

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

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of the City of La Marque will conduct its meeting scheduled for **Tuesday, August 18, 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 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. You may submit comments in advance for this meeting by contacting the City Clerk's office.

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: 952 4364 2412

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/95243642412>

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

Meeting ID: 952 4364 2412

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
Regular Meeting
AGENDA
Of
August 18, 2020

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct **a Regular Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Tuesday, August 18, 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 Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone.**

(4) MINUTES:

Discussion / possible action to approve July 28, 2020 Meeting Minutes

(5) PUBLIC HEARINGS

- a. Public hearing on a preliminary report regarding a request from Dwayne Evans to change the zoning district for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road from (R-1) Single-Family Residential to a Planned Development District.

(6) NEW BUSINESS

- a. Discussion / possible action regarding a General Plan requested for approximately 82 acres located near the intersection of Texas Ave. (FM 1765) and Delany Road in the Trails at Woodhaven Lakes Subdivision and PDD.

- b. Discussion / possible action regarding a zone change from (R-1) Single-Family Residential to a (PDD) Planned Development District and a General Plan requested for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road, from Dwayne Evans and amending the comprehensive plan in accordance with this Planned Development District.
- c. Discussion/possible action regarding an application for abandonment of right-of-way near Grape Street and 2nd Street.

(7) DIRECTORS REPORT

- a. Ordinance update process
- b. Staff reports

(8) REQUESTS AND ANNOUNCEMENTS

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

- (1) Expressions of thanks, congratulations, or condolence;
- (2) Information regarding holiday schedules;
- (3) An honorary or salutory 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 salutory 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 **August 14, 2020**, before 5:00 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.



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

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MINUTES
of
July 28, 2020**

Special Meeting Minutes of the City of La Marque Planning and Zoning Commission held on July 28, 2020, beginning at 5 p.m. **via 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, (meeting I.D. 992 2716 6459)** and with the following members present: Hugh Cash, Greg Cornett, Douglas Hobgood and Chris Colombo. Absent was Augustino Molis and Alan Waters.

(1) CALL TO ORDER

Chairperson Cash called the meeting to order at 5:08 p.m.

(2) ROLL CALL

PRESENT:

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

ABSENT:

Commissioner Augustino Molis
Commissioner Alan Waters

OTHER OFFICIALS/STAFF PRESENT:

Derra Purnell – Acting City Attorney
Sussie Sutton – Development Coordinator

Audience:

Bill Frey
Jeff Ebersole

(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.



1111 Bayou
La Marque, Texas 77568
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There were no comments.

(4) APPROVAL OF MINUTES

- a. Approval of Minutes for April 28, 2020
- b. Approval of Minutes for May 12, 2020
- c. Approval of Minutes for May 26, 2020

Commissioner Colombo motioned to approve the minutes of April 28, 2020, May 12, 2020, and May 26, 2020. Commissioner Hobgood seconded.

MOTION PASSED UNANIMOUSLY.

(5) NEW BUSINESS

- a. Discussion / possible action regarding an application for abandonment of a portion of a unimproved public right-of-way in the Ambrose subdivision near FM 1765 and Delany Road.

Staff addressed the commission and noted that this abandonment was approved at prior meetings. This line item is needed to officially abandon the right-of-way. The ROW abandonment will be replaced with another street dedicated to the city and is considered an exchange of right-of-ways.

Commissioner Cornett motioned to approve the abandonment of the road right of way. Second by Commission Hobgood. **MOTION PASSED UNANIMOUSLY.**

(6) CHAIRPERSON'S REPORT

Nothing was reported.

(7) REQUESTS AND ANNOUNCEMENTS

Commissioner Cornett noted that there has been flooding on Cedar Street at the curb during rain events. He is requesting Public Works investigate what is causing the flooding and perhaps offer a suggestion on how to correct the situation.

Commissioner Hobgood commended the City of La Marque in requiring facial masks to be worn due to Covid-19.

(8) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 5:29 p.m.

Hugh Cash, Chairperson
Planning & Zoning Commission



City of La Marque Planning & Zoning Commission

Discussion Date: August 18, 2020

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Discussion / possible action regarding a General Plan requested for approximately 82 acres located near the intersection of Texas Ave. (FM 1765) and Delany Road in the Trails at Woodhaven Lakes Subdivision and PDD.

RECOMMENDATION:

ATTACHMENTS:

- | | |
|----------------------|----|
| 1. General Land Plan | 4. |
| 2. Survey | 5. |
| 3. | 6. |
-

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

©2020 7GEN PLANNING, ALL RIGHTS RESERVED

SCALE: 1" = 100'
0 50 100 200
DATE: 07-27-2020



LAND USE SCHEDULE

PHASE 1

RESIDENTIAL

USE	UNITS	LOT MIX	ACREAGE
A 45 x 100	42±	33.0%	4.8± AC.
B 50 x 110	55±	43.3%	7.7± AC.
C 60 x 110	30±	23.7%	4.8± AC.
SUBTOTAL	127±	100%	17.3± AC.

NON-RESIDENTIAL

USE	ACREAGE
COMMERCIAL RESERVE	3.4± AC.
SENIOR LIVING RESERVE	9.0± AC.
COTTAGE RESERVE	2.7± AC.
OPEN SPACE AND AMENITY LAKE*	9.4± AC.
PARKS*	0.5± AC.
ROW (60' ROW & 50' ROW)	7.4± AC.
SUBTOTAL	32.4± AC.

