

**NOTICE OF LA MARQUE  
PLANNING AND ZONING COMMISSION MEETING  
BY TELEPHONE CONFERENCE**

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of the City of La Marque will conduct its meeting scheduled for **Tuesday, April 28, 2020 at 4:00 PM by telephone and video conference** 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>

**THERE WILL BE NO PUBLIC ACCESS TO CITY HALL DURING  
THE MEETING.**

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Chairman 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: 992 2716 6459**

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/99227166459>

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

**Meeting ID: 992 2716 6459**

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



1111 Bayou Rd.  
La Marque, Texas 77568  
409-938-9202

**Hugh Cash - Chairperson**  
**Greg Cornett - Vice-Chairperson**  
**Augustino Molis - Commissioner**

**Alan Waters - Commissioner**  
**Douglas Hobgood - Commissioner**  
**Chris Colombo - Alternate**

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**CITY OF LA MARQUE**  
**PLANNING AND ZONING COMMISSION**  
**Special Meeting**  
**AGENDA**  
**Of**  
**April 28, 2020**

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a **Special Called Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Tuesday, April 28, 2020 at 4:00 p.m.**, for the purpose of considering and taking action on the following agenda:

**(1) CALL MEETING TO ORDER**

**(2) ROLL CALL**

**(3) APPROVAL OF MINUTES**

- a. Meeting minutes of March 10, 2020

**(4) PUBLIC COMMENTS**

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission 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.**

**(5) NEW BUSINESS**

- a. Presentation from Interim City Attorney Derra Purnell addressing the governor's order to hold telephone / video municipal public meetings to further the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).
- b. Discussion / training regarding the use of telephonic/video meeting guidelines and regulations.

- c. Discussion / possible action regarding a Final Plat of Landing at Delany Cove Section 12. A subdivision of 16.368 acres located in S.F. Austin League No. 4 Survey, A-2, City of La Marque, Galveston County, Texas.
- d. Discussion / possible action regarding a Preliminary Plat of Landing at Delany Cove Section 13. A subdivision of 11.9 acres located in S.F. Austin League No. 4 Survey, A-2, City of La Marque, Galveston County, Texas.
- e. Discussion / possible action regarding a Preliminary Plat of Sunset Grove Section Three, being a subdivision of 13.29 Acres located in 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. South of Delany Rd.

**(6) CHAIRPERSON'S REPORT**

**(7) REQUESTS AND ANNOUNCEMENTS**

Requests by Commissioners for items to be placed on future Planning and Zoning agendas and announcements on:

- (1) Expressions of thanks, congratulations, or condolence;
- (2) Information regarding holiday schedules;
- (3) An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) A reminder about an upcoming event organized or sponsored by the governing body;
- (5) Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and
- (6) Announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

**(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 **April 24, 2020**, before 5:30 p.m.

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Robin Eldridge, TRMC  
City Clerk

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



1111 Bayou  
La Marque, Texas 77568  
409-938-9202

**CITY OF LA MARQUE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MINUTES  
of  
March 10, 2020**

Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on March 10, 2020, beginning at 4 p.m. at 1109-B Bayou Road with the following members present: Hugh Cash, Greg Cornett, Alan Waters, Douglas Hobgood and Chris Colombo. Absent was Augustino Molis.

**(1) CALL TO ORDER**

Chairperson Cash called the meeting to order at 4:00 p.m.

**(2) ROLL CALL**

**PRESENT:**

Chairperson Hugh Cash  
Vice Chairperson Greg Cornett  
Commissioner Alan Waters  
Commission Douglas Hobgood  
Chris Colombo (Alternate)

**ABSENT:**

Commissioner Augustino Molis

**OTHER OFFICIALS/STAFF PRESENT:**

Derra Purnell – Acting City Attorney  
Dinh Ho, ADICO-City Engineer  
Sussie Sutton – Development Coordinator

**(3) INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation and Pledge of Allegiance was dispensed by the Planning & Zoning Commission, led by Commissioner Cash.

**(4) APPROVAL OF MINUTES**

- a.** Meeting minutes of February 11, 2020.

Commissioner Waters motioned to approve the minutes of February 11, 2020. Commissioner Hobgood seconded. **MOTION PASSED UNANIMOUSLY.**

**(5) PUBLIC COMMENTS**

There were none.



1111 Bayou  
La Marque, Texas 77568  
409-938-9202

**(6) NEW BUSINESS**

- a. Discussion/possible action regarding a Preliminary Plat of Landing at Delany Cove Section 12, being a subdivision of 16.4 acres located in S.F. Austin League No. 4 Survey, A-2, City of La Marque, Galveston County, Texas

Mr. Dinh Ho of ADICO and city engineer gave an overview of this project by saying that Section 12 of Landing at Delany Cove includes 42 lots which have 50-foot road frontages and a detention reserve. He went on to note that there will be a temporary turnaround.

Commissioner Cash asked where the park for this section was located. Mr. Ho indicated that the detention lake will have walking trails and tied into this facility.

Commissioner Cash asked if it was technically classified as a Park.

City Attorney Purnell said that the detention walking trails are classified as open space/green space in the ordinance and tied to the site plan that was approved as part of the zoning ordinance for the Planned Development District.

Commissioner Cornett motioned to approve the Preliminary Plat of Landing at Delany Cove Section 12. Commissioner Waters seconded.

**MOTION PASSED UNANIMOUSLY.**

- b. Discussion/possible action regarding a Preliminary Final Plat of Landing at Delany Cove Section 13, a subdivision of 11.743 Acres location in S. F. Austin League No. 4 Survey, A-2 City of La Marque, Galveston County, Texas

City Engineer, Dinh Ho, said that this was the last section of the Delany Cove Sections. This section has a total of 56 lots, sized at 50x120 and is part of the Planned Development District approved in 2019. There is a dedication of a lift station reserve and will be transferred to the city when finished.

