE PRESIDENT OF FINANCE

BY: XXXXX
LAND DEVELOPMENT MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, VICE PRESIDENT OF FINANCE AND _____, LAND DEVELOPMENT MANAGER OF A DELAWARE LIMITED LIABILITY COMPANY, 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 _____, 2021.

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 EIGHTHS (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 AMBROSE SECTION THREE, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021.

CHAIRMAN, PLANNING COMMISSION _____

KEITH BELL
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 _____, 2021, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2021, 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

AMBROSE SECTION THREE

A SUBDIVISION OF 19.89 ACRES

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

88 LOTS 2 BLOCKS 2 RESERVES

JUNE, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100488

OWNER:

M/I HOMES OF
HOUSTON, LLC

10720 West Sam Houston Pkwy N #100,
Houston, TX 77064

Tel: (281) 223-1602

PLANNER:

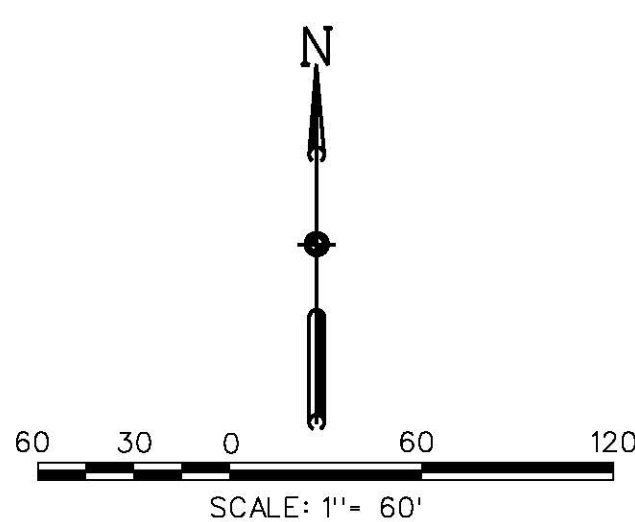


7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

M&B NO. 110221

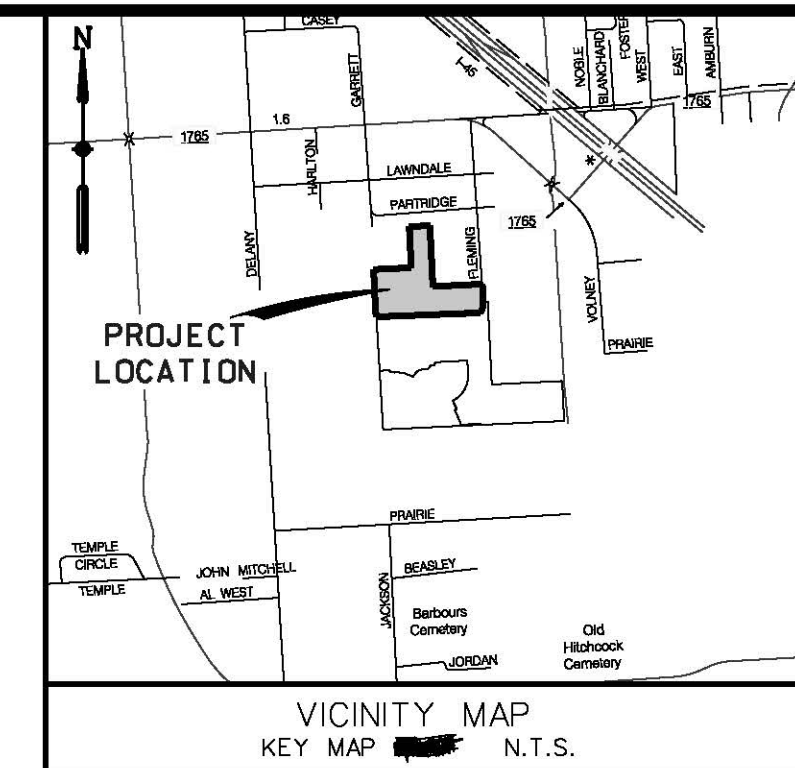
JOB NO. NEW/DELANY/AMBROSE PLATS/2020209-203-DS-121-21A SEC 3

SHEET 1 OF 3

**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 BLOCK NUMBER
- A INDICATES RESERVE
- ✂ STREET NAME BREAK

ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
HL & P	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON COUNTY MAP RECORD
D.R.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
VDL. PG.	VOLUME PAGE
I.R.	IRON ROD
FND.	FOUND

**NOTES:**

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 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.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
- AMBROSE SECTION THREE 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.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY THE HOMEBUILDERS.
- 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.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE AT THE EXPIRATION OF A PERIOD OF SIX MONTHS FROM THE DATE OF SUCH APPROVAL UNLESS THE FINAL PLAT SHALL HAVE BEEN SUBMITTED FOR APPROVAL PRIOR TO THE EXPIRATION OF SUCH SIX MONTH PERIOD.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE AMBROSE PLANNED DEVELOPMENT DISTRICT (0-2020-005).

10 ACRES
JEROME GEORGE KALUZA
AND WIFE
AUDREY KALUZA
VOL. 2925, PG. 230
G.C.D.R.

REMAINDER
87.05 ACRES
M/I HOMES OF
HOUSTON, LLC
C.F. NO. 2020049570
O.P.R.R.P.G.C.

5.231 ACRES
ALFREDO RODRIGUEZ
AND WIFE,
KARLA RODRIGUEZ
C.F. NO. 2014062299
O.P.R.R.P.G.C.

6.94 ACRES
NORBERTO OCHOA
C.F. NO. 2018069914
O.P.R.R.P.G.C.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	116.10	220.00	30° 14' 12"	S12° 21' 22"W	114.76
C2	64.11	300.00	12° 14' 40"	N80° 58' 02"E	63.99
C3	67.92	300.00	12° 58' 17"	N81° 19' 50"E	67.77
C4	79.17	50.00	90° 43' 8"	N41° 56' 55"E	71.15
C5	77.47	50.00	88° 46' 22"	N47° 47' 50"W	69.95
C6	38.73	25.00	88° 46' 22"	N47° 47' 50"W	34.97
C7	39.58	25.00	90° 43' 8"	N41° 56' 55"E	35.58
C8	143.52	50.00	164° 27' 31"	S41° 56' 55"W	99.08
C9	16.09	25.00	36° 52' 12"	S74° 15' 26"E	15.81
C10	16.09	25.00	36° 52' 12"	S21° 50' 45"E	15.81
C11	141.79	50.00	162° 28' 42"	S47° 46' 49"E	98.53
C12	16.09	25.00	36° 52' 12"	N16° 01' 27"E	15.81
C13	16.07	25.00	36° 50' 8"	N69° 23' 54"E	15.80
C14	39.61	25.00	90° 46' 27"	N42° 25' 45"E	35.59
C15	38.93	25.00	89° 13' 33"	N47° 34' 15"W	35.12
C16	39.39	25.00	90° 15' 57"	N42° 10' 30"E	35.44
C17	39.15	25.00	89° 44' 3"	S47° 49' 30"E	35.27
C18	218.63	50.00	250° 31' 44"	S51° 46' 39"W	81.65
C19	30.77	25.00	70° 31' 44"	S38° 13' 21"E	28.87
C20	39.21	25.00	89° 52' 25"	N42° 09' 09"E	35.32
C21	39.33	25.00	90° 7' 35"	S47° 50' 51"E	35.39

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S02° 45' 44"E	2.30
L2	S27° 28' 28"W	29.94
L3	N03° 24' 39"W	30.27
L4	N22° 03' 57"W	21.51
L5	S87° 18' 29"W	25.00
L6	S48° 03' 05"E	6.93
L7	N42° 13' 21"E	5.95
L8	S45° 15' 30"W	34.33

RESERVE TABLE

RESERVE "A"	LANDSCAPE / OPEN SPACE	3.26 AC. / 141,884 SF.
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.07 AC. / 3,251 SF.
TOTAL:		3.33 AC. / 145,135 SF.

