

**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, as extended, the Planning and Zoning Commission of the City of La Marque will conduct its meeting scheduled for **Tuesday, May 26, 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 Chairperson 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: 960 3102 9957

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/96031029957>

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

Meeting ID: 960 3102 9957

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 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

CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Public Hearing and Special Meeting
AGENDA
Of
May 26, 2020

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a Public Hearing and Special Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Tuesday, May 26, 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) 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 Chairperson 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.**

(4) PUBLIC HEARINGS

- a.** Public hearing on a preliminary report regarding a request to change the zoning district for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single-family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establish zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amend the comprehensive plan and official zoning map in accordance with this Planned Development District.

- b. Public hearing on a preliminary report regarding a request to change the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single-family Residential zoning district to Ambrose Planned Development District, establish zoning regulations for the Ambrose Planned Development District, and amend the comprehensive plan and official zoning map in accordance with this Planned Development District.
- c. Public hearing on a preliminary report regarding a request to change the zoning district for approximately 5.9114 acres located near the intersection of FM 2004 and Mitchell Lane, Galveston County Tax Property ID No. 131351, from R-1 Single-family Residential to GC General Commercial.

(5) OLD BUSINESS

- a. Discussion / possible action to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single-family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establishing zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District.
- b. Discussion / possible action to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single-family Residential zoning district to Ambrose Planned Development District, establishing zoning regulations for the Ambrose Planned Development District, and amending the comprehensive plan and zoning map in accordance with this Planned Development District.
- c. Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district for approximately 5.9114 acres located near the intersection of FM 2004 and Mitchell Lane, Galveston County Tax Property ID No. 131351, from R-1 Single-family Residential to GC General Commercial.

(6) NEW BUSINESS

- a. Discussion / possible action regarding an application for approval of the general plan for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road.
- b. Discussion / possible action regarding an application for abandonment of right-of-way near 309 Stewart Street.

- c. Discussion / possible action regarding an application for abandonment of right-of-way near Grape Street and 2nd Street.

(7) CHAIRPERSON'S REPORT

(8) REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners for items to be placed on future Planning and Zoning agendas and announcements on city events /community interests TEX. GOV'T CODE 551.415(b), "items of community interest" includes:

- (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.

(9) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **May 23, 2020**, before 5:30 p.m.

Robin Eldridge, TRMC
City Clerk

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

Discussion Date: May 26, 2020
Approval Date:
Submitted By: Sussie Sutton

SUBJECT: Discussion / possible action to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Trails at Woodhaven Lakes, approximately 82 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single-family Residential zoning district to Trails at Woodhaven Lakes Planned Development District, establishing zoning regulations for the Trails at Woodhaven Lakes Planned Development District, and amending the comprehensive plan in accordance with this Planned Development District.

Derra Purnell: The Commission approved this application on May 12, 2020. The item remains on the agenda so the Commission can review the draft ordinance for the Planned Development District prior to sending this on to City Council. No formal action by the Commission is necessary, just direction to staff regarding the draft ordinance, if any.

Due to concerns regarding the public notice, the public hearing was noticed a second time and remains on the agenda just to be sure any members of the public that wish to comment are given ample opportunity.

The general plan for this development will be submitted the Commission at a later date.

ORDINANCE NO. _____

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

* * * * *

WHEREAS, the City of La Marque, Texas, (the “City”) heretofore adopted Ordinance No. 953, as amended, codified in Chapter 71, Zoning, of the City Code of La Marque Code of Ordinances (the “Zoning Ordinance”) that regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, Trails Land Holdings, Ltd. And Trails at Woodhaven Lakes, Ltd., represented by Tony Padua (the “Owners”), are the owners of tracts of land comprising the 82.0 acres of property described in Exhibit A (the “Property”); and

WHEREAS, the Owners of the Property are requesting a Planned Development District, (“PDD”) designation for the zoning of the Property to facilitate development of a master planned community, including a unique combination of housing for senior living, single-family development, commercial reserve and related amenities; and

WHEREAS, the Owners of the Property have presented an application for the City to amend the Zoning Ordinance in order to create a Planned Development (PDD) zoning district, hereinafter referred to as “Trails at Woodhaven Lakes Planned Development District” (the “Trails at Woodhaven PDD”); and

WHEREAS, the Trails at Woodhaven PDD will include “R-1” Single-family Residential uses, moderate density “R-3” Multiple-family Residential uses for Senior Living Housing and “C-2” Restricted Commercial uses subject to the modifications of this Ordinance; and

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

WHEREAS, the Planning and Zoning Commission recommended to approve Trails at Woodhaven PDD subject to certain terms and conditions; and

WHEREAS, the City Council finds that the proposed Trails at Woodhaven PDD is consistent with the City's comprehensive plan, and that the comprehensive plan of the City should be amended to include the proposed Trails at Woodhaven PDD;

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

Section 1.

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

Section 2.

That the Trails at Woodhaven PDD is hereby established as the zoning district applicable to the Property shown and described in Exhibit A. The zoning regulations contained in this Ordinance shall be applicable to the Trails at Woodhaven PDD.

Section 3. Zoning Map

The official zoning map of the City of La Marque is hereby amended in accordance with this Ordinance.

Section 4. Comprehensive Plan

The City's comprehensive plan is amended in accordance with this Ordinance.

Section 5. Trails at Woodhaven PDD Zoning Regulations

The Trails at Woodhaven Lakes PDD uses authorized and permitted, and restrictions on those authorized uses, are hereby adopted and shall read as follows:

A. Single Family Residential Area

The approximately 35.0-net acre-area (excluding street right-of-way) shown in Exhibit "B" Development Site Plan as designated for R-1 Single Family Uses ("Single Family Residential Area") shall conform to all requirements for the R-1 Single Family Residential District, as prescribed by the Zoning Ordinance except for the following modifications:

Uses permitted:

Only the following uses are permitted in the Single Family Residential Area:

- 1) Single Family detached homes with garages with a minimum of two parking spaces. All single-family homes shall be detached single-family construction.
- 2) Lakes or ponds constructed for the purpose of detaining water temporarily or holding water permanently as an amenity.
- 3) Accessory structures
- 4) Home occupations as defined by the City of La Marque zoning ordinance
- 5) Private park and recreational facilities
- 6) Private Community Center (up to 4000 square feet), recreational facilities and associated parking.

- 7) Up to three single-family dwellings may be used as model homes or sales offices in each of the three single-family sections based on lot size as shown in Exhibit "B" Development Site Plan subject to the following conditions:
- a. Parking will be allowed along the public streets for the model homes and additional parking may be temporarily added on the individual sales lot, subject to removal upon termination of the model home-usage. Employees of the sales office shall be provided adequate off-street parking and shall not park along streets. In no event shall parking interfere with fire access routes.
 - b. The sales office use shall only function to advertise, finance or sell property within Trails at Woodhaven Lakes and shall not be utilized for property outside the PDD.
 - c. The use of the model homes for commercial usage shall be discontinued upon the sale of 90% of the lots or December 31, 2028, whichever comes first, unless the City Council grants an extension in the form of an amendment to this Section. Upon cessation of use as sales offices, the sales office structures shall be converted to single-family dwellings in accordance with the plans approved by the City prior to conversion of the single-family dwelling (model home) to sales offices, including the removal of any structural changes and parking required to accommodate the temporary commercial use.

Lot Size:

Three different minimum lot sizes are allowed in the Single Family Residential Area as shown in Exhibit "B" Development Site Plan. The three minimum lot sizes shall be allowed as follows:

- 1) 6600 sq. ft. minimum, 60 feet wide by 110 feet deep
- 2) 5500 sq. ft. minimum, 50 feet wide by 110 feet deep – maximum of 65% of lots
- 3) 4500 sq. ft. minimum, 45 feet wide by 100 feet deep – maximum of 25% of lots

Area, yard, height and lot coverage requirements:

Lots and structures in the Single Family Residential Area shall comply with the following regulations:

	60' Lots	50' Lots	45' Lots
Maximum Height (ft.) - two story	35	35	35
Minimum Side Building Setback (ft.)	5	5	5
Minimum Rear Building Setback (ft.)	10	10	10
Minimum Front Building Setback (ft.)***	25	25	25**
Minimum Lot Area (sq. ft)	6600	5500	4500
Minimum Building Living Area (sq. ft.)	1,300	1,200	1,000
Masonry and roofing	*	*	*
Minimum lot width (ft.)	60	50	45
Minimum lot depth (ft.)	110	110	100
Maximum lot coverage (%)	60**	60**	65**

*The Owner desires and will submit deed restrictions that single-family structures should have exteriors typical of those in Attachment "E" with a minimum of 75 percent of the total exterior façade, excluding doors, windows and window walls, on any front facade which faces a public thoroughfare or open space, constructed of brick, stone, or masonry. Roofing materials will be composition shingles, tile, or similar materials as designated in the deed restrictions. These restrictions will apply to all lots sold for single-family usage, enforceable by the homeowner's association or any property owner subject to the deed restrictions.

**Lot coverage. The total area of a lot occupied by the base footprint (first story of home) of the residential building located on the lot.

***Any easements adjacent to the street right-of-way shall be counted toward the required front and side building setbacks.

All garages shall be a minimum of two parking spaces in area with no tandem garages or free-standing carports allowed; provided, this section does not prohibit a porte-cochere connecting the house and garage.

Fences:

A minimum 6-foot privacy fence made of cedar shall be installed between any two single-family dwellings in the Single Family Residential Area on the side lot line. The restrictive covenants will require a fence where visible from a public street or open space and should be 6 feet tall with a combination of wood and masonry construction; provided, however, perimeter fence along Delany Road shall be masonry construction. Rear fences along the lake or water feature lots shall be wrought iron with a height of 6' tall. Each owner of a single-family dwelling in the Single Family Residential Area shall be responsible for maintenance of fences located on their property or property lines.

Phasing/Timing of Development:

No building permit shall be issued for any senior living residential structure until and unless construction plans have been approved for at least the first section of single family lots which will have at least 50 single family lots. Further, no certificate of occupancy shall be issued for any portion of the senior living residential structure unless the roads, utilities, and lot grading for at least 50 single-family lots have been completed. This Ordinance does not otherwise prescribe the project phasing for this district and the owner reserves the right to change the number, order and make-up of project phases by submitting an amended general plan to the City for approval in accordance with City Code requirements for general plans; provided, however, the owner shall complete construction, landscaping and installation of parks included in each phase, as shown in the approved General Plan, within 180 days of application and receipt of the first certificate of occupancy for any single family dwelling within that phase; provided, however, the lake is not required to be completed until application for the first certificate of occupancy in the last phase of development adjacent to the lake, as shown on the approved General Plan. Failure to complete a park shown on the approved General Plan within the applicable phase shall constitute an offense under this ordinance.

B. Trails of Woodhaven Village Campus

The approximately 9.00-acre area shown in Exhibit "B" Development Site Plan for Senior Living Residential ("Trails of Woodhaven Village Campus") shall conform to all requirements for the R-3 -Multiple-family Residential as prescribed by the Zoning Ordinance except for the following modifications:

Uses permitted in the Woodhaven Village Campus:

Only the following uses are permitted in the Trails of Woodhaven Village Campus:

- 1) Multi-family dwelling units designed for senior living in the Trails of Woodhaven Village Campus;
- 2) Senior housing and support services related to senior housing;
- 3) Accessory structures for senior living facilities; and
- 4) Private open space, pools and other recreational amenities suitable for senior living.

Location on a lot; height; setback:

A structure in the Trails of Woodhaven Village Campus shall be located as prescribed in Section 71-20, Schedule of district area regulations, subject to the modifications in this Ordinance. A structure in the Trails of Woodhaven Village Campus of the PDD shall be located not less than five feet from a side lot line with a maximum height of 45 feet to the top of the eaves of the roof.

Parking:

Parking for the Trails at Woodhaven Village Campus shall comply with the requirements of City Code Section 71-22 for residential uses. Parking will be provided based on the type of unit (i.e. number of bedrooms) and may be constructed in phases, provided the required parking spaces are available for the number of units available to be occupied (i.e. that are covered by a certificate of occupancy.)

C. Senior Cottage Area

The approximately 2.70-acre area shown in Exhibit "B" Development Site Plan for Senior Living Cottages ("Senior Cottage Area") shall be constructed in accordance with Exhibit "C" and conform to the requirements for the R-3 - Multiple-family Residential zoning district as prescribed by the Zoning Ordinance except for the following modifications:

- 1) Dwelling units in the Senior Cottage Area may be accessed by a 24-foot wide minimum paved private drive, to be maintained by the property owner's association of Woodhaven Senior Housing Campus.
- 2) Lots in the Senior Cottage Area shall either be:
 - a. Platted as separate lots owned in fee simple fronting on a private drive maintained by a property owners association and meeting the building code requirements allowing attached structures and the lot width, setback and other dimensions as shown in Exhibit "C"; or
 - b. Sold under a condominium regime with common ownership of the land, buildings, street, private drive and common areas.
- 3) The private drive will be a Public Access Easement ("PAE") dedicated at the time of platting for public use, including but not limited to drainage, access, streetlights and utility installation or maintenance,
- 4) Any gated areas will have a "knox-box" or other 24 hour means of access acceptable to the Fire Department for emergency access.
- 5) Street lights along private drives in the Senior Cottage Area shall be installed by Owner and maintained by the Property Owner's Association.

Height:

Multi-family structures shall be limited to a maximum height of 45 feet to the top of the eaves of the roof. Dwelling units in the Senior Cottage Area shall be limited to a maximum height of 35 feet.

Typical Elevations of the Exterior Facade:

The senior living, multi-family structures of the Trails of Woodhaven Village Campus will be constructed in accordance with the attached renderings and elevations contained in Exhibit "D." Minor deviations may be administratively approved by the City Manager, provided they are substantially similar to the general appearance shown in the renderings. Changes in site layout will be allowed to accommodate site conditions and feasibility for construction; provided, however, this Section does not exempt Owners from any platting or plan approval requirements of the City.

Parking:

Each dwelling unit in the Senior Cottage Area shall have at least two dedicated off-street parking spaces per unit.

Handicapped parking will be provided in compliance with the requirements of the American Disabilities Act and the City of LaMarque.

D. Restricted Commercial Area

The approximately 3.40-acre area shown in Exhibit "B" Development Site Plan as designated for Restricted Commercial Uses ("Restricted Commercial Area") shall conform to all requirements for the C-2 Restricted Commercial District, as prescribed by the Zoning Ordinance except for the following modifications:

Uses permitted:

The following uses are allowed in the Restricted Commercial Area:

- 1) Dwelling units on the second floor of a ground floor business use, as long as all requirements have been met in accordance with applicable city ordinances, state and federal laws and regulations.
- 2) Neighborhood retail sales and service.
- 3) Business offices;
- 4) Professional offices, such as, doctors, dentists, attorneys, chiropractors, psychologists, insurance, real estate, architects, engineers, accountants, building contractors, and other similar uses;
- 5) Clinics, both medical and dental, that could include pharmaceutical sales, provided that such pharmacies are complementary to the primary clinic use of the structure. Other similar medical or dental, diagnostic or therapeutic facilities (except residences) are permitted;
- 6) Bakeries, cafes, confectioneries, ice cream shops, and restaurants that prepare foodstuffs for onsite retail sale only;
- 7) Antique shops, art galleries
- 8) Banks, savings and loans and financial institutions (no pawn shops)
- 9) Beauty salons, hair cutting and styling, barber shops and other similar personal services
- 10) Camera, photographic supply
- 11) Cell phone and other wireless retail sales

- 12) China, glassware and retail kitchen supply
- 13) Cleaners, retail pickup only, no dry cleaning on site
- 14) Clothing stores, furriers, tailors
- 15) Convenience store with associated gas pumps/car wash
- 16) Day spas, massages with licensed massage therapists, diet and reducing salons
- 17) Florist shops
- 18) Interior decorating shops, including furniture upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use
- 19) Leather stores including luggage
- 20) Office supply retail stores, copying, retail small job printing
- 21) Music stores including recording and sound equipment and sheet music, musical instrument sales and repair
- 22) Paint and wallpaper, floor coverings, carpet and rug stores
- 23) Picture framing
- 24) Restaurants/Coffee Shops
- 25) Retail furniture and household appliance stores
- 26) Sporting goods, athletic clothing, and other retail sporting equipment
- 27) Travel agencies, ticket offices
- 28) Vision clinic, eyewear, and optical sales
- 29) On-premise parking lots and structures, related to the businesses on site

Conditional Uses.

The following conditional uses may be allowed following application to the City Zoning Commission for a Conditional Use Permit and approval of such permit by the Zoning Commission and City Council:

- 1) Public utility and public services;
- 2) Colleges and universities provided that the zoning lot shall not be less than 40 acres;
- 3) Churches, parish houses, convents;
- 4) Public and private schools;
- 5) Day or child-care facilities with a conditional use permit

Landscaping Requirements:

Landscaping shall be provided in accordance with the ordinances of the City.

Location on the lot:

A structure in the Restricted Commercial Area shall be located as prescribed in Section 71-9, Area regulations of the Zoning Ordinance C-2, Restricted Commercial District, including the ten (10) foot rear yard setback.

E. General Open Space Requirements; Regulations Applicable to All Areas

The entire Trails at Woodhaven PDD shall include a minimum of 20% of open space and water features as an amenity for the community. The proposed

open space, lakes, trails and amenities as shown on the approved Development Site Plan currently utilizes approximately 19.70 of the 82.0 acres. This open space may include pocket parks, playgrounds, BBQ grills, fitness equipment, ponds with fountains, fishing piers, kayak launches, splash pad park area, landscaped designed trails, and ponds.

A 15-foot buffer along FM 1765 in front of the Woodhaven Village Campus Area, excluding driveways and streets, shall remain open green and/or landscaped space, along with trees in accordance with the requirements of the Thoroughfare Overlay District, Chapter 71, City Code. Sidewalks may be designed to avoid existing trees and fit in with the landscaping thus resulting in a meandering sidewalk.

The City Manager is hereby delegated authority to approve minor changes in the Development Site Plan in order to preserve significant trees and related open space pockets or to better increase traffic or pedestrian circulation, provided the total amount of open space, number of parks, general street layout and single-family residential lots remain the same. This Section does not delegate approval under, or authorize an exemption from, the City's subdivision regulations.

Homeowners' association:

In accordance with the Zoning Ordinance, before approval of any plat containing any common area, it shall be necessary to assure the city that provisions have been made for adequate upkeep and maintenance of such area and facilities. Owner agrees to establish a homeowners, property owner's or other maintenance association to maintain and manage all such common areas including lakes, ponds, detention areas, water features, walking trails, landscaping, structures and improvements, project fences or walls, recreational equipment, landscaped medians, sidewalks, private driveways, and private streets. In the event of failure to maintain said common area, the City may, by ordinance, provide for maintenance at the expense of the property owners, and provide for a lien against the property of the members, as in the case of individual homeowners. The power of the City to file a lien shall be recited in the bylaws of the association.

F. Street Design Standards

Streets within the Trails at Woodhaven PDD shall be a minimum of 28 feet wide and be concrete with roll-over curbs, with minimum right-of-way required as designated on the Development Site Plan attached as Exhibit B. All Streets within the Trails at Woodhaven PDD shall include a 5-foot wide sidewalk on both sides of the street; provided, however, the estimated cost of sidewalk installation along Delany Road may be paid into a sidewalk fund to be used by the City for this purpose upon completion of planned City construction work along Delany Road in lieu of the required sidewalk along Delany Road.

Street trees:

Trees shall not be planted immediately behind the property line along the sidewalk, except FM 1765 where the developer proposes to preserve existing tree canopy which will provide a tree-lined buffer along FM 1765. Trees shall not be planted in a manner that interferes with the structural integrity of the sidewalk. These requirements shall also be listed in the restrictive covenants. Where physical impediments interfere with the tree spacing, the same number of trees may be "clustered."

Section 6.

Nothing in this Ordinance waives or modifies any other City requirement, including but not limited to off-street parking requirements unless expressly referenced herein, subdivision regulations, and construction codes. Approval of this Application grants only the rights specifically addressed herein and does not constitute general plan or subdivision plat approval.

Section 7. Penalty

As provided in Section 71-5 of the City Code, any person who shall violate any of the provisions of this ordinance or who shall fail to comply therewith or with any of the requirements thereof, or who shall erect or alter any building, or who shall commence to erect or alter any building in violation of any detailed statement of the plan submitted or approved thereunder, shall for each violation or noncompliance be deemed guilty of a misdemeanor, and upon conviction, shall be fined as provided in section 1-10 of the City Code.

Section 8. Effective Date and Publishing

This ordinance shall be effective immediately, except where a later date is expressly provided, upon adoption on second and/or final reading after publication and hearing, as provided in Sections 2.17-2.19 of the Charter of the City of La Marque, and publication in accordance with Section 52.013 of the Texas Local Government Code.

Section 9. Conflict and Repeal

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

Section 10. Severability

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

PASSED, APPROVED, AND ADOPTED on First Reading this ____ day of _____ 2020;
and PASSED, APPROVED, AND ADOPTED on Second and Final Reading this ____ day of
_____ 2020.

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, City Clerk TRMC

APPROVED AS TO FORM:

Derra Leigh Purnell, Acting City Attorney

EXHIBIT "A" Legal Description (Tract I & II Combined)

TRACT I

METES AND BOUNDS DESCRIPTION

67 .4042 ACRES

LOCATED IN THE

**STEPHEN F. AUSTIN LEAGUE, A-297,
GALVESTON COUNTY, TEXAS**

Being a tract or parcel of land containing 67.4042 acres of land or 2,936,126 square feet, located in the Stephen F. Austin League, Abstract 297, Galveston County, Texas, Said 67.4042 acre tract being out of and a part of a 42.2590 acre tract of record in the name of Trails at Woodhaven Lakes, Ltd. in Galveston County Clerk's File (G.C.C.F.) Number 2017062418 and all of a 33.3575 acre tract of record in the name of Trails at Woodhaven Lakes, Ltd. in G.C.C.F. No. 2018054049, Said 67.4042 acre tract being more particularly described as follows (bearings based on G.C.C.F. Number 2015015436):

COMMENCING at a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of a 7.8800 acre tract of record in the name of Trails Land Holdings, Ltd. in G.C.C.F. No. 2019097347, being the northeast corner of a called 11.3826 acre tract of record in the name of Galveston County Drainage District No. 2 in Film Code (F.C.) Number 015-20-1178 Galveston County Plat Records (G.C.P.R.) and being the south Right-of-Way (R.O.W.) line of Texas Avenue (F.M. 1765)(100 feet wide);

THENCE, coincident the east line of aforesaid 11.3826-acre tract, South 02 degrees 53 minutes 45 seconds East, 289.06 feet to a 5/8-inch iron rod with "Gruller" cap set for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, coincident the most northerly south line of aforesaid 7.8800-acre tract, North 87 degrees 06 minutes 14 seconds East, 200.00 feet to a 5/8-inch iron rod with "Gruller" cap set;

THENCE, coincident the most easterly west line of aforesaid 7.8800-acre tract, South 02 degrees 53 minutes 45 seconds East, 260.05 feet to a 5/8-inch iron rod with "Gruller" cap set for the southwest corner of said 7.8800-acre tract;

THENCE, coincident the south line of aforesaid 7.8800-acre tract, North 87 degrees 06 minutes 14 seconds East, 750.00 feet to a 5/8-inch iron rod with "Gruller" cap set for the southeast corner of said 7.8800-acre tract;

THENCE, coincident the east line of aforesaid 7.8800 acre tract, North 02 degrees 53 minutes 46 seconds West, a distance of 216.69 feet to a 5/8 inch iron rod with "Gruller" cap set being on the west line of aforesaid 42.2590 acre tract and the east line of said 7.8800 acre tract;

THENCE, through and across aforesaid 42.2590 acre tract, North 87 degrees 06 minutes 14 seconds East, a distance of 466.08 feet to a 5/8 inch iron rod with "Gruller" cap set, being the southeast line of a 6.40 acre tract of record in the name

of Trails Land Holdings, Ltd. in G.C.C.F. No. 2019006929 and being on the west line of a called 0.0574 acre tract of record in the name of City of LaMarque G.C.C.F. Number 8239444;

THENCE, coincident the west line of aforesaid 0.0574-acre tract, South 02 Degrees 45 Minutes 29 Seconds East, 20.23 feet to a 5/8-inch iron rod found for the southwest corner of said 0.0574-acre tract;

THENCE, coincident the south line of aforesaid 0.0574 acre tract, North 87 Degrees 14 Minutes 31 Seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract, being the southeast corner of said 0.0574 acre tract and being on the west R.O.W. line of Delaney Road (width varies);

THENCE, coincident the west R.O.W. line of aforesaid Delaney Road, South 02 Degrees 45 Minutes 29 Seconds East, a distance of 2,103.22 to a 1 /2 inch iron rod found for the southeast corner of both the herein described tract and aforesaid 33.3575 acre tract and being the northeast corner of a called 141.698 acre tract of record in the name of Abdelrazek Radwan in G.C.C.F. Number 9960110;THENCE, coincident the south line of both the herein described tract and aforesaid 33.3575 acre tract, South 88 degrees 00 minutes 40 seconds West, a distance of 1,461.15 feet to a 5/8 inch iron rod found for the southwest corner of both the herein described tract and said 33.3575 acre tract and being on the east line of aforesaid 11.3826 acre tract

THENCE, coincident the east line of aforesaid 11.3826-acre tract, North 02 Degrees 53 Minutes 45 Seconds West, o distance of 2,143.79 feet to the POINT OF BEGINNING and containing 67.4042 acres of land.

TRACT II
METES AND BOUNDS DESCRIPTION
14.61 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE, A-297,
GALVESTON COUNTY, TEXAS

Being a tract or parcel of land containing 14.61 acres of land or 636,321 square feet, located in the Stephen F. Austin League, Abstract 297, Galveston County, Texas, Said 14.61 acre tract being all of a 7 .8800 acre tract of record in the name of Trails Land Holdings, LTD in Galveston County Clerk's File (G.C.C.F.) Number 201909734 7, all of a 6.40 acre tract of record in the name of Trails Land Holdings, Ltd. in G.C.C.F. No. 2019006929, and out of and a part of a called 42.2590 acre tract of record in the name of Trails at Woodhaven Lakes, Ltd. in G.C.C.F. Number 2017062418; Said 14.61 acre tract being more particularly described as follows (bearings based on G.C.C.F. Number 2015015436):

BEGINNING at a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of both the herein described tract and aforesaid 7 .8800 acre tract, being the northeast corner of a called 11 .3826 acre tract of record in the name of Galveston County Drainage District No. 2 in Film Code (F.C.) Number 015-20-1178 Galveston County

Plat Records (G.C.P.R.) and being the south Right-of-Way (R.O.W.) line of Texas Avenue (F.M. 1765)(100 feet wide);

THENCE, coincident the south R.O.W. line of aforesaid Texas Avenue, North 87 Degrees 17 Minutes 30 Seconds East, a distance of 1,466.87 feet to a 5/8 inch iron rod with "Gruller" cap set for northeast corner of aforesaid 6.40 acre tract and being at the intersection of the south R.O.W. line of said Texas Avenue and the west R.O.W. line of Delaney Road (60 feet wide);

THENCE, coincident the west R.O.W. line of aforesaid Delaney Road and the east line of aforesaid 6.40 acres, South 02 degrees 45 minutes 29 seconds East, a distance of 297.97 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of a called 0.0574 acre tract of record in the name of The City of LaMarque in G.C.C.F. Number 8239444 and being the northerly southeast corner of said 6.40 acre tract;

THENCE, coincident the south line of aforesaid 6.40 acre tract, South 87 degrees 06 minutes 14 seconds West, a distance of 466.08 feet to a 5/8 inch iron rod with "Gruller" cap set, being on the west line of aforesaid 42.2590 acre tract and the east line of aforesaid 7.8800 acre tract;

THENCE, coincident the east line of aforesaid 7.8800-acre tract, South 02 degrees 53 minutes 46 seconds East, 216.69 feet to a 5/8-inch iron rod with "Gruller" cap set for the southeast corner of said 7.8800-acre tract;

THENCE, coincident the south line of aforesaid 7.8800-acre tract, South 87 degrees 06 minutes 14 seconds West, 750.00 feet to a 5/8-inch iron rod with "Gruller" cap set;

THENCE, coincident the most easterly west line of aforesaid 7.8800-acre tract, North 02 degrees 53 minutes 45 seconds West, 260.05 feet to a 5/8-inch iron rod with "Gruller" cap set;

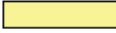
THENCE, South 87 degrees 06 minutes 14 seconds West, a distance of 200.00 feet to a 5/8-inch iron rod with "Gruller" cap set for the most northerly southwest corner of aforesaid 7.8800-acre tract and being on the east line of aforesaid 11.3826-acre tract;

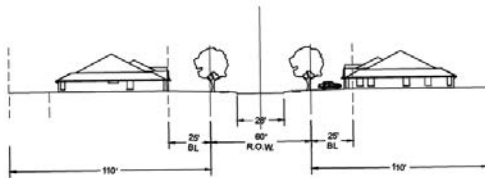
THENCE, coincident the west line of aforesaid 7.8800-acre tract and the east line of aforesaid 11.3826-acre tract, North 02 degrees 53 minutes 45 seconds West, 289.06 feet to the POINT OF BEGINNING and containing 14.61 acres of land.