Commissioner Waters motioned to approve Preliminary Plat of Landing at Delany Cove Section 13. Alternate Commissioner Colombo seconded. **MOTION PASSED UNANIMOUSLY.**

- c. Discussion/possible action regarding appointment of Chairperson and Vice-Chairperson for the Planning & Zoning Commission ***Tabled at the meeting of February 11, 2020***



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Commissioner Colombo motioned to table the appointment of Chairperson and Vice-Chairperson for the Planning & Zoning Commission until after the election. Alternate Commissioner Hobgood seconded. **MOTION PASSED UNANIMOUSLY.**

**(8) CHAIRPERSON'S REPORT**

This past weekend the city hosted a kids fishing tournament. Most city officials were in attendance and there were about 120 participants. They had a shark walking around and taking pictures with the children. It was a lot of fun and will be a yearly event.

**(9) REQUESTS AND ANNOUNCEMENTS**

Alternate Colombo requested a line item on the next agenda that explains in depth the Light Industrial Zone requirements and allowances. City Attorney noted that it can be placed on the agenda as a discussion line item.

City Attorney reported about the changes Conditional Use Permit authorization in the General Commercial Zone. Because the zoning commission denied the city manager decision to not even put that item on the city council agenda.

Commissioner Cornett said La Marque 3 needs more attendance by the citizens. There have been lots of vendors selling jewelry, Mary Kay Cosmetics, etc.

Commissioner Hobgood reported that he has been working on, "I Am La Marque" to get involved with and be a part of the city of La Marque.

**(10) ADJOURNMENT**

It was the consensus of the Commission to adjourn the meeting at 4:20 p.m.

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Hugh Cash, Chairperson  
Planning & Zoning Commission

Monday, March 23, 2020

Kayla Williams  
IDS Engineering Group  
13430 Northwest Freeway, Suite 700  
Houston, TX 77040

Re: Landing at Delany Cove, Section 12 Final Plat  
Letter of Recommendation  
Adico, LLC Project No. 18100-2-044

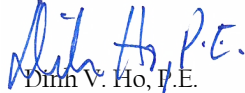
Dear Ms. Williams;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Landing at Delany Cove Section 12 Final Plat received on or about February 20, 2020.

Based on our review, we have no objections to the final plat as resubmitted on March 20, 2020. Please deliver two (2) sets of mylars and ten (10) prints of the plat to Sussie Sutton, Development Coordinator.

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

Sincerely,  
Adico, LLC

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

Cc: Sussie Sutton, City of La Marque, [s.sutton@cityoflamarque.org](mailto:s.sutton@cityoflamarque.org)  
File: 18100-2-044

STATE OF TEXAS

COUNTY OF GALVESTON

We, Lennar Homes of Texas Land and Construction, Ltd, a Texas limited partnership, d/b/a Friendswood Development Company, acting by and through Michael Johnson, Vice President of U.S. Home Corporation, a Delaware corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd, a Texas limited partnership, d/b/a Friendswood Development Company, owners of the property in the above and foregoing map of LANDING AT DELANY COVE SEC 12, 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 LANDING AT DELANY COVE SEC 12 in the S.F. AUSTIN LEAGUE NO. 4, ABSTRACT 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 purposes 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 ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & 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 purposes forever unobstructed aerial easements. 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 ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & 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 all property immediately adjacent to the boundaries of the above and foregoing plat of LANDING AT DELANY COVE SEC 12 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, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, a Texas limited partnership, d/b/a Friendswood Development Company, by U.S. Home Corporation, a Delaware corporation, its General Partner, 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, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, a Texas Limited Partnership, d/b/a Friendswood Development Company, has caused these presents to be signed by Michael W. Johnson, Vice President of U.S. HOME CORPORATION, a Delaware Corporation, its General Partner, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD,  
a Texas Limited Partnership,  
d/b/a Friendswood Development Company

By: U.S. Home Corporation,  
a Delaware Corporation,  
its General Partner

By: \_\_\_\_\_  
Michael W. Johnson, Vice President

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary public in and for the  
State of Texas

My Commission Expires \_\_\_\_\_

I, Michael L. Swan, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) 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.

"PRELIMINARY, THIS  
DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED,  
VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT."

Michael L. Swan, R.P.L.S.,  
Registered Professional Land Surveyor  
Texas Registration No. 5551

We hereby certify that the above and foregoing Plat of LANDING AT DELANY COVE SEC 12 Subdivision, was approved by the planning commission of the City of La Marque, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, A. D., 2020, and by the city council of the City of La Marque, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

Hugh Cash  
Chairperson, Planning Commission

Bobby Hocking  
Mayor of the City of La Marque, Texas.

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock, \_\_\_\_M., and duly recorded on \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock, \_\_\_\_M. Instrument no. \_\_\_\_\_, 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

LANDING AT DELANY COVE SEC 12

METES AND BOUNDS DESCRIPTION  
OF 16.368 ACRES OF LAND  
IN THE S. F. AUSTIN LEAGUE NO. 4, SURVEY A-2  
GALVESTON COUNTY, TEXAS

Being 16.368 acres of land in the S. F. Austin League No. 4, Survey A-2, Galveston County, Texas, and being a portion of the 217.0 acre tract described as Tract 1 in the deed from HLL Land Acquisitions of Texas, L.P. and HLL II Land Acquisitions of Texas, L.P. to Lennar Homes of Texas Land and Construction, Ltd. recorded under File No. 2008-033075 in the Official Public Records of Real Property of Galveston County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the northwest corner of Reserve "B" of LANDING AT DELANY COVE SEC 10, according to the plat thereof recorded in Film Code Number 2019055271 of the Official Public Records of Real Property of Galveston County, Texas, being on the east right-of-way line of Harbor Colony Lane (60-feet wide), and being at the beginning of a non-tangent curve to the right;