AMBROSE SECTION THREE

A SUBDIVISION OF 19.89 ACRES

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

88 LOTS 2 BLOCKS 2 RESERVES

JUNE, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

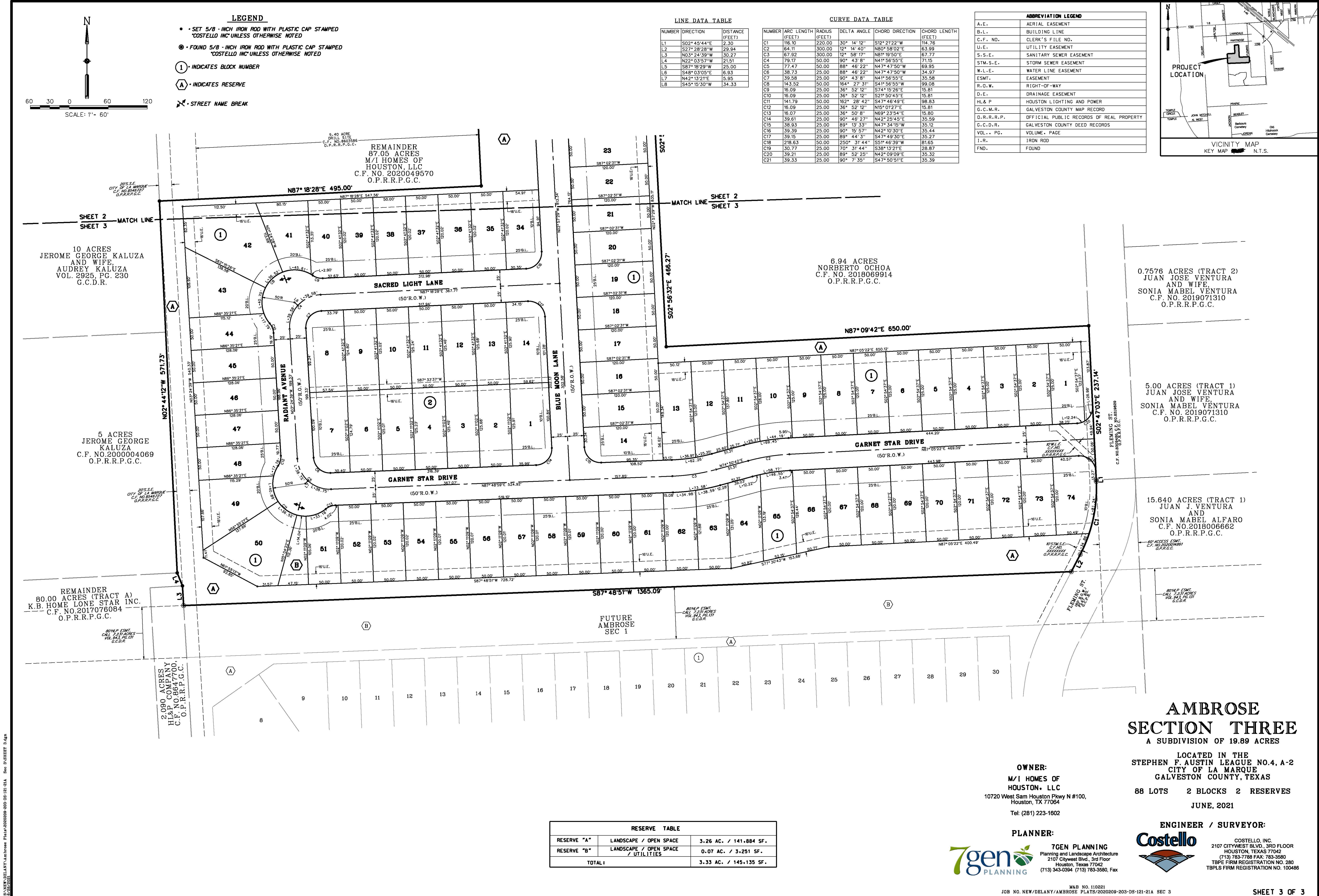
OWNER:

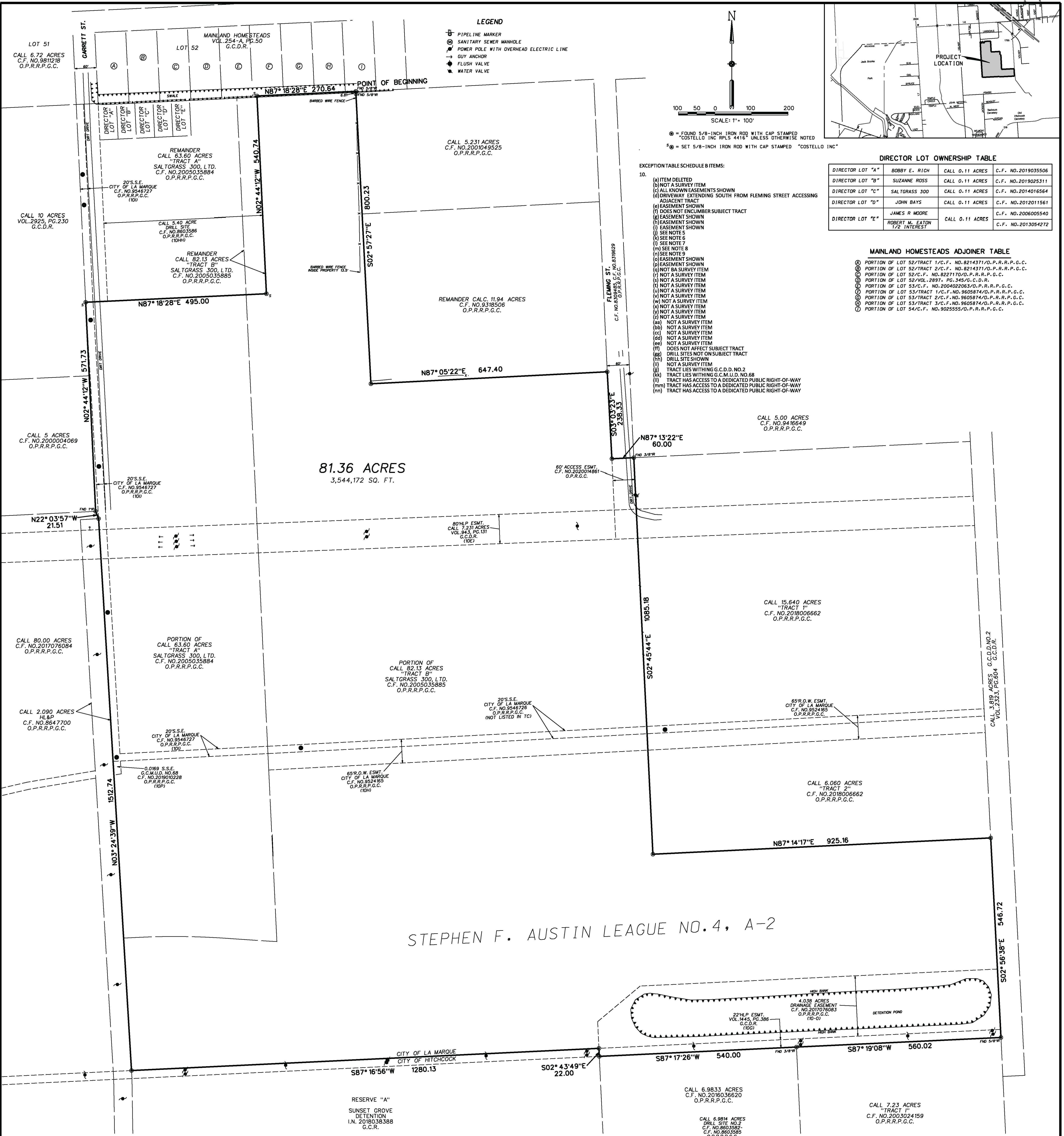
M/I HOMES OF
HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:



7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3680, Fax





METES AND BOUNDS 81.36 ACRES

Being an 81.36 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas, said 81.36 acre tract being a portion of a call 63.60 acre tract of land and a portion of a call 82.13 acre tract of land recorded in the name of Saltgrass 300, Ltd., in Clerk's File Number 2005035884 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.), Texas, said 81.36 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the most easterly line of said 82.13 acre tract):

Beginning at a 5/8-inch iron rod found at the most northerly northeast corner of said 82.13 acre tract and the northwest corner of a call 5.231 acre tract of land recorded in Clerk's File Number 2001049525 of the O.P.R.R.P.G.C., same being on the south line of Mainland Homesteads, a subdivision recorded in Volume 294-A, Page 50 of the Galveston County Records;

1. Thence, with the east line of said 82.13 acre tract, the west line of said 5.231 acre tract and the west line of a call 11.94 acre tract of land recorded in Clerk's File Number 9318506 of the O.P.R.R.P.G.C., South 02 degrees 57 minutes 27 seconds East, at a distance of 6.81 feet passing a 5/8-inch iron rod found, in all, a total distance of 800.23 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC RPLS 4416" found at the southwest corner of said 11.94 acre tract;

2. Thence, continuing with the common line of said 82.13 acre tract and said 11.94 acre tract, North 87 degrees 05 minutes 22 seconds East, a distance of 647.40 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC RPLS 4416" found at the southeast corner of said 11.94 acre tract, same being on the west R.O.W. line of Fleming Street (60-foot wide) as recorded in Clerk's File Numbers 8309485 and 8310628 of the O.P.R.R.P.G.C.;