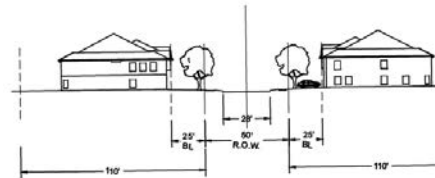
Exhibit "B" Development Site Plan

TRAILS AT WOODHAVEN LAKES- 82.00 ACRES

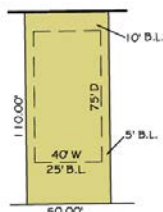
	<u>SINGLE FAMILY RESIDENTIAL</u> - +/- 35.00 ACRES (43%)	
	60 X 110 - 42 LOTS (+/- 20%)	
	50 X 110 - 137 LOTS (+/- 20%)	<u>Total Lots</u>
	45 X 100 - 47 LOTS (+/- 20%)	225
	<u>SENIOR LIVING</u> - +/- 9.00 ACRES (11%)	
	<u>COMMERCIAL RESERVE</u> - +/- 3.40 ACRES (4%)	
	<u>SENIOR COTTAGE</u> - +/- 2.70 ACRES (3%)	
	<u>LAKES</u> - +/- 11.45 ACRES (14%)	
	<u>OPEN SPACE</u> - +/- 8.25 ACRES (10%)	225-230 +/-
	<u>STREET RIGHT OF WAY</u> - +/- 12.20 ACRES (15%)	
	<u>TRAILS ALONG LAKES AND GREEN SPACES</u> - +/- 7500 L.F.	



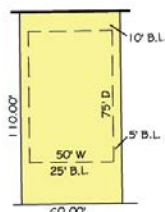
TYPICAL STREET SECTION 'A'
(60' R.O.W.)



TYPICAL STREET SECTION 'B'
(50' R.O.W.)

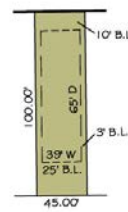


STANDARD LOT
(50'x110')



STANDARD LOT
(60'x110')

Note: Corner lots 5' wider than typical

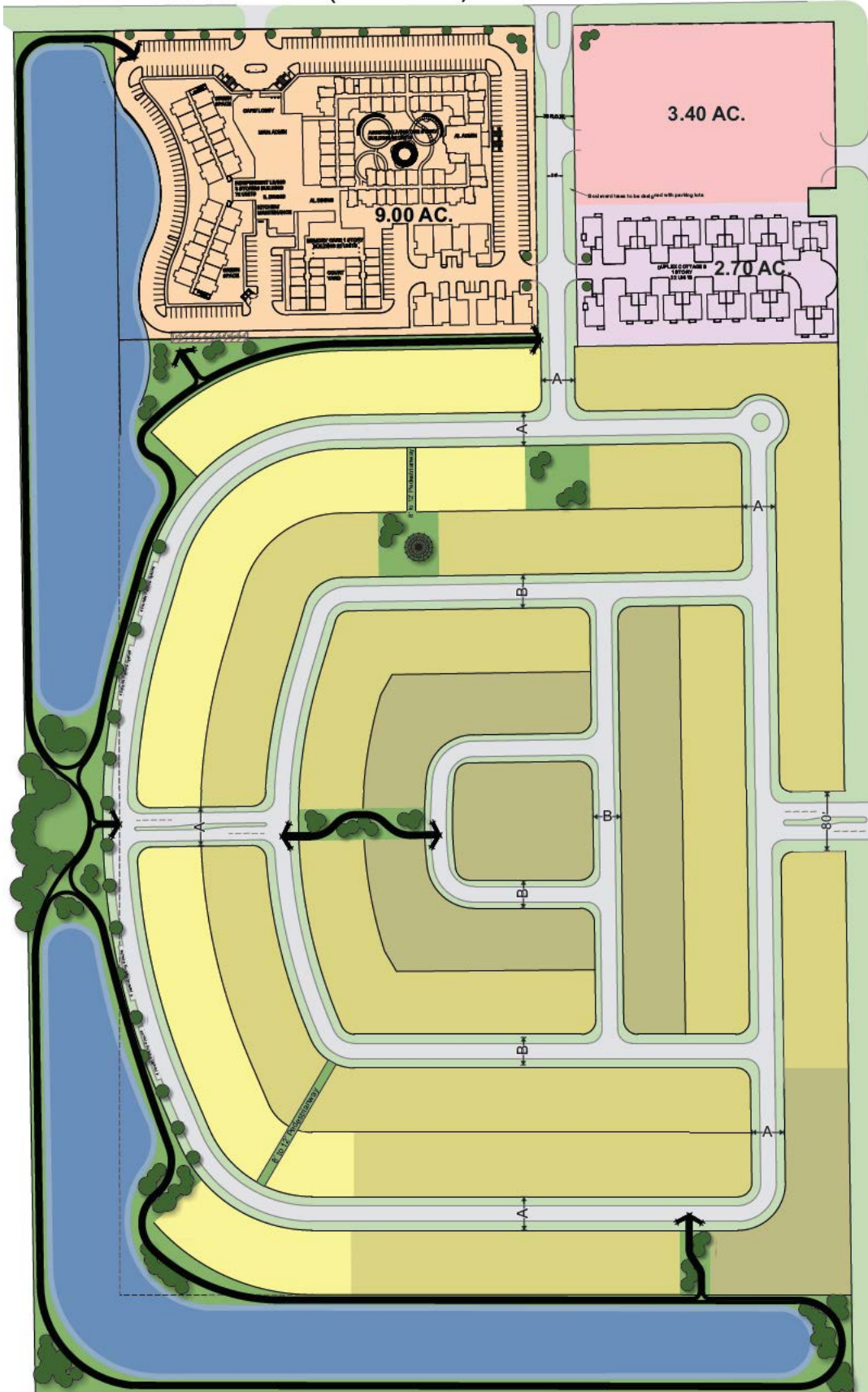


STANDARD TOWN HOME LOT
(45'x100')

Note: Corner lots 5' wider than typical

TEXAS AVE (FM 1765)

NOTE: On-ramp and street intersection designs along Texas Avenue will be in accordance with approved TxDOT plans.



DELANY RD.

AIMER
Development Site Plan has been red with the best preliminary nation available. Final lot lines, ing locations, trails and other improvements may be adjusted iding upon actual on the ground ys and construction plans.

AIMER
reliminary land plan has been red for the limited purposes of ce in the preparation of detailed uring and development plans. No ty is made, expressed or implied due Realty Co., or its agents, as to sign, location, quality or character v. usual facilities within, across and beneath the premises described on this land plan.

Exhibit "C" Cottages for Sale - Conceptual Site Plan

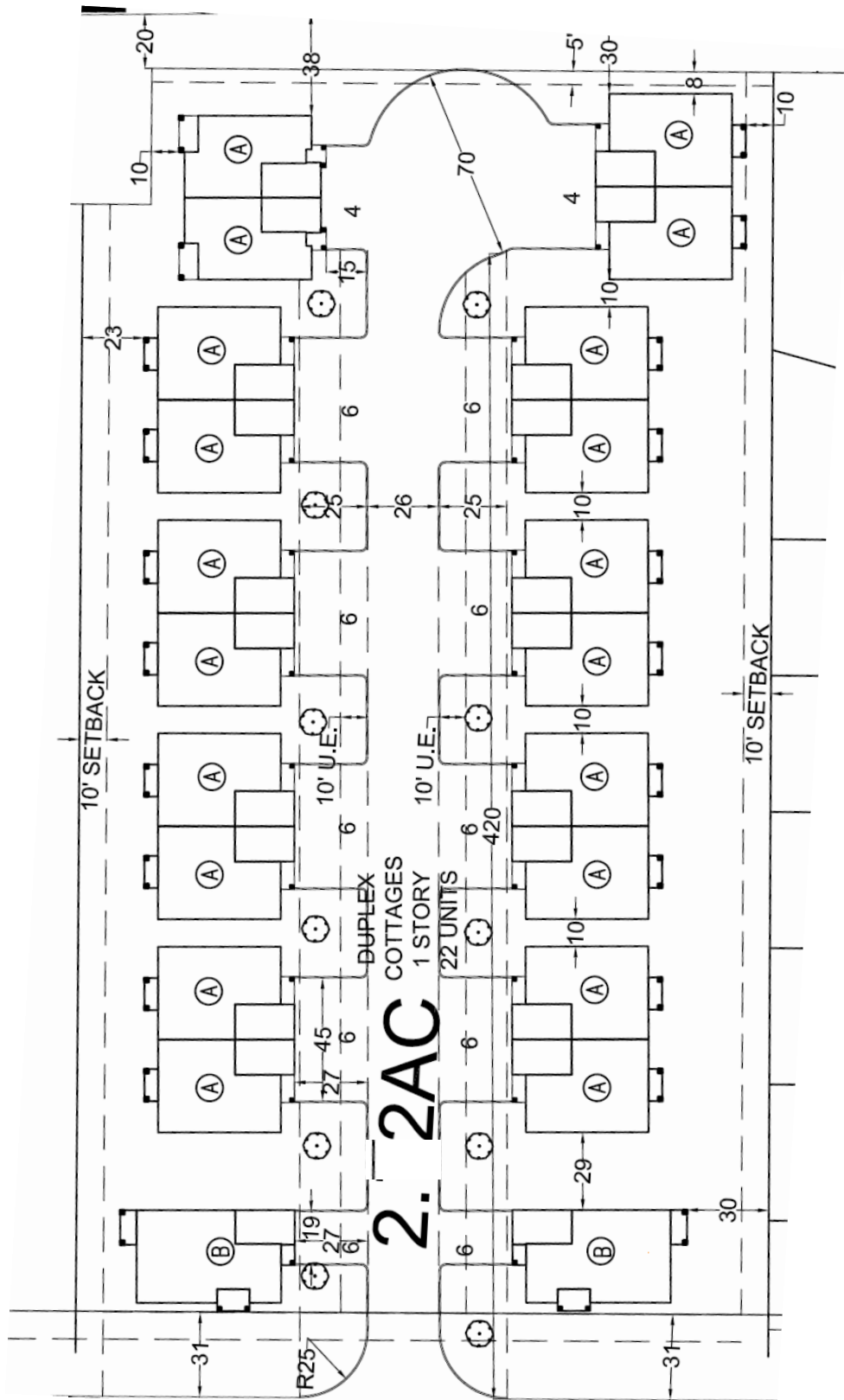


Exhibit “C” Cottages for Sale, Continued - Typical Elevation,



[illegible]

Exhibit “D” Trails at Woodhaven Village Campus Continued - Typical Renderings





Exhibit “E” Trails at Woodhaven Lakes Single Family Typicals



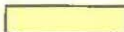
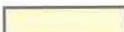
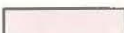
Typical Elevation of one-story single-family residence with combinations of brick, stone and other materials

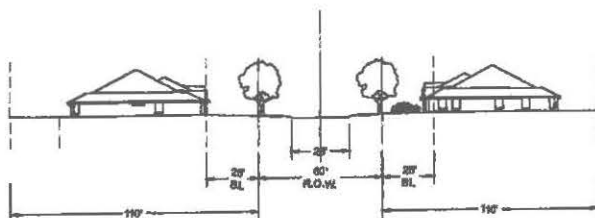


Typical elevation of two-story single-family residence with combinations of brick, stone and other materials

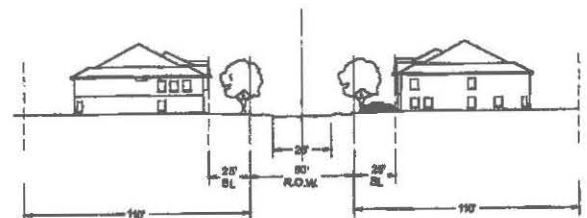
Exhibit "B" Development Site Plan

TRAILS AT WOODHAVEN LAKES- 82.00 ACRES

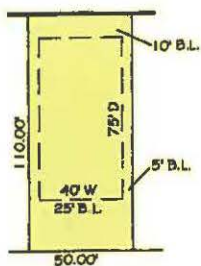
<u>SINGLE FAMILY RESIDENTIAL</u> - +/- 35.00 ACRES (43%)		
	60 X 110 - 42 LOTS (+/- 20%)	<u>Total Lots</u> 225-230 +/-
	50 X 110 - 137 LOTS (+/- 20%)	
	45 X 100 - 47 LOTS (+/- 20%)	
	<u>SENIOR LIVING</u> - +/- 9.00 ACRES (11%)	
	<u>COMMERCIAL RESERVE</u> - +/- 3.40 ACRES (4%)	
	<u>SENIOR COTTAGE</u> - +/- 2.70 ACRES (3%)	
	<u>LAKES</u> - +/- 11.45 ACRES (14%)	
	<u>OPEN SPACE</u> - +/- 8.25 ACRES (10%)	
<u>STREET RIGHT OF WAY</u> - +/- 12.20 ACRES (15%)		
<u>TRAILS ALONG LAKES AND GREEN SPACES</u> - +/- 7500 L.F.		



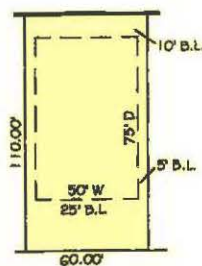
TYPICAL STREET SECTION 'A'
(60' R.O.W.)



TYPICAL STREET SECTION 'B'
(50' R.O.W.)

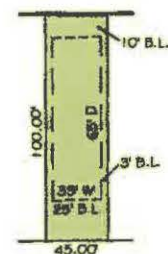


STANDARD LOT
(50' X 110')



STANDARD LOT
(60' X 110')

Note: Corner lots 5' wider than typical

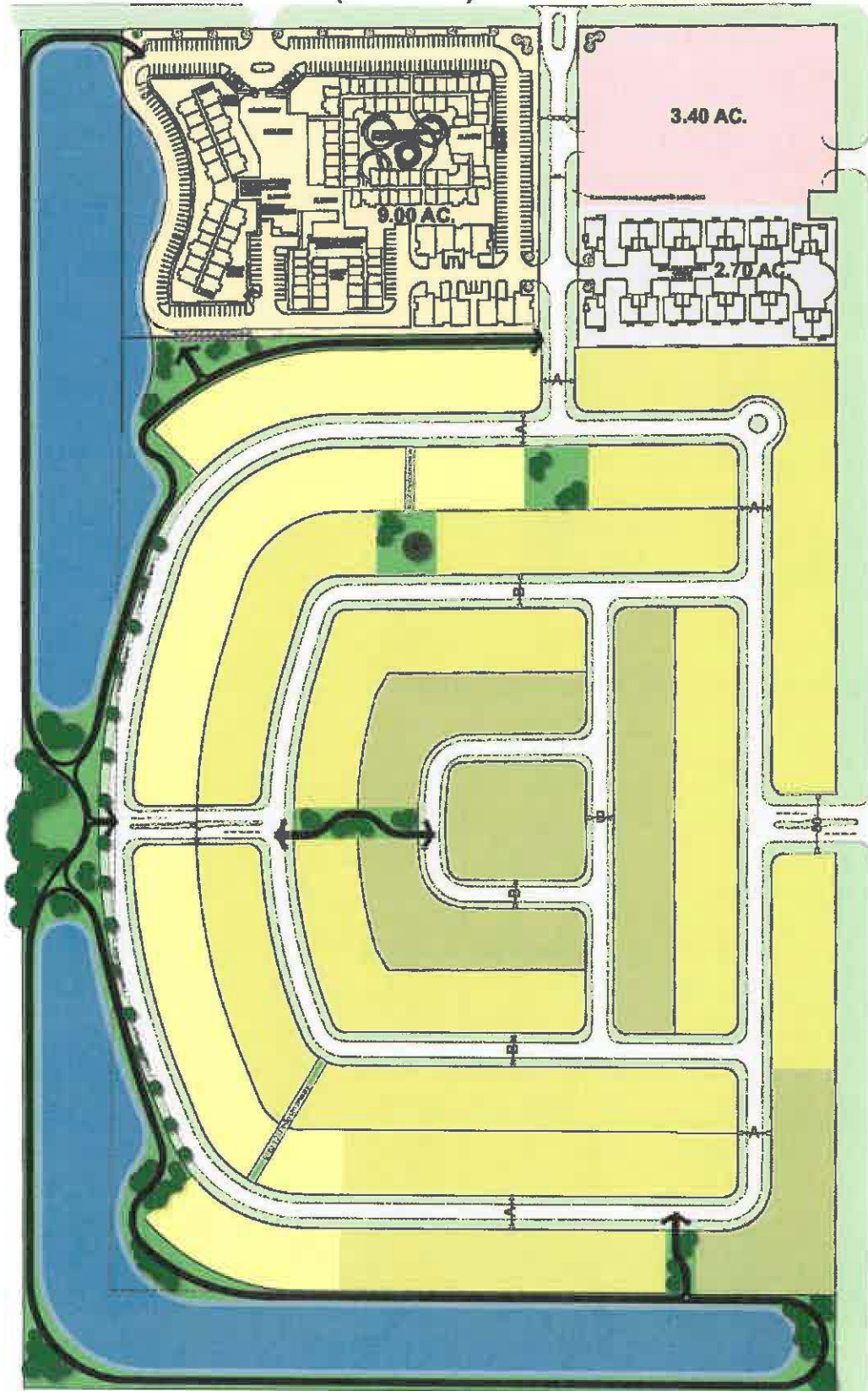


STANDARD TOWN HOME LOT
(45' X 100')

Note: Corner lots 5' wider than typical

TEXAS AVE (FM 1765)

10/25/2015 Delany and map Records design only. This
 document is not to be used for any other purpose.



DISCLAIMER

This Development Site Plan has been prepared with the best preliminary information available. Plans, lot lines, building locations, trails and other shown improvements may be adjusted depending upon actual on the ground surveys and construction plans.

DISCLAIMER

This preliminary land plan has been prepared for the limited purpose of guidance in the preparation of detailed engineering and development plans. No warranty is made, expressed or implied by Padua Realty Co., or its agents, as to the design, location, quality or character of actual facilities within, across and beneath the premises described on this land plan.

Woodhaven Trails Planned Development District

16



Exhibit "C" Cottages for Sale, Continued - Typical Elevation,



Woodhaven Trails Planned Development District
19



Exhibit “D” Woodhaven Village Senior Living Continued - Typical Renderings





Exhibit “E” Trails at Woodhaven Lakes Single Family Typicals



Typical Elevation of one-story single-family residence with combinations of brick, stone and other materials



Typical elevation of two-story single-family residence with combinations of brick, stone and other materials



March 19, 2020

Ms. Sussie Sutton, Development Coordinator
City of LaMarque
1130 1st Street
La Marque, TX 77568

Subject: Rezoning Application for The Trails at Woodhaven Lakes Planned Development District

Dear Ms. Sutton:

We are pleased to submit the Zoning Application for The Trails at Woodhaven Lakes Planned Development District (PDD). We are requesting the rezoning of an 82-acre tract of land from C-1 and R-1 to a Planned Development District for a mixed-use development. It will contain retail, restaurants, senior assisted living/memory care, senior cottages, townhomes and single-family homes in a pedestrian-friendly environment with trails, lakes and other amenities. The community is located at the southwest corner of Texas Avenue (FM 1765) and Delany Road.

As the attached PDD ordinance (Attachment "B") and development site plan (Attachment "C") shows, we have hired a variety of disciplines including land planners with expertise in planned development districts, architects, surveyors, engineers, and traffic engineers to design this project. This PDD will have:

1. The Master Plan includes approximately 225-230 upscale single-family homes with a diversity of housing types and sizes including 60-foot, 50 foot and 45-foot lot single-family detached homes.
2. The Master Plan includes 22 "cottages" for senior living.
3. The Senior Housing Plan incorporates an assisted living in a 9-acre complex with a total of 164 units that include 60 assisted living and 22 memory care units, both of which are desperately needed in our area.
4. A 3.4-acre retail area at the corner with a restricted list of C-1 and C-2 allowed uses encouraging high-end retail and restaurant uses.
5. 20 acres of lakes and open space (24% of the total project area).
 - a. 11.5 acres of lakes (almost 14% of the site).
 - b. 8.25 acres of open space (an additional 10% of the site).
6. A pedestrian-oriented development emphasizing connectivity with the lakes, open space, retail areas and other parts of the subdivision with 1.4 miles of maintained trails and pedestrian-ways.

7. All streets will have sidewalks on both sides and be "tree-lined" to make walking more comfortable. Trees will not be placed within the sidewalk and roadway per City request.
8. Enhanced security at the two entrances to the subdivision with camera systems.
9. Creation of a homeowner's association using restrictive covenants (See Attachment "E") and other mechanisms to ensure the maintenance of the common areas including lakes, ponds, detention areas, water features, walking trails, landscaping, structures and improvements, project fences or walls, recreational equipment, landscaped medians, and sidewalks. Architectural controls are also included in the covenants for long term maintenance of property values. The proposed CCR's will require 2 meetings per year within the LaMarque City Limits, contain one City appointed director until the first resident becomes a director, have restrictions prohibiting a single-family rental community and others requested by the City.

Some of the more significant changes made over the last five months are:

1. Developing several different street layouts and numbers of lots for different housing types for a true diversity of housing choices. Typical's have been included in the PDD ordinance that our builders have agreed to construct.
2. Closely coordinating and redesigning the entryway on Texas Avenue/FM 1765 with the City and TXDOT, increasing the ROW to 70 feet with two additional 10-foot easements. An esplanade entry with 20-10-20 will be constructed with additional ROW/Easements per the meeting with TXDOT. (See Attachment "D") TXDOT is currently reviewing the street tie in application and as noted on the site plan, the entryway will be adjusted to the approved plans.
3. The Master Plan entrance off Delany Road was adjusted.
4. Agree to pay up to \$10,000 per each of the two entry camera systems. Applicant requests the systems be installed within 2 years of the approval of the PDD ordinance.
5. Adding additional trails and pedestrian access points to increase connectivity within the community.
6. At the request of the Fire Marshall and others, parallel parking bays were included along the lake to avoid congestion on the street, adding up to 16 additional parking spaces.
7. Designating an area in the Senior Assisted Living complex where additional parking can be added if a problem occurs with insufficient parking and the blocking of fire lanes.
8. Creation of an owner's association to maintain the common areas, lakes, trails, pedestrian-ways, landscaping and other amenities in the complex.
9. Developing restrictive covenants to reassure the City that the quality of the development in terms of building materials, types of amenities, screening and long-term maintenance will be above and beyond that normally required by the City.

You will note the attached PDD Master Site Plan (Attachment "C") does not include lot lines. It does include all the conditions we have discussed. We plan to submit a "General Plan," master plat exhibit as part of the platting process within 40-60 days of the PDD submission to allow time between PDD submissions and Plat submission to avoid any "30-day shot clock approval" issues. In the plat submission, we will show the refined lot lines using the survey information and actual dimensions of all lots within the plat. We prefer to have the PDD control the minimum lot dimensions and the plat control the actual lot lines. To include lot lines in the PDD ordinance exhibit could trigger a PDD ordinance amendment (including notice) to accommodate future plat submissions. We would like to avoid that situation. Attached to the transmission memo is a draft Master Plan with our anticipated lot layout but it is for discussion purposes and not part of this PDD Ordinance zoning submission.

We recognize this development is unique in LaMarque and have committed the time and resources to make it a special place. We hope it will set the tone for new development and redevelopment in the area. We have attempted to address the concerns of the City team. We look forward to working with the City on this important project and request review and approval of The Trails at Woodhaven Lakes Planned Development District, subject to any additional necessary changes.

Sincerely,

Patricia Knudson Joiner FAICP

Patricia Knudson Joiner, FAICP
President & CEO, Knudson, LP

Attachments:

- A. Applicant Information Sheet
- B. PDD Zoning Ordinance - Trails at Woodhaven Lakes Planned Development District
- C. Development Site Plan with Lot Lines - Trails at Woodhaven Lakes Development
- D. Major Entryway at Texas Avenue
- E. Trails at Woodhaven Lakes Restrictive Covenants

Attachment "A" – Applicant Information

PROJECT/PDD APPLICATION FORM

Name of Project (Business): The Trails at Woodhaven Planned Development District

Project Address/Location: Near Intersection of FM 1765 and Delaney Road

Applicant Name: Tony Padua

Applicant Phone: (713) 840-1051 FAX: _____ Cell: _____

Applicant Email: tpadua@paduarealty.com

Project Description

Proposed Project/Business Name: The Trails at Woodhaven Lakes Planned Development District

Property Legal Description: See Legal Description in PDD Ordinance

Property Address: Near the intersection of Texas Ave (FM 1765) and Delany Rd Acres/Square Feet: 82.0 acres

Primary Property Owner

Name: Trails at Woodhaven Lakes LTD and Trails Land Holdings LTD Phone: (713) 840-1051

Address: 5599 San Felipe Street Suite 911 FAX: _____

Email: tpadua@paduarealty.com Cell: _____

That I, _____, as owner or duly authorized officer of the above referenced property do hereby execute this document and attest that the information included in this application is true and correct to the best of my knowledge.

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____, 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 purpose and considerations therein expressed.