THENCE in a northerly direction, continuing with the east right-of-way line of Harbor Colony Lane and said curve to the right, having a radius of 330.00 feet, a central angle of 13° 46' 11", a chord bearing and distance of North 10° 09' 31" East - 79.12 feet, and an arc distance of 79.31 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for a northerly corner of said LANDING AT DELANY COVE SEC 10 and being a point of compound curvature;

THENCE across said 217.0 acre tract the following courses and distances:

in a northeasterly direction, with said curve to the right, having a radius of 270.00 feet, a central angle of 10° 23' 05", a chord bearing and distance of North 23° 46' 33" East - 48.87 feet, and an arc distance of 48.94 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in an easterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 83° 29' 13", a chord bearing and distance of North 70° 42' 43" East - 33.29 feet, and an arc distance of 36.43 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve;

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

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

North 02° 43' 12" West - 578.85 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

North 01° 49' 59" West - 46.35 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

North 15° 05' 31" East - 42.88 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

North 31° 54' 44" East - 42.59 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

North 47° 42' 11" East - 42.31 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

North 63° 29' 59" East - 42.16 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

North 76° 37' 24" East - 42.60 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

North 87° 21' 29" East - 616.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner the herein described tract;

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

South 87° 21' 29" West - 18.25 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

South 02° 38' 31" East - 431.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

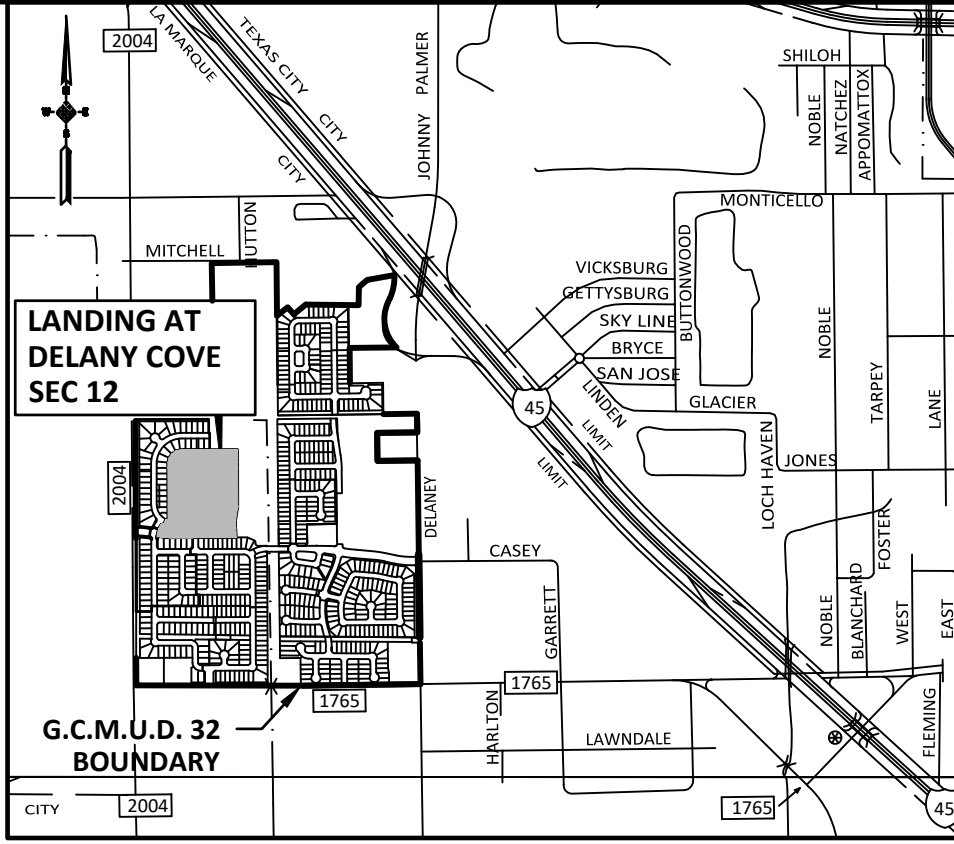
South 06° 30' 38" West - 156.08 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;

South 04° 16' 48" East - 69.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner the herein described tract;  
South 06° 08' 35" East - 107.45 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner the herein described tract and being on the north line of LANDING AT DELANY COVE SEC 7, according to the plat thereof recorded in Film Code Number 2018001017 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE South 87° 16' 48" West - 712.98 feet, with the north line of said LANDING AT DELANY COVE SEC 7 and subsequently the north line of said LANDING AT DELANY COVE SEC 10, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner;

THENCE North 86° 43' 52" West - 105.61 feet, continuing with the north line of said LANDING AT DELANY COVE SEC 10, to a 5/8-inch iron rod with cap stamped "IDS" found for an angle corner the herein described tract;

THENCE North 88° 34' 07" West - 32.53 feet, continuing with the north line of said LANDING AT DELANY COVE SEC 10, to the POINT OF BEGINNING and containing 16.368 acres of land.



## VICINITY MAP

N.T.S.