3. Thence, with said west R.O.W. line, South 03 degrees 03 minutes 23 seconds East, a distance of 238.33 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC RPLS 4416" found at the southwest corner of said R.O.W.;

4. Thence, with the south end of said R.O.W., North 87 degrees 13 minutes 22 seconds East, a distance of 60.00 feet to a 3/8-inch iron rod found at the southeast corner of said R.O.W., the southwest corner of a call 5.00 acre tract of land recorded in Clerk's File Number 9416648 of the O.P.R.R.P.G.C. and the northwest corner of a call 15.640 acre tract of land recorded in Clerk's File Number 2018006662 of the O.P.R.R.P.G.C.;

5. Thence, with the east line of aforesaid 82.13 acre tract, the west line of said 15.640 acre tract and the west line of a call 6.060 acre tract of land recorded in Clerk's File Number 2018006662 of the O.P.R.R.P.G.C., South 02 degrees 45 minutes 44 seconds East, a distance of 1085.18 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC RPLS 4416" found at the southwest corner of said 6.060 acre tract;

6. Thence, continuing with the common line of said 82.13 acre tract and said 6.060 acre tract, North 87 degrees 14 minutes 17 seconds East, a distance of 925.16 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC RPLS 4416" found at the southeast corner of said 6.060 acre tract, same being on the west line of a call 3.819 acre tract of land recorded in Volume 2323, Page 604 of the Galveston County Deed Records (G.C.D.R.);

7. Thence, with the common line of said 3.819 acre tract and said 82.13 acre tract, South 02 degrees 56 minutes 38 seconds East, a distance of 546.72 feet to a 5/8-inch iron rod found at the northeast corner of a call 7.23 acre tract of land recorded in Clerk's File Number 2003024159 of the O.P.R.R.P.G.C.;

8. Thence, with the common line of said 7.23 acre tract and said 82.13 acre tract, South 87 degrees 19 minutes 08 seconds West, a distance of 560.02 feet to a 5/8-inch iron rod found at the northeast corner of said 7.23 acre tract and the northeast corner of a call 6.9833 acre tract of land recorded in Clerk's File Number 2016036620 of the O.P.R.R.P.G.C.;

9. Thence, with the common line of said 82.13 acre tract and said 6.9833 acre tract, South 87 degrees 17 minutes 26 seconds West, a distance of 540.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC RPLS 4416" found at the northwest corner of said 6.9833 acre tract, same being on the east line of Sunset Grove Detention, a subdivision recorded in Instrument Number 201803888 of the Galveston County Records;

10. Thence, with the east line of said subdivision, North 02 degrees 43 minutes 49 seconds West, a distance of 22.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northeast corner of said subdivision;

11. Thence, with the north line of said subdivision, South 87 degrees 16 minutes 56 seconds West, a distance of 1280.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at the northwest corner of said subdivision, same being on the common line of aforesaid 82.13 acre tract and a call 2.090 acre tract of land recorded in Clerk's File Number 8647700 of the O.P.R.R.P.G.C.;

12. Thence, with the common line of said 82.13 acre tract and said 2.090 acre tract, North 03 degrees 24 minutes 39 seconds West, at a distance of 363.04 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC RPLS 4416" found at a common corner of said 82.13 acre tract and aforesaid 63.60 acre tract, in all, a total distance of 1312.74 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC RPLS 4416" found at the northeast corner of aforesaid 2.090 acre tract, an interior corner of said 63.60 acre tract and an interior corner of a call 80.00 acre tract of land recorded in Clerk's File Number 2017076084 of the O.P.R.R.P.G.C.;

13. Thence, with the east line of said 80.00 acre tract, North 22 degrees 03 minutes 57 seconds West, a distance of 21.51 feet to a 1-inch iron pipe found at the northeast corner of said 80.00 acre tract, the southeast corner of a call 5 acre tract of land recorded in Clerk's File Number 200004069 of the O.P.R.R.P.G.C. and an interior corner of said 63.60 acre tract;

14. Thence, with the common line of said 63.60 acre tract and said 5 acre tract and the east line of a call 10 acre tract of land recorded in Volume 2925, Page 230 of the G.C.D.R., North 02 degrees 44 minutes 12 seconds West, a distance of 571.73 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

15. Thence, through said 63.60 acre tract and aforesaid 82.13 acre tract, North 87 degrees 18 minutes 28 seconds East, a distance of 495.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;

16. Thence, continuing through said 82.13 acre tract, North 02 degrees 44 minutes 12 seconds West, a distance of 546.74 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the north line of said 82.13 acre tract and aforesaid Mainland Homesteads Subdivision;

17. Thence, with said common line, North 87 degrees 18 minutes 28 seconds East, a distance of 270.64 feet to the Point of Beginning and containing 81.36 acres of land.

GENERAL NOTES

1. THIS SURVEY IS BASED UPON A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE GUARANTEE COMPANY, GF NUMBER 2447513-FW26, ISSUED OCTOBER 18, 2019, EFFECTIVE DATE OF OCTOBER 4, 2019, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.

2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR GALVESTON, TEXAS, MAP NUMBER 48167C0385G, EFFECTIVE DATE OF AUGUST 15, 2019, THIS PROPERTY IS LOCATED IN SHADED ZONE "X".

3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND REFERENCED TO THE EAST LINE OF A CALL 82.13 ACRE TRACT OF LAND RECORDED IN CLERK'S FILE NUMBER 2005035884 OF THE O.P.R.R.P.G.C.

4. ABBREVIATIONS: O.P.R.R.P.G.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, G.C.D.R. - GALVESTON COUNTY DEED RECORDS, G.C.D. - GALVESTON COUNTY DRAINAGE DISTRICT, C.F. NO. - CLERK'S FILE NUMBER, R.O.W. - RIGHT OF WAY, IRON ROD, IP - IRON PIPE, A.E. - AERIAL EASEMENT, U.E. - UTILITY EASEMENT, ESMT - EASEMENT, HLP - HOUSTON LIGHTING AND POWER COMPANY.

5. DIRECTOR LOT "A" IS SUBJECT TO A NON EXCLUSIVE LANDSCAPE AND BLANKET EASEMENT RECORDED IN CLERK'S FILE NUMBER 200605537 OF THE O.P.R.R.P.G.C.

6. DIRECTOR LOT "B" IS SUBJECT TO A NON EXCLUSIVE LANDSCAPE AND BLANKET EASEMENT RECORDED IN CLERK'S FILE NUMBER 200605537 OF THE O.P.R.R.P.G.C.

7. DIRECTOR LOT "C" IS SUBJECT TO A NON EXCLUSIVE LANDSCAPE AND BLANKET EASEMENT RECORDED IN CLERK'S FILE NUMBER 200605538 OF THE O.P.R.R.P.G.C.

8. DIRECTOR LOT "D" IS SUBJECT TO A NON EXCLUSIVE LANDSCAPE AND BLANKET EASEMENT RECORDED IN CLERK'S FILE NUMBER 200605539 OF THE O.P.R.R.P.G.C.

9. DIRECTOR LOT "E" IS SUBJECT TO A NON EXCLUSIVE LANDSCAPE AND BLANKET EASEMENT RECORDED IN CLERK'S FILE NUMBER 200605540 OF THE O.P.R.R.P.G.C.

10. ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.

CERTIFICATION

TO: M/H HOMES OF HOUSTON, LLC
SALTGRASS 300, LTD., A TEXAS LIMITED PARTNERSHIP
FIRST AMERICAN TITLE GUARANTEE COMPANY

I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE 81.36 ACRE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020 AND CONFORMS TO THE CURRENT TEXAS SURVEYOR'S ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

Mark D. Armstrong
TEXAS REGISTRATION NO. 5363

LAND TITLE SURVEY
81.36 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, A-2
GALVESTON COUNTY, TEXAS

JOB NO.: 2019285-20 DATE: 03/11/2020 EXHIBIT NO.: 1295-19R



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021
 Prepared by: _____
 Department: Development Services

Agenda item: _____
 Reviewed by: _____

AGENDA ITEM DESCRIPTION: Discussion / possible action regarding a Preliminary Plat application for Sunset Grove Section 4

X

ATTACHMENTS FOR REFERENCE

1. Submitted Preliminary Plat
2. Planning and Zoning Commission Report
3. Letter of Recommendation from Adico, LLC

STAFF BRIEFING:

- The Planning and Zoning Commission recommended approval of the preliminary plat with listed conditions.
- An updated plat including corrections in response to comments from Adico is required;
- Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- Applicant must provide original tax certificates showing all balances paid

HISTORY:

6/29/21 - Planning and Zoning recommended approval of the Preliminary Plat for Sunset Grove Section 4.