Notary Public[SEAL]

My Board Expires on:

Agent/Representative

Company: Knudson LP

Name: Patricia Knudson Joiner, FAICP

Address: 8588 Katy Freeway, Suite 441

City, State, Zip: Houston, Texas, 77024

Phone: 713-306-3363

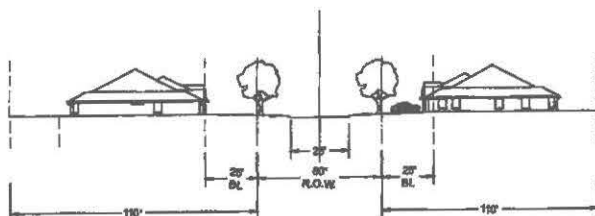
Email: pjoiner@knudsonlp.com

Attachment "B" - Draft Trails at Woodhaven Lakes Planned Development District Ordinance

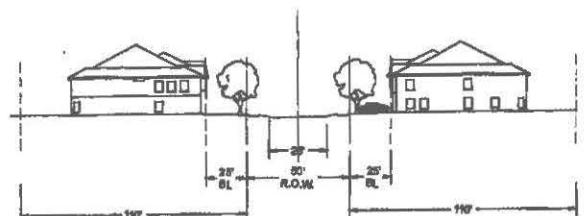
Attachment "C" – Trails at Woodhaven Lakes Development Site Plan with Lot Lines
(For Discussion Purposes)

TRAILS AT WOODHAVEN LAKES- 82.00 ACRES

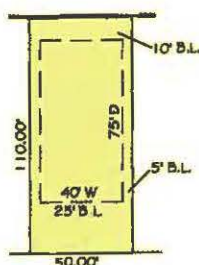
<u>SINGLE FAMILY RESIDENTIAL</u> - +/- 35.00 ACRES (43%)			
	60 X 110 - 42 LOTS (+/- 20%)	<u>Total Lots</u> 225	
	50 X 110 - 137 LOTS (+/- 20%)		
	45 X 100 - 47 LOTS (+/- 20%)		
	<u>SENIOR LIVING</u> - +/- 9.00 ACRES (11%)		
	<u>COMMERCIAL RESERVE</u> - +/- 3.40 ACRES (4%)		
	<u>SENIOR COTTAGE</u> - +/- 2.70 ACRES (3%)		
	<u>LAKES</u> - +/- 11.45 ACRES (14%)		
	<u>OPEN SPACE</u> - +/- 8.25 ACRES (10%)		
<u>STREET RIGHT OF WAY</u> - +/- 12.20 ACRES (15%)			
<u>TRAILS ALONG LAKES AND GREEN SPACES</u> - +/- 7500 L.F.			



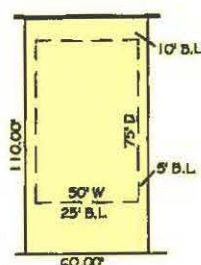
TYPICAL STREET SECTION 'A'
(60' R.O.W.)



TYPICAL STREET SECTION 'B'
(50' R.O.W.)

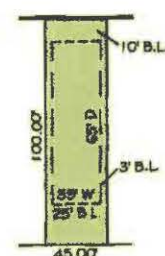


STANDARD LOT
(50'X110')



STANDARD LOT
(60'X110')

Note: Corner lots 5' wider than typical

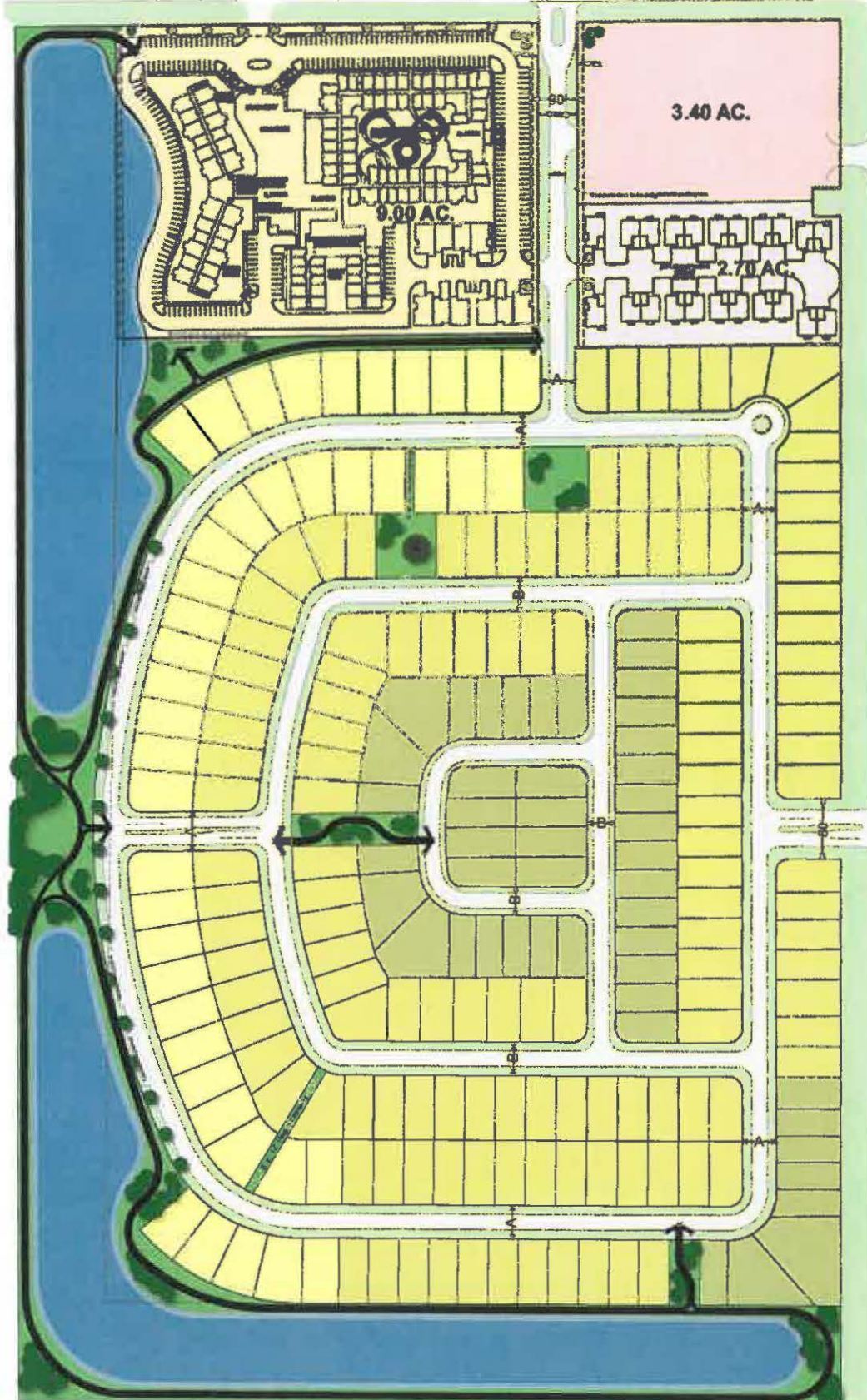


STANDARD TOWN HOME LOT
(45'X100')

Note: Corner lots 5' wider than typical

TEXAS AVE (FM 1765)

10/15/15 Delany and other street names are shown only for reference and are not to be construed as a commitment to any particular street name.



DELANY RD.

DISCLAIMER
This Development Site Plan has been prepared with the best preliminary information available. Final lot lines, building locations, trails and other shown improvements may be adjusted depending upon actual on the ground surveys and construction plans.

DISCLAIMER
This preliminary land plan has been prepared for the limited purpose of guidance in the preparation of detailed engineering and development plans. No warranty is made, expressed or implied by Pedue Realty Co., or its agents, as to the design, location, quality or character of actual facilities within, across and beneath the premises described on this land plan.

PROP. TYPE 'AZ' INLET
 W/ CHECKER BOARD TYPE GRATE
 PROP. DOUBLE 24" RCP'S W/
 SAFETY END TREATMENT

R=35'
 10' U.E.
 70' R.O.W.
 10' U.E.
 10' 20' 10' 20' 10'

TRAIL
 LA
 DATE: 4/2
 SHEET
 DW

Attachment "E" – Trails at Woodhaven Lakes Restrictive Covenants

Discussion Date: May 26, 2020
Approval Date:
Submitted By: Sussie Sutton

SUBJECT: Discussion / possible action to issue a final report and provide a recommendation to City Council on an ordinance changing the zoning district for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road, from R-1 Single-family Residential zoning district to Ambrose Planned Development District, establishing zoning regulations for the Ambrose Planned Development District, and amending the comprehensive plan in accordance with this Planned Development District.

Derra Purnell: The Commission discussed this application on May 12, 2020, but tabled the item until the May 26 meeting. Formal action by the Commission is needed to approve or deny this application and provide direction to staff, if any, regarding the draft ordinance.

Due to concerns regarding the public notice, the public hearing was noticed a second time and remains on the agenda just to be sure any members of the public that wish to comment are given ample opportunity.

The general plan for this development is included as a separate item later in the agenda. If any changes in project phasing are required, the developer will be required to submit an amended general plan to the Commission for approval, but will not have to amend the Planned Development District zoning ordinance.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA MARQUE, TEXAS, ESTABLISHING THE AMBROSE PLANNED DEVELOPMENT DISTRICT (“AMBROSE PDD”, FORMERLY KNOWN AS SALTGRASS PHASE II) AS A ZONING DISTRICT IN ACCORDANCE WITH CHAPTER 71, ZONING, OF THE CITY OF LA MARQUE CODE OF ORDINANCES; ADOPTING REGULATIONS APPLICABLE TO THE AMBROSE PDD; AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP TO REFLECT THIS AMENDMENT; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION.

* * * * *

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

WHEREAS, Bill Frey, as represented by agents Costello Engineering and Seven Gen Consulting, (the “Owner”) is the owner of approximately 81 acres of land comprised of Sections 1, 2 and 3 of Saltgrass Phase II, hereinafter known as Ambrose, as shown on Exhibit A (the “Property”); and

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

WHEREAS, notice was mailed to all property owners within 200 feet of the Property, and the school district in which the Property is located; and

WHEREAS, the Zoning Commission held public hearings on its preliminary report on May 12th and 26th, 2020, issued a final report and recommended that City Council establish the Ambrose PDD and adopt zoning regulations applicable to the Ambrose PDD as provided in this Ordinance; and

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

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

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

Section 2. That the Ambrose PDD is hereby established as the zoning district applicable to the Property shown and described in Exhibit A. The zoning regulations contained in this Ordinance shall be applicable to the Ambrose PDD.

Section 3. That the City's comprehensive plan and zoning map are amended in accordance with this Ordinance.

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

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

Lot Size. A lot in this district shall not be less than six thousand (6,000) square feet in area and shall not be less than fifty feet (50') wide at the building line; however, a lot for a single-family dwelling in this district may be less than six thousand (6,000) square feet in area, provided that lot is not less than one hundred fifteen feet (115') in depth and not less than fifty feet wide (50') at the building line.

Side Yard. A lot in this district shall have a required side yard of five feet (5'), including any street corner lot side yard along a sixty foot (60') right-of-way; provided, however, the street corner side yard setback shall be ten feet (10') for any lot located along a fifty foot (50') right-of-way.

Front Yard. Any lot less than sixty feet (60') in width shall have a front yard setback of twenty-five feet (25'). All other lots shall meet the requirements for an R-1 Single Family Residential Zoning District (ex.,

twenty foot (20') front-yard setback). Each street corner lot shall have the required front yard on at least one side fronting a street.

Driveways. Each lot in this district shall have a double-width driveway running from the street access to a garage and shall not utilize more than 45 percent of any residential front yard; provided further that the maximum width of a driveway at the property line shall not exceed 18 feet.

General Open Space Requirements. The development of the Property shall include a minimum of 23% of open space to mitigate the higher density allowed in the Ambrose PDD. This open space may include pocket parks, ponds, walking trails, fountain areas and nature preserves, in substantial compliance with the land use and concept plan, attached as Exhibit B. At least two parks and one play structure shall be installed and maintained within the district.

Right-of-way; Street Width. Streets within this district shall be dedicated and installed in substantially the same layout as shown in Exhibit A and in no event shall a street have a minimum right-of-way width of less than sixty feet (60') except for those streets noted with "50' ROW" on Exhibit B, which shall not have a minimum right-of-way width of less than fifty feet (50'). Further, in no event shall any street have a paved width of less than that required by the City's Design Criteria Manual, regardless of the right-of-way width.

Project Phasing. This Ordinance does not prescribe the project phasing for this district and the owner reserves the right to change the number, order and make-up of project phases by submitting an amended general plan to the City for approval in accordance with City Code requirements for general plans; provided, however, the owner shall complete construction, landscaping and installation of the park within 180 days of application and receipt of the first certificate of occupancy for any single family dwelling within the district. Failure to complete the park within the required time period shall constitute an offense under this ordinance.

Section 5. Nothing in this Ordinance waives or modifies any other City Code requirement, including but not limited to off-street parking requirements, subdivision

regulations, and construction codes. Approval of this Application grants only the rights specifically addressed herein.

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

Section 7. Effective Date and Publishing. This ordinance shall be effective immediately, except where a later date is expressly provided, upon adoption on second and/or final reading after publication and hearing, as provided in Sections 2.17-2.19 of the Charter of the City of La Marque, and publication in accordance with Section 52.013 of the Texas Local Government Code.

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

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

PASSED, APPROVED, AND ADOPTED on First Reading this ____ day of _____
2020; and PASSED, APPROVED, AND ADOPTED on Second and Final Reading this ____
day of _____ 2020.

Bobby Hocking, Mayor

ATTEST:

Robin Eldridge, City Clerk, TRMC

Metes and Bounds Description of Ambrose PDD

County: Galveston
Project: Saltgrass: M/I Homes
C.I. No.: 1295-19R
Job Number: 2005060-010

FIELD NOTES FOR 81.36 ACRES

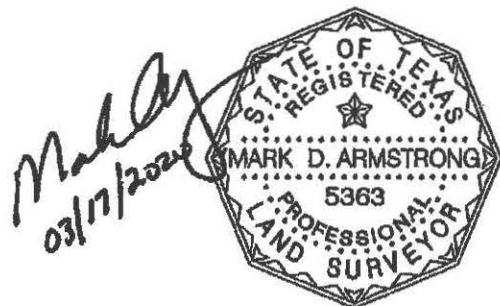
Being an 81.36 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 81.36 acre tract being a portion of a call 63.60 acre tract of land and a portion of a call 82.13 acre tract of land recorded in the name of Saltgrass 300, Ltd., in Clerk's File Number 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):

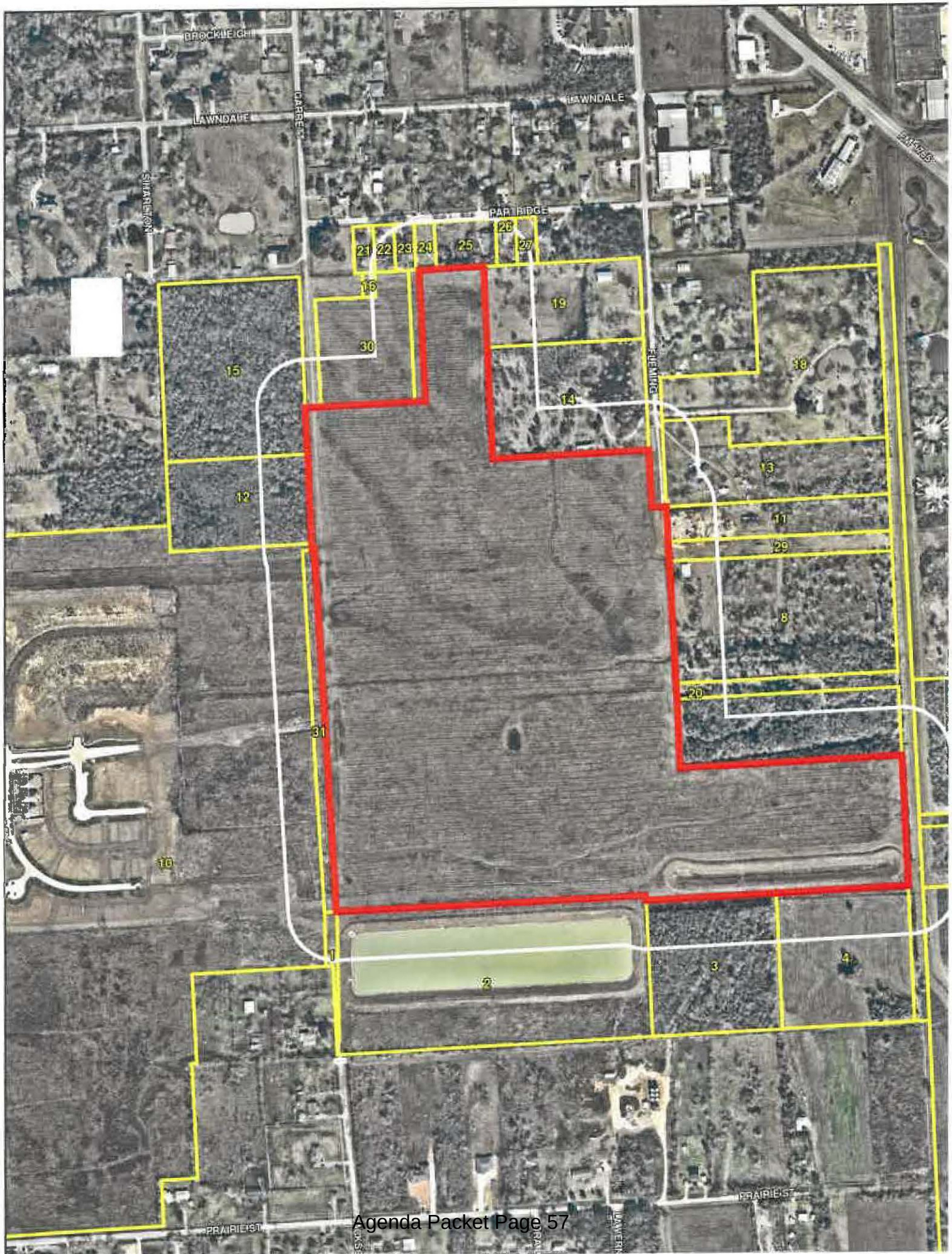
Beginning at a 5/8-inch iron rod found at the most northerly northeast corner of said 82.13 acre tract and the northwest corner of a call 5.231 acre tract of land recorded in Clerk's File Number 2001049525 of the O.P.R.R.P.G.C, same being on the south line of Mainland Homesteads, a subdivision recorded in Volume 254-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-feet wide) as recorded in Clerk's File Numbers 8309485 and 8319629 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 9416649 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 3/8-inch iron rod found at the northwest 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 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 pass 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 1512.74 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 with 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 540.74 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the common line of said 82.13 acre tract and aforesaid of 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.





All information furnished regarding this property is from sources deemed reliable. However, Tgen Planning has not made an independent investigation of these sources and no warranty or representation is made by Tgen 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.

SCALE: 1" = 100'
0 50 100 200
DATE: 03-17-2020 NORTH

LAND USE SCHEDULE - PHASE 1

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	92	87%	14.2 AC.
B 50 x 115	14	13%	1.9 AC.
TOTAL	106	100%	16.1 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	1.9 AC.
PARK	2.5 AC.
DETENTION	12.5 AC.
RIGHT OF WAYS	6.2 AC.
TOTAL	23.1 AC.

LAND USE SCHEDULE - PHASE 2

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	96	100%	14.5 AC.
TOTAL	96	100%	14.5 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	0.9 AC.
RIGHT OF WAYS	3.6 AC.
TOTAL	4.5 AC.

LAND USE SCHEDULE - PHASE 3

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	88	100%	13.2 AC.
TOTAL	88	100%	13.2 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	0.9 AC.
RIGHT OF WAYS	3.5 AC.
TOTAL	6.8 AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES
PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES 3.8 AC. HL&P ESMT.'S)
OVERALL TOTAL=82.0± AC





SALTGRASS PH.2 TRACT 88.1+ ACRES WITHIN LA MARQUE, TX **CONCEPTUAL PARK PLAN**

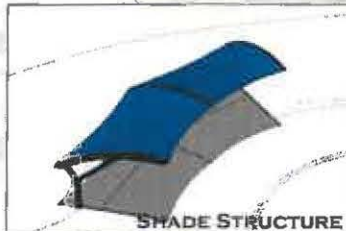




SPLASHPAD



PLAYGROUND



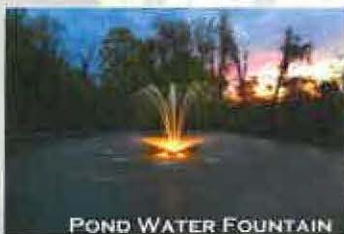
SHADE STRUCTURE



BENCH



TRASH RECEPTACLE



POND WATER FOUNTAIN



TRAIL AT AMENITY LAKE



BACKLESS BENCH



BIKE RACK



M.I. HOMES

SALTGRASS PH.2 TRACT
 82.0 ± ACRES WITHIN LA MARQUE, TX
 COMMUNITY CHARACTER PROPOSED AMENITIES



PLANNING & LANDSCAPE ARCHITECTURE
 117 CHURCH STREET, SUITE 400 | AUSTIN, TEXAS 78701
 PHONE: 512.544.7744 | FAX: 512.544.7745

City of La Marque
Application for Property Rezoning

Date of Application 3-17-20 Fee Received \$200
Name of Agent Mr. Shawn Massock / 7Gen Phone 512-646-3445
Address 9050 N. Capital of Texas Hwy, Building 3, Suite 390, Austin, TX 78759
Name of Owner Mr. Bill Frey Phone 281-531-8000
Address P.O. Box 941179, Houston, TX 77094
Property Description: 81.36 acres out of GCAD Tax ID #s 301857, 301859, and 131478.
See attached metes and bounds.
Address City of La Marque
Addition Stephen F Austin League Block A-142 Lots _____
Plat of Area Attached See attached survey Metes and Bounds Attached See attached

APPLICATION CHECKLIST

☒ **CERTIFIED PROPERTY OWNERS WITHIN 200-FEET OF THE PROPERTY-**
LISTS PRINTED MORE THAN TWO WEEKS PRIOR TO APPLICATION SUBMITTAL
MAY NOT BE ACCEPTED
(CENTRAL APPRAISAL DISTRICT (CAD)- 600 GULF FREEWAY (EXIT 13- CENTURY
BOULEVARD EXIT) 409/935-1980)
☒ **SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS,**
AND PROPERTY LINES [8-1/2X11] IF LARGER THAN 8-1/2X11, PLEASE FOLD TO
APPROPRIATE SIZE)
☒ **SURVEY (TO SCALE) (2 COPIES)**
☒ **CURRENT TAX RECEIPTS-COUNTY TAX OFFICE, 722 MOODY (766-2481**
☐ **TITLE REPORT (IF LAND WAS PURCHASED WITHIN THE LAST 60 DAYS)**
☒ **NON-REFUNDABLE APPLICATION FEE \$200.00 (PAYABLE TO THE CITY OF**
LA MARQUE

*** Office Use Only ***

Present Zone _____	Zone Requested _____
Public Hearing _____	
Informal Discussion _____	
Purpose Requested _____	
Submitted to Planning and Zoning Commission:	
Date _____	
Approved _____	Denied _____ Other _____

Applicant's Certificate

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



Signed _____

Signed _____

Signed _____

DUPLICATE RECEIPT VIA WEB



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

Certified Owner:

SALTGRASS 300 LTD
P O BOX 941179
HOUSTON, TX 77094

Legal Description:

ABST 2 S F AUSTIN SUR NO 4 TR 116-4,
ACRES 59.9453

Parcel Address:

Legal Acres: 59.9453

Remit Seq No: 43254235

Receipt Date: 01/20/2020

Deposit Date: 01/28/2020

Print Date: 03/16/2020 01:58 PM

Printed By: WEB USER

Deposit No: 869012820SF
Validation No: 900000057386438
Account No: **301859**
Operator Code: VALDES_M

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2019	Galveston Co	TL	599,450	0.504396	3,023.60	0.00	0.00	3,023.60
2019	Road & Flood	TL	599,450	0.011741	70.38	0.00	0.00	70.38
2019	Hitchcock Isd	TL	599,450	1.380000	8,272.41	0.00	0.00	8,272.41
2019	City Of La Marque	TL	599,450	0.550764	3,301.55	0.00	0.00	3,301.55
2019	Drain Dist #2	TL	599,450	0.055231	331.08	0.00	0.00	331.08
2019	Coll Of The Mainland	TL	599,450	0.204254	1,224.40	0.00	0.00	1,224.40
					\$16,223.42	\$0.00	\$0.00	\$16,223.42

> --

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Check Number(s):
1216

PAYMENT TYPE:

Checks: \$16,223.42

Exemptions on this property:

Total Applied: \$16,223.42

Change Paid: \$0.00

CURRENT YEAR TOTAL IS \$0.00

Account No: 301859
PAYER:
SALTGRASS 300, LTD.
P.O. BOX 941179
HOUSTON, TX 77094



April 28, 2020

Ms. Sussie Sutton
Development Coordinator
City of La Marque
1130 1st Street
La Marque, TX 77568

RE: Planned Development District Application for Saltgrass Phase 2 Residential Development

Dear Ms. Sutton,

We are requesting the establishment of a Planned Development District for the proposed Saltgrass Phase 2 residential development in accordance with City Code Section 71-18. We have included a general plan with this submittal as required.

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 five thousand seven hundred fifty (5,750) square feet in area, less than fifty feet (50') width at the building line, and less than one hundred fifteen feet (115') in depth. A minimum 25' building line will be maintained on all lots that front on a 50' right-of-way.
- Minimum Side Yard Setback (Section 71-20): The proposed minimum side yard setback for this District shall be five feet (5') including corner lots.
- Driveway front yard utilization (71-22 (b) (2) g): This District will require double-width driveways to utilize no more than 36 percent of any residential front yard.

We are proposing a minimum 20% 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, ponds, parks, and fountains. In addition, a play structure, to serve children under 12 years of age, shall be installed and centrally located to cover the District within a 2,000-foot radius.

We are also proposing that the local streets within this Planned Development District would include right-of-ways 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.

The developer would also propose the abandonment of the existing 65' right-of-way crosses the eastern boundary of the tract and ends short of the western boundary for this tract. The developer is providing street connections that provide connectivity across the tract making this existing right-of-way unnecessary.

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

Ms. Sussie Sutton

March 17, 2020

Page 2

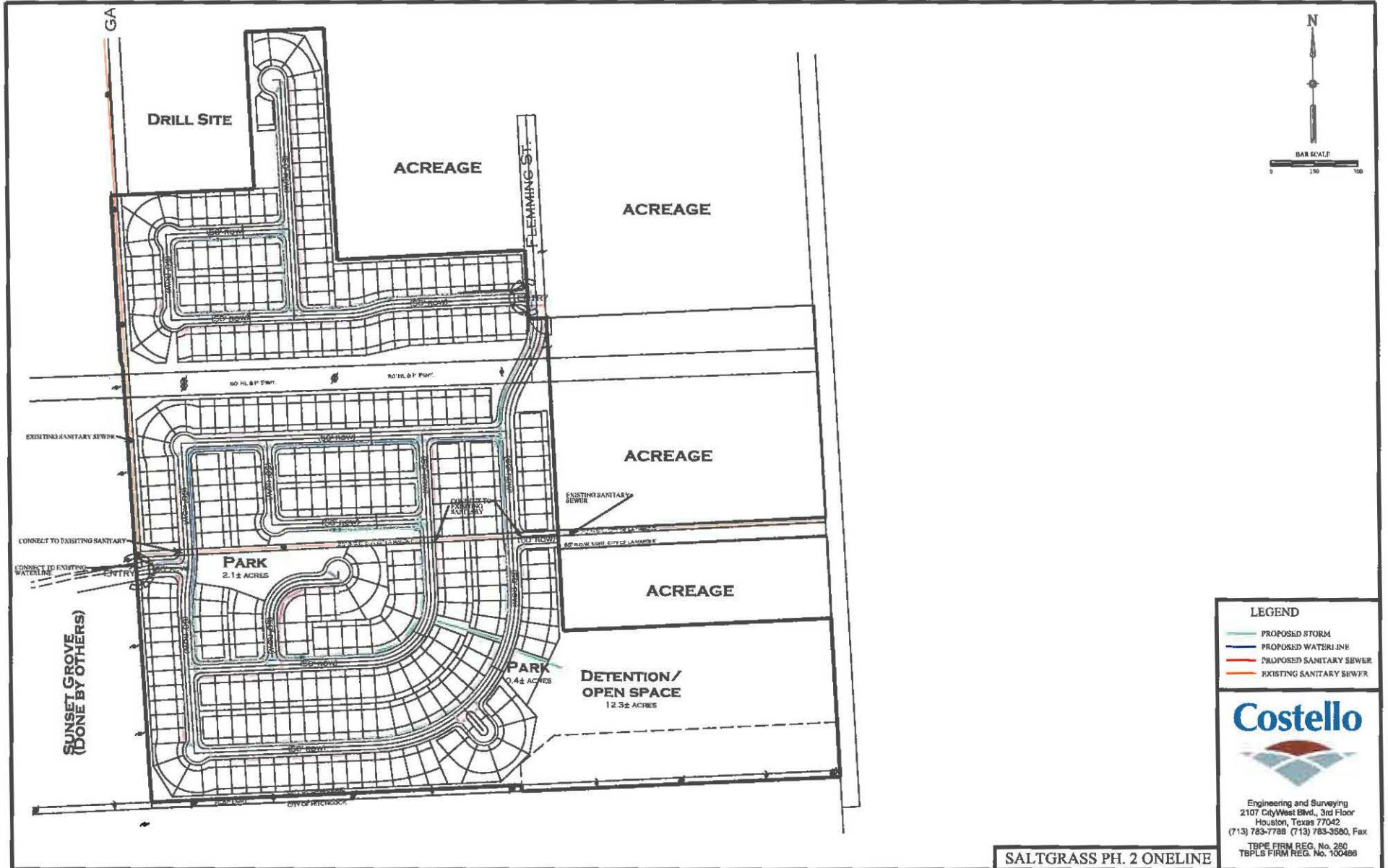
- Certified property owners within 200-feet of the property
- Site Plan (to scale)
- Survey (to scale) – 2 copies
- Current Tax Receipts
- PUD Application
- Application Fee
- Oneline Exhibit of Proposed Utilities
- Preliminary Development Schedule
- Amenity Plans and Exhibits

We really appreciate the City taking the time to review this request. Please let me know if you have any questions or need any additional information. We really appreciate the City taking the time to review this request.