NOTES:

- B.L. indicates a building line  
UE indicates a utility easement  
STM S.E. indicates a storm sewer easement  
W.L.E. indicates a water line easement  
S.S.E. indicates a sanitary sewer easement  
VOL., PG. indicates Volume, Page  
G.C.M.R. indicates Galveston County Map Records  
D.R.G.C. indicates Deed Records of Galveston County  
O.P.R.R.P. indicates Official Public Records of Real Property  
G.C.O.P.R.R.P. indicates Galveston County Official Public Records of Real Property  
Esm. indicates Easement  
H.L. & P. indicates Houston Lighting and Power  
F.H.E. indicates a fire hydrant easement  
RB indicates radial bearing  
D.E. indicates a drainage easement  
I.R. indicates a iron rod  
Fnd. indicates found  
U.V.E. indicates unobstructed visibility easement  
W.M.E. indicates water meter easement  
● indicates found 5/8" iron rod (Unless otherwise noted)  
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (Unless otherwise noted)

505 indicates street address
- All non-perimeter easements on property lines are centered unless otherwise noted.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- Unless otherwise indicated, the building lines [B.L.], whether 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 within the incorporated boundaries of the City of La Marque, Texas.
- A 5-foot side lot building line is hereby dedicated on all common lot lines.
- Reserves A-F shall be maintained by the property owner's association.
- According to Flood Insurance Rate Map No. 48167C0245 G, published by the Federal Emergency Management Agency, dated August 15, 2019, the property shown hereon lies within the area designated as "Shaded Zone X", defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile.
- Minimum slab elevations are established as follows:  
A. 24 inches above the highest elevation of curb adjacent to the lot.  
B. EL. 17.50 (NAVD 88)
- Sidewalks and pedestrian trails within reserves shall be maintained by the H.O.A.
- 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.

## FINAL PLAT LANDING AT DELANY COVE SEC 12

A SUBDIVISION OF  
16.368 ACRES

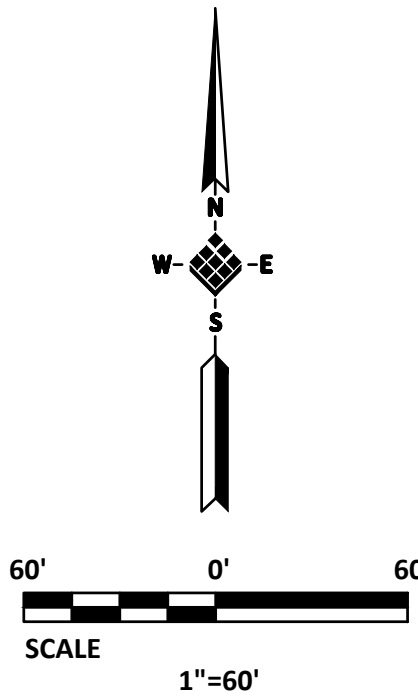
LOCATED IN  
S.F. AUSTIN LEAGUE NO. 4 SURVEY, A-2  
CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS  
42 LOTS    3 BLOCKS    5 RESERVES

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

A TEXAS LIMITED PARTNERSHIP  
ONE FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220 • HOUSTON, TEXAS 77067 • PHONE: 281-975-1000

ENGINEER: **IDS**  
Engineering Group

13430 NW. Freeway,  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
TBR# F-002726  
TBR# L-10110700



| LINE TABLE |             |         | CURVE TABLE |            |         |         |         |               |
|------------|-------------|---------|-------------|------------|---------|---------|---------|---------------|
| LINE       | BEARING     | LENGTH  | CURVE       | DELTA      | RADIUS  | LENGTH  | TANGENT | CHORD BEARING |
| L1         | N01°49'59"W | 46.35'  | C1          | 13°46'11"  | 330.00' | 79.31'  | 39.85'  | N10°09'31"E   |
| L2         | N15°05'31"E | 42.88'  | C2          | 10°23'05"  | 270.00' | 48.94'  | 24.54'  | N23°46'33"E   |
| L3         | N31°54'44"E | 42.59'  | C3          | 83°29'13"  | 25.00'  | 36.43'  | 22.31'  | N70°42'43"E   |
| L4         | N47°42'11"E | 42.31'  | C4          | 8°04'15"   | 170.00' | 23.95'  | 11.99'  | S71°34'48"E   |
| L5         | N63°29'59"E | 42.16'  | C5          | 25°10'32"  | 200.00' | 87.88'  | 44.66'  | N80°07'56"W   |
| L6         | N76°37'24"E | 42.60'  | C6          | 90°00'00"  | 55.00'  | 86.39'  | 55.00'  | N47°43'12"W   |
| L7         | S87°21'29"W | 18.25'  | C7          | 45°02'21"  | 55.00'  | 43.23'  | 22.80'  | S19°47'58"W   |
| L8         | N88°34'07"W | 32.53'  | C8          | 45°02'21"  | 55.00'  | 43.23'  | 22.80'  | S64°50'19"W   |
| L9         | N22°27'19"E | 60.00'  | C9          | 17°06'16"  | 170.00' | 50.75'  | 25.57'  | S84°10'04"E   |
| L10        | S87°16'48"W | 100.00' | C10         | 90°00'00"  | 25.00'  | 39.27'  | 25.00'  | N42°16'48"E   |
| L11        | S87°16'48"W | 88.29'  | C11         | 24°57'06"  | 25.00'  | 10.89'  | 5.53'   | N15°11'44"W   |
| L12        | N02°43'12"W | 96.88'  | C12         | 139°58'51" | 50.00'  | 122.16' | 137.30' | N42°19'09"E   |
| L13        | S02°43'12"E | 585.34' | C13         | 24°57'05"  | 25.00'  | 10.89'  | 5.53'   | S80°09'58"E   |
| L14        | N47°40'51"W | 2.36'   | C14         | 90°04'41"  | 25.00'  | 39.30'  | 25.03'  | S42°19'09"W   |
| L15        | S87°21'29"W | 561.81' | C15         | 90°00'00"  | 25.00'  | 39.27'  | 25.00'  | S47°43'12"E   |
| L16        | N87°16'48"E | 45.00'  | C16         | 90°00'00"  | 85.00'  | 133.52' | 85.00'  | S47°43'12"E   |
| L17        | N87°16'48"E | 33.29'  | C17         | 90°00'00"  | 25.00'  | 39.27'  | 25.00'  | N47°43'12"W   |
| L18        | N02°23'13"E | 26.04'  | C18         | 25°10'32"  | 230.00' | 101.06' | 51.36'  | N80°07'56"W   |
| L19        | N47°43'12"W | 21.21'  |             |            |         |         |         |               |