TARGET IMPLEMENTATION: July 12, 2021

SIGNIFICANT ACTION DATES: N/A

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: Recommend to approve Preliminary Plat for Sunset Grove Section 4 with the following Conditions.

- 1) An updated plat including corrections in response to comments from Adico is required;



CITY COUNCIL AGENDA FORM

- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid

FISCAL IMPACT: N/A



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Sunset Grove, Section 4

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve with conditions Sunset Grove, Section 4 Preliminary Plat, subject to the following conditions:

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid.

Friday, June 25, 2021

Arya Karve
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Sunset Grove Section 4 Preliminary Plat
Letter of Recommendation to Approve
COLM Project No. PZ2021-021
Adico, LLC Project No. 18100-2-069

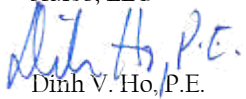
Dear Ms. Karve;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Sunset Grove Section 4 Preliminary Plat received on or about June 23, 2021.

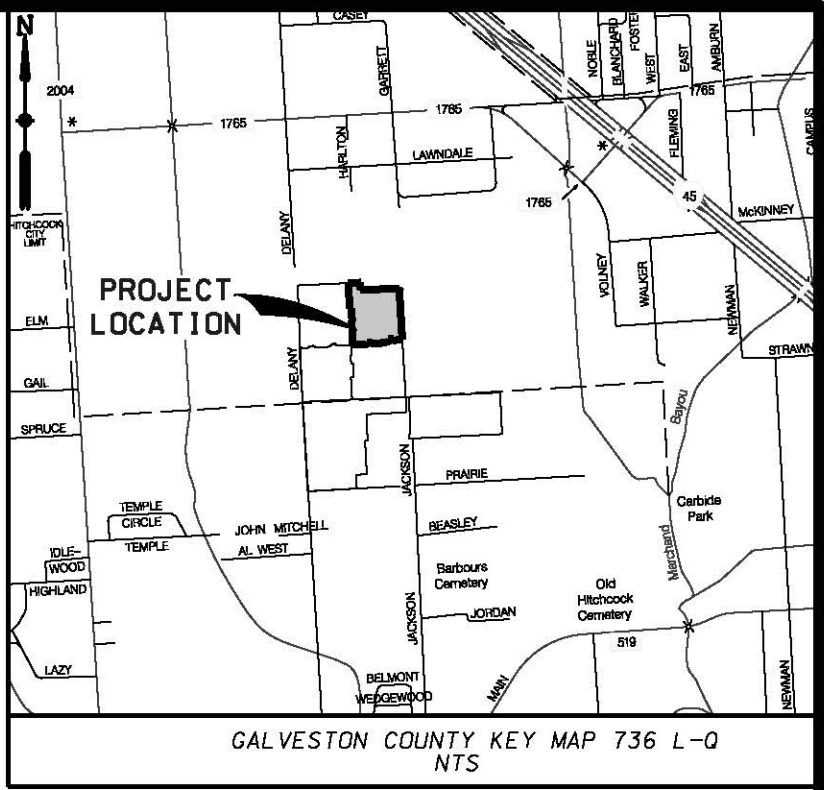
Based on our review, we have no objections to the plat as resubmitted on June 23, 2021. Please provide ten(10) folded copies of the plat to Margaret Corfield, Development Services, 1130 1st St., La Marque, TX 77568.

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: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-069



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 FOUR, 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 FOUR 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 FOUR 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 _____, 2021.

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 _____, 2021.

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 FOUR, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021.

CHAIRMAN, PLANNING COMMISSION

KEITH BELL
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 _____, 2021, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2021, 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 12.43 ACRES

Being a 12.43 acre tract of land located in the Stephen F. Austin League No. 4, Abstract No. 2 in Galveston County, Texas; said 12.43 acre tract being a portion of a called 80.00 acre tract of land recorded in the name of KB HOME LONE STAR INC. 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 12.43 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 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northeast corner of Sunset Grove Section Two, a subdivision recorded under Instrument Number 2021003251 of the Galveston County Records, same being on the common line of said 80.00 acre tract and a called 5.0 acre tract of land recorded in C.F. No. 8600357 of the O.P.R.R.P.G.C.;

1. Thence, with said common line, North 87 degrees 15 minutes 03 seconds East, a distance of 165.32 feet to the southeast corner of said 5.0 acre tract, same being on the westerly line of a called 5 acre tract of land recorded in C.F. No. 2000004069 of the O.P.R.R.P.G.C.;
2. Thence, with the common line of said 80.00 acre tract and said 5 acre tract, South 02 degrees 44 minutes 57 seconds East, a distance of 108.25 feet to the southwest corner of said 5 acre tract;
3. Thence, continuing with said common line, North 87 degrees 14 minutes 10 seconds East, a distance of 586.62 feet to the southeast corner of a said 5 acre tract, same being on the common line of said 80.00 acre tract and a called 87.05 acre tract of land recorded in Clerk's File Number 2020049570 of the O.P.R.R.P.G.C.;
4. Thence, with said common line, South 22 degrees 03 minutes 57 seconds East, a distance of 21.51 feet to the northeast corner of a called 2.090 acre tract of land recorded in Clerk's File Number 8647700 of the O.P.R.R.P.G.C.;
5. Thence, with the common line of said 80.00 acre tract and said 2.090 acre tract, South 86 degrees 35 minutes 21 seconds West, a distance of 50.00 feet to the northwest corner of said 2.090 acre tract;
6. Thence, continuing with said common line, South 03 degrees 24 minutes 39 seconds East, a distance of 692.17 feet;

Thence, through said 80.00 acre tract, the following twelve (12) courses:

7. South 78 degrees 32 minutes 02 seconds West, a distance of 102.94 feet;
 8. 43.09 feet along the arc of a curve to the right, said curve having a central angle of 98 degrees 44 minutes 54 seconds, a radius of 25.00 feet and a chord that bears North 52 degrees 05 minutes 31 seconds West, a distance of 37.95 feet;
 9. South 87 degrees 16 minutes 56 seconds West, a distance of 60.00 feet;
 10. South 02 degrees 43 minutes 04 seconds East, a distance of 16.93 feet;
 11. 35.45 feet along the arc of a curve to the right, said curve having a central angle of 81 degrees 15 minutes 06 seconds, a radius of 25.00 feet and a chord that bears South 37 degrees 54 minutes 29 seconds West, a distance of 32.56 feet;
 12. South 78 degrees 32 minutes 02 seconds West, a distance of 21.05 feet;
 13. 172.98 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 44 minutes 32 seconds, a radius of 1,470.00 feet and a chord that bears South 81 degrees 54 minutes 18 seconds West, a distance of 172.88 feet;
 14. 40.15 feet along the arc of a curve to the right, said curve having a central angle of 92 degrees 00 minutes 22 seconds, a radius of 25.00 feet and a chord that bears North 48 degrees 43 minutes 15 seconds West, a distance of 35.97 feet;
 15. South 87 degrees 16 minutes 56 seconds West, a distance of 60.00 feet;
 16. South 02 degrees 43 minutes 04 seconds East, a distance of 0.40 feet;
 17. 39.50 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 31 minutes 54 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 32 minutes 53 seconds West, a distance of 35.52 feet;
 18. South 87 degrees 48 minutes 51 seconds West, a distance of 185.63 feet to the southeast corner of aforesaid Sunset Grove Section Two;
- Thence, with the east line of said Sunset Grove Section Two, the following seven (7) courses:
19. North 02 degrees 11 minutes 09 seconds West, a distance of 155.00 feet;
 20. South 87 degrees 48 minutes 51 seconds West, a distance of 0.55 feet;
 21. North 02 degrees 11 minutes 09 seconds West, a distance of 180.00 feet;
 22. North 87 degrees 48 minutes 51 seconds East, a distance of 5.19 feet;
 23. North 02 degrees 11 minutes 09 seconds West, a distance of 180.00 feet;
 24. South 87 degrees 48 minutes 51 seconds West, a distance of 28.83 feet;
 25. North 02 degrees 11 minutes 09 seconds West, a distance of 356.19 feet to the Point of Beginning and containing 12.43 acres of land.

SUNSET GROVE SECTION FOUR

BEING A SUBDIVISION OF 12.43 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 13 AND 14 OF DELANY ROAD ACRES
VOLUME 18, PAGE 760, G.C.M.R.