Sincerely,
Costello, Inc.



Jeff Ebersole, P.E.
Project Manager





March 17, 2020

Ms. Sussie Sutton
Development Coordinator
City of La Marque
1130 1st Street
La Marque, TX 77568

RE: Planned Development District Application for Saltgrass Phase 2 Residential Development

Dear Ms. Sutton,

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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 five thousand seven hundred fifty (5,750) square feet in area, less than fifty feet (50') width at the building line, and less than one hundred fifteen feet (115') in depth.
- Minimum Side Yard Setback (Section 71-20): The proposed minimum side yard setback for this District shall be five feet (5') including corner lots.
- Driveway front yard utilization (71-22 (b) (2) g): This District will require double-width driveways to utilize no more than 36 percent of any residential front yard.

We are proposing a minimum 20% 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, ponds, parks, and fountains. In addition, a play structure, to serve children under 12 years of age, shall be installed and centrally located to cover the District within a 2,000-foot radius.

We are also proposing that the local streets within this Planned Development District would include right-of-ways 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.

The developer would also propose the abandonment of the existing 65' right-of-way crosses the eastern boundary of the tract and ends short of the western boundary for this tract. The developer is providing street connections that provide connectivity across the tract making this existing right-of-way unnecessary.

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

- Certified property owners within 200-feet of the property

Ms. Sussie Sutton

March 17, 2020

Page 2

- Site Plan (to scale)
- Survey (to scale) – 2 copies
- Current Tax Receipts
- PUD Application
- Application Fee
- Online Exhibit of Proposed Utilities
- Preliminary Development Schedule
- Amenity Plans and Exhibits

We really appreciate the City taking the time to review this request. Please let me know if you have any questions or need any additional information. We really appreciate the City taking the time to review this request.

Sincerely,
Costello, Inc.



Jeff Ebersole, P.E.
Project Manager



September 15, 2017

Ms. Melanie Folkert, AICP
Forward Planning Manager – Houston Division
KB Homes
11314 Richmond Avenue
Houston, Texas 77082
Email: mfolkert@kbhome.com

Re: Saltgrass Phase 2 Drainage Feasibility Analysis
Galveston County, TX
CI Job No. 2015022-091-DS

Dear Ms. Folkert,

This letter report documents the drainage feasibility analysis for the proposed Saltgrass Phase 2 residential development. The ultimate project site consists of 187 acres located adjacent to Delaney Road in the cities of Hitchcock and La Marque in Galveston County, Texas.

1. Development Criteria

The project is located in the Galveston County Drainage District 2 Ditch 9 and Ditch 10 watersheds. The GCDD2 development criteria requires a minimum detention rate of 0.5 acre-feet per acre for areas draining to Ditch 10. The development draining to Ditch 9G can drain undetained and will incur an impact fee of \$1,750 per acre. Hydrologic and Hydraulic analysis follow the methodology set forth in the Dickinson Bayou Drainage Criteria Manual. The analysis must show no increases in 100-year water surface elevation in Ditch 9G or Ditch 10 due to the development. Attached is a letter from the GCDD2 District Engineer detailing the development requirements.

2. Existing Conditions

The existing site is undeveloped and consists primarily of open pasture. Approximately 105 acres of the site drains to Ditch 10, a maintained channel which provides approximately 9 feet of depth. The remaining western 82 acres drain to Delaney road and Ditch 9G, which provides approximately 7 feet of depth in its existing state. A single 66-inch culvert exists beneath Delaney road at the upstream end of Ditch 9G. A map of the existing topography is shown in **Exhibit 1**.

The current FEMA map panel 4854860015D, effective February 16, 1983, as well as preliminary maps show that the site is outside of the regulatory 100-year floodplain. The site is within the 500-year floodplain. The project will not require FEMA permitting since it is outside of the regulatory 100 year floodplain. Based on the current watershed model for Ditch 10 supplied by the district engineer it was determined that a portion of the site topography is below the 100-year Ditch 10 elevation of approximately 14.4. Fill mitigation will be required for any area filled for development.

3. Proposed Drainage Design

The ultimate design includes the development of 187 acres into a residential subdivision. Approximately 57 acres will be diverted from Ditch 9G, resulting in 163 acres draining to Ditch 10. Based on the 0.5 ac-ft/ac criteria for Ditch 10 and an assumed rate of 1.0 ac-ft/ac for the diverted area, the required minimum rate for Ditch 10 was calculated to be 0.67 ac-ft/ac. Detention and site fill volume will be provided in two wet basins located along the southern property line as shown on **Exhibit 2**. The basins will provide 141 ac-ft of volume at the 100-year elevation of 14.8. Approximately 23,500 cubic yards (14.6 ac-ft) of fill mitigation will be required in the ultimate condition resulting in a net detention volume of 127 ac-ft. The ultimate condition detention rate is 0.77 ac-ft/ac into Ditch 10.

Approximately 24 acres of development will continue to drain to Ditch 9G. Existing offsite areas will be collected in the storm sewer. To provide depth for development, 9G will be deepened and regraded within the existing 100-foot GCDD2 easement. For this portion of the project, a 100-year elevation of 12.5 was calculated at Delaney road. The improvements for Ditch 9G will be completed in accordance with the Districts overall watershed plan for Ditch 9.

In Phase 1 of the project, only the 98-acre area along Delaney road will be developed, 73.8 of which will drain to Ditch 10. No net floodplain fill will be added to the Ditch 10 watershed in Phase 1. The western basin will be fully constructed and will outfall to Ditch 10 via a trapezoidal channel and restrictor pipe. Based on the 0.5 ac-ft/ac criteria and an assumed rate of 1.0 ac-ft/ac for the diverted 57 acres, the required minimum Phase 1 rate for Ditch 10 was calculated to be 0.77 ac-ft/ac. In Phase 1, the western detention basin provides 79 ac-ft of volume at an elevation of 14.8, resulting in a detention rate of 1.07 ac-ft/ac. The area draining to Ditch 9G will develop according to the ultimate design discussed above. The Phase 1 design is shown on **Exhibit 3**.

4. Conclusions and Recommendations

The following conclusions and recommendations are offered:

- In the Ultimate condition, construct the two detention basins to provide 141 ac-ft of volume, resulting in a detention rate of 0.77 ac-ft/ac for 163 acres draining to Ditch 10. The ponds also include the 23,500 yards of floodplain fill volume based on the Ditch 10 100-year water surface elevation.
- In the Phase 1 condition, construct the western detention basin and channel to provide 79 ac-ft of volume, resulting in a detention rate of 1.07 ac-ft/ac for 73.8 acres draining to Ditch 10. It is anticipated that no floodplain fill will be placed in the Ditch 10 watershed.
- In both Phase 1 and Ultimate, expand ditch 9G to maximum depth to provide for the development of 23.8 acres in the southwest corner of the site. An impact fee of \$1,750 per acre will apply.

Ms. Melanie Folkert
September 15, 2017
Page 3

If you have any questions or need additional information, please feel free to contact me by phone at 713-783-7788 or by email at jgerhart@costelloinc.com.

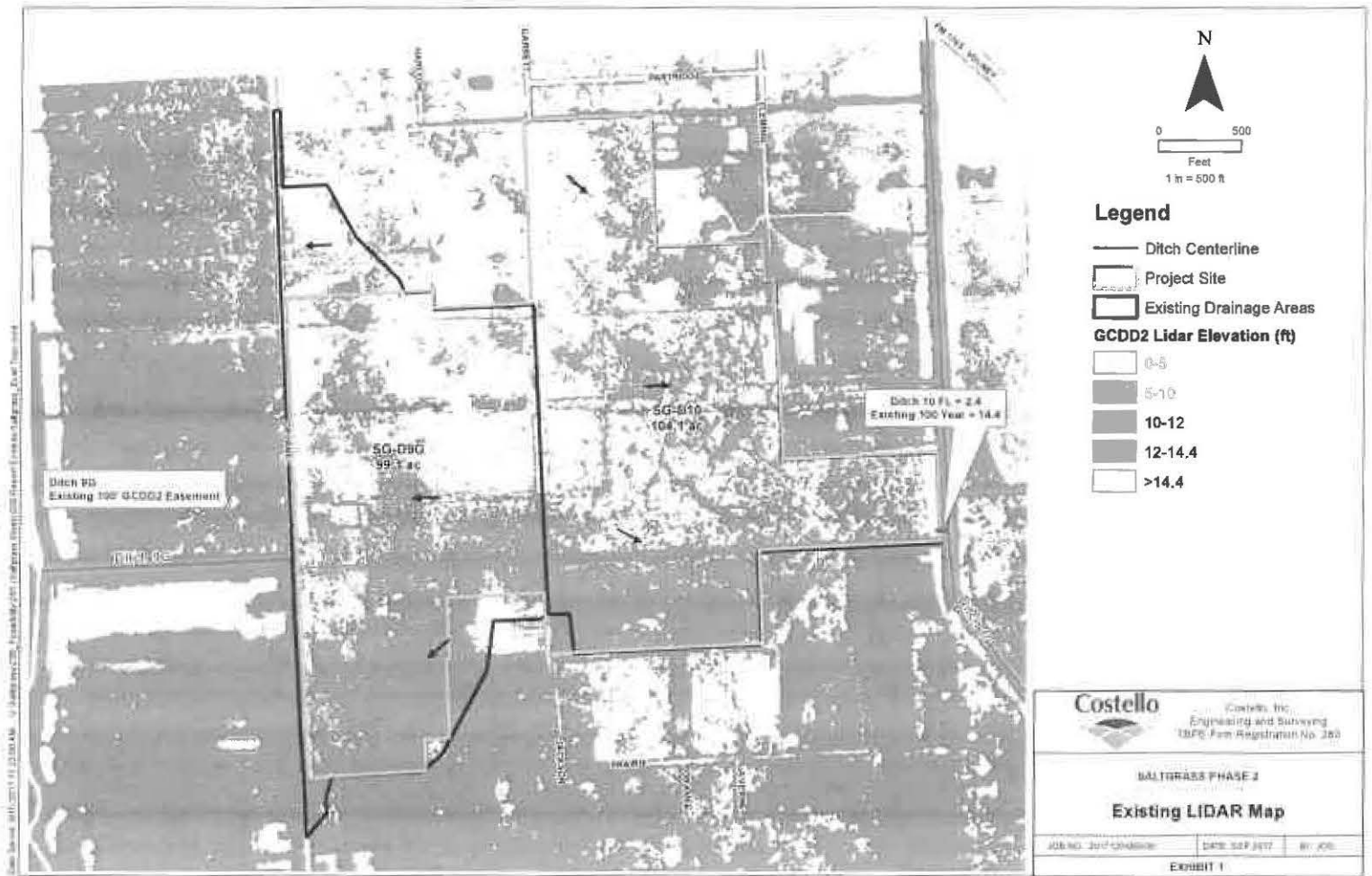
Sincerely,
Costello, Inc.



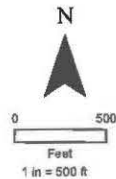
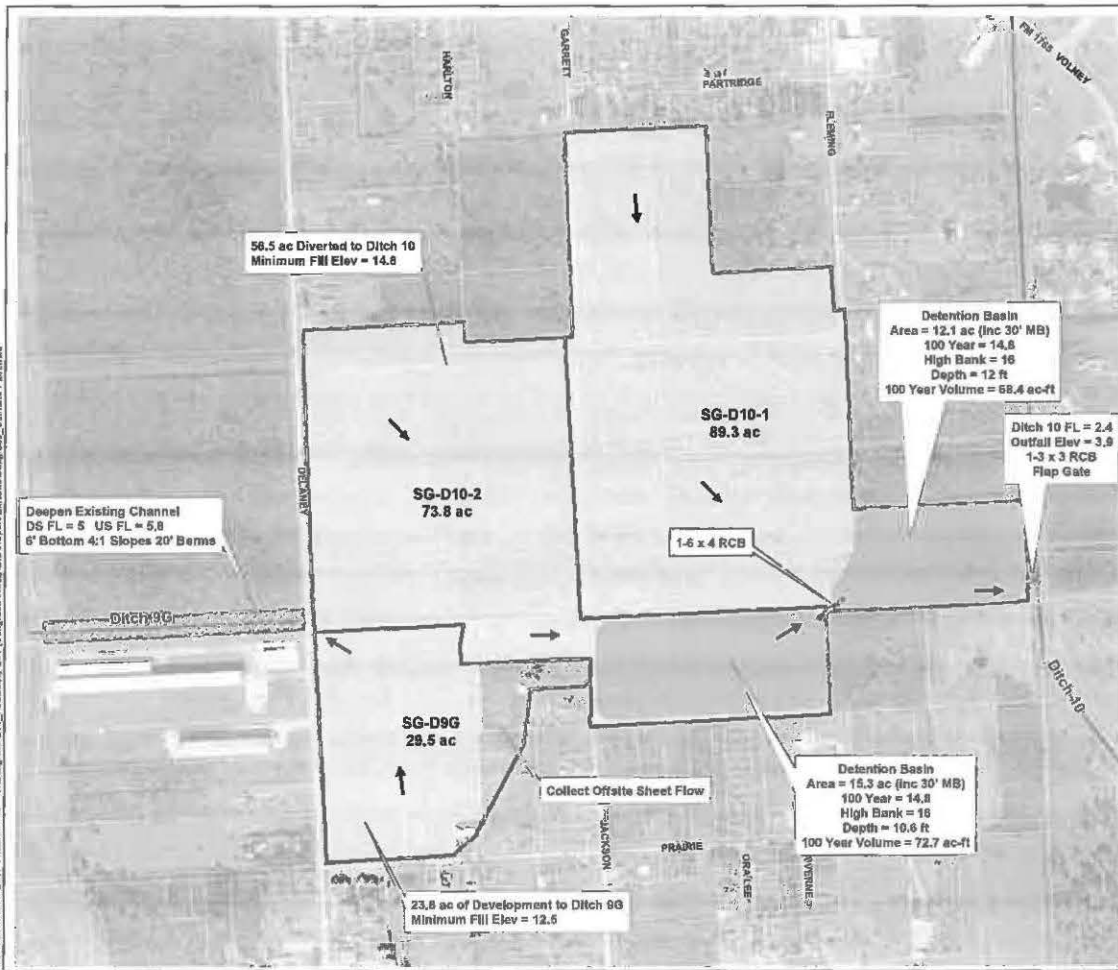
John D. Gerhart, P.E., CFM
Project Engineer – Hydrology & Hydraulics

Cc: Mr. Bill Frey – Frey Development Companies, Inc.

V:\Saltgrass\200_Feasibility\201 (Saltgrass Phase 2)\Report\Saltgrass West Feasibility Report.docx



Data Saved: 9/15/2017 11:22:25 AM V:\Saltgrass\200_Fresh\IV\201_Saltgrass Vag\03\Report\Exhibit\Saltgrass_Ultimate Plan.mxd



Legend

- Ditch Centerline
- Ultimate Drainage Areas
- Ultimate Development Area
- Detention Basins
- Ditch 9G Easement

Ditch 10 Required Rate = 0.5 ac-ft/ac
Ditch 10 Development = 163.1 ac
100 Year Basin Volume = 141.1 ac-ft
Detention Rate = 0.87 ac-ft/ac

Ditch 10 Floodplain Mitigation = 23,500 cy



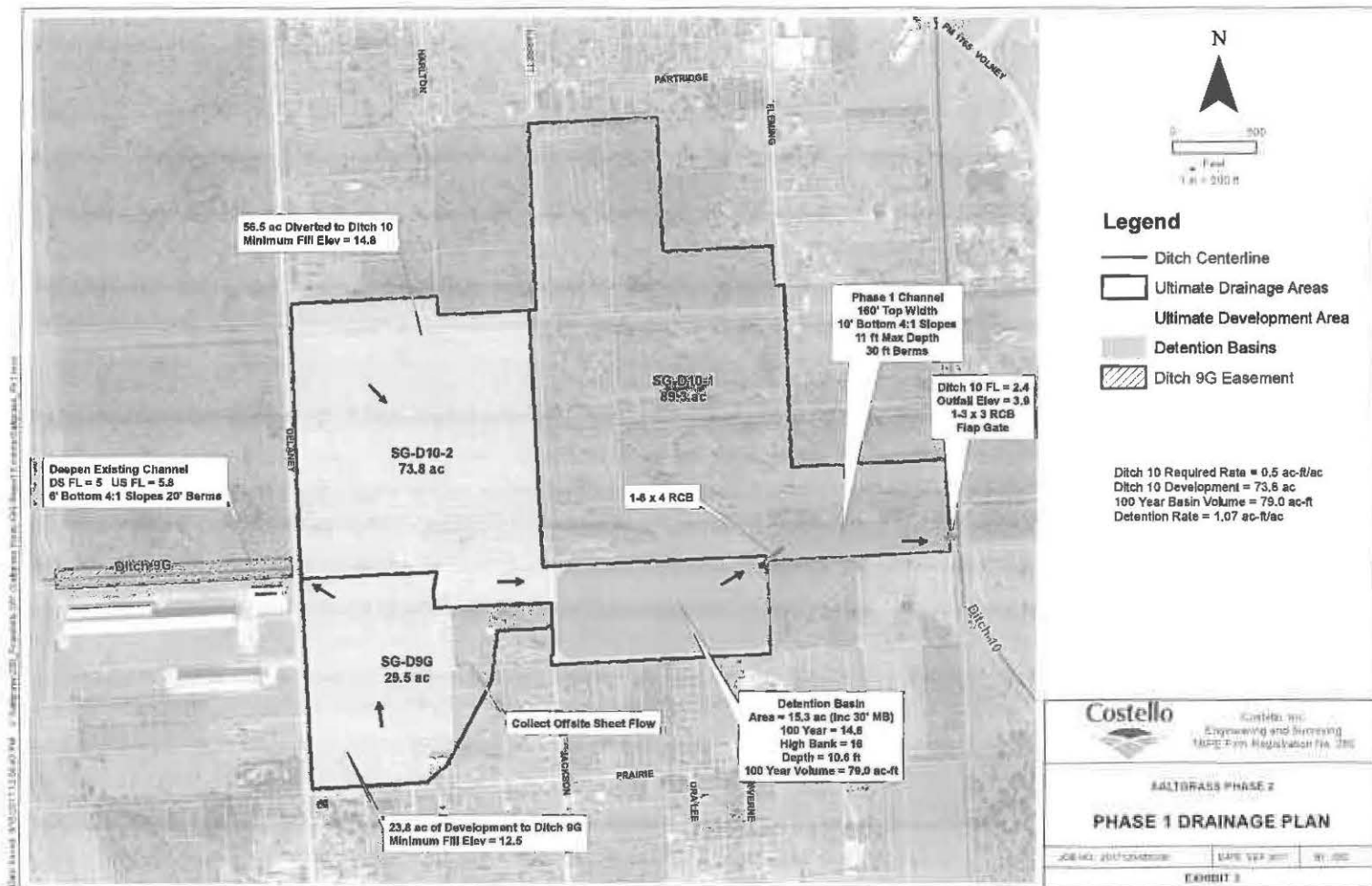
Costello, Inc.
Engineering and Surveying
TBPE Firm Registration No. 280

SALTGRASS PHASE 2

ULTIMATE DRAINAGE PLAN

JOB NO.: 2017120-000-00 DATE: SEP 2017 BY: JDS

EXHIBIT 2





September 14, 2016

Mr. Bill Frey
Frey Development Companies, Inc.
P.O. Box 941179
Houston, Texas 77094
via email: BillF@freydevcos.com

Re: Request for Drainage Requirements for 187 acre Saltgrass Phase 2 Development
Galveston County Drainage District No. 2 - Ditch 9 & 10 Watershed
CI Job No. 1991007-001

Dear Mr. Frey:

Costello, Inc. is in receipt of your September 12, 2017 request for the Galveston County Drainage District No. 2 (District) requirements for development of a 187 acre development site located east of Delany Road, within both the Ditch 9 and Ditch 10 watersheds. Below is a summary of the District's requirements that will need to be addressed before the district board will issue approval:

1. The proposed development is located within both the Ditch 9 and Ditch 10 watershed. Development within the Ditch 10 watershed is required to provide a minimum detention rate of 0.5 ac-ft/ac compute over the gross acreage of the site. Development within Ditch 9 can drain un-detained with payment of an impact fee of \$1,750 per acre.
2. A drainage analysis is required to demonstrate that no increases in flow rates or 100-year water surface elevations along Ditch 10 are associated with the proposed improvements and that the required minimum detention volume is provided. For any acreage diverted from Ditch 9 to Ditch 10 a higher rate of detention will be required to mitigate the change in watershed.
3. A review of the existing LiDAR topography indicates that areas of the development may be below the Ditch 10 100-year water surface elevations as identified in the current Ditch 10 study (attached for your use). Compensating floodplain fill mitigation volume will be required at a minimum rate of 1:1 for any fill placed within the 100-year floodplain. Additionally, the drainage analysis will need to demonstrate that the proposed fill and compensatory floodplain fill volume does not cause a rise in the 100-year water surface elevations along the channel. The current District model utilized the NGVD 29, 78 adj. Please provide all topographic elevations on this datum or provide the appropriate adjustment for the project survey.
4. A review of the current LiDAR topography indicates that there are possible offsite areas that drain through the existing tract into the Ditch 10 system. Please provide an overall drainage area map depicting the internal drainage system and offsite drainage area boundaries and demonstrate how offsite flows will be collected and discharged into the channel.
5. The Ditch 10 channel traverses the eastern boundary of the site. The district will require an easement or right-of-way be dedicated along the existing channel that includes at a minimum the existing channel from high bank to high bank plus 20-foot maintenance berms on both sides

of the channel as it is within the existing tract. Please provide a plat or easement dedication with meets and bounds and exhibit depicting the required easement/right-of-way dedication.

6. For outfalls into District Facilities, please contact the district engineer for storm sewer outfall detail requirements to be included with the construction plans.
7. The Dickinson Bayou Drainage Criteria Manual should be used for all other technical guidance.
8. Please submit to the district construction plans and drainage calculations sealed by a professional engineer licensed in the State of Texas and provide the Texas Board of Professional Engineers firm registration number.
9. These requirements are considered the minimum for development with GCDD2 Ditch 9 and 10 watersheds. It is the design engineer's responsibility to identify and coordinate any other required approvals with the pertinent entities (i.e.: La Marque, Hitchcock, etc.). District approval for the proposed development will be contingent on approval by these entities.

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.