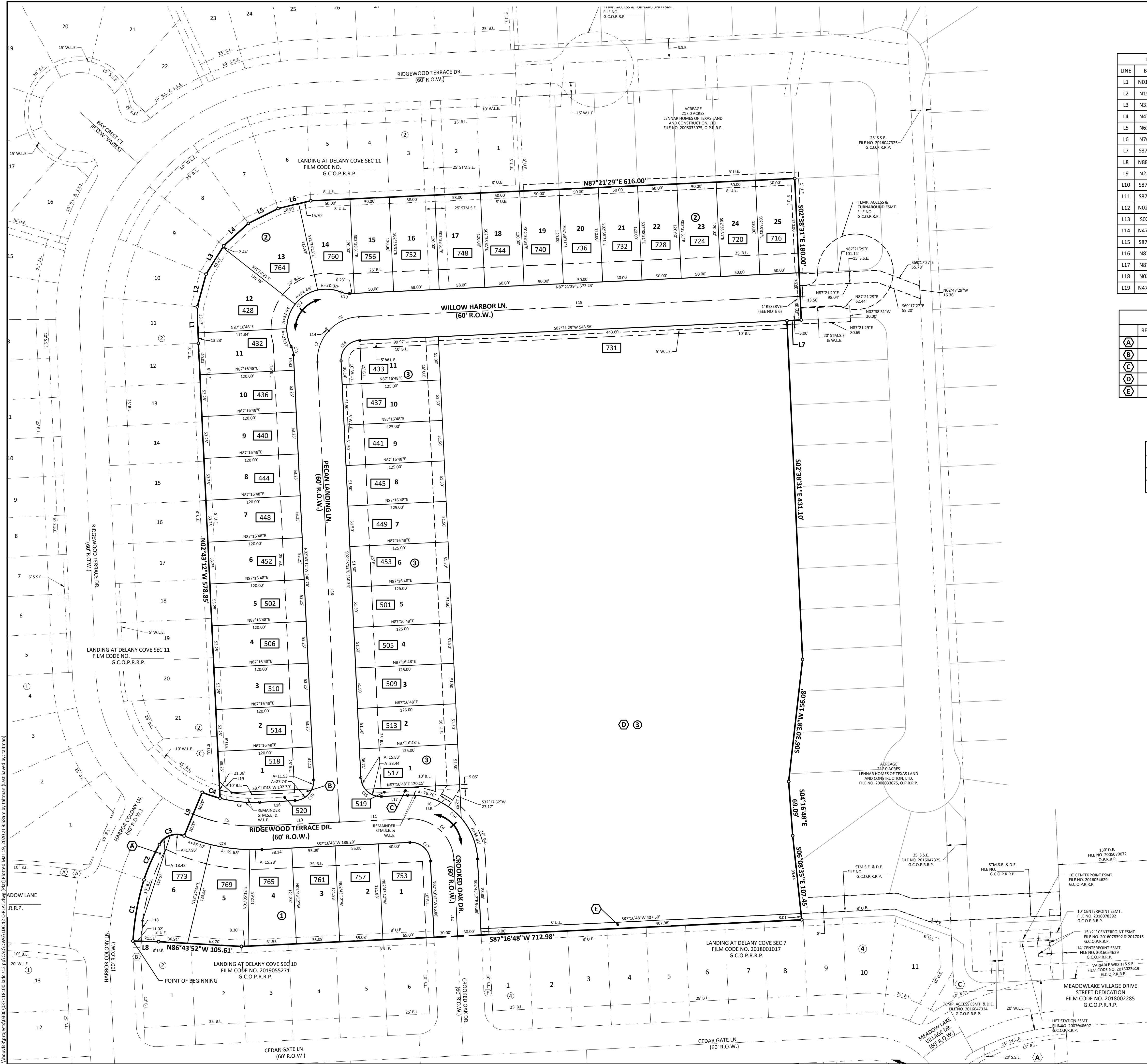
| RESERVE TABLE |              |                                                       |               |
|---------------|--------------|-------------------------------------------------------|---------------|
|               | RESERVE NAME | RESTRICTION                                           | SQ. FT. ACRES |
| (A)           | A            | LANDSCAPING AND OPEN SPACE                            | 1,636 0.038   |
| (B)           | B            | LANDSCAPING, OPEN SPACE, STORM SEWER AND WATER LINE   | 1,529 0.035   |
| (C)           | C            | LANDSCAPING, OPEN SPACE, STORM SEWER AND WATER LINE   | 1,818 0.042   |
| (D)           | D            | LAKE, DRAINAGE, DETENTION, LANDSCAPING AND OPEN SPACE | 326,182 7.488 |
| (E)           | E            | LANDSCAPING, OPEN SPACE AND DRY UTILITIES             | 3,262 0.075   |

| 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              |
| TOTAL                                         | 28.696       | 8.986              |
| TOTAL OPEN SPACE FOR SECTIONS 11 AND 12 = 30% |              |                    |

FINAL PLAT  
LANDING AT DELANY COVE SEC 12  
A SUBDIVISION OF  
16.368 ACRES  
LOCATED IN  
S.F. AUSTIN LEAGUE NO. 4 SURVEY, A-2  
CITY OF LA MARQUE, GALVESTON COUNTY, TEXAS  
42 LOTS 3 BLOCKS 5 RESERVES

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
ONE 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  
TYPE F-002726  
TBR# 10110700



Monday, February 24, 2020

Kayla Williams  
IDS Engineering Group  
13430 Northwest Freeway, Suite 700  
Houston, TX 77040

Re: Landing at Delany Cove, Section 13 Preliminary Plat  
Letter of Recommendation  
Adico, LLC Project No. 18100-2-043

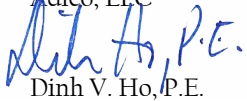
Dear Ms. Williams;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Landing at Delany Cove Section 13 Preliminary Plat received on or about February 20, 2020.