42 LOTS 3 BLOCKS 5 RESERVES

DATE: MAY, 2021

ENGINEER/SURVEYOR:

Costello



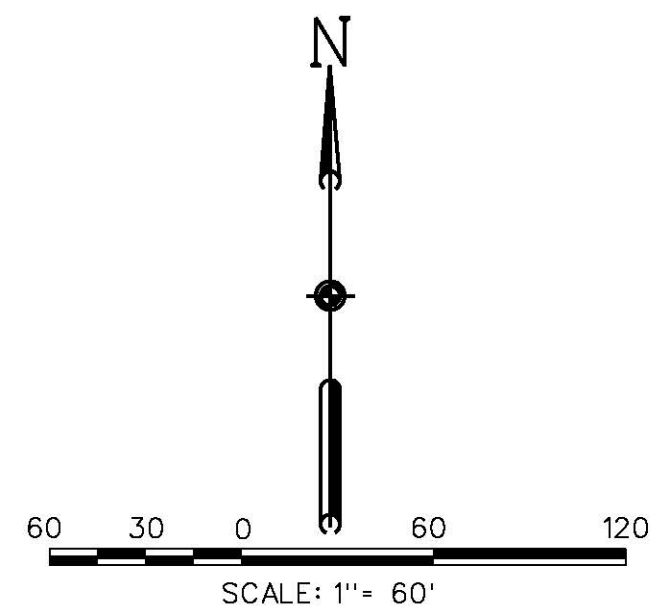
COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100468

PLANNER:

7GEN PLANNING
Planning and Landscape Architecture
2107 CITYWEST BOULEVARD, 4TH FLOOR
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

DEVELOPER:

KB HOME LONE STAR INC.,
A TEXAS CORPORATON
11314 RICHMOND AVE.
HOUSTON, TX 77082

**LEGEND**

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED

① - INDICATES BLOCK NUMBER

A - INDICATES RESERVE

X - INDICATES STREET NAME BREAK

0000 - INDICATES STREET ADDRESS

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S87°16'56"W	60.00
L2	S02°43'04"E	16.93
L3	S78°32'02"W	21.05
L4	S87°16'56"W	60.00
L5	S02°43'04"E	0.40
L6	S87°48'51"W	0.55
L7	N87°48'51"E	5.19
L8	S87°48'51"W	28.83
L9	S22°03'57"W	21.51
L10	S86°35'21"W	50.00
L11	N41°40'51"E	14.29
L12	S47°11'09"E	14.14
L13	S02°43'04"E	104.61
L14	S42°11'53"W	15.00
L15	S42°32'53"W	5.00

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	43.09	25.00	98° 44' 54"	N52° 05' 31"W	37.95
C2	35.45	25.00	81° 15' 6"	S37° 54' 29"W	32.56
C3	172.98	1470.00	6° 44' 32"	S81° 54' 18"W	172.88
C4	40.15	25.00	92° 0' 22"	N48° 43' 15"W	35.97
C5	39.50	25.00	90° 3' 54"	S42° 32' 53"W	35.52
C6	85.88	55.00	89° 28' 6"	S47° 27' 07"E	77.42
C7	85.88	55.00	89° 28' 6"	S47° 27' 07"E	77.42
C8	39.04	25.00	89° 28' 6"	S47° 27' 07"E	35.19
C9	39.04	25.00	89° 28' 6"	S47° 27' 07"E	35.19
C10	123.55	50.00	141° 34' 22"	N47° 27' 07"W	94.43
C11	141.81	50.00	162° 30' 11"	N47° 50' 18"W	98.84
C12	16.10	25.00	36° 54' 15"	S69° 21' 43"W	15.83
C13	15.77	25.00	36° 7' 51"	S15° 20' 52"W	15.51
C14	11.37	25.00	26° 3' 8"	S101° 18' 30"W	11.27
C15	11.37	25.00	26° 3' 8"	S74° 47' 16"W	11.27

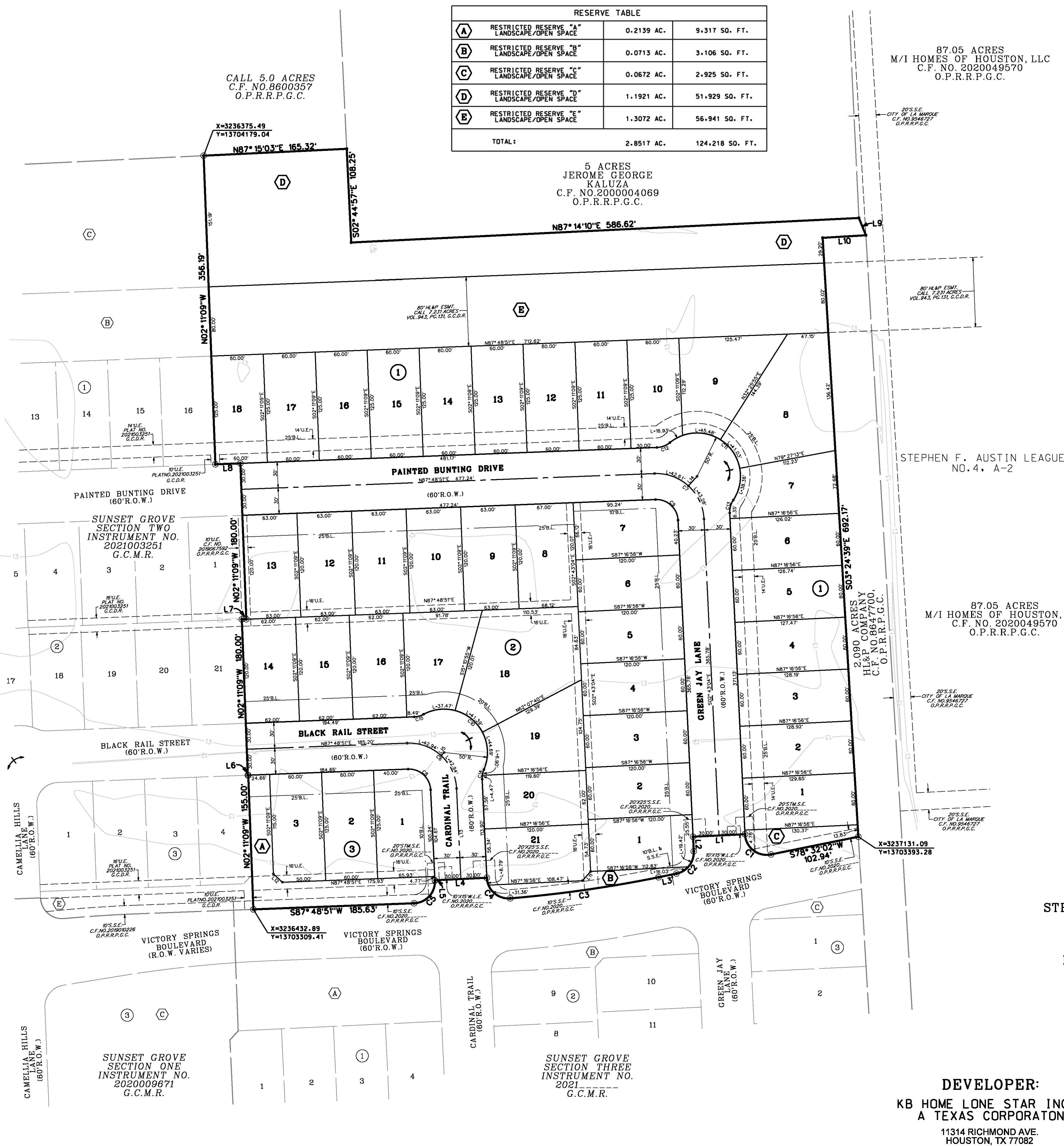
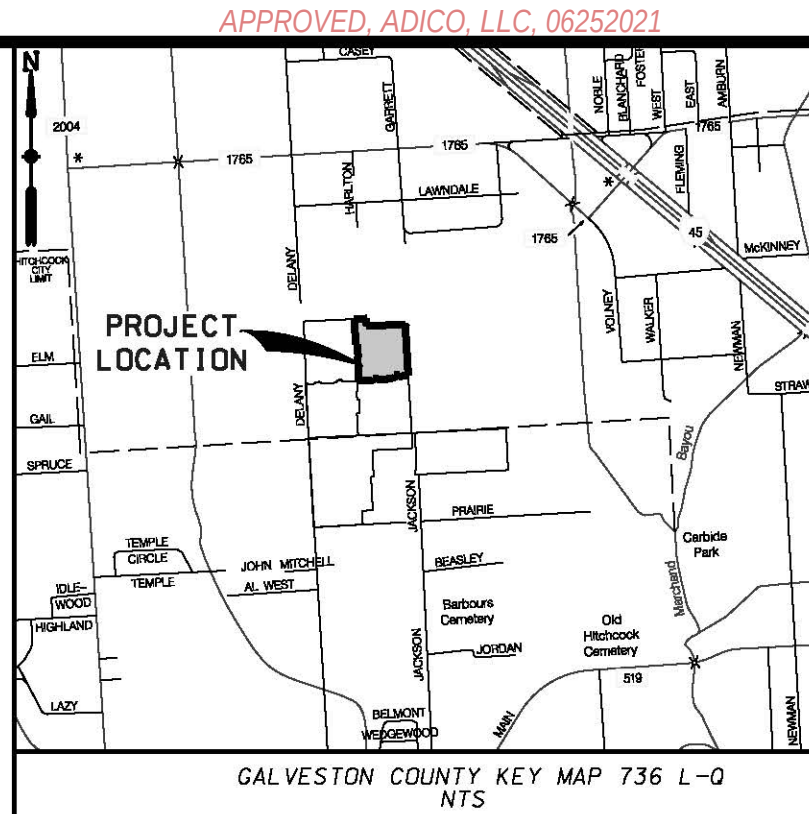
NOTES:

- 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.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
R.O.W. INDICATES RIGHT OF WAY
- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 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.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
- SUNSET GROVE SECTION FOUR 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. BASE FLOOD ELEVATION = 14.7.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREET FRONTAGES BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION.
- 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 ADJUT 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.
- DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS ALONG ALL VICTORY SPRINGS BOULEVARD STREET FRONTAGE (NOT INCLUDING LOTS) AND RESERVES.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE AT THE EXPIRATION OF A PERIOD OF SIX MONTHS FROM THE DATE OF SUCH APPROVAL UNLESS THE FINAL PLAT SHALL HAVE BEEN SUBMITTED FOR APPROVAL PRIOR TO THE EXPIRATION OF SUCH SIX MONTH PERIOD.
- THIS PLAT IS SUBJECT TO A WATER LINE EASEMENT AS SET FORTH AND RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2019010225.

RESERVE TABLE		
A	RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE	0.2139 AC. 9,317 SQ. FT.
B	RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE	0.0713 AC. 3,106 SQ. FT.
C	RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE	0.0672 AC. 2,925 SQ. FT.
D	RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE	1.1921 AC. 51,929 SQ. FT.
E	RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE	1.3072 AC. 56,941 SQ. FT.
TOTAL:		2.8517 AC. 124,218 SQ. FT.

5 ACRES
JEROME GEORGE
KALUZA
C.F. NO. 2020004069
O.P.R.R.P.G.C.

87.05 ACRES
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020049570
O.P.R.R.P.G.C.



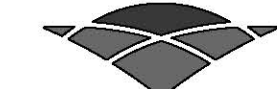
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VOLUME 18, PAGE 760, G.C.M.R.

42 LOTS 3 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: MAY, 2021

ENGINEER/SURVEYOR:

Costello

PLANNER:

7GEN PLANNING
Planning and Landscape Architecture
2107 CITYWEST BOULEVARD, 4TH FLOOR
Houston, Texas 77042
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HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



CITY COUNCIL AGENDA FORM

Meeting Date: July 12, 2021
Prepared by: Kierra K. Nance
Department: City Clerk

Agenda item: 7k
Reviewed by: _____

AGENDA ITEM DESCRIPTION: Discussion relating to adopting Resolution No. **R-2021-0016**, and entering into an agreement with MillsShirley L.L. P. designating Robert Booth as Interim City Attorney for certain legal services

☒ **ATTACHMENTS FOR REFERENCE**

1. Resolution
2. Agreement (MillsShirley, LLP)

STAFF BRIEFING:

- City Attorney Derra Purnell resigned effective July 1, 2021
- Upon her departure City Attorney Purnell signed a temporary agreement with MillsShirley, LLP to expire July 12, 2021
- Mr. Booth's duties under the agreement include providing legal advice to the City except when outside counsel has been retained for that purpose
- Megan Jones and Ashley Joyner have been serving as the City's attorneys for purposes of municipal prosecution and will continue to provide these services
- This resolution outlines a clear designation of responsibility for various legal services and complies with state law, but can be modified at a later date if needed without voiding Mr. Booth's contract

HISTORY:

- July 1, 2021 - City Attorney Derra Purnell resigned

TARGET IMPLEMENTATION: July 13, 2021

SIGNIFICANT ACTION DATES N/A

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 Items #	
Other Funding	



CITY COUNCIL AGENDA FORM

STAFF'S RECOMMENDATION: Recommend to adopt Resolution No. **R-2021-0016,** and entering into an agreement with MillsShirley L.L. P. designating Robert Booth as Interim City Attorney for certain legal services

FISCAL IMPACT: N/A

RESOLUTION R-2021 - 0016

A RESOLUTION OF THE CITY COUNCIL OF LA MARQUE, TEXAS DESIGNATING THE CITY ATTORNEY FOR CERTAIN PURPOSES

WHEREAS, the City of La Marque, Texas (the "City") is a home-rule municipality requiring legal services on a regular basis; and

WHEREAS, the City Council has determined it's in the best interest of the City to have certain legal services previously provided by an in-house attorney to be provided by outside counsel on an interim basis;

WHEREAS, the City Council has also determined that it is currently in the best interests of the city to continue having certain legal services provided by outside counsel; and

WHEREAS, the City Council desires to provide a clear designation of responsibility for the various legal services received;

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

Section 1. Robert E. Booth is hereby designated as the Interim City Attorney and Gus Knebel is hereby designated as the Interim Deputy City Attorney for the following purposes:

- 1) Legal research, analysis, advice and representation of the City when the requested or designated scope of work is not within the scope of work assigned to another attorney or law firm;
- 2) Coordination of insurance claims;
- 3) Coordination of and cooperation with outside counsel when authorized or requested by City Council or the City Manager to engage another attorney or law firm to provide legal services to the City; and
- 4) Legal representation of City boards, commissions and Tax Increment Reinvestment Zones, provided such representation does not constitute a conflict of interest with the ethical duties owed to the City.

This designation shall not include legal representation of the La Marque Economic Development Corporation except when specifically requested by the La Marque Economic Development Corporation Board of Directors and authorized by City Council.

Section 2. For purposes of Section 45.201 of the Texas Code of Criminal Procedure, Megan Jones is hereby designated as the City Attorney and Gus Knebel is hereby designated as the Deputy City Attorney for the purpose of municipal prosecution.

Section 3. In the event any clause, phrase, provision, sentence, or part of this Resolution 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 Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

RESOLVED, APPROVED, AND ADOPTED this ____ day of July 2021.

Keith Bell
Mayor

ATTEST:

Robin Eldridge, City Clerk

Robert E. Booth
Managing Partner
Direct/Fax: 409.761.4001
rbooth@millsshirley.com

400 Washington Building
2228 Mechanic Street
P.O. Box 1943 (77553)
Galveston, Texas 77550
Main: 409.763.2341
www.millsshirley.com

June 30, 2021

Derra Purnell
Director of Legal & Development Services
1130 1st Street
La Marque, Texas 77568

VIA D.PURNELL@CITYOFLAMARQUE.ORG

Re: Agreement for Legal Services

Client: City of La Marque, Texas

Legal Matter: Interim City Attorney Services

Retainer: None

Derra:

For your approval, I submit this Agreement governing services provided by Mills Shirley L.L.P., including its partners, attorneys, and representatives (collectively the “Law Firm”). If you agree to these terms, please sign in the space provided and return to me. Directly contact me with questions about the Agreement, or if you want to discuss possible modifications.

Mills Shirley L.L.P. cannot and will not provide you legal services or represent you until you sign the Agreement. If we cannot agree in writing for terms governing Law Firm’s legal services, we encourage you to seek the advice of another attorney.

1. CLIENT

Our client is identified above (collectively “Client”).

2. SCOPE OF REPRESENTATION

We will advise and represent Client in connection above-referenced Legal Matter.

The scope of our engagement and duties shall relate solely to the Legal Matter and shall not include any additional matters unless specifically agreed to in writing. You may limit or expand

the scope of our representation from time to time, providing that any material expansion of our duties must be agreed to by us in writing.

3. FEES AND EXPENSES

As a partner with the Law Firm, I will be the lead attorney working on this Legal Matter, but at my sole discretion, I may use Law Firm's attorneys and non-attorney representatives to assist when appropriate or more cost effective.

Law Firm will charge fees to Client at the following rates:

Partners	\$250.00/hour
Associates	\$200.00/hour
Paralegals	\$100.00/hour

Should the agreement last more than one year, Law Firm may increase the rate set up, upon written notice to the Client.

Client agrees the above fee schedule is reasonable when considering the following: (1) the time and labor required, the novelty and difficulty of the questions; (2) involved and the skill requisite to perform the legal services properly; (3) the likelihood, if apparent to Client, that the acceptance of the particular employment, will preclude other employment by attorneys; (4) the fee customarily charged in the locality for similar legal services; (5) the amount involved and the results obtained; (6) the time limitations imposed by Client or by the circumstances; (7) the nature and length of the professional relationship with Client; (8) the experience, reputation and ability of attorney performing the services; and, (9) whether the fee is fixed or contingent.