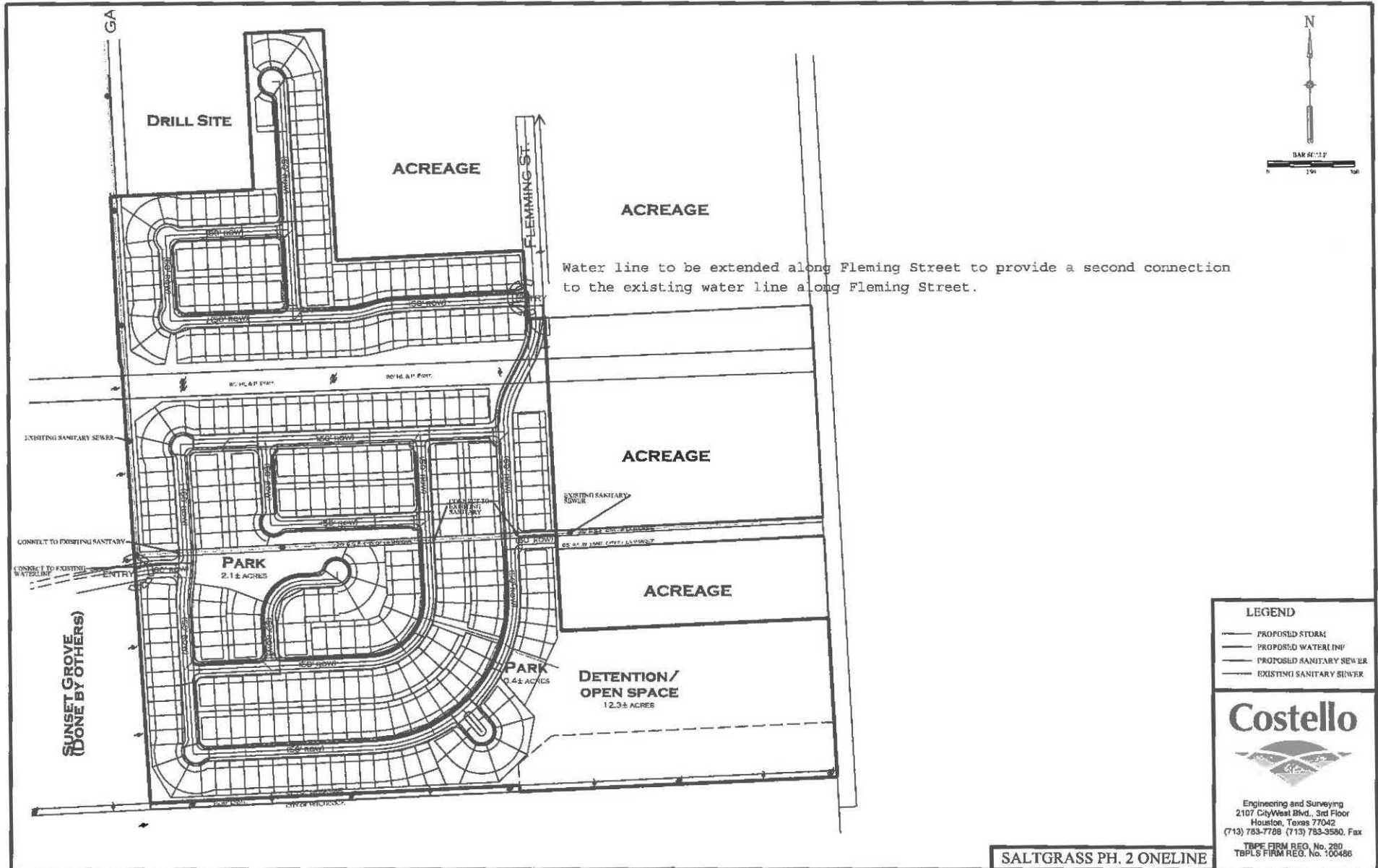
Sincerely,
COSTELLO, INC
Galveston County Drainage District No. 2
District Engineer



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

cc: Mr. Alan Kuehl, GCDD2 District Manager

W:\1991\91007\01\Development Review\2015-006 Ditch 9 - Saltgrass\Phase 2 Drainage Report\2017-09-14 Request for Drainage Requirements.docx



DUPLICATE RECEIPT VIA WEB



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

Certified Owner:

SALTGRASS 300 LTD
P O BOX 941179
HOUSTON, TX 77094

Legal Description:

ABST 2 PAGE 5 & 8 S F AUSTIN SUR TR
116-2 21.77 ACRS

Parcel Address:

Legal Acres: 21.7700

Remit Seq No: 43254235

Receipt Date: 01/20/2020

Deposit Date: 01/28/2020

Print Date: 03/16/2020 01:59 PM

Printed By: WEB USER

Deposit No: 869012820SF
Validation No: 900000057386438
Account No: 301857
Operator Code: VALDES_M

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2019	Galveston Co	TL	217,700	0.504396	1,098.07	0.00	0.00	1,098.07
2019	Road & Flood	TL	217,700	0.011741	25.56	0.00	0.00	25.56
2019	Hitchcock Isd	TL	217,700	1.380000	3,004.26	0.00	0.00	3,004.26
2019	City Of La Marque	TL	217,700	0.550764	1,199.01	0.00	0.00	1,199.01
2019	Drain Dist #2	TL	217,700	0.055231	120.24	0.00	0.00	120.24
2019	Coll Of The Mainland	TL	217,700	0.204254	444.66	0.00	0.00	444.66
					\$5,891.80	\$0.00	\$0.00	\$5,891.80

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Check Number(s):
1216

PAYMENT TYPE:

Checks: \$5,891.80

Exemptions on this property:

Total Applied: \$5,891.80

Change Paid: \$0.00

CURRENT YEAR TOTAL IS \$0.00

Account No: 301857
PAYER:
SALTGRASS 300, LTD.
P.O. BOX 941179
HOUSTON, TX 77094

DUPLICATE RECEIPT VIA WEB



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

Certified Owner:

SALTGRASS 300 LTD
P O BOX 941179
HOUSTON, TX 77094

Legal Description:

ABST 2 S F AUSTIN SUR NO 4 TR 116-4,
ACRES 59.9453

Parcel Address:

Legal Acres: 59.9453

Deposit No: 869012820SF
Validation No: 900000057386438
Account No: **301859**
Operator Code: VALDES_M

Remit Seq No: 43254235
Receipt Date: 01/20/2020
Deposit Date: 01/28/2020
Print Date: 03/16/2020 01:58 PM
Printed By: WEB USER

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2019	Galveston Co	TL	599,450	0.504396	3,023.60	0.00	0.00	3,023.60
2019	Road & Flood	TL	599,450	0.011741	70.38	0.00	0.00	70.38
2019	Hitchcock Isd	TL	599,450	1.380000	8,272.41	0.00	0.00	8,272.41
2019	City Of La Marque	TL	599,450	0.550764	3,301.55	0.00	0.00	3,301.55
2019	Drain Dist #2	TL	599,450	0.055231	331.08	0.00	0.00	331.08
2019	Coll Of The Mainland	TL	599,450	0.204254	1,224.40	0.00	0.00	1,224.40
					\$16,223.42	\$0.00	\$0.00	\$16,223.42

> --

Check Number(s):
1216

PAYMENT TYPE:

Checks: \$16,223.42

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Exemptions on this property:

Total Applied: \$16,223.42

Change Paid: \$0.00

CURRENT YEAR TOTAL IS \$0.00

Account No: 301859
PAYER:
SALTGRASS 300, LTD.
P.O. BOX 941179
HOUSTON, TX 77094



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

Rezone Application

Application Date: 3/9/2020 SmartGov Project #: _____
 Name of Agent: Peyton Easley Phone: (713) 806-3451
 Address: 2333 Town Center Dr, Suite 300, Sugar Land, TX 77478
 Name of Owner: Sherry Angelo Phone: (713) 882-9086
 Address: 1106 Vista Creek Dr, Sugar Land, TX 77478
 Property Description: SEE ATTACHED Parcel #: 131351
 Address: Legal Description: ABST 2 PAGE 1 S F AUSTIN SUR TR 91 S 911 ACRS
 Plot of Area Attached: (YES) NO Metes and Bounds Attached: (YES) NO
 Present Zone: SFR
 Reason for Change: Single Family Developers aren't interested in this property.
 Desired Outcome: Rezoning from "Single Family" to "Commercial"

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: 1 / 1

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: Sherry B. Angelo Date: 3/4/2020
Atty. at Law

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.

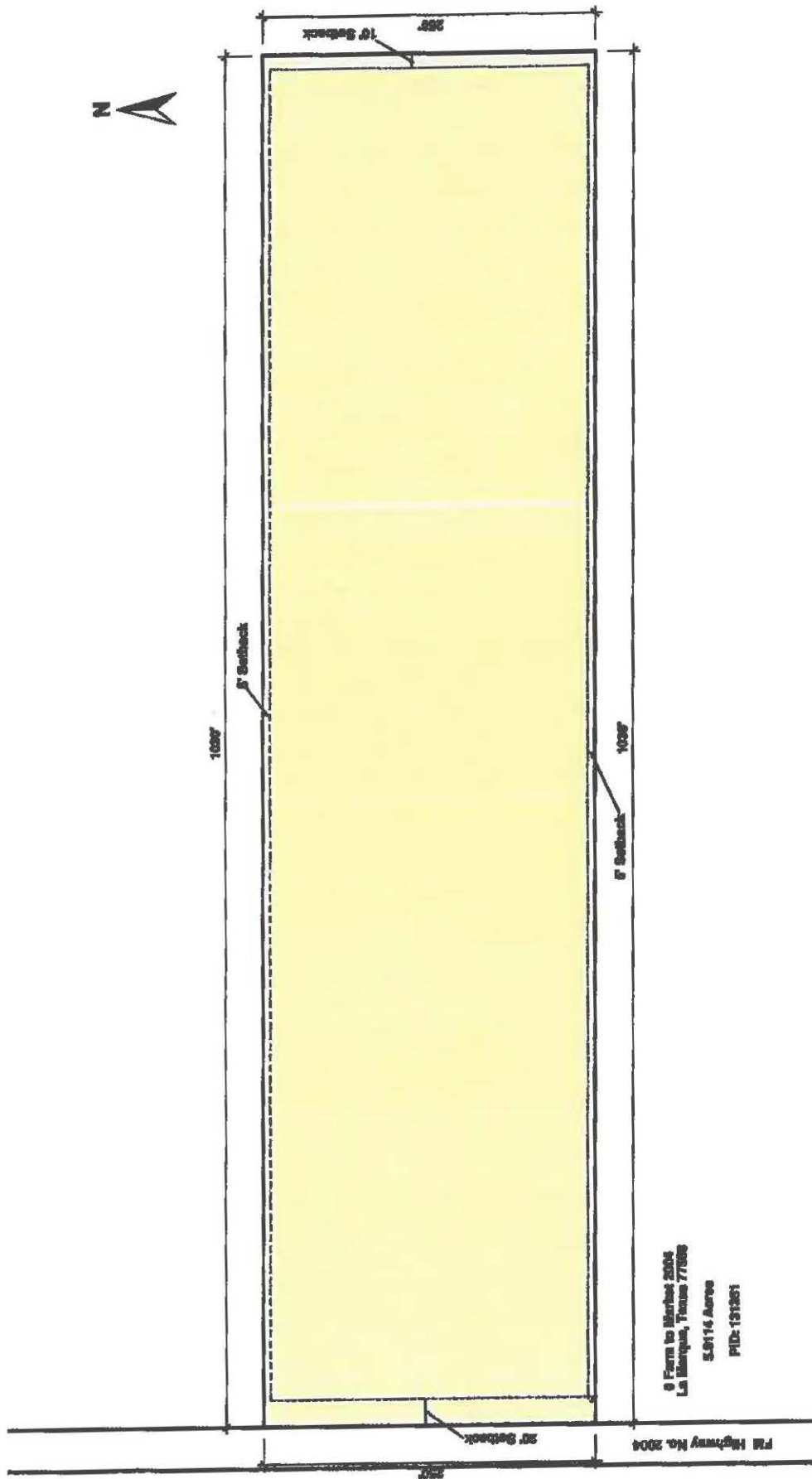


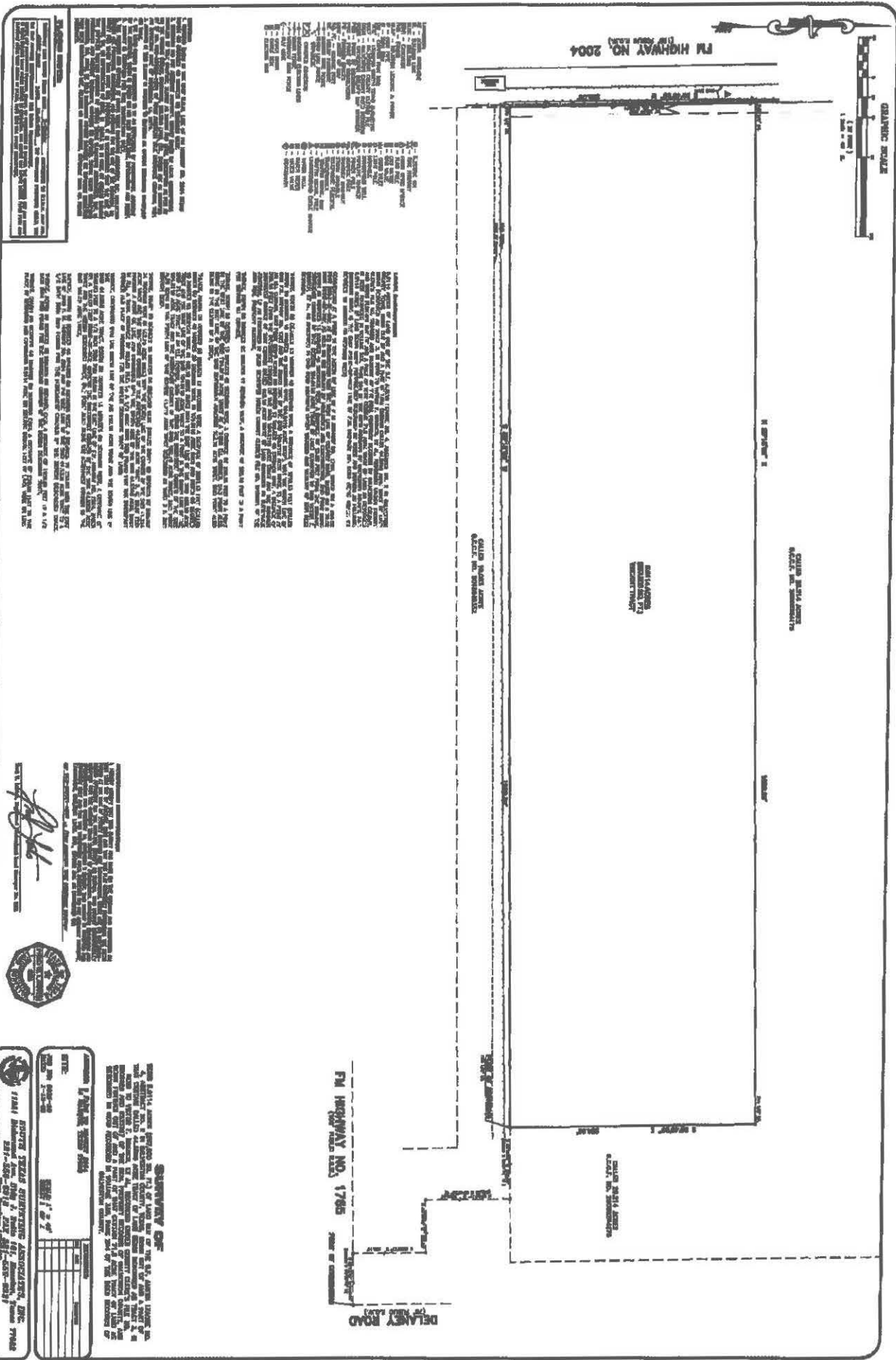
CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9252 S.Sutton@CityOfLaMarque.Org

Rezone Application

The following schedule of fees shall apply for zoning change requests:

- A. 0-25 Acres:**
 - 1. \$400 plus \$50 for each type of rezoning requested; or
 - 2. \$540 if planned development unit
 - B. 25-50 Acres:**
 - 1. \$450 plus \$50 for each type of rezoning requested; or
 - 2. \$500 if planned development unit
 - C. 50-75 Acres:**
 - 1. \$500 plus \$50 for each type of rezoning requested; or
 - 2. \$550 if planned development unit
 - D. 75-100 Acres**
 - 1. \$550 plus \$50 for every type of rezoning requested; or
 - 2. \$600 if planned development unit
 - E. 100+ Acres**
 - 1. \$600 plus \$50 for every type of rezoning requested; or
 - 2. \$650 if planned development unit
 - F. Re-Plats : NO CHARGE**
 - G. Zoning Letter / Certificate of Compliance \$25**
-





2019 TAX STATEMENT



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

Certified Owner:

BOFYSIL JR ESTATE OF GEORGE A
C/O SHERRY ANGELO IND EXEC
1106 VISTA CREEK DR
SUGAR LAND, TX 77478-3369

Legal Description:

ABST 2 PAGE 1 S F AUSTIN SUR TR 91
5.911 ACRES

Account No: 131351

Appr. Dist. No.: 000200910000000

As of Date: 03/04/2020

Legal Acres: 5.9110

Parcel Address:

Print Date: 03/04/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$118,220	\$0	\$118,220	\$118,220	\$0	\$0	\$0	\$118,220
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
GALVESTON CO		\$118,220		\$0.00	\$118,220	0.5043960	\$596.30
ROAD & FLOOD		\$118,220		\$0.00	\$118,220	0.0117410	\$13.88
HITCHCOCK ISD		\$118,220		\$0.00	\$118,220	1.3800000	\$1,631.44
CITY OF LA MARQUE		\$118,220		\$0.00	\$118,220	0.5507640	\$651.11
\$188.02							
DRAIN DIST #2		\$118,220		\$0.00	\$118,220	0.0552310	\$65.29
COLL OF THE MAINLAND		\$118,220		\$0.00	\$118,220	0.2042540	\$241.47

Total Tax: \$3,199.49

Total Tax Paid to date: \$3,199.49

Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

03/31/2020 6%	04/30/2020 9%	06/01/2020 10%	06/30/2020 11%	07/31/2020 12+ up to 20%	08/31/2020 13+ up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

HITCHCOCK ISD 2019 M&O .97800000 I&S .41000000 Total 1.38800000 2018 M&O 1.04000000 I&S .48000000 Total 1.52000000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.69

Print Date: 03/04/2020

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Galveston County Tax Office
722 Moody
Galveston, Texas 77550
409-766-2481, 1-877-766-2284



* 1 3 1 3 5 1 *

131351

BOFYSIL JR ESTATE OF GEORGE A
C/O SHERRY ANGELO IND EXEC
1106 VISTA CREEK DR
SUGAR LAND, TX 77478-3369

AMOUNT PAID:

\$

0000000131351 0000000000 0000000000 0000000000 0000000000 9



First American

Commitment

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We FIRST AMERICAN TITLE INSURANCE COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

Countersigned at Houston, Texas

BY: _____

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad. El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y enterarlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements. Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-632-1642 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.



First American

SCHEDULE A

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

Effective Date: **November 15, 2019** at 8:00 a.m.

GF No. **NCS-990421-HOU1**

Commitment No. **NCS-990421-HOU1**, issued **December 12, 2019**, at 8:00 a.m.

1. The policy or policies to be issued are:

- (a) **OWNER'S POLICY OF TITLE INSURANCE (Form T-1)**
(Not applicable for Improved one-to-four family residential real estate)
Policy Amount: \$0.00
PROPOSED INSURED:
- (b) **TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE**
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- (c) **LOAN POLICY OF TITLE INSURANCE (Form T-2)**
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (d) **TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)**
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (e) **LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)**
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (f) **OTHER**
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in: **Victor F. Branch, Dale Harvill, Karin Ramsey, Sherry B. Angelo, Georgia A. Graugnard, R.H. Ramsey, LLC; Russell W. Eddington and Elizabeth Ann Davis, as Co-Trustees of the Testamentary Trusts created the Will of Warren L. Eddington, deceased; and Russell W. Eddington and Elizabeth Ann Davis, as Co-Trustees of the Testamentary Trusts created the Will of Doris M. Eddington, deceased**

4. Legal description of land:

See Exhibit "A" attached hereto and made a part hereof.

EXHIBIT "A"

FIELD NOTES FOR 5.9114 ACRES OF LAND OUT OF THE S.F. AUSTIN LEAGUE NO. 4, ABSTRACT NO. 2 IN GALVESTON COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 44.5306 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT 3, IN DEED TO VICTOR F. BRANCH, ET AL, RECORDED UNDER COUNTY CLERK'S FILE NO. 9506629 AND 9535367 OF THE REAL PROPERTY RECORDS OF GALVESTON COUNTY, AND BEING FURTHER OUT OF AND A PART OF THAT CERTAIN 71.9 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 335, PAGE 294 OF THE DEED RECORDS OF GALVESTON COUNTY, SAID 5.9114 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT A 1-INCH SQUARE STEEL BAR SET IN THE NORTH OF LINE OF F M HIGHWAY NO. 1765, BASED ON A 100.00 FOOT RIGHT-OF-WAY, AT ITS INTERSECTION WITH THE WEST LINE OF DELANEY ROAD, BASED ON A 75.00 FOOT RIGHT-OF-WAY, AS HELD ON THE GROUND BY MONUMENTS AND CONSTRUCTION, SAID POINT BEING SOUTH 89° 13' 45" WEST 15.00 FEET FROM THE ORIGINAL SOUTHEAST CORNER OF THAT CERTAIN 104.6119 ACRE TRACT OF LAND CONVEYED TO SAID VICTOR F. BRANCH, ET AL, AS DESCRIBED IN SAID DEED RECORDED UNDER 9506629 AND 9535367 OF SAID DEED RECORDS,

THENCE, SOUTH 89° 13' 45" WEST 1258.53 FEET (CALLED SOUTH 89° 10' 40" WEST IN 104.6119 ACRE DEED), WITH THE NORTH LINE OF SAID F M HIGHWAY NO. 1765 AND THE SOUTH LINE OF THE SAID 104.6119 ACRE TRACT, TO A 5/8 INCH STEEL ROD SET AT AN ELL CORNER, SAID POINT BEING NORTH 89° 13' 45" EAST, 295.16 FEET FROM THE SOUTHWEST CORNER OF THE SAID 104.6119 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF THAT CERTAIN CALLED 102.19 ACRE TRACT OF LAND CONVEYED TO BUTTERMILK JUNCTION, LP AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 9956861 OF THE SAID REAL PROPERTY RECORDS,

THENCE, NORTH 00° 50' 17" WEST, 295.16 FEET TO A 5/8 INCH STEEL ROD SET AT A SECOND ELL CORNER,

THENCE, SOUTH 89° 13' 45" WEST, 295.16 FEET TO A POINT IN THE WEST LINE OF THE SAID 104.6119 ACRE TRACT AT A THIRD ELL CORNER, SAID POINT ALSO BEING IN THE EAST LINE OF THE SAID BUTTERMILK JUNCTION 102.19 ACRE TRACT, SAID POINT ALSO BEING IN THE CENTER OF A DITCH,

THENCE, NORTH 00° 50' 17" WEST, 2603.43 FEET (CALLED NORTH 00° 49' 20" WEST IN 104.6119 ACRE DEED AND NORTH 00° 10' 02" WEST IN 102.19 ACRE DEED) WITH THE EAST LINE OF THE SAID 102.19 ACRE TRACT AND THE WEST LINE OF THE SAID 104.6119 ACRE TRACT TO A 5/8 INCH STEEL ROD SET IN THE SOUTH LINE OF THE SAID 71.9 ACRE TRACT AT AN ELL CORNER, SAID POINT BEING THE NORTHWEST CORNER OF THE SAID 104.6119 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 102.19 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF THAT CERTAIN 41.215 ACRE TRACT DESCRIBED AS TRACT 2 IN SAID BRANCH DEED,

THENCE, SOUTH 89° 18' 00" WEST, (CALLED S 89° 57' 31" WEST IN 102.19 ACRE DEED) WITH THE NORTH LINE OF THE CORNER OF THE SAID 41.214 ACRE TRACT AND THE SOUTHEAST CORNER OF THE AFORESAID 44.3306 ACRE TRACT 3, AT 50.00 FEET PASSING A 5/8 INCH STEEL ROD SET ON LINE, AND CONTINUING WITH THE SOUTH LINE OF THE SAID 44.5306 ACRE TRACT IN ALL, A TOTAL DISTANCE OF 503.60 FEET TO A 5/8 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND

THENCE, CONTINUING WITH THE NORTH LINE OF THE AID 102.19 ACRE TRACT AND THE SOUTH LINE OF THE SAID 44.5306 ACRE TRACT, SOUTH 89° 18' 00" WEST, 1030.00 FEET TO A 5/8 INCH STEEL ROD FOUND IN THE EAST LINE OF F. M. HIGHWAY NO. 2004, BASED ON A 120.00 FEET RIGHT-OF-WAY, MARKING THE SOUTHWEST CORNER OF THE SAID 44.5306 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SAID 102.19 ACRE TRACT,

THENCE, NORTH 00° 46' 00" WEST, 250.00 WITH THE EAST LINE OF SAID F. M. HIGHWAY NO. 2004 AND THE WEST LINE OF THE SAID 44.5306 ACRE TRACT TO A 5/8 INCH STEEL ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, NORTH 89° 18' 00" EAST, 1030.00 FEET TO A 5/8 INCH STEEL ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, SOUTH 00° 46' 00" EAST, 250.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.9114 ACRE OR 257,500 SQUARE FEET OF LAND, MORE OR LESS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.



First American

SCHEDULE B

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

G.F. No. or File No. **NCS-990421-HOU1**

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

See Item 10 (a) below.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2019 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- a. Item No. 1, Schedule B, is hereby deleted.
 - b. Rights of Parties in Possession. (OWNER POLICY ONLY)
 - c. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
 - d. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)
 - e. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
 - f. Easement:
To: City of La Marque
Recorded: August 01, 1994 in County Clerk's File No. 9434271. of the Official Public Records, of Galveston County, Texas.
Purpose: Right of Way Deed and Utility Easement
 - g. Mineral and/or royalty interest:
Recorded: in Volume 955, Page 413. of the Deed records, of Galveston County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
 - h. Mineral and/or royalty interest:
Recorded: in Volume 925, Page 181, of the Deed records, of Galveston County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
 - i. Mineral and/or royalty interest:
Recorded: in County Clerk's File No. 8216127, of the Official Public records, of Galveston County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
 - j. Mineral and/or royalty interest:
Recorded: in County Clerk's File No. 2010043703, of the Official Public records, of Galveston County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

- k. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: October 11, 1950 in Volume 895, Page 57, of the Deed Records, Galveston County, Texas.

Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

- l. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 2004015021, 2004015022, 2004075110 and 2004075111, of the Official Public Records, Galveston County, Texas.

Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

- m. Terms, Conditions, and Stipulations in the Agreement by and between:

Parties: George A. Bofysil (a/k/a George A. Bofysil, Jr.) and New Century Exploration, Inc.

Recorded: December 06, 2004 in County Clerk's File No. 2004080401, of the Official Public records, of Galveston County, Texas.

Type: Surface Use Agreement

- n. Subject property abuts a non-access or a limited-access road, highway or freeway. This Company does not insure the right of ingress and egress to and from said road, highway or freeway, and assumes no liability in connection therewith.

- o. Inclusion within Galveston County Drainage District No. 2.

- p. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.



First American

SCHEDULE C

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

G.F. No. or File No. **NCS-990421-HOU1**

Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - all standby fees, taxes, assessments and charges against the property have been paid,
 - all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers, and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - there is legal right of access to and from the land,
 - (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
6. Prior to closing, furnish the marital status of Victor F. Branch, from February 16, 1995 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.
7. Prior to closing, furnish the marital status of Dale Harvill, from February 16, 1995 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.
8. Prior to closing, furnish the marital status of Karin Ramsey, from September 13, 1995 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.
9. Prior to closing, furnish the marital status of Sherry B. Angelo, from August 03, 2018 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.

10. Prior to closing, furnish the marital status of Georgia A. Graugnard, from August 03, 2018 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.
11. As to R.H. Ramsey, LLC, we will require a Resolution of the Managers specific as to the transaction to confirm who is authorized to execute documents on behalf of the company.

NOTE: Closer should be satisfied as to the status of said company and that same is in good standing.

12. Water District: Galveston County Drainage District No. 2

Requirement: Notice to be executed and recorded.

13. The right is reserved to make and insert additional exceptions and/or requirements based upon the review of the survey, up to and including the issuance of the Policy.



First American

SCHEDULE D

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

The following Disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance.

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment:

UNDERWRITER: First American Title Insurance Company, a Nebraska Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the shares of the Underwriter: First American Title Insurance Company is a wholly owned subsidiary of First American Financial Corporation, a public company formed in Delaware.