Based on our review, we have no objections to the preliminary plat as resubmitted on February 20, 2020. Please provide Sussie Sutton, City of La Marque, with ten (10) folded copies of the plat by no later than March 2, 2020 for placement on the March 10, 2020 Planning and Zoning Commission agenda.

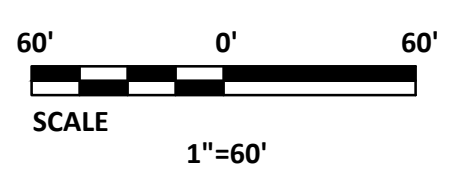
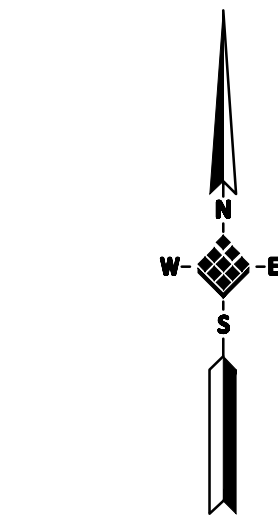
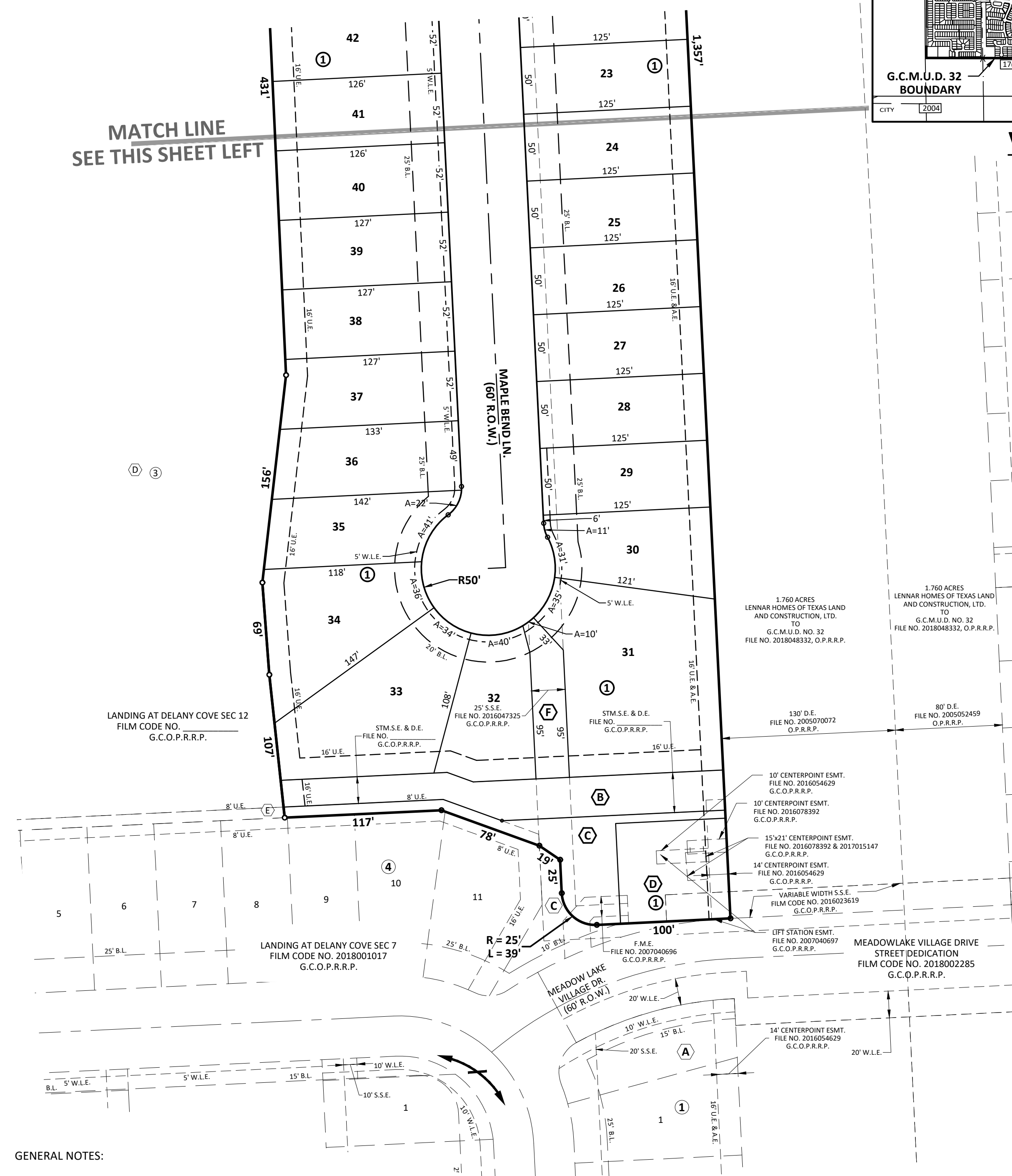
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC



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

Cc: Sussie Sutton, City of La Marque, [s.sutton@cityoflamarque.org](mailto:s.sutton@cityoflamarque.org)  
File: 18100-2-043



| 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              |
|                                                 | TOTAL        | 40.558             |
| TOTAL OPEN SPACE FOR SECTIONS 11, 12 & 13 = 24% |              |                    |

1. "B.L." INDICATES BUILDING LINE.
2. "U.E." INDICATES UTILITY EASEMENT.
3. "W.L.E." INDICATES WATER LINE EASEMENT.
4. "STM.S.E." INDICATES STORM SEWER EASEMENT.
5. "S.S.E." INDICATES SANITARY SEWER EASEMENT.
6. "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets, abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
7. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
8. THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY M.U.D. NO. 32.
9. THIS PLAT LIES WITHIN THE BOUNDARY OF GALVESTON COUNTY DRAINAGE DISTRICT NO. 2.
10. THIS PLAT IS LOCATED WITHIN THE DELANY COVE PHASE II PDD AND SUBJECT TO THE REQUIREMENTS OF THE DISTRICT PER ORDINANCE NO. Q-2019-0026.

**LOCATED IN**

56 LOTS      2 BLOCKS      6 RESERVES

DBA FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220 - HOUSTON, TEXAS 77067 - PHONE: 281-975-1000

13430 NW. Freeway,  
Suite 700  
Houston, Tx. 77040  
713.462.3178  
TBPE F-002726  
TBPLS 10110700

February 20, 2020 IDS JOB NO. 0371-182-00

Tuesday, April 14, 2020

Richard Haddock  
7 Gen Planning  
9050 N, Capital of Texas Hwy, Bldg. 3, Suite 390  
Austin, TX 78759

Re: Sunset Grove Sec 3 Preliminary Plat  
Letter of Recommendation  
Adico, LLC Project No. 18100-2-046

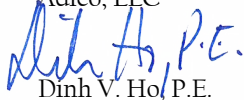
Dear Mr. Haddock;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Sunset Grove Sec 3 Preliminary Plat received on or about April 2, 2020.

Based on our review, we have no objections to the preliminary plat as resubmitted on April 2, 2020. Please provide ten (10) copies of the plat to Sussie Sutton, Development Coordinator.

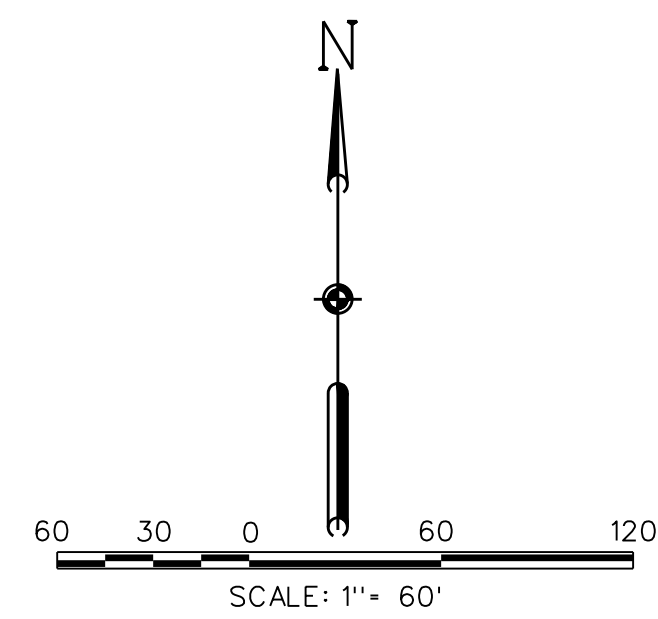
Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC



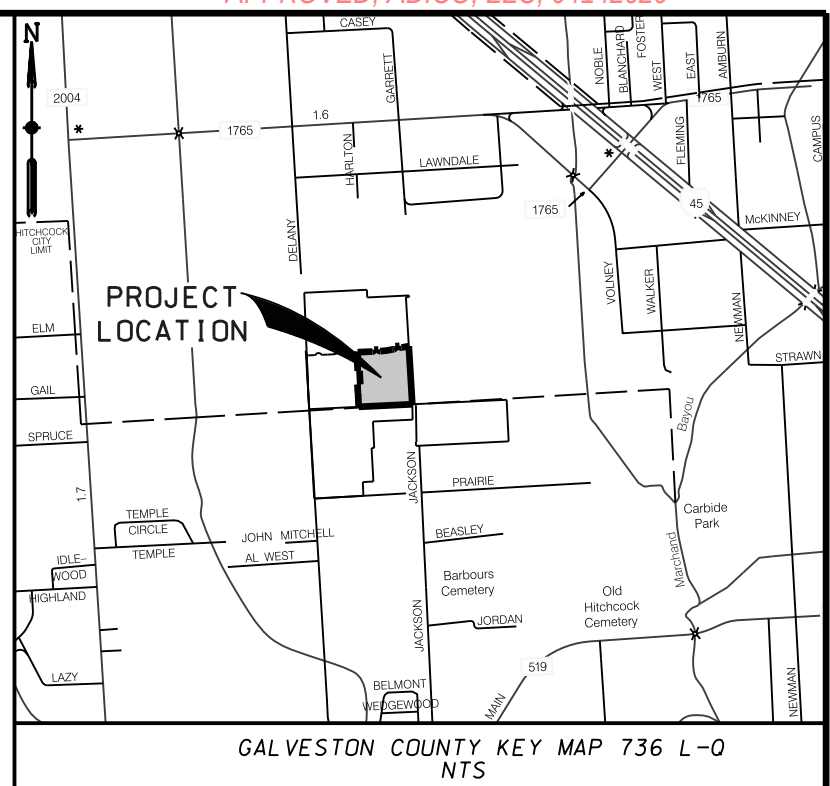
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Sussie Sutton, City of La Marque, [s.sutton@cityoflamarque.org](mailto:s.sutton@cityoflamarque.org)  
File: 18100-2-046