3.1. Billing Increments—Law Firm will track billed time to the nearest tenth (.10) of an hour. The minimum time charge for any single service will be one-tenth of an hour.

3.2. Expenses—Client agrees to pay for the cost of expenses, without markups, related to the Legal Matter, including: (1) court fees; (2) travel, lodging and meals; (3) United States Postage, and other delivery services such as FedEx and UPS; (4) copying or scanning; (5) computer assisted legal research; (6) hiring and retention of experts to testify or produce opinions, reports, models and/or drawings, subject to Client's pre-approval; and (7) other similar expenses.

3.3. Billing Statements—For each month in which a balance is due, Law Firm will deliver to Client a billing statement.

Within 30 days of receipt of a billing statement, Client agrees to directly contact me or our accounting department regarding questions or concerns which Law Firm shall promptly address.

3.4. Client Payments—Client agrees that Law Firm's billing statements are due upon receipt and payable at our office in Galveston County, Texas. Client agrees to pay Law Firm's invoices in full which are due upon receipt.

4. RETAINER

Law Firm, at its sole discretion, may request in writing that Client provide an additional retainer payment to cover anticipated professional fees and expenses. Client agrees to promptly pay the requested retainer and Law Firm agrees to deposit any retainer deposit into its Interest on Lawyers Trust Account.

At its sole discretion, Law Firm may apply Client's retainer to satisfy billing statements. Upon written request, Client agrees to pay any requested retainer.

Within 30 days following the termination of this Agreement, the Law Firm shall return to Client any balance of the Client's retainer, without interest, less outstanding fees and expenses owed to Law Firm.

5. CLIENT COOPERATION

For Law Firm to represent Client effectively in connection with the matter, Client agrees to: (1) disclose to Law Firm, fully, accurately, and on a timely basis, all facts that are or might be material to the matter; (2) keep Law Firm apprised on a timely basis of all developments relating to the subject matter that are or might be material; and (3) otherwise cooperate fully with us.

Periodically during the scope of our work Law Firm will send documents to Client to review and authorize filing. Client agrees to promptly and thoroughly review of these documents and ensure that the information contained in these documents is complete and accurate.

6. NO WARRANTY OF RESULTS

Law Firm and its attorneys will exercise its best professional judgment in an attempt to obtain a favorable resolution of the Legal Matter. However, success in any legal matter is difficult to define, because the outcome of the Legal Matter may depend upon uncertain circumstances or other matters beyond the control of any attorney. Therefore, Law Firm cannot guarantee or even

predict with any degree of certainty the result in any matter or the length of time it will take resolve the Legal Matter.

7. DUTIES AND RESPONSIBILITIES

Law Firm will represent Client with regard to all non-tax matters involved in or associated with Legal Matter. Law Firm will regularly communicate with Client regarding the status of the Legal Matter. Law Firm will request Client's input on material decisions affecting the course of the Legal Matter.

8. TAX DISCLOSURE AND ACKNOWLEDGMENT

Client agrees to obtain independent and competent tax advice regarding legal matters since legal transactions can give rise to tax consequences. Law Firm advises Client to seek the advice of a certified public accountant or tax attorney to determine if the Legal Matter has or may have tax implications or consequences to Client or any of Client's interests. Law Firm is not responsible for and does not agree to provide advice and services regarding tax matters or preparation of tax returns, or other filings, including, but not limited to, state and federal income tax returns.

9. TERMINATION

9.1. Termination by Client—Law Firm provides its services to Client on an at-will basis. Upon written notice, Client may terminate the Agreement at any time for any reason by providing written notice to Law Firm.

9.2. Termination by Law Firm—Upon written notice, Law Firm may terminate the Agreement and the attorney-client relationship for any reason, including but not limited the following reasons:

- (1) Client's failure to perform its obligations under the Agreement;
- (2) Client's failure to pay fees and expenses as provided in the Agreement;
- (3) Client's failure to make a retainer deposit pursuant to terms of Section 4 above;
- (4) Client's failure to cooperate and comply fully with any reasonable request by Law Firm regarding the Legal Matter;

- (5) Client engages in conduct or making statements that render it unreasonably difficult for Law Firm to carry out the purpose of its employment;
- (6) Client insists Law Firm engage in conduct that is contrary to its advice and judgment;
- (7) Law Firm discovers there is a conflict of interest in representing Client in the Legal Matter; and
- (8) Law Firm is unable to meet the demands of the Legal Matter.

9.3. Law Firm's Motion to Withdraw—Upon termination of the Agreement by either party, it may be necessary for Law Firm to file a motion requesting a Court's permission to withdraw from representing Client. Law Firm will provide written notice to Client before filing this motion. Client agrees not to contest Law Firm's motion to withdraw resulting from a termination under Sections 9.1 of 9.2 or Client's failure to otherwise comply with the Agreement.

9.4. No Continuing Representation—Law Firm will not provide legal services and representation on a continuing, general basis. Law Firm's representation is only related to the Legal Matter. Law Firm will advise Client in writing when it completes its services relating to the Legal Matter. If Client does not object to this notice, the Agreement and the attorney-client relationship will terminate 30 days following this notice.

Client agrees to enter into a separate agreement if it wants Law Firm to provide services outside of Law Firm's work related to the Legal Matter.

10. DISPUTE RESOLUTION—MANDATORY ARBITRATION

In the event that a disagreement arises, which we are not able to satisfactorily resolve between us, then you hereby agree that any and all disputes, controversies, claims, or demands arising out of or relating to this agreement, our relationship with you, or our performance of any current or future legal services, will be resolved exclusively by submission to binding arbitration in Galveston County, Texas. This includes, but is not limited to, disputes regarding attorney's fees or costs, claims of malpractice, breach of fiduciary duty, breach of contract, negligence, deceptive trade practices, fraud, or other legal theories sought to be asserted against us. **Arbitration is to be conducted under the Texas Arbitration Act in accordance with the laws of the State of Texas and administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered**

in any court having jurisdiction thereof. Arbitration costs will be allocated evenly among the involved parties. The arbitrator will have the authority to award any relief that a judicial court would have the jurisdiction to grant. The arbitrator will be permitted to award necessary and just attorney's fees.

Arbitration has both advantages and disadvantages. Arbitration requires both parties to submit to an arbitrator's decision. Arbitration often provides a quick, private, and less expensive forum for the resolution of disputes. **The arbitrator's legal and factual decisions are binding and typically not subject to appellate review. By agreeing to arbitrate all disputes, you are waiving your right to a trial by jury.** Rules of evidence tend to be less formal and discovery will often be limited. You are encouraged to consult with independent counsel to determine if arbitration is acceptable to you. By signing this agreement, arbitration will become the sole forum for the resolution of any disputes, and both parties waive their right to submit their claims to a judicial court.

11. DOCUMENT RETENTION

During the course of the engagement, Law Firm shall maintain file documents and electronically stored information related to the Legal Matter ("Client File"). The Client File may include material such as pleadings, transcripts, exhibits, reports, contracts, wills, certificates and other documents as are determined to be reasonably necessary to the representation. The Client File shall be and remain Client's property.

Under the Agreement, Law Firm may produce attorney work-product, mental impressions and notes (collectively "Work-Product") which shall be and remain Law Firm's property, even if included in the handling and storage of Client File.

Handling of the File after Termination—At the termination of this Agreement and upon Client's request, Law Firm will return to original documents provided by Client. Further, upon Client's written request, Law Firm will copy and deliver the Client File, except for Work-Product, to Client. Client agrees to accept this copy in electronic format, in lieu of paper copies.

If Client does not send Law Firm written instructions regarding the handling of the Client File within 30 days of the termination of the Agreement, Law Firm will have no further responsibility for the retention and maintenance of the Client File and may at its option dispose of all or parts of the file without further notice to Client.

12. CONFIDENTIALITY AND PRIVILEGE

Law Firm agrees to take reasonable and necessary steps to prevent disclosure of Client's confidential and privileged information relating to the Legal Matter. Law Firm will not reveal information relating to our representation of Client without Client's informed consent.

12.1. Attorney-Client Communications—Client and Law Firm acknowledge and agree that their communications relating to the Legal Matter may be privileged and protected under the attorney-client and attorney work-product privileges. Law Firm will take reasonable steps to protect the confidentiality of such communications and will follow Client's written instructions regarding the handling of these communications. Client has the right to disclose these communications to other parties at its sole discretion.