Directors: Dennis J. Gilmore, Christopher M. Leavell, Jeffrey S. Robinson, Mark E. Seaton, Ellen C. Albrecht

Officers: President, Chief Executive Officer: Dennis J. Gilmore; Senior Vice President, Secretary: Jeffrey S. Robinson; and Chief Financial Officer: Mark E. Seaton

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

AGENT: First American Title Insurance Company (Direct Operation)

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent: First American Financial Corporation 100%

Shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent: NONE

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors: Dennis J. Gilmore; Christopher M. Leavell; Jeffrey S. Robinson; Mark E. Seaton; Ellen C. Albrecht

If the Title Insurance Agent is a corporation, the following is a list of its officers: Justin Taylor, Vice President; Brian J. Watts, Vice President

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$0.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	\$_____
Total	\$0.00

Of this total amount \$0.00 (or _____ %) will be paid to the policy issuing Title Insurance Company; \$0.00 (or _____ %) will be retained by the Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Service
\$0.00 (or _____ %)	_____	_____
\$_____ (or _____ %)	_____	_____
\$0.00 (or _____ %)	_____	_____

** The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."



FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment for Title Insurance Form (T-7)

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE

DATE



First American Title

Privacy Information We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

First American uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

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

SCALE: 1" = 100'
DATE: 03-17-2020

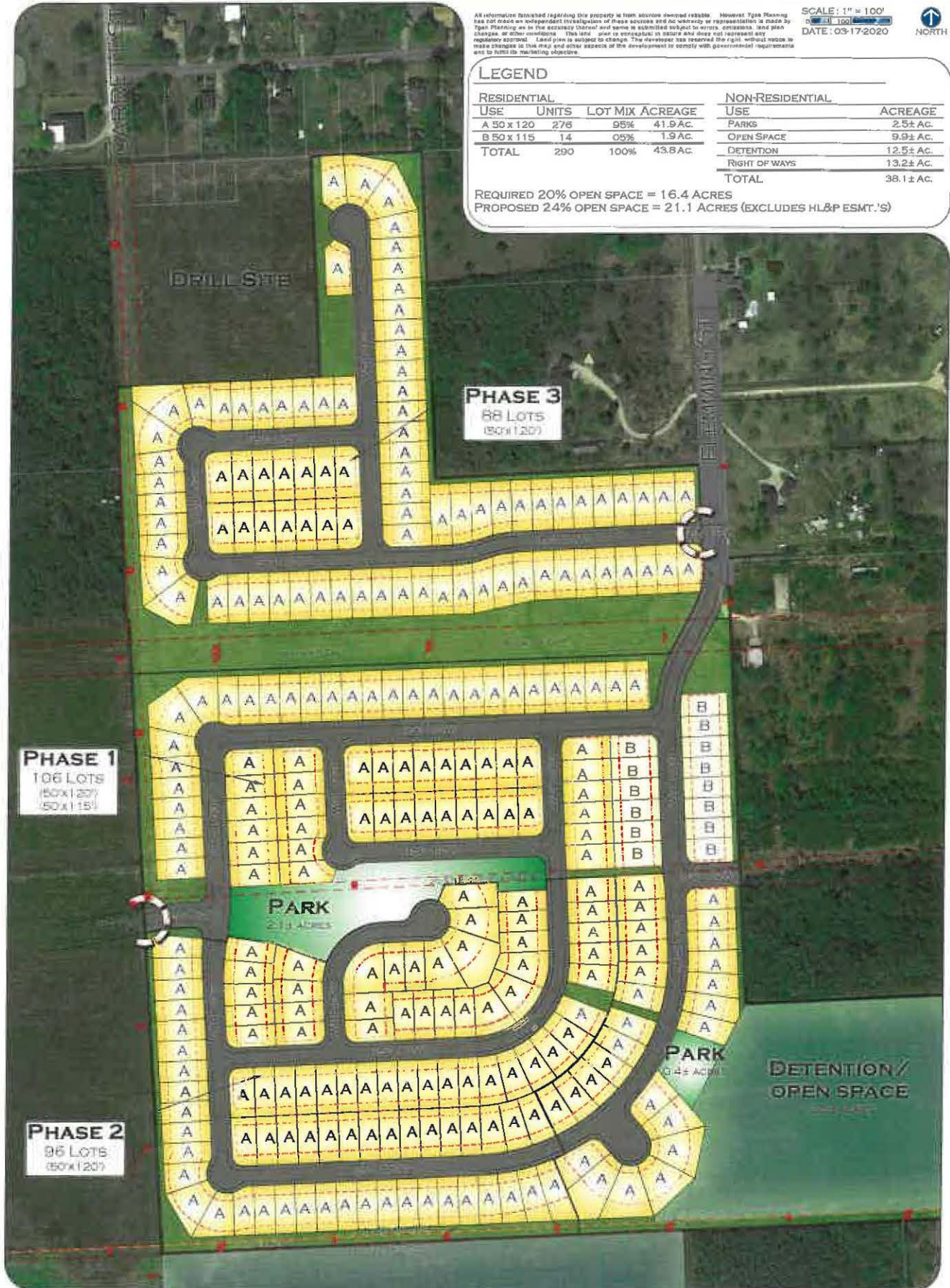


LEGEND

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50'x120'	276	95%	41.9 AC.
B 50'x115'	14	05%	1.9 AC.
TOTAL	290	100%	43.8 AC.

NON-RESIDENTIAL	
USE	ACREAGE
PARKS	2.5± AC.
OPEN SPACE	9.9± AC.
DETENTION	12.5± AC.
RIGHT OF WAYS	13.2± AC.
TOTAL	38.1± AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES
PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES HL&P ESMT.'S)



M.I. HOMES

SALTGRASS PH.2 TRACT
82.0± ACRES WITHIN LA MARQUE, TX.
PLANNED DEVELOPMENT DISTRICT



PLANNING & LANDSCAPE ARCHITECTURE
1107 CRYSTAL BLVD., SUITE 100 | 5000 CAPITAL OF TEXAS BLVD., SUITE 200
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.545.0364 | 512.660.3447

All information furnished regarding this property is from sources deemed reliable. However, Tgen Planning has not made an independent investigation of these sources and is not making an independent investigation. This land plan is not to be used as a basis for any other action. The land plan is not to be used as a basis for any other action. The land plan is not to be used as a basis for any other action.

SCALE: 1" = 100'
DATE: 03-17-2020



LAND USE SCHEDULE - PHASE 1

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	92	87%	14.2 AC.
B 50 x 115	14	13%	1.9 AC.
TOTAL	106	100%	16.1 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	1.9 AC.
PARK	2.5 AC.
DETENTION	12.5 AC.
RIGHT OF WAYS	6.2 AC.
TOTAL	23.1 AC.

LAND USE SCHEDULE - PHASE 2

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	96	100%	14.5 AC.
TOTAL	96	100%	14.5 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	0.9 AC.
RIGHT OF WAYS	3.6 AC.
TOTAL	4.5 AC.

LAND USE SCHEDULE - PHASE 3

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	88	100%	13.2 AC.
TOTAL	88	100%	13.2 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	3.3 AC.
RIGHT OF WAYS	3.5 AC.
TOTAL	6.8 AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES
PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES 3.8 AC. HL&P ESMT.'S)
OVERALL TOTAL=82.0± AC



SALTGRASS PH.2 TRACT
82.0± ACRES WITHIN LA MARQUE, TX.
OPEN SPACE PHASE PLAN





SCALE: 1" = 100'
0 100
DATE: 04-08-2020



All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of those sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, and plan changes, or other conditions. This 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 the map and other aspects of the development to comply with governmental requirements and to fulfill the marketing objective.

©2020 7GEN PLANNING. ALL RIGHTS RESERVED



M | HOMES

SALTGRASS PH.2 TRACT
82.0± ACRES WITHIN LA MARQUE, TX.
ROW AND BUILDING SETBACK EXHIBIT



1107 CRYSTAL 2100 SUITE 400 HOUSTON, TEXAS 77042 713.349.0284
1600 N. CAPITAL BLVD. SUITE 300 AUSTIN, TEXAS 78758 512.669.3494



All information furnished regarding this property is based on current records. However, Title Company does not warrant the accuracy of the information and does not warrant the accuracy of the information. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.



SALTGRASS PH.2 TRACT 88.1+ ACRES WITHIN LA MARQUE, TX CONCEPTUAL PARK PLAN

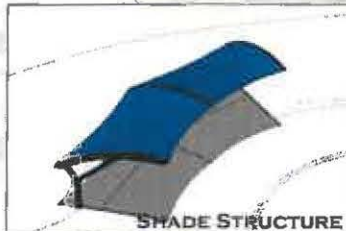




SPLASHPAD



PLAYGROUND



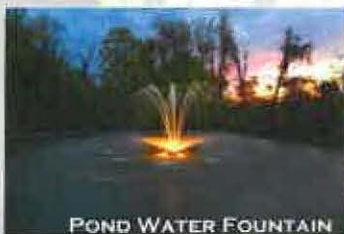
SHADE STRUCTURE



BENCH



TRASH RECEPTACLE



POND WATER FOUNTAIN



TRAIL AT AMENITY LAKE



BACKLESS BENCH



BIKE RACK



M.I. HOMES

SALTGRASS PH.2 TRACT
 82.0 ± ACRES WITHIN LA MARQUE, TX
 COMMUNITY CHARACTER PROPOSED AMENITIES



PLANNING & LANDSCAPE ARCHITECTURE
 117 CHURCH STREET, SUITE 400 | AUSTIN, TEXAS 78701
 PHONE: 512.544.7744 | FAX: 512.544.7745



City of La Marque Planning & Zoning Commission

Discussion Date: May 26, 2020

Submitted By: Sussie Sutton

SUBJECT: Discussion / action regarding a request to re-zone from (R-1) Single Family Residential to (C-1) General Commercial a tract of land containing 5.9114 Acres of land (257,500 Square Feet) out of S. F. Austin League No. 4, Abstract No. 2, in Galveston County, Texas, being out of and a part of that certain called 44.5306 acre tract of land being described as Tract 3, in deed to Victor F. Branch, ET AL, recorded under County Clerks File No. 9506629 and 9535367 of the real property records of Galveston County, and being further out of and a part of that certain 71.9 Acre Tract of Land as described in Deed Recorded in Volume 335, Page 294 of the Deed of Records of Galveston County.

DISCUSSION:

On February 26, 2020, Andrew Kaskow and Payton Easley, attended a pre development meeting to discuss the uses for a tract of land known as PID# 131351 located south of FM 2004.

This property is currently owned by Ms. Sherry Angelo who is under contract with Andrew Kaskow and Payton Easley of ICO Commercial. ICO Commercial is considering developing a commercial project for this site to be determined at a later date.

This property is currently zoned Single Family Residential (R-1) and is contiguous to Single Family Residential (R-1). There are General Commercial (C-1) zoned properties in the area.

RECOMMENDATION: Staff recommends "Motion to approve a request to rezone the property from R-1 to GC"



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

Rezone Application

Application Date: 3/9/2020 SmartGov Project #: _____
 Name of Agent: Peyton Easley Phone: (713) 806-3451
 Address: 2333 Town Center Dr, Suite 300, Sugar Land, TX 77478
 Name of Owner: Sherry Angelo Phone: (713) 882-9086
 Address: 1106 Vista Creek Dr, Sugar Land, TX 77478
 Property Description: SEE ATTACHED Parcel #: 131351
 Address: Legal Description: ABST 2 PAGE 1 S F AUSTIN SUR TR 91 S 911 ACRS
 Plot of Area Attached: (YES) NO Metes and Bounds Attached: (YES) NO
 Present Zone: SFR
 Reason for Change: Single Family Developers aren't interested in this property.
 Desired Outcome: Rezoning from "Single Family" to "Commercial"

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: 1 / 1

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: Sherry B. Angelo

Date: 3/4/2020

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.

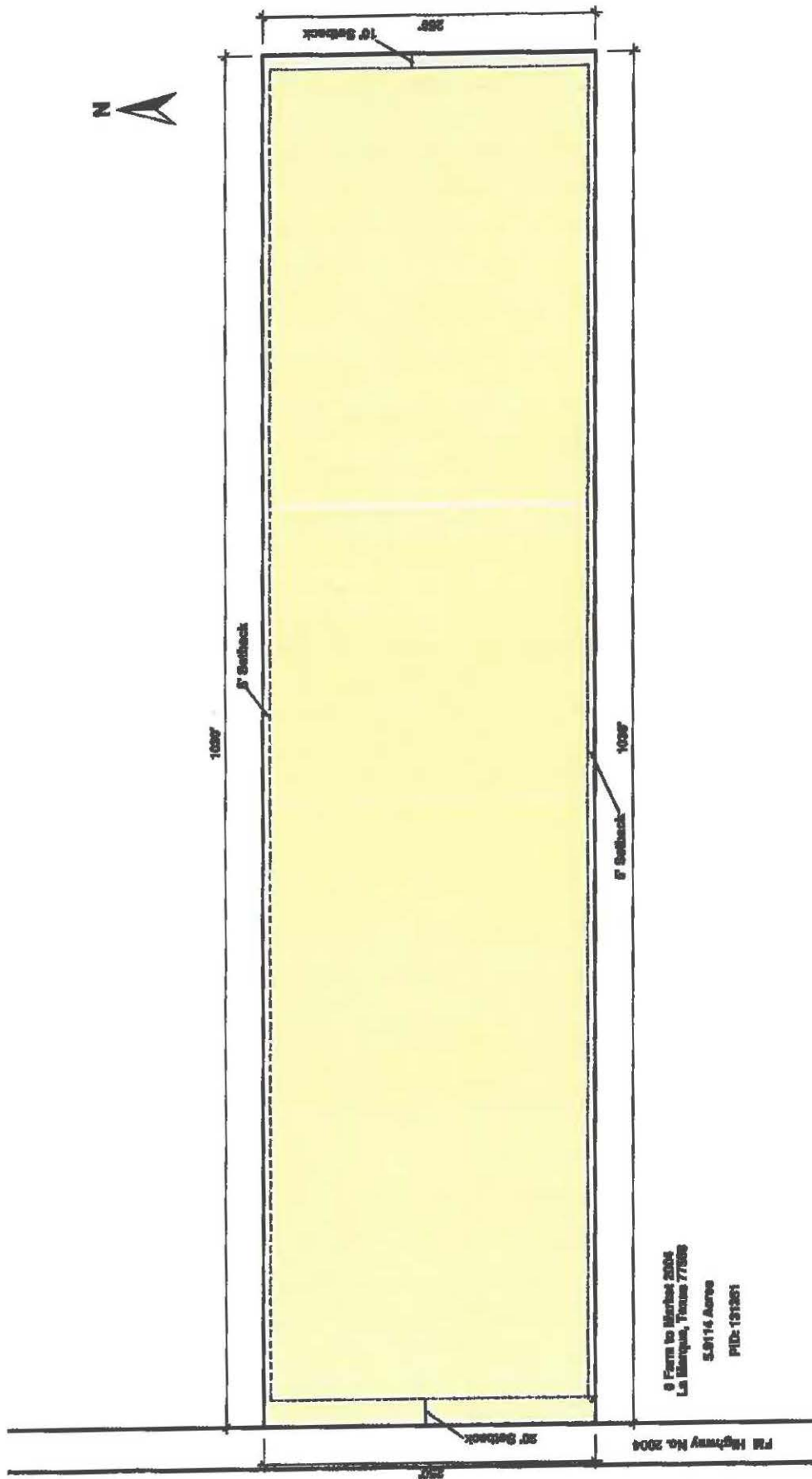


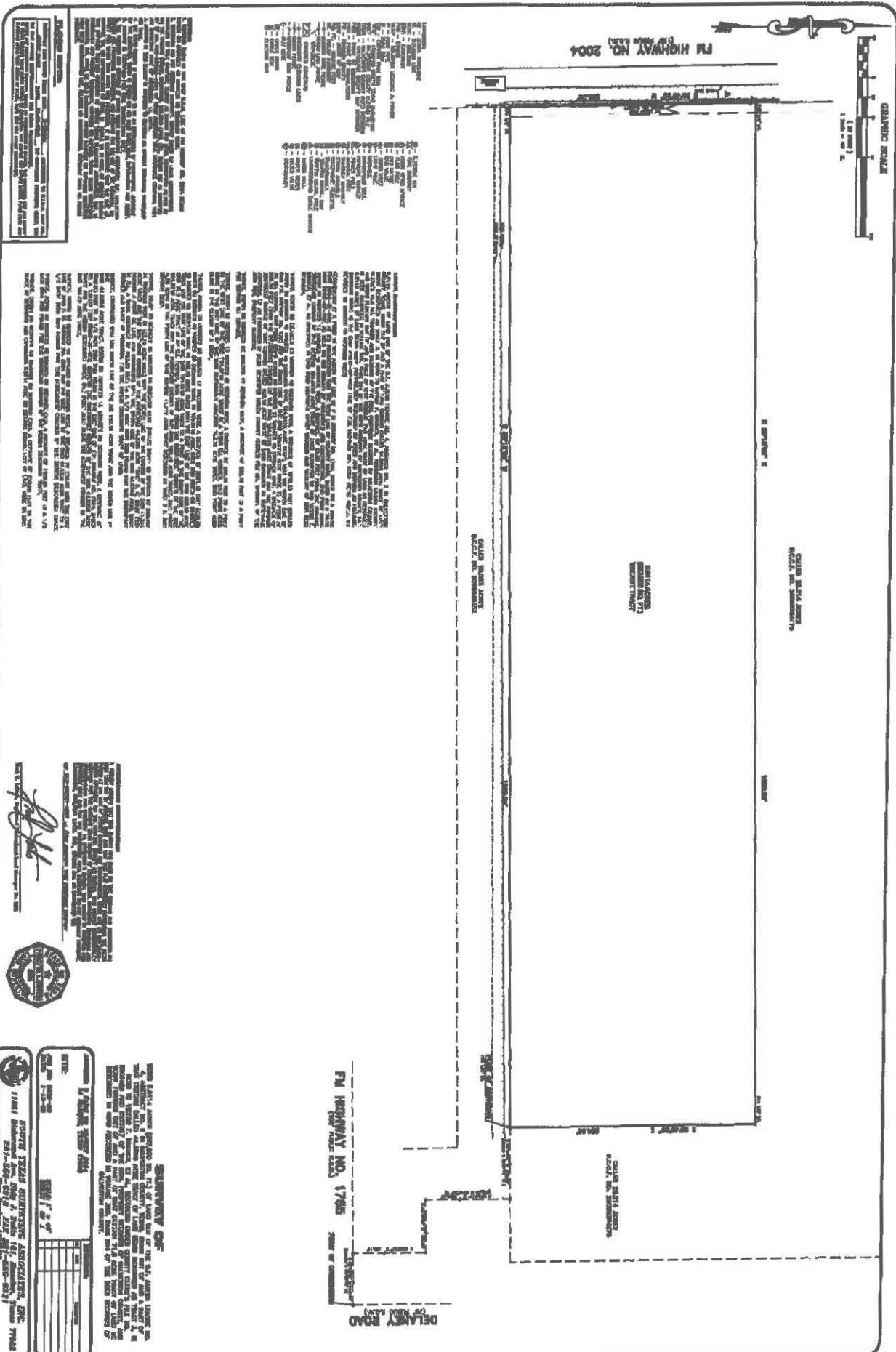
CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9252 S.Sutton@CityOfLaMarque.Org

Rezone Application

The following schedule of fees shall apply for zoning change requests:

- A. 0-25 Acres:**
 - 1. \$400 plus \$50 for each type of rezoning requested; or
 - 2. \$540 if planned development unit
 - B. 25-50 Acres:**
 - 1. \$450 plus \$50 for each type of rezoning requested; or
 - 2. \$500 if planned development unit
 - C. 50-75 Acres:**
 - 1. \$500 plus \$50 for each type of rezoning requested; or
 - 2. \$550 if planned development unit
 - D. 75-100 Acres**
 - 1. \$550 plus \$50 for every type of rezoning requested; or
 - 2. \$600 if planned development unit
 - E. 100+ Acres**
 - 1. \$600 plus \$50 for every type of rezoning requested; or
 - 2. \$650 if planned development unit
 - F. Re-Plats : NO CHARGE**
 - G. Zoning Letter / Certificate of Compliance \$25**
-





2019 TAX STATEMENT



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

Certified Owner:

BOFYSIL JR ESTATE OF GEORGE A
C/O SHERRY ANGELO IND EXEC
1106 VISTA CREEK DR
SUGAR LAND, TX 77478-3369

Legal Description:

ABST 2 PAGE 1 S F AUSTIN SUR TR 91
5.911 ACRES

Legal Acres: 5.9110

Parcel Address:

Print Date: 03/04/2020

Account No: 131351

Appr. Dist. No.: 000200910000000

As of Date: 03/04/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$118,220	\$0	\$118,220	\$118,220	\$0	\$0	\$0	\$118,220
Taxing Unit	Assessed Value (100%)		Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
GALVESTON CO		\$118,220		\$0.00	\$118,220	0.5043960	\$596.30
ROAD & FLOOD		\$118,220		\$0.00	\$118,220	0.0117410	\$13.88
HITCHCOCK ISD		\$118,220		\$0.00	\$118,220	1.3800000	\$1,631.44
CITY OF LA MARQUE		\$118,220		\$0.00	\$118,220	0.5507640	\$651.11
\$188.02							
DRAIN DIST #2		\$118,220		\$0.00	\$118,220	0.0552310	\$65.29
COLL OF THE MAINLAND		\$118,220		\$0.00	\$118,220	0.2042540	\$241.47

Total Tax: \$3,199.49

Total Tax Paid to date: \$3,199.49

Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

03/31/2020 6%	04/30/2020 9%	06/01/2020 10%	06/30/2020 11%	07/31/2020 12+ up to 20%	08/31/2020 13+ up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

HITCHCOCK ISD 2019 M&O .97800000 I&S .41000000 Total 1.3880000 2018 M&O 1.0400000 I&S .48000000 Total 1.5200000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.69

Print Date: 03/04/2020

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Galveston County Tax Office
722 Moody
Galveston, Texas 77550
409-766-2481, 1-877-766-2284



* 1 3 1 3 5 1 *

131351

BOFYSIL JR ESTATE OF GEORGE A
C/O SHERRY ANGELO IND EXEC
1106 VISTA CREEK DR
SUGAR LAND, TX 77478-3369

AMOUNT PAID:

\$

0000000131351 0000000000 0000000000 0000000000 0000000000 9



First American

Commitment

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We FIRST AMERICAN TITLE INSURANCE COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

Countersigned at Houston, Texas

BY: _____

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad. El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y enterarlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements. Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-632-1642 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.



First American

SCHEDULE A

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

Effective Date: **November 15, 2019** at 8:00 a.m.

GF No. **NCS-990421-HOU1**

Commitment No. **NCS-990421-HOU1**, issued **December 12, 2019**, at 8:00 a.m.

1. The policy or policies to be issued are:

- (a) **OWNER'S POLICY OF TITLE INSURANCE (Form T-1)**
(Not applicable for Improved one-to-four family residential real estate)
Policy Amount: \$0.00
PROPOSED INSURED:
- (b) **TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE**
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- (c) **LOAN POLICY OF TITLE INSURANCE (Form T-2)**
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (d) **TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)**
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (e) **LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)**
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (f) **OTHER**
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in: **Victor F. Branch, Dale Harvill, Karin Ramsey, Sherry B. Angelo, Georgia A. Graugnard, R.H. Ramsey, LLC; Russell W. Eddington and Elizabeth Ann Davis, as Co-Trustees of the Testamentary Trusts created the Will of Warren L. Eddington, deceased; and Russell W. Eddington and Elizabeth Ann Davis, as Co-Trustees of the Testamentary Trusts created the Will of Doris M. Eddington, deceased**

4. Legal description of land:

See Exhibit "A" attached hereto and made a part hereof.

EXHIBIT "A"

FIELD NOTES FOR 5.9114 ACRES OF LAND OUT OF THE S.F. AUSTIN LEAGUE NO. 4, ABSTRACT NO. 2 IN GALVESTON COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 44.5306 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT 3, IN DEED TO VICTOR F. BRANCH, ET AL, RECORDED UNDER COUNTY CLERK'S FILE NO. 9506629 AND 9535367 OF THE REAL PROPERTY RECORDS OF GALVESTON COUNTY, AND BEING FURTHER OUT OF AND A PART OF THAT CERTAIN 71.9 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 335, PAGE 294 OF THE DEED RECORDS OF GALVESTON COUNTY, SAID 5.9114 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT A 1-INCH SQUARE STEEL BAR SET IN THE NORTH OF LINE OF F M HIGHWAY NO. 1765, BASED ON A 100.00 FOOT RIGHT-OF-WAY, AT ITS INTERSECTION WITH THE WEST LINE OF DELANEY ROAD, BASED ON A 75.00 FOOT RIGHT-OF-WAY, AS HELD ON THE GROUND BY MONUMENTS AND CONSTRUCTION, SAID POINT BEING SOUTH 89° 13' 45" WEST 15.00 FEET FROM THE ORIGINAL SOUTHEAST CORNER OF THAT CERTAIN 104.6119 ACRE TRACT OF LAND CONVEYED TO SAID VICTOR F. BRANCH, ET AL, AS DESCRIBED IN SAID DEED RECORDED UNDER 9506629 AND 9535367 OF SAID DEED RECORDS,

THENCE, SOUTH 89° 13' 45" WEST 1258.53 FEET (CALLED SOUTH 89° 10' 40" WEST IN 104.6119 ACRE DEED), WITH THE NORTH LINE OF SAID F M HIGHWAY NO. 1765 AND THE SOUTH LINE OF THE SAID 104.6119 ACRE TRACT, TO A 5/8 INCH STEEL ROD SET AT AN ELL CORNER, SAID POINT BEING NORTH 89° 13' 45" EAST, 295.16 FEET FROM THE SOUTHWEST CORNER OF THE SAID 104.6119 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF THAT CERTAIN CALLED 102.19 ACRE TRACT OF LAND CONVEYED TO BUTTERMILK JUNCTION, LP AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 9956861 OF THE SAID REAL PROPERTY RECORDS,

THENCE, NORTH 00° 50' 17" WEST, 295.16 FEET TO A 5/8 INCH STEEL ROD SET AT A SECOND ELL CORNER,

THENCE, SOUTH 89° 13' 45" WEST, 295.16 FEET TO A POINT IN THE WEST LINE OF THE SAID 104.6119 ACRE TRACT AT A THIRD ELL CORNER, SAID POINT ALSO BEING IN THE EAST LINE OF THE SAID BUTTERMILK JUNCTION 102.19 ACRE TRACT, SAID POINT ALSO BEING IN THE CENTER OF A DITCH,

THENCE, NORTH 00° 50' 17" WEST, 2603.43 FEET (CALLED NORTH 00° 49' 20" WEST IN 104.6119 ACRE DEED AND NORTH 00° 10' 02" WEST IN 102.19 ACRE DEED) WITH THE EAST LINE OF THE SAID 102.19 ACRE TRACT AND THE WEST LINE OF THE SAID 104.6119 ACRE TRACT TO A 5/8 INCH STEEL ROD SET IN THE SOUTH LINE OF THE SAID 71.9 ACRE TRACT AT AN ELL CORNER, SAID POINT BEING THE NORTHWEST CORNER OF THE SAID 104.6119 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 102.19 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF THAT CERTAIN 41.215 ACRE TRACT DESCRIBED AS TRACT 2 IN SAID BRANCH DEED,

THENCE, SOUTH 89° 18' 00" WEST, (CALLED S 89° 57' 31" WEST IN 102.19 ACRE DEED) WITH THE NORTH LINE OF THE CORNER OF THE SAID 41.214 ACRE TRACT AND THE SOUTHEAST CORNER OF THE AFORESAID 44.3306 ACRE TRACT 3, AT 50.00 FEET PASSING A 5/8 INCH STEEL ROD SET ON LINE, AND CONTINUING WITH THE SOUTH LINE OF THE SAID 44.5306 ACRE TRACT IN ALL, A TOTAL DISTANCE OF 503.60 FEET TO A 5/8 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND

THENCE, CONTINUING WITH THE NORTH LINE OF THE AID 102.19 ACRE TRACT AND THE SOUTH LINE OF THE SAID 44.5306 ACRE TRACT, SOUTH 89° 18' 00" WEST, 1030.00 FEET TO A 5/8 INCH STEEL ROD FOUND IN THE EAST LINE OF F. M. HIGHWAY NO. 2004, BASED ON A 120.00 FEET RIGHT-OF-WAY, MARKING THE SOUTHWEST CORNER OF THE SAID 44.5306 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SAID 102.19 ACRE TRACT,

THENCE, NORTH 00° 46' 00" WEST, 250.00 WITH THE EAST LINE OF SAID F. M. HIGHWAY NO. 2004 AND THE WEST LINE OF THE SAID 44.5306 ACRE TRACT TO A 5/8 INCH STEEL ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, NORTH 89° 18' 00" EAST, 1030.00 FEET TO A 5/8 INCH STEEL ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, SOUTH 00° 46' 00" EAST, 250.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.9114 ACRE OR 257,500 SQUARE FEET OF LAND, MORE OR LESS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.



First American

SCHEDULE B

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

G.F. No. or File No. **NCS-990421-HOU1**

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

See Item 10 (a) below.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2019 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - a. Item No. 1, Schedule B, is hereby deleted.
 - b. Rights of Parties in Possession. (OWNER POLICY ONLY)
 - c. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
 - d. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)
 - e. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
 - f. Easement:
 To: City of La Marque
 Recorded: August 01, 1994 in County Clerk's File No. 9434271. of the Official Public Records, of Galveston County, Texas.
 Purpose: Right of Way Deed and Utility Easement
 - g. Mineral and/or royalty interest:
 Recorded: in Volume 955, Page 413. of the Deed records, of Galveston County, Texas.
 Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
 - h. Mineral and/or royalty interest:
 Recorded: in Volume 925, Page 181, of the Deed records, of Galveston County, Texas.
 Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
 - i. Mineral and/or royalty interest:
 Recorded: in County Clerk's File No. 8216127, of the Official Public records, of Galveston County, Texas.
 Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
 - j. Mineral and/or royalty interest:
 Recorded: in County Clerk's File No. 2010043703, of the Official Public records, of Galveston County, Texas.
 Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

- k. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: October 11, 1950 in Volume 895, Page 57, of the Deed Records, Galveston County, Texas.

Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

- l. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in County Clerk's File No(s). 2004015021, 2004015022, 2004075110 and 2004075111, of the Official Public Records, Galveston County, Texas.

Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

- m. Terms, Conditions, and Stipulations in the Agreement by and between:

Parties: George A. Bofysil (a/k/a George A. Bofysil, Jr.) and New Century Exploration, Inc.

Recorded: December 06, 2004 in County Clerk's File No. 2004080401, of the Official Public records, of Galveston County, Texas.

Type: Surface Use Agreement

- n. Subject property abuts a non-access or a limited-access road, highway or freeway. This Company does not insure the right of ingress and egress to and from said road, highway or freeway, and assumes no liability in connection therewith.
- o. Inclusion within Galveston County Drainage District No. 2.
- p. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.



First American

SCHEDULE C

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

G.F. No. or File No. **NCS-990421-HOU1**

Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - all standby fees, taxes, assessments and charges against the property have been paid,
 - all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers, and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - there is legal right of access to and from the land,
 - (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
6. Prior to closing, furnish the marital status of Victor F. Branch, from February 16, 1995 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.
7. Prior to closing, furnish the marital status of Dale Harvill, from February 16, 1995 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.
8. Prior to closing, furnish the marital status of Karin Ramsey, from September 13, 1995 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.
9. Prior to closing, furnish the marital status of Sherry B. Angelo, from August 03, 2018 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.

10. Prior to closing, furnish the marital status of Georgia A. Graugnard, from August 03, 2018 to the date of closing. Company requires the joinder of spouse in any transaction involving subject property.
11. As to R.H. Ramsey, LLC, we will require a Resolution of the Managers specific as to the transaction to confirm who is authorized to execute documents on behalf of the company.

NOTE: Closer should be satisfied as to the status of said company and that same is in good standing.

12. Water District: Galveston County Drainage District No. 2

Requirement: Notice to be executed and recorded.

13. The right is reserved to make and insert additional exceptions and/or requirements based upon the review of the survey, up to and including the issuance of the Policy.



First American

SCHEDULE D

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

The following Disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance.

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment:

UNDERWRITER: First American Title Insurance Company, a Nebraska Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the shares of the Underwriter: First American Title Insurance Company is a wholly owned subsidiary of First American Financial Corporation, a public company formed in Delaware.

Directors: Dennis J. Gilmore, Christopher M. Leavell, Jeffrey S. Robinson, Mark E. Seaton, Ellen C. Albrecht

Officers: President, Chief Executive Officer: Dennis J. Gilmore; Senior Vice President, Secretary: Jeffrey S. Robinson; and Chief Financial Officer: Mark E. Seaton

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

AGENT: First American Title Insurance Company (Direct Operation)

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent: First American Financial Corporation 100%

Shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent:
NONE

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:
Dennis J. Gilmore; Christopher M. Leavell; Jeffrey S. Robinson; Mark E. Seaton; Ellen C. Albrecht

If the Title Insurance Agent is a corporation, the following is a list of its officers:
Justin Taylor, Vice President; Brian J. Watts, Vice President

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$0.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	\$_____
Total	\$0.00

Of this total amount \$0.00 (or _____ %) will be paid to the policy issuing Title Insurance Company; \$0.00 (or _____ %) will be retained by the Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Service
\$0.00 (or _____ %)	_____	_____
\$_____ (or _____ %)	_____	_____
\$0.00 (or _____ %)	_____	_____

** The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."



FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment for Title Insurance Form (T-7)

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE

DATE



Privacy Information
We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

First American uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Discussion Date: May 26, 2020
Approval Date:
Submitted By: Sussie Sutton

SUBJECT: Discussion / possible action regarding an application for approval of the general plan for Ambrose (formerly known as Saltgrass Phase II), approximately 81 acres located near the intersection of Texas Avenue (FM 1765) and Delany Road.

Derra Purnell: Under the City's updated subdivision ordinance, general plan approval is required prior to submission of a plat for any phased development. General plans are subject to the same 30 day review period as plats.



As shown on this plan, the property is to be subdivided into lots. The owner, Saltgrass Ph.2, is to be responsible for the subdivision and shall be responsible for the subdivision. The owner, Saltgrass Ph.2, is to be responsible for the subdivision and shall be responsible for the subdivision. The owner, Saltgrass Ph.2, is to be responsible for the subdivision and shall be responsible for the subdivision.

SCALE: 1" = 100'
DATE: 08/17/2020
NORTH

LEGEND

PHASE 1 RESERVE AREA CALCULATIONS

RESERVE	AREA
A - PARK AREA	2.1 ± AC.
D - LANDSCAPE OPEN SPACE	1.2 ± AC.
C - LANDSCAPE OPEN SPACE	0.04 ± AC.
D - LANDSCAPE OPEN SPACE	0.39 ± AC.
E - LANDSCAPE OPEN SPACE	0.10 ± AC.
TOTAL	3.83 ± AC.

PHASE 2 RESERVE AREA CALCULATIONS

RESERVE	AREA
A - LANDSCAPE OPEN SPACE	0.75 ± AC.
B - LANDSCAPE OPEN SPACE	0.12 ± AC.
TOTAL	0.87 ± AC.

PHASE 2 RESERVE AREA CALCULATIONS

RESERVE	AREA
A - LANDSCAPE OPEN SPACE	0.66 ± AC.
B - LANDSCAPE OPEN SPACE	0.92 ± AC.
C - LANDSCAPE OPEN SPACE	2.1 ± AC.
TOTAL	3.68 ± AC.

PHASE 2 RESERVE AREA CALCULATIONS

RESERVE	AREA
F - LANDSCAPE OPEN SPACE	0.06 ± AC.
G - PARK AREA	0.40 ± AC.
H - DETENTION / OPEN SPACE	12.5 ± AC.
I - LANDSCAPE OPEN SPACE	0.10 ± AC.
J - LANDSCAPE OPEN SPACE	0.06 ± AC.
TOTAL	13.12 ± AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES
PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES HL&P ESMT'S)

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

SCALE: 1" = 100'
DATE: 03-17-2020

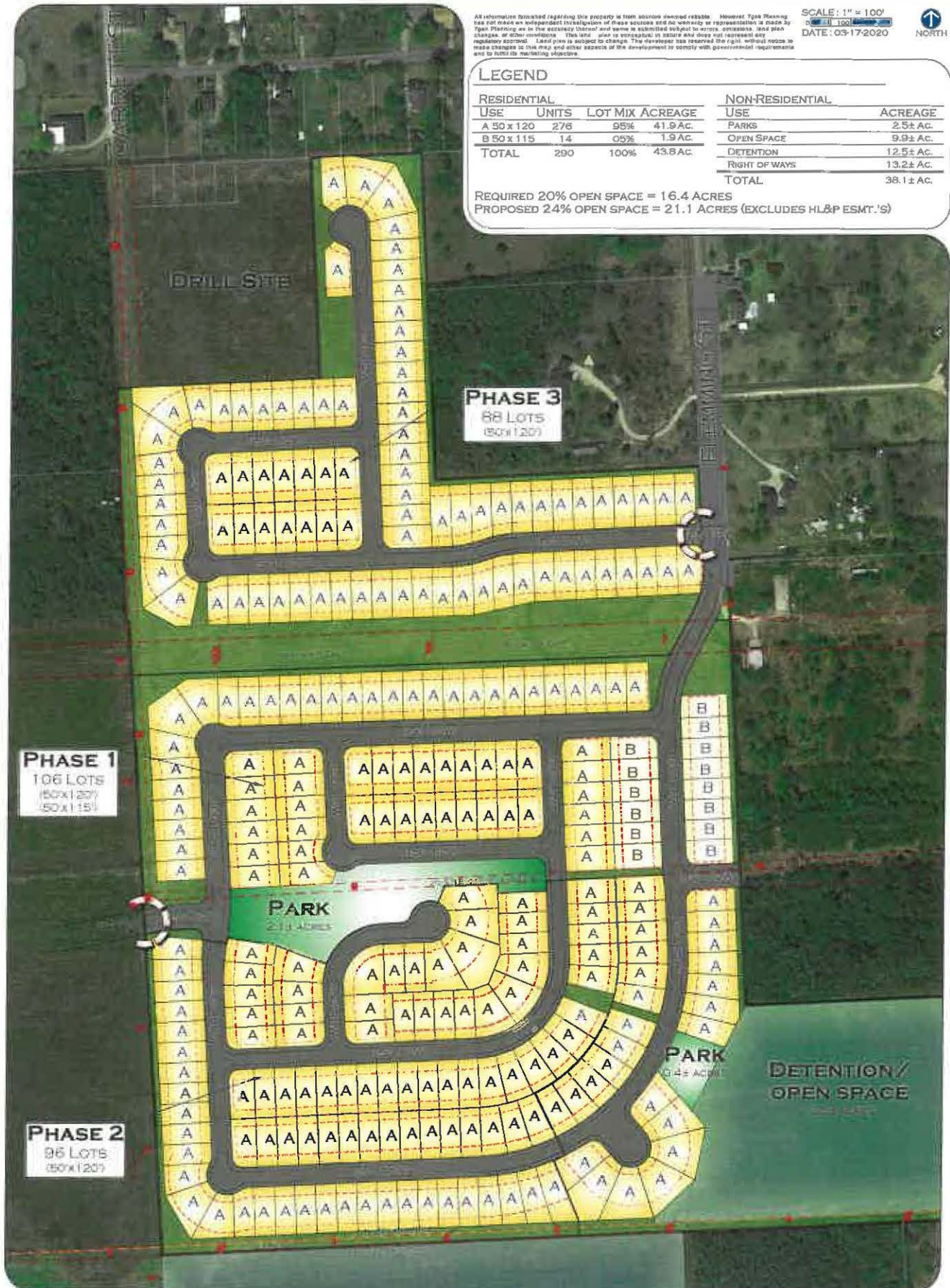


LEGEND

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50x120	276	95%	41.9 AC.
B 50x115	14	05%	1.9 AC.
TOTAL	290	100%	43.8 AC.

NON-RESIDENTIAL	
USE	ACREAGE
PARKS	2.5± AC.
OPEN SPACE	9.9± AC.
DETENTION	12.5± AC.
RIGHT OF WAYS	13.2± AC.
TOTAL	38.1± AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES
PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES HL&P ESMT.'S)



M.I. HOMES

SALTGRASS PH.2 TRACT
82.0± ACRES WITHIN LA MARQUE, TX.
PLANNED DEVELOPMENT DISTRICT



PLANNING & LANDSCAPE ARCHITECTURE
1107 CRYSTAL BLVD., SUITE 200 | 5000 CAPITAL OF TEXAS BLVD., SUITE 200
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.545.0364 | 512.660.3447

All information furnished regarding this property is from sources deemed reliable. However, Tgen Planning has not made an independent investigation of these sources and is not making an independent investigation. This land plan is not to be used as a basis for any other action. The land plan is not to be used as a basis for any other action. The land plan is not to be used as a basis for any other action.

SCALE: 1" = 100'
DATE: 03-17-2020



LAND USE SCHEDULE - PHASE 1

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	92	87%	14.2 AC.
B 50 x 115	14	13%	1.9 AC.
TOTAL	106	100%	16.1 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	1.9 AC.
PARK	2.5 AC.
DETENTION	12.5 AC.
RIGHT OF WAYS	6.2 AC.
TOTAL	23.1 AC.

LAND USE SCHEDULE - PHASE 2

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	96	100%	14.5 AC.
TOTAL	96	100%	14.5 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	0.9 AC.
RIGHT OF WAYS	3.6 AC.
TOTAL	4.5 AC.

LAND USE SCHEDULE - PHASE 3

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	88	100%	13.2 AC.
TOTAL	88	100%	13.2 AC.

NON-RESIDENTIAL	
USE	ACREAGE
OPEN SPACE	3.3 AC.
RIGHT OF WAYS	3.5 AC.
TOTAL	6.8 AC.

REQUIRED 20% OPEN SPACE = 16.4 ACRES
PROPOSED 24% OPEN SPACE = 21.1 ACRES (EXCLUDES 3.8 AC. HL&P ESMT.'S)
OVERALL TOTAL=82.0± AC



SALTGRASS PH.2 TRACT
82.0± ACRES WITHIN LA MARQUE, TX.

OPEN SPACE PHASE PLAN
Agenda Packet Page 127



PLANNING & LANDSCAPE ARCHITECTURE
1107 CRYSTAL BLVD., 3RD FLOOR HOUSTON, TEXAS 77042
713.363.0394 9950 CANTON, 7TH FLOOR, SUITE 300 AUSTIN, TEXAS 78759
512.649.3445



SCALE: 1" = 100'
 0 100
 DATE: 04-08-2020



All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning Inc. does not warrant the accuracy of these sources or the accuracy or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, and plan changes, or other conditions. This 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 the map and other aspects of the development to comply with governmental requirements and to fulfill the marketing objective.

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SALTGRASS PH.2 TRACT
 82.0± ACRES WITHIN LA MARQUE, TX.
 ROW AND BUILDING SETBACK EXHIBIT





All information furnished regarding this property is based on current records. However, Title Company does not warrant the accuracy of the information and does not warrant the accuracy of the information. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.



SALTGRASS PH.2 TRACT 88.1+ ACRES WITHIN LA MARQUE, TX **CONCEPTUAL PARK PLAN**

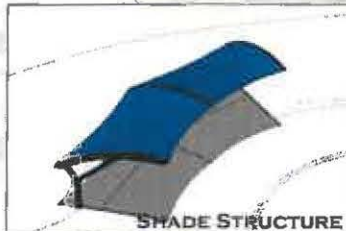




SPLASHPAD



PLAYGROUND



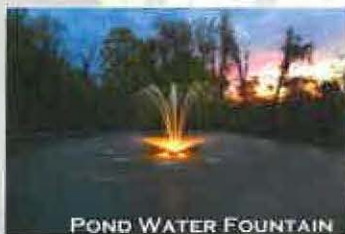
SHADE STRUCTURE



BENCH



TRASH RECEPTACLE



POND WATER FOUNTAIN



TRAIL AT AMENITY LAKE



BACKLESS BENCH



BIKE RACK



M.I. HOMES

SALTGRASS PH.2 TRACT 82.0 ± ACRES WITHIN LA MARQUE, TX COMMUNITY CHARACTER PROPOSED AMENITIES



PLANNING & LANDSCAPE ARCHITECTURE
 117 CHURCH STREET, SUITE 400 / 10000 NICHOLSON STREET, 2ND FLOOR, HOUSTON, TEXAS 77056
 PHONE: 713.547.1234 FAX: 713.547.1235



City of La Marque Planning & Zoning Commission

Discussion Date: May 26, 2020

Submitted By: Sussie Sutton

SUBJECT: Discussion / possible action regarding an application for abandonment of right-of-way near 309 Stewart Street.

DISCUSSION:

The current house is being demolished and a new structure built by GLO on this property under a federal grant program. The lot is too old to meet the City's setback requirements unless the adjacent unused alleyway is abandoned. The adjacent property owner has granted their portion of the right-of-way to the owner of 309 Stewart for use in building a new house.

RECOMMENDATION: Staff recommends "Motion to approve a request to abandon that portion of right-of-way adjacent to 309 Stewart"



To: City of Lamarque, TX
City Council
From: Katie Johnston
Yates Construction, Project Manager
Date: 5/12/2020
RE: ROW Abandoned Easement
C/O Emma Davis
309 Stewart Street - Lamarque

Council –

Yates Construction, LLC, is requesting an ROW Abandonment on behalf of our applicant, Mrs. Emma Davis. She is participating in the Texas General Land Office program. We were assigned as her builder/contractor. She was awarded a grant to have a new home rebuilt in place of her existing home. The addition of the abandoned property will give us enough space to build her a program standard home and install an ADA ramp for access. We thank you in advance for your acceptance of this request.

Sincerely,

Katie Johnston
Project Manager, Yates Construction

W . G . Y A T E S & S O N S C O N S T R U C T I O N C O M P A N Y

PHONE (601) 352-7396 • FAX (601) 353-3050 • www.wgyates.com • 781 Larson Street • Jackson, MS 39202



May 15, 2020

Ms. Katie Johnston
Yates Construction
5480 Washington Ave
Beaumont, TX 77707

RE: Proposed ROW Abandonment
309 Stewart Street, La Marque, TX

Dear Ms. Johnston:

TNMP has reviewed the requests for abandonment of a 20 foot wide alley right-of-way located adjacent to 309 Stewart Street in La Marque, Texas. Per the attached sketch, Exhibit "A", TNMP does not maintain existing distribution facilities within the existing 20 foot wide alley right of way. TNMP has no objection to the proposed Right-of-Way abandonment.

Please contact me should you have any questions or require additional information at 281.996.0453, ext. 4257 or via email at sarah.jayasinghe@tnmp.com

Best Regards,

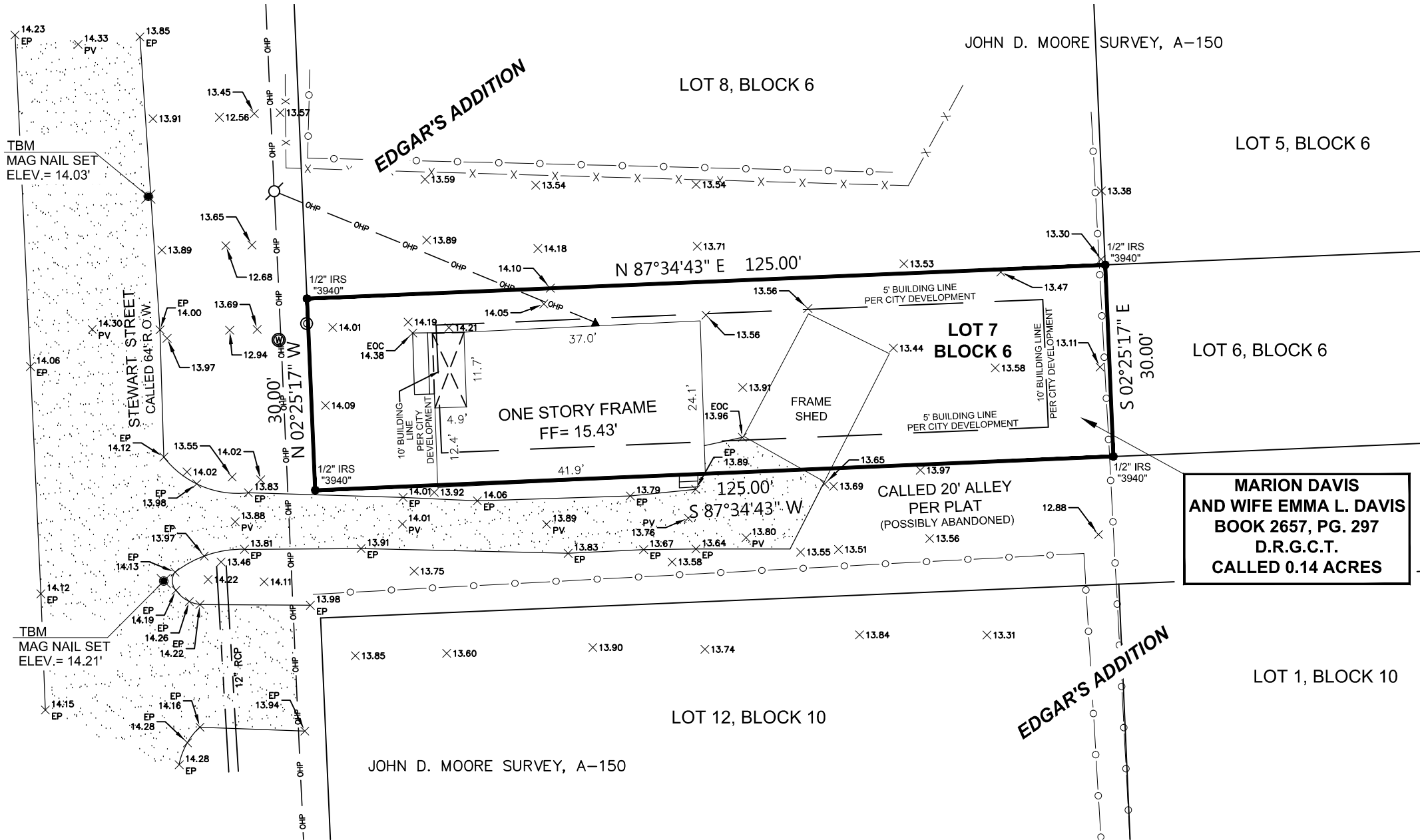
A handwritten signature in black ink that reads "Sarah Jayasinghe". The signature is written in a cursive, flowing style.

Sarah Jayasinghe
TNMP
South Texas Engineering

UT CAUTION !!!
CALL TEXAS ONE CALL ●
1-800-245-4545
48 HOURS PRIOR TO CONSTRUCTION

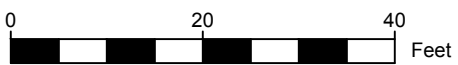
UT CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES
INDICATED ON THE PLANS HAVE BEEN LOCATED FROM
REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS
OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT
THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE
LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND
FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY
PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES
ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY
OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES.
THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL
EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION,
AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES
SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

- NOTES:
1. BASIS OF BEARING IS BASED ON THE STATE PLANE
COORDINATE SYSTEM, SOUTH CENTRAL TEXAS ZONE 4204,
NORTH AMERICAN DATUM 1983 (2011)
 2. THE PURPOSE OF THIS PLAT IS TO REVEAL THE TOPOGRAPHY
OF THE SUBJECT PROPERTY.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN
OPINION REGARDING OWNERSHIP OF TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF
PROFESSIONAL JUDGEMENT BY THE SURVEYOR, WHICH IS HIS
BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
THE FINDINGS AND OPINIONS OF ELD, INC., REFLECTED HEREON
ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE
OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS
PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE
ON, OR PRODUCTION OF SAME, IN WHOLE OR IN PART, BY
OTHERS WITHOUT EXPRESS WRITTEN CONSENT OF ELD INC.,
IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED.
ELD INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR
EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE,
RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS
RESERVED.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE
REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY
HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE
DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 8. ELEVATIONS ARE BASED ON GPS



LEGEND

- X — BARBED WIRE FENCE
- ○ — CHAIN LINK FENCE
- ⊙ POWER POLE
- × NATURAL GROUND ELEVATION
- PROPERTY MONUMENT
- IRS IRON ROD SET
- EP EDGE OF PAVEMENT
- EOC EDGE OF CONCRETE
- PV CENTERLINE OF ROAD
- OHP — OVERHEAD POWER LINE
- ⊙ GAS METER
- ⊙ WATER METER



PROPERTY LIES WITHIN ZONE "X", ACCORDING TO THE F.I.R.M. MAP NO. **48167C0265G**,
DATE: **08/15/2019**. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY
FOR EXACT DETERMINATION.

BEFORE AN DEVELOPMENT PLANNING, DESIGN, CONSTRUCTION IS
STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBTRACT EXISTS
SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN
AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT
DEVELOPMENT.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS,
CONDITIONS AND RESTRICTIONS:

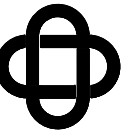
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT
THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY,
SHOWING ANY IMPROVEMENTS FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT.
THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN.
THIS SURVEY IS ONLY CERTIFIED AS TO BOUNDARY FOR THIS TRANSACTION ONLY.
SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC.
SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

Tom A. Fidler

10/10/2019

TOM A. FIDLER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3940

10/10/2019



ERIC L. DAVIS ENGINEERING, INC.
FIRM NO. 10194489
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@engr.com

BOUNDARY AND TOPOGRAPHIC
TOPOGRAPHIC SURVEY
PREPARED FOR:
YATES
CONSTRUCTION

BUILDER:	PLAN: BOUNDARY AND TOPOGRAPHIC
ADDITION: EDGAR'S ADDITION	ELD JOB NO:
ADDRESS:	DRAWN BY: JAM
LOT: 7	CHECKED BY: TF
CITY: LA MARQUE, TX	BLOCK: 6

SCALE: 1" = 20'

SHEET 01



November 22, 2019

Ms. Emma Davis
309 Stewart Street
La Marque, TX 77598

- Re: No Objection to the abandonment of a portion of the 20 foot right of way adjacent to the southern edge of Lot 7, Block 6 of the Edgar's Addition.

To Whom It May Concern:

Please accept this letter as notification that Comcast of Houston LLC, herein referred to as Comcast has no objection to the abandonment of the 20-foot-wide by 125-foot length of right of way adjacent to the southern edge of Lot 7, Block 6 of the Edgar Addition, as Comcast has no facilities within these Right of Ways.

Please reference attached exhibit "A" for a pictorial reference of ROW's to be abandoned at this location.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

A handwritten signature in blue ink that reads "Chris Grey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Chris Grey
Construction Supervisor, Planning and Design

U.S. CAUTION III
Call: TOWS ONE CALL •
1-800-245-6945
48 HOURS PRIOR TO CONSTRUCTION

[illegible]

JOHN D. W.

LOT 8, BLOCK 6

NOTA

LOT

ONE STORY FRAME

ONE STORY FR
EF= 15.43'

CALLER 20" ALLEY
PER PLAT

EL $\pm$ V. = 14.21'

X1374

10

X1384

1331

A area looking to be rezoned

LOT 12, BLOCK 10

JOHN D. MOORE SURVEY, A-150

EDGE



May 13, 2020

Katie Johnston
Yates Construction
5480 Washington Ave.
Beaumont, Texas 77707

Re : "No Objection" to ROW Abandonment – 309 Stewart, LaMarque, TX

Ms. Johnston,

Southwestern Bell Telephone Company offers "No Objection" to the ROW abandonment of the 20' Alley adjacent to the southern property line of Lot 7, Block 6 of Edgar's Addition in LaMarque, Galveston County, Texas, according to the map or plat thereof recorded in Volume 204, Page 260 of the office of the County Clerk of Galveston County, Texas and described in the acceptance letter dated November 21, 2019.

If you have any questions, please contact me by email at sm8285@att.com.

Sincerely,

Sonya Merrill

Sonya Merrill
Manager-Engineering
Right-of-Way

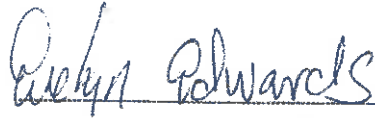
May 5, 2020

To Whom it may concern:

We, Cornelius and Evelyn Edwards relinquish all rights and interest in the alley closure located on 309 Stewart La Marque, Tx. 77568 also known as 20 foot wide alley section noted on the survey.

A handwritten signature in blue ink that reads "Cornelius Edwards". The signature is written in a cursive style and is positioned above a horizontal line.

Cornelius Edwards owner of lot at 311 Stewart, La Marque Tx. 77568

A handwritten signature in blue ink that reads "Evelyn Edwards". The signature is written in a cursive style and is positioned above a horizontal line.