**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
- - INDICATES STREET NAME BREAK

| RESERVE TABLE |                                             |                           |
|---------------|---------------------------------------------|---------------------------|
| A             | RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE | 0.4188 AC. 18,244 SQ. FT. |
| B             | RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE | 0.1400 AC. 6,101 SQ. FT.  |
| C             | RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE | 0.0562 AC. 2,447 SQ. FT.  |
| TOTAL         |                                             | 0.6150 AC. 26,792 SQ. FT. |

**CURVE DATA TABLE**

| NUMBER | ARC LENGTH (FEET) | RADIUS (FEET) | DELTA ANGLE  | CHORD DIRECTION | CHORD LENGTH (FEET) |
|--------|-------------------|---------------|--------------|-----------------|---------------------|
| C1     | 39.50             | 25.00         | 90° 31' 54"  | N42° 32' 53"E   | 35.52               |
| C2     | 40.15             | 25.00         | 92° 0' 22"   | S48° 43' 15"E   | 35.97               |
| C3     | 172.98            | 1470.00       | 6° 44' 32"   | N81° 54' 18"E   | 172.88              |
| C4     | 35.45             | 25.00         | 81° 15' 6"   | N37° 54' 29"E   | 32.56               |
| C5     | 43.09             | 25.00         | 98° 44' 54"  | S52° 05' 31"E   | 37.95               |
| C6     | 86.39             | 55.00         | 90° 0' 0"    | S42° 16' 56"W   | 77.78               |
| C7     | 36.66             | 1500.00       | 1° 24' 1"    | N87° 06' 50"E   | 36.66               |
| C8     | 39.27             | 25.00         | 90° 0' 0"    | S42° 16' 56"W   | 35.36               |
| C9     | 39.27             | 25.00         | 90° 0' 0"    | S47° 43' 04"E   | 35.36               |
| C10    | 39.27             | 25.00         | 90° 0' 0"    | S42° 16' 56"W   | 35.36               |
| C11    | 39.27             | 25.00         | 90° 0' 0"    | N47° 43' 04"W   | 35.36               |
| C12    | 38.46             | 25.00         | 88° 8' 9"    | S41° 21' 01"W   | 34.78               |
| C13    | 39.04             | 25.00         | 89° 28' 6"   | N47° 27' 07"W   | 35.19               |
| C14    | 43.09             | 25.00         | 98° 44' 54"  | S52° 05' 31"E   | 37.95               |
| C15    | 35.45             | 25.00         | 81° 15' 6"   | S37° 54' 29"W   | 32.56               |
| C16    | 39.27             | 25.00         | 90° 0' 0"    | S42° 16' 56"W   | 35.36               |
| C17    | 123.42            | 50.00         | 141° 25' 31" | N42° 16' 56"E   | 94.39               |
| C18    | 11.22             | 25.00         | 25° 42' 46"  | N53° 34' 27"W   | 11.13               |
| C19    | 11.22             | 25.00         | 25° 42' 46"  | N79° 51' 41"W   | 11.13               |
| C20    | 242.95            | 1500.00       | 09° 16' 48"  | N83° 10' 26"E   | 242.69              |

**LINE DATA TABLE**

| NUMBER | DIRECTION     | DISTANCE (FEET) |
|--------|---------------|-----------------|
| L1     | N02° 43' 04"W | 0.40            |
| L2     | N78° 32' 02"E | 21.05           |
| L3     | N02° 43' 04"W | 16.93           |
| L4     | S87° 16' 56"W | 2.00            |
| L5     | N87° 16' 56"E | 36.44           |
| L6     | S87° 16' 56"W | 26.44           |
| L7     | N42° 16' 56"E | 14.14           |
| L8     | N47° 43' 04"W | 5.00            |
| L9     | N42° 19' 35"E | 14.13           |

**NOTES:**

- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
W.E. INDICATES WATER LINE EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
S.M.S.E. INDICATES STORM SEWER EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
E.S.M. 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  
H.L.P. INDICATES HOUSTON LIGHTING AND POWER  
F.H.E. INDICATES A FIRE HYDRANT EASEMENT  
R.B. 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
- 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 TWO IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G, MAP REVISED AUGUST 15, 2019.
- 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 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.
- 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.



80.00 ACRES  
C.F. NO. 2017076084  
O.P.R.R.P.G.C.

CALL 5.00 ACRES  
C.F. NO. 8446048  
O.P.R.R.P.G.C.

STEPHEN F. AUSTIN LEAGUE  
NO. 4, A-2

82.13 ACRES  
TRACT B  
SALTGRASS 300, LTD.  
C.F. NO. 2006035885  
O.P.R.R.P.G.C.

RESERVE "A"  
DRAINAGE DETENTION  
756,538 SQ.FT./17.37 ACRES

SUNSET GROVE  
DETENTION  
INSTRUMENT NO.  
2018038388  
G.C.M.R.

DEVELOPER:  
KB HOME LONE STAR INC.,  
A TEXAS CORPORATION  
11314 RICHMOND AVE.  
HOUSTON, TX 77082

## PRELIMINARY PLAT SUNSET GROVE SECTION THREE

BEING A SUBDIVISION OF 13.29 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.

48 LOTS 5 BLOCKS 3 RESERVES

SCALE: 1"=60' DATE: MARCH, 2020

PLANNER:

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

ENGINEER/SURVEYOR:

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