12.2. Electronic Communications—Law Firm and Client agree to communicate by the Internet and email. Such communications may not be encrypted. Although interception of these communications by a third party would constitute a violation of federal law, Law Firm does not warrant that interception will not occur. Law Firm agrees to follow Client's instructions, if any, regarding email communications.

12.3. Internet/Cloud Based Services—Law Firm uses Internet/cloud-based services for storing information and files, sharing information with clients and experts and for ease of access. These Internet/cloud-based services may include, among others, sending and receiving email, tracking appointments and other calendar events, storing contact information, tracking time, storing files and documents, sharing files with you and other authorized persons or entities and file synchronization services.

Whether Law Firm stores this information in our physical offices or with Internet/cloud-based services, Law Firm has an obligation to protect confidential information. Therefore, Law Firm informs Client of its use Internet/cloud-based services in connection with the services provided under the Agreement.

There are a number of entities that have issued ethics opinions on the use of internet/cloud-based services by attorneys in representing their clients. These opinions state that using Internet/cloud-based services by attorneys are acceptable so long as a law firm takes reasonable steps to prevent the disclosure of confidential information. These steps include reviewing the various policies, procedures and security safeguards of the Internet/cloud-based service provider. Law Firm follows the recommendations that have been made in one or more of these ethics opinion, but it cannot provide an absolute guarantee that a disclosure will not happen whether

information is stored in our office or with Internet/cloud based services. Nevertheless, Law Firm will take all reasonable steps to ensure that such a disclosure does not occur by conducting a thorough review and determination of each and every Internet/cloud-based service provider it uses.

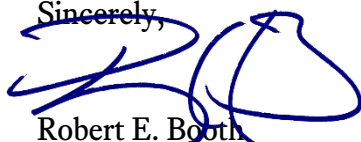
If Client is not comfortable with Law Firm's use of these Internet/cloud-based services, Client agrees to provide written instructions regarding the handling of its information. Subject to such instructions, Client acknowledges and accepts the risks associated with the use of Internet/Cloud based services, including but not limited to unintended disclosure.

13. ETHICS NOTICE

Law Firm agrees to provide representation and services according to the Texas Lawyer's Creed, and the Standards of Appellate Conduct adopted by the Texas Supreme Court, which Law Firm shall provide to Client upon written request. The State Bar of Texas investigates and prosecutes professional misconduct committed by Texas attorneys. Although not every complaint against or dispute with a lawyer involves professional misconduct, the State Bar of Texas' Office of General Counsel will provide you with information about how to file a complaint. The contact information for the Chief Disciplinary Counsel's Regional Office is: Chief Disciplinary Counsel, 600 Jefferson, Ste. 1000, Houston, TX 77002, Tel. 713.758.8200, Fax. 713.758.8292.

Thank you again for selecting our law firm to assist you. Please indicate your agreement by signing and dating in the space provided.

Sincerely,



Robert E. Booth
Texas Bar No. 24040546

AGREED AND ACCEPTED.

CLIENT:

CITY OF LA MARQUE, TEXAS

By: _____ Date: _____

Printed Name: _____

Title: _____

Email Address for Invoicing: _____



**CITY OF LA MARQUE
CITY COUNCIL
BUDGET WORKSHOP MINUTES
MINUTES
of
JULY 22, 23, AND 25, 2019**

Budget Workshop Minutes of La Marque City Council held on Monday, July 22, 23, and 25, 2019, beginning at 10:00 a.m. at 1109-B Bayou Road with the following members present:

(1) CALL TO ORDER

Mayor Hocking called the Budget Workshop to order at 10:04 a.m. (Thursday, July 25, 2019)

(2) ROLL CALL

Bobby Hocking

Mayor

Keith Bell

Mayor Pro-Tem, Councilmember District A

Chris Lane

Councilmember, District B

Robert Michetich

Councilmember, District C

Casey Mc Auliffe

Councilwoman, District D

OTHER OFFICIALS PRESENT:

Charles "Tink" Jackson

City Manager

Robin Eldridge

City Clerk

Kierra Nance

Deputy City Clerk

(3) Review and Discuss Proposed Fiscal Year 2019-2020 Departmental Budgets and all Funds

POLICE DEPARTMENT

Chief Jackson provided the final amount due to Galveston County for the contract for animal control totaling \$113,776.00 (7.94 % increase from last year)

FIRE DEPARTMENT

- City Manager pointed out that the organizational chart (status quo will stay the same until next year budget) since the new Fire Chief had just been hired

- (4) open positions
- Six-month plan to ensure that all of the Fire Fighters are certified and all EMS upgrade to nine paramedics and seven advanced and seven basics.
- Clarification - ideal- minimum staff per shift 9 personnel per day (currently due to holidays, sick, vacation and Kelly days, a minimum of 6 persons per shift per day)
- There is no utilization of compensatory time
- Restrictions are in place of how many personnel can be off at one time
- Currently there are two (2) fire engines with the newest having 73,000 miles and is ten years old; the reserve engine having 70,000 miles at 28 years old
- Engine two is wrecked, but plans are to utilize on the highway to reduce risk working highway incidents (blocker engine)
- \$625,000.00 for a new Fire Truck vs. financing two
- Goal is to fully staff and equip both stations with personnel and operable trucks (number of calls and purpose of calls ratio per station)- data report
- Mutual Aid briefly discussed (trying to limit the calls)
- They will be looking into having a demo model for the City's use until a new truck is ordered and delivered

Mayor Hocking called for a five-minute break at 11:18 a.m.

Mayor Hocking resumed the Budget Workshop at 11:28 a.m.

- Options were offered for the purchasing of a second Fire second truck 1) reimbursement from FEMA; 2) borrow from Equipment replacement fund; 3) Proposed tax increase

POLICE

- 47 - authorized personnel in the department; there are a few vacancies (8)
- overview of the goals
- overview of accomplishments (videos; acquired two donated high-water rescue vehicles; Citizens Police Academy Alumni- outstanding current stance
- Painting of the high-water rescue vehicles (\$15,000.00)
- Cell phone extraction equipment- (Annual subscription \$3,700.00) upfront- \$10,3009.00- not out of this budget (Fund 12)
- Policy Revision- subscription (modernized and in-line with current legislation)- initially- \$21,692.00; annually \$14,742.00 (Texas Best Practices)- built-in
- Requesting two (2) more Narcotics Investigators (\$123,272.50)
- Evidence Room one (1) additional person requested- \$61,625.00
- (2) additional persons for street crimes

- Once changes are made to Police and Fire personnel cannot be undone after this year (new Senate Bill).
- De-escalation training needed (\$3,400.00) 2 persons to certify and bring back the training was discussed
- Training Fund- Budget (Customer Service, Boards and Commissions, Conducting meetings, and citizens (video)

Mayor Hocking called for a lunch break at 12:33 p.m.

Mayor Hocking resumed the Budget Workshop at 2:06 p.m.

*******BUDGET WORKSHOP RECAP*******

HOT Fund - Christmas Parade, Wreaths Across America, Magical Winter Lights and the Crawfish Bash- it was the consensus of City Council to consider \$60,000 for another five years for Bayou Fest

PEG Fund - Educational to the Public (Broadcasting on Channel 16)

YOUTH Fund - Ordinance to create a Youth Fund (future meeting)

SANITATION Fund - Trash Service - a few years when recycling was introduced, citizens were not charged for this service, this will NOT change, Recycling data available on the city's website. Garbage rates will by contract will increase.

- up to 1.22 per month for recycling to be added to water bill
- City originally absorbed this cost, but unforeseen changes have occurred
- Most cities in Galveston County does not offer curbside recycling

Keep La Marque Beautiful Commission

- The \$10,000.00 was asked to be used to institute some Commission Training
- Possibility of another person be used in the capacity that staff now provides to relieve some of the burden from the PIO who is currently providing this service (contract hire?)

Parks Board

- Parks Improvement Fund- monies set aside for the implementation of a Parks Master Plan
- \$60,000 towards fencing, concession stand, bleachers, etc., for the Football Fields since both organizations have combined; pocket-parks upgrades (User Fees, and Bond Monies will help)

Discussion continued on the concessions stand, bleachers and press box, and the development of a Master Plan.

RECAP on the Tax calculations were handed out; along with numbers. An invitation was extended for all of the citizens to sit down and speak to the City Manager and members of staff about the budget proposals and the proposed tax increase. A balanced budget was presented to City Council by the City Manager as per City Charter.

ADJOURNMENT

It was the consensus of City Council to Adjourn the Budget Workshop for Thursday, July 25, 2019 at 3:06 p.m.

CITY OF LA MARQUE, TEXAS



Bobby Hocking

Bobby Hocking, Mayor

Robin Eldridge

Robin Eldridge, TRMC, City Clerk