Evelyn Edwards owner of lot at 311 Stewart, La Marque Tx. 77568

86410

THE STATE OF TEXAS)
 (KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON)

THAT we, VERA LEE BELL, a widow; ELMO BELL, JR.; VIVIAN CURRY;
BILLY RAY BELL; CHARLES L. BELL; LATHANIEL D. BELL, BEVERLY ANN
BELL and RONNIE E. BELL, for and in consideration of the sum of
TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable
consideration, to us in hand paid by MARION DAVIS and wife,
EMMA L. DAVIS, the receipt of which is hereby acknowledged, have
GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL
and CONVEY unto the said MARION DAVIS and wife, EMMA L. DAVIS,
the following described property lying and being situate in
Galveston County, Texas, to-wit:

Lot Seven (7) in Block Six (6) of Edgar's Addition
to La Marque, Galveston County, Texas, according to
the map or plat thereof of record in Volume 204,
Page 260, in the office of the County Clerk of
Galveston County, Texas, together with all improve-
ments thereon.

This conveyance is made and accepted subject to the follow-
ing, to-wit:

- 1) Oil, gas and mineral lease and instruments related
thereto of record in Volume 837, Page 381, in
Volume 838, Page 375, and in Volume 959, Page 33,
all of record in the office of the County Clerk of
Galveston County, Texas.

TO HAVE AND TO HOLD the above described premises, together
with all and singular the rights and appurtenances thereto in
anywise belonging unto the said MARION DAVIS and wife, EMMA L.
DAVIS, their heirs and assigns forever, and we do hereby bind
ourselves, our heirs, executors and administrators, to Warrant
and Forever Defend, all and singular, the said premises unto the
said MARION DAVIS and wife, EMMA L. DAVIS, their heirs and assigns,

against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS this 30th day of December, 1975.

Vera Lee Bell
VERA LEE BELL, a widow

Elmo Bell Jr
ELMO BELL, JR.

Vivian Curry
VIVIAN CURRY

Billy Ray Bell
BILLY RAY BELL

Charles L Bell
CHARLES L. BELL

Lathaniel D Bell
LATHANIEL D. BELL

Beverly Ann Bell
BEVERLY ANN BELL

Ronnie E. Bell
RONNIE E. BELL

DEED
BOOK 2657 PAGE 298

THE STATE OF TEXAS)
COUNTY OF GALVESTON)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~XXXXXXXXXXXX~~ ELMO BELL, JR.; ~~XXXXXXXXXXXX~~ BILLY RAY BELL; CHARLES L. BELL; LATHANIEL D. BELL, BEVERLY ANN BELL and RONNIE E. BELL, all known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of January, 1976.

J. Allan Lane

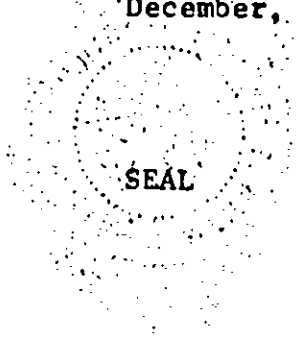
NOTARY PUBLIC in and for
Galveston County, Texas.

SEAL

THE STATE OF TEXAS)
)
COUNTY OF GALVESTON)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared VERA LEE BELL, a widow, and VIVIAN CURRY, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of December, 1975.



Cynthia A. Hottel

NOTARY PUBLIC in and for
Galveston County, Texas.

D E E D
BOOK 2657 PAGE 299

D E E D
BOOK 2657 PAGE 380

66410	
VERA LEE BELL, A WIDOW, ET AL, TO MARION DAVIS, ET AL	
GENERAL WARRANTY DEED	
STATE OF TEXAS COUNTY OF CALVESIO I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of Calvesio County, Texas as stamped herein by me. FEB 17 1976  <i>John H. Humberg Jr.</i> COUNTY CLERK, Calvesio County, Texas <i>Stewart Davis</i> L. ALLAN LERNER ATTORNEY P.O. BOX 488 LA MARQUE, TEXAS 77568 938-2481	

FILED FOR RECORD
FEB 17 12 01 PM 1976
John H. Humberg Jr.
COUNTY CLERK, CALVESIO COUNTY, TEXAS

Marion Davis
309 - Stewart
LDH



City of La Marque Planning & Zoning Commission

Discussion Date: May 26, 2020

Submitted By: Sussie Sutton

SUBJECT: Discussion / possible action regarding an application for abandonment of right-of-way near Grape Street and 2nd Street.

DISCUSSION:

The relevant portions of Grape and 2nd Street are not currently in use and have been fenced by adjacent property owners for an unknown period of time.

RECOMMENDATION: Staff recommends "Motion to approve a request to abandon that portion of right-of-way near Grape Street and 2nd Street"

Untitled Map

Write a description for your map.

Legend

- Banana Street
- Banana Street

Property owned by Coastal Transport

Property owned by TIPS

Banana Street

North 40' of Grape St

South 40' of Grape St

Google Earth

© 2020 Europa Technologies
© 2020 Google

Ruslee St Agenda Packet Page 144

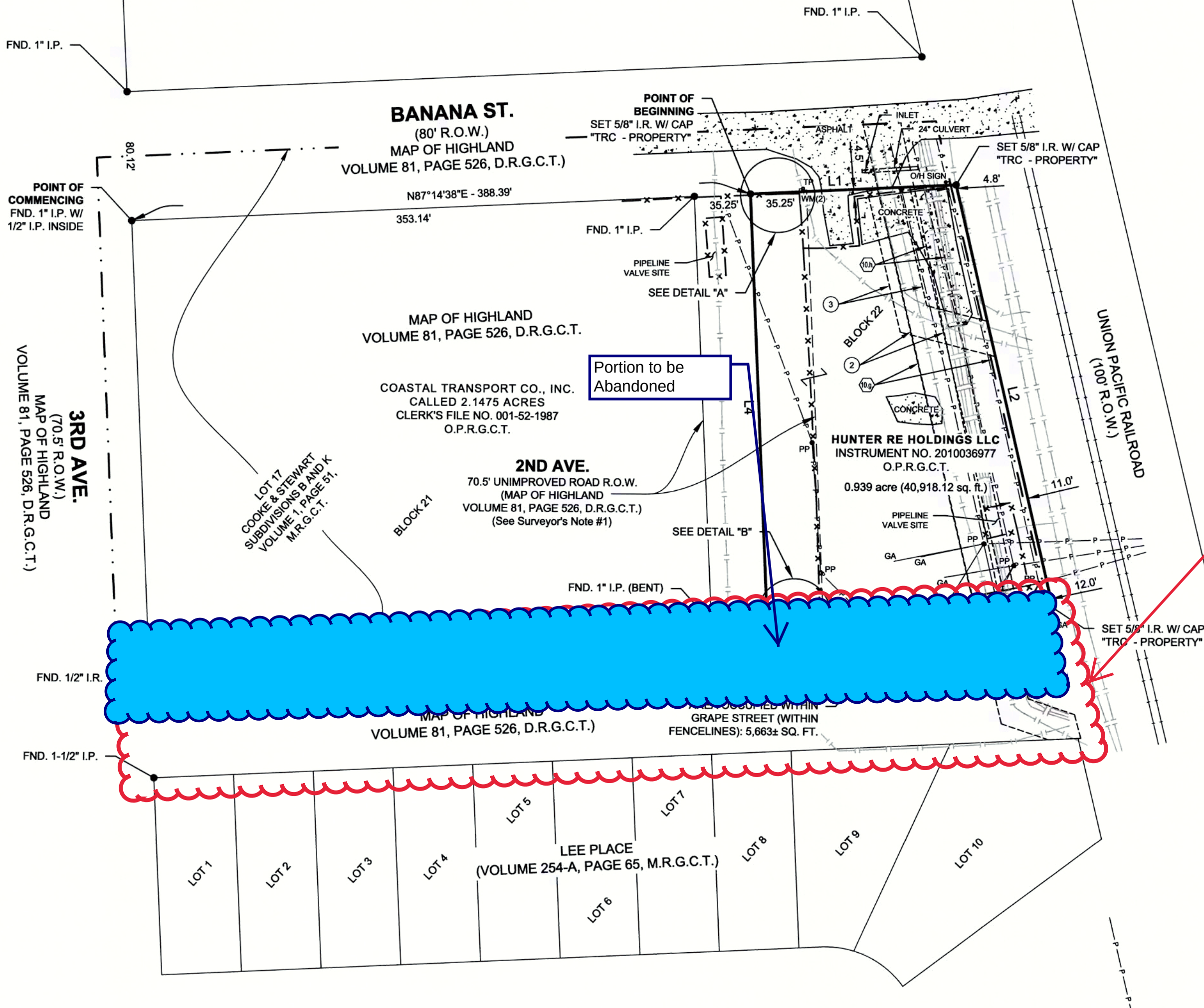
State Hwy 146 S

500 ft



EXHIBIT "A"
JOHN D. MOORE SURVEY, ABSTRACT NO. 150
GALVESTON COUNTY, TEXAS

FOUR WINDS INVESTMENTS, INC.
TRACT 2
INSTRUMENT NO. 2005084456
O.P.R.G.C.T.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°14'38"E	129.25'
L2	S13°23'39"E	269.67'
L3	S87°15'17"W	179.55'
L4	N02°38'38"W	265.00'

TITLE INSURANCE COMMITMENT, SCHEDULE B NOTES:
Only those easements and restrictions of which the surveyor has knowledge or has been advised are shown hereon. NO SEARCH FOR ENCUMBRANCES HAS BEEN PERFORMED BY THE SURVEYOR.
Reference is made to Commitment for Title Insurance prepared by Texas Title Insurance Company, No. GV2073535, effective date February 26, 2020 for the following Schedule B Special Exceptions:
10.e. Right-of-Way in favor of Gulf Refining Company and Gulf Oil Corporation, recorded in Volume 927, Page 111: Blanket right-of-way across the subject property, evidence of underground pipelines shown hereon.
10.f. Pipeline Right-of-Way in favor of Pan American Pipeline Company, recorded in Volume 969, Page 430: Blanket right-of-way across the subject property, evidence of underground pipelines shown hereon.
10.g. 46' wide Electric Transmission Line Easement and Right-of-Way in favor of Community Public Service Company, recorded in Volume 1725, Page 785, located on subject property as shown, to include any guys which may fall outside of the easement.
10.h. 10' wide Pipeline Easement and Right-of-Way in favor of Amoco Pipeline Company, recorded in Volume 2429, Page 385, located on subject property as shown.

SURVEYOR'S NOTES:
1. REGARDING 2ND AVENUE, THERE EXISTS A "DECLARATION OF WAIVER OF INTEREST" BY THE CITY OF LA MARQUE, TX, EXECUTED AUGUST 3, 1993 AND RECORDED IN CLERK'S FILE NO. 009-12-0609, O.P.R.G.C.T.
2. 20' PIPELINE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF FLINT HILLS RESOURCES PORT AUTHORITY, LLC BY INSTRUMENT NO. 2017029296, O.P.R.G.C.T., NOT SHOWN IN TITLE COMMITMENT.
3. 20' PIPELINE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF BRIDGETEX PIPELINE COMPANY, LLC BY INSTRUMENT NO. 2013043358, O.P.R.G.C.T., NOT SHOWN IN TITLE COMMITMENT.
4. 20' PIPELINE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF FLINT HILLS RESOURCES PORT AUTHORITY, LLC BY INSTRUMENT NO. 2017039353, O.P.R.G.C.T.

LEGAL DESCRIPTION:
Being a tract or parcel of land containing 0.939 acre (40,918.12 sq. ft.), situated in the John D. Moore Survey, Abstract No. 150, Galveston County, Texas, and being a portion of Block 22, Subdivision "K", Map of Highland, according to the map or plat thereof recorded in Volume 81, Page 526, of the Deed Records of Galveston County, Texas (D.R.G.C.T.) and the east half of the 70.5 feet wide unimproved road right-of-way (R.O.W.) of 2nd Avenue as recorded on said Map of Highland; also known as part of Lot 17, Cooke & Stewart Subdivisions B and K, according to the map or plat thereof recorded in Volume 1, Page 51, of the Map Records of Galveston County, Texas (M.R.G.C.T.), as conveyed to Hunter RE Holdings LLC by instrument recorded in Document No. 2010036977 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), and 0.939 acre tract being more particularly described by metes and bounds as follows:
COMMENCING at a 1 inch iron pipe found with a 1/2 inch iron pin inside, at the northwest corner of Block 21 of said Map of Highland, same being the northwest corner of that tract conveyed to Coastal Transport Co., Inc., as recorded in Clerk's File No. 001-52-1988, O.P.R.G.C.T., at the southeasterly intersection corner of Banana Street (80' R.O.W.) and 3rd Avenue (70.5' R.O.W.);

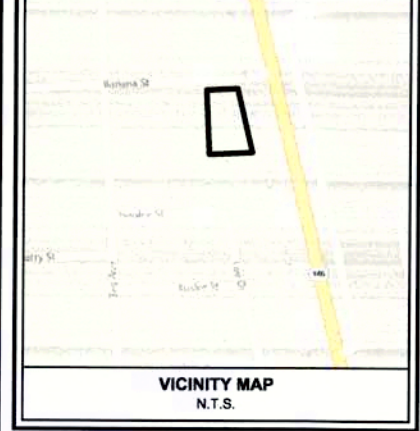
THENCE North 87°14'38" East, along the southerly right-of-way line of said Banana Street, passing at a distance of 353.13 feet a 1 inch iron pipe found at the northeast corner of said Block 21, same being the northeast corner of said Coastal Transport tract, at the southeasterly intersection corner of said Banana Street and said 2nd Avenue, continuing for a total distance of 388.39 feet to a 5/8 inch iron rod set, capped "TRC - PROPERTY", at the centerline of said 2nd Avenue, for the northwest corner and POINT OF BEGINNING of the herein described tract;
THENCE North 87°14'38" East, continuing along the southerly right-of-way line of said Banana Street, passing at a distance of 35.25 feet the northwest corner of said Block 22, at the southeasterly intersection corner of said Banana Street and said 2nd Avenue, continuing for a total distance of 129.25 feet to a 5/8 inch iron rod set, capped "TRC - PROPERTY" in the westerly line of Union Pacific Railroad (U.P.R.R.) Right-of-Way (100' R.O.W.), for the northeast corner of the herein described tract;

THENCE South 13°23'39" East, along the westerly right-of-way line of said U.P.R.R. R.O.W., a distance of 269.67 feet (called 269.7 feet) to a 5/8 inch iron rod set, capped "TRC - PROPERTY", at the northerly intersection corner of said U.P.R.R. R.O.W. and the northerly right-of-way line of Grape Street (Unimproved 70.5' R.O.W.) as recorded in said Map of Highland, for the southeast corner of the herein described tract;
THENCE South 87°15'17" West, along the northerly right-of-way line of said Grape Street, passing at a distance of 144.30 feet the southwest corner of said Block 22, at the northeasterly intersection corner of said Grape Street and 2nd Avenue, continuing for a total distance of 179.55 to 5/8 inch iron rod set, capped "TRC - PROPERTY", at the centerline of said 2nd Avenue, for the southwest corner of the herein described tract;
THENCE North 02°38'38" West, along the centerline of said 2nd Avenue, a distance of 265.00 feet to the POINT OF BEGINNING, containing 0.939 acre (40,918.12 sq. ft.) of land, more or less.

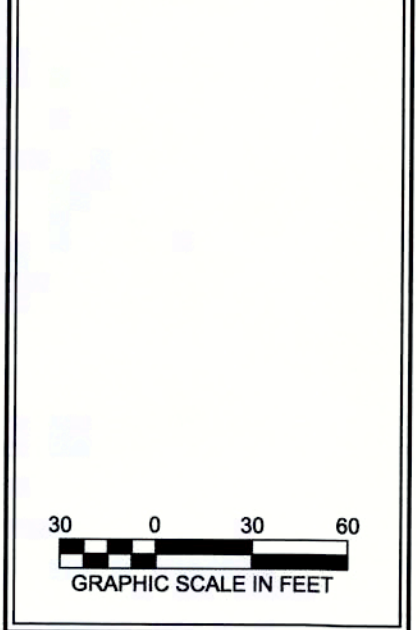
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT: (i) THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, (ii) THIS MAP CORRECTLY DEPICTS THE CONDITIONS AND FACTS FOUND AT THE TIME THE SURVEY WAS MADE, AND (iii) THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, TSPS LAND TITLE SURVEY.

J. TODD ODHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6062
SURVEY FIRM LICENSE NO. 10193802

LEGEND		
I.R.	IRON ROD	
I.P.	IRON PIPE	
FND.	FOUND	
N.T.S.	NOT TO SCALE	
R.O.W.	RIGHT OF WAY	
D.R.G.C.T.	DEED RECORDS OF GALVESTON COUNTY, TEXAS	
M.R.G.C.T.	MAP RECORDS OF GALVESTON COUNTY, TEXAS	
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS	
---	PROPERTY LINE	
-X-	EXISTING FENCE LINE	
-P-	OVERHEAD POWER LINE	
-I-	EXISTING PIPELINE	
-R-	RAILROAD TRACKS	
(#)	TITLE COMMITMENT EXCEPTION NUMBER	
(#)	SURVEYOR'S NOTE NUMBER	
PP	POWER POLE	
WM	WATER METER	
TP	TELEPHONE PEDESTAL	
GA	GUY ANCHORS	



- NOTES:
- ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREIN ARE GRID, BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 [NAD83(2011)(EPOCH:2010.0000)], U.S. SURVEY FEET, AS DERIVED FROM AN ON THE GROUND SURVEY FEBRUARY 2020.
 - THE TITLE INFORMATION OF THE SUBJECT TRACT, SHOWN HEREIN, IS BASED UPON TITLE RESEARCH CONDUCTED BY TEXAS LAND TITLE COMPANY, COMMITMENT NO. GV2073535, EFFECTIVE DATE FEBRUARY 26, 2020.
 - SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, ACCORDING TO FEMA FIRM MAP #8167C0402G, PANEL 485486, EFFECTIVE 8/15/2019.
 - A ZONING CLASSIFICATION OR LETTER WAS NOT PROVIDED.
 - IF THIS PLAT IS NOT SIGNED AND SEALED BY THE SURVEYOR WHOSE NAME APPEARS BELOW, IT SHOULD BE CONSIDERED AS A COPY AND NOT THE ORIGINAL.



16350 Park Ten Place
Houston, TX 77084
(281) 616-0100

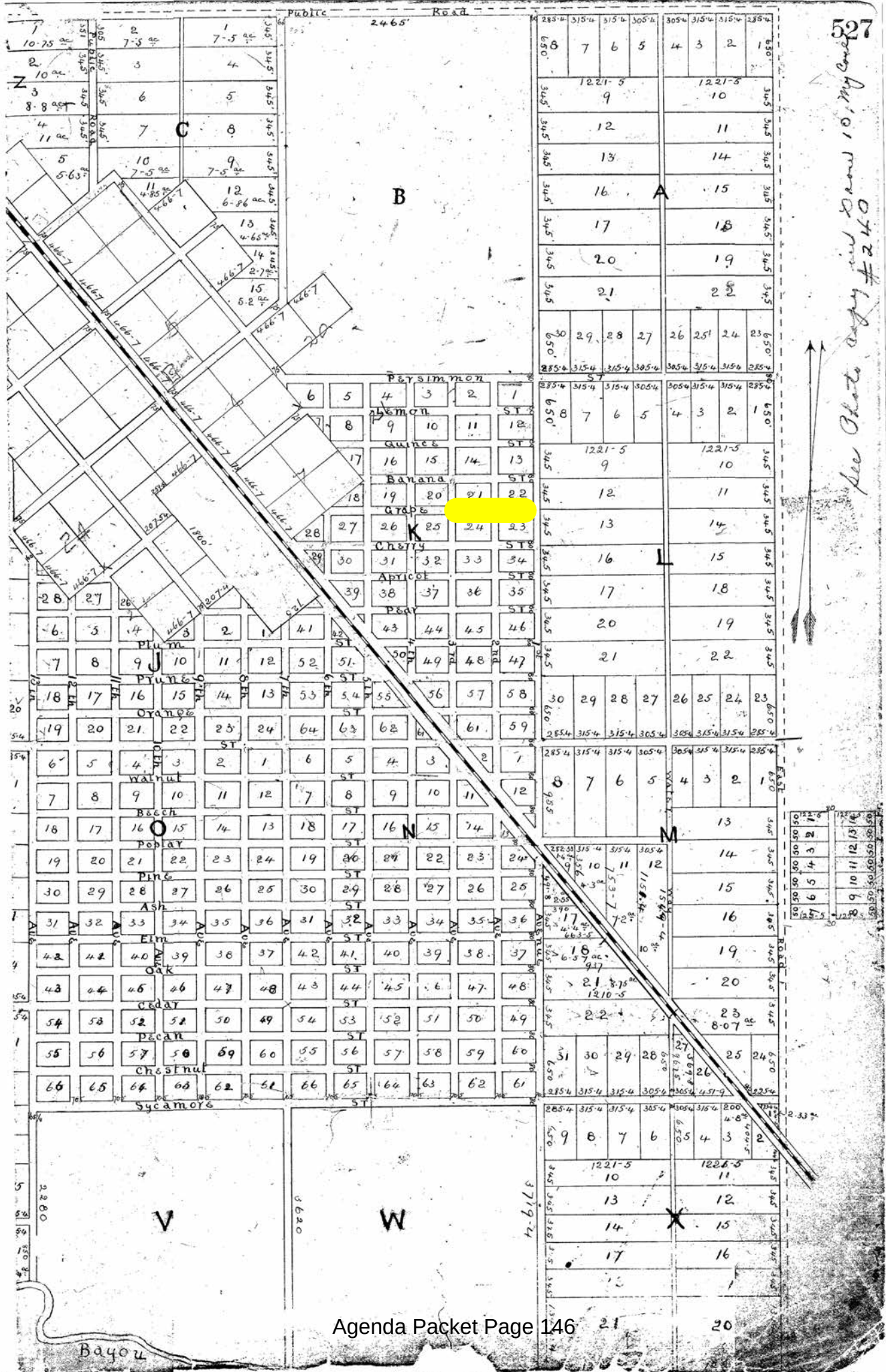
INDEXING INFORMATION
FOR COUNTY CLERK
OWNER:
HUNTER RE HOLDINGS LLC
LOCATION:
211 BANANA STREET
LA MARQUE, TX

CATEGORY 1A, CONDITION 2
TSPS LAND TITLE SURVEY
HUNTER RE HOLDINGS LLC
CITY OF LA MARQUE,
GALVESTON COUNTY, TEXAS

DRAWN BY: LFC
CHECKED BY: JTO
DRAWING: BANANA ST_FEE SITE

REVISION		
NO.	DATE	DESCRIPTION
0	3/27/20	CERTIFIED
-	-	-
-	-	-
PROJECT NUMBER:		
322820		
SHEET:		
1 of 1		

See Photo copy in Snow 10, My Card #240



RE: [EXTERNAL] RE: Purchase Offer

Joe Morgan <joe.morgan@coastaltransport.com>

Mon 4/20/2020 3:02 PM

To: Nieto, Brian <BNieto@trccompanies.com>

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

We can do that. Do you have a draft of the petition?

From: Nieto, Brian <BNieto@trccompanies.com>

Sent: Monday, April 20, 2020 2:57 PM

To: Joe Morgan <joe.morgan@coastaltransport.com>

Subject: Re: [EXTERNAL] RE: Purchase Offer

Ok, thank you.

As a reminder, we are going to petition the City of La Marque to abandon Grape St and if Coastal Transport joins in the petition the entire street could be abandoned which runs along our properties.

please let me know.

Brian Nieto

From: Joe Morgan <joe.morgan@coastaltransport.com>

Sent: Monday, April 20, 2020 2:54 PM

To: Nieto, Brian <BNieto@trccompanies.com>

Subject: RE: [EXTERNAL] RE: Purchase Offer

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

I thought he responded directly to you. He is not interested in selling a portion of the lot or disturbing the tenant's current lease. I apologize for the delay.

From: Nieto, Brian <BNieto@trccompanies.com>

Sent: Monday, April 20, 2020 2:05 PM

To: Joe Morgan <joe.morgan@coastaltransport.com>

Subject: RE: [EXTERNAL] RE: Purchase Offer

Good afternoon Joe, have you gotten any feedback from Mr. Atwell? I haven't received a response from him.

Thanks

Brian Nieto

----- Original message -----

From: Joe Morgan <joe.morgan@coastaltransport.com>
Date: 4/14/20 9:53 AM (GMT-06:00)
To: "Nieto, Brian" <BNieto@trccompanies.com>
Subject: RE: [EXTERNAL] RE: Purchase Offer

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

I will forward this request to Mr. Atwell.

From: Nieto, Brian <BNieto@trccompanies.com>
Sent: Tuesday, April 14, 2020 9:17 AM
To: Joe Morgan <joe.morgan@coastaltransport.com>
Subject: Re: [EXTERNAL] RE: Purchase Offer

Joe,
do you happen to have a phone number for Mr. Atwell? I emailed him the proposal last week but haven't received a response. I'd like to reach out to him and gauge his interest.

thank you
Brian Nieto

From: Joe Morgan <joe.morgan@coastaltransport.com>
Sent: Thursday, April 9, 2020 1:50 PM
To: Nieto, Brian <BNieto@trccompanies.com>
Subject: [EXTERNAL] RE: Purchase Offer

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

Send your offer to atwellrich689@yahoo.com. Richard Atwell is the owner of Coastal and will handle or assign to appropriate person for consideration.

From: Nieto, Brian <BNieto@trccompanies.com>
Sent: Thursday, April 9, 2020 9:28 AM
To: Joe Morgan <joe.morgan@coastaltransport.com>
Subject: Re: Purchase Offer

Good morning Joe -

Have you guys given any thought to the proposal?

Brian Nieto

From: Nieto, Brian <BNieto@trccompanies.com>
Sent: Tuesday, March 31, 2020 9:41 AM
To: Joe Morgan <joe.morgan@coastaltransport.com>
Subject: Re: Purchase Offer

Good morning Joe -

I just wanted to touch base on the offer I sent you last week and wanted to see if you had a chance to review and discuss it. Please let me know your thoughts when you can.

I completely understand this is an unusual working environment we are currently in and I'm sure you all have your hands full with these changes and challenges. I hope you guys are doing as well as possible and all are safe.

Thanks
Brian Nieto

From: Nieto, Brian
Sent: Tuesday, March 24, 2020 1:38 PM
To: Joe Morgan <joe.morgan@coastaltransport.com>
Subject: Purchase Offer

Joe -

As you might be aware, Texas International Pipeline System LLC (TIPS) is closing on the adjoining Hunter tract adjacent to your Savage Trucking leased property. As we evaluate the site and future needs, TIPS would like to expand the tract by purchasing part of your Savage Trucking 2.15 acre property. To that end, please find attached a Letter of Intent to purchase a 100' strip off the east side of your 2.15-acre tract located at 215 Banana St. La Marque TX. Also attached is a location map showing the approximate size of the taking. I should also note you will notice a "gap" between the yellow shading and the current existing fence line. This area is actually part of the Hunter tract that was at one time part of the abandoned 2nd street. The Hunter tract has 35' ft of this and your tract benefited by 35' when the street was abandoned.

Next, on the Southside of your property is the City-owned Grape Street. This 80' street has never been utilized by the City. Looking ahead, TIPS intends to petition the City of La Marque to abandon all interest to Grape Street which would effectively add an additional 40' to the Hunter property. To that end, we would like to discuss the opportunities for Coastal to join in on the request. TRC feels the combination of both property owners addressing the City with a common message the request will receive more and a faster response. From an overall standpoint, I should point out the abandonment of Grape St would essentially replace the acreage Coastal Transport would sell to TIPS.

Once reviewed, please get back to me with your thoughts or questions.

Thank you

Brian Nieto CPL, MBA

Senior ROW Agent



16350 Park Ten Place, Suite 101, Houston, TX 77084

T 361.258.1756 bnieto@trccompanies.com

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Please note that our domain name and email addresses have changed!