PHASE 1 TOTAL= 49.7± ACRES

PHASE 2

RESIDENTIAL

USE	UNITS	LOT MIX	ACREAGE
A 45 x 100	18±	15.2%	2.3± AC.
B 50 x 110	86±	72.9%	11.5± AC.
C 60 x 110	15±	11.9%	2.5± AC.
SUBTOTAL	119±	100%	16.3± AC.

NON-RESIDENTIAL

USE	ACREAGE
OPEN SPACE AND AMENITY LAKE*	10.7± AC.
ROW (60' ROW & 50' ROW)	5.3± AC.
SUBTOTAL	16.0± AC.

PHASE 2 TOTAL= 32.3± ACRES

OVERALL TOTAL= 82.0± ACRES

* TOTAL PARK AND OPEN SPACE (INCLUDING AMENITY LAKE) = 20.6± AC. (25.1%)



TRAILS AT WOODHAVEN LAKES
82.0 ± AC. IN THE CITY OF LAMARQUE
(WITHIN GALVESTON COUNTY MUD # 68)
GENERAL PLAT



2107 CityWest Blvd, Suite 400
HOUSTON, TEXAS 77042
713.343.0394
9050 N CAPITAL OF TX HWY., BLDG. 3, STE 390
AUSTIN, TEXAS 78759
512.646.3454

Drawing: L102, LAND PLANNING CLIENT: Padua Realty, 03/20/2020 12:51 PM, 01, Trails at Woodhaven Lakes, Land Planning/01, P:\Projects\GP\102_GP.dwg
Print Date: 07/27/2020, 14:35:12



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

Plat and Re-Plat Application

Project Address: TRAILS AT WOODHAVEN LAKES -SW CORNER OF TEXAS AVE. & DELANY ROAD

Permit #: _____

Parcel #: 521840, 729917, 720909, 397300

Legal Description: ABST 2 S F AUSTIN SUR TR 98-12 6.400 ACRES, ABST 2 S F AUSTIN SUR TR 98-13 (98-13-1) 7.880 ACRES, ABST 2 S F AUSTIN SUR TR 98-13 34.379 ACRES, ABST 2 S F AUSTIN SUR TR 98-3 33.351 ACRES

Fee: _____ **Zoning Designation:** TRAILS AT WOODHAVEN LAKES PDD

☐ Commercial Project ☐ Residential Project

Plot of Area Attached: ☒ YES ☐ NO **Metes and Bounds Attached:** ☐ YES ☐ NO **Survey Attached:** ☒ YES ☐ NO

Type of Plat: (circle one) ~~Amended Plat~~ ~~Re-Plat~~ ~~Final Plat~~ GENERAL PLAN

Property Description: Tract 1 - 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 port 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

Tract 2 - 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 o 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 20190973407, 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 Wood haven Lakes, Ltd. In G.C.C.F. #201762418.

Owner Name: Padua Realty Company (c/o - Arya Karve, 7Gen Planning and Landscape Architecture)

Phone: 713 579 3833

Email: akarve@7genplanning.com

FAX: _____

Address: 2107 CityWest Blvd. | 4th Floor | Houston, Texas 77042

Application Checklist

☒ Site Plan (to scale) with Existing Improvements, Developments and Property Lines

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

☒ Survey (to scale, 2 copies)

☐ Original Certified Tax Receipt Showing Acre and Taxes Paid Current

☐ Title Report (If purchased in the last 60 days) or

☐ Platting Letter



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9252 S.Sutton@CityOfLaMarque.Org

Plat and Re-Plat Application

Filing Fees

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

Submitted to the Planning and Zoning Commission

Date Submitted: _____

APPROVED: _____

DENIED: _____

OTHER: _____

Comments: _____

Applicant Certificate

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

Signature of applicant: _____

Date: 07/28/20 _____



City of La Marque, TX
1130 1st St.
La Marque, TX 77568

Receipt Number: 202001314

(409)938-9204

Payer/Payee: PADUA REALTY COMPANY
2107 CITY WEST BLVD 4TH FLOOR
HOUSTON TX 77042

Cashier: Carmen Rivera

Date: 08/04/2020

PZ2020-018	RE- ZONING/PLATS/VARIANCES/ABANDON MENTS	Trails At Woodhaven Lakes Pdd
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<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Re-Plat Fee	\$150.00	\$150.00	\$0.00
	\$150.00	\$150.00	\$0.00

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
CC Convenience Fee	\$4.50	\$4.50	\$0.00
	\$4.50	\$4.50	\$0.00

Payment Method	Reference Number	Payment Amount
CREDIT CARD	Arya Chavan	\$154.50
Total Paid:		\$154.50



City of La Marque Planning & Zoning Commission

Discussion Date: August 18, 2020

Approval Date:

Submitted By: Sussie Sutton

SUBJECT: Discussion / possible action regarding a zone change from (R-1) Single-Family Residential to a (PDD) Planned Development District and a General Plan requested for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road, from Dwayne Evans and amending the comprehensive plan in accordance with this Planned Development District.

DISCUSSION:

RECOMMENDATION: Staff recommends tabling this item to future meeting.

ATTACHMENTS:

- | | |
|----------------------|----|
| 1. General Land Plan | 4. |
| 2. | 5. |
| 3. | 6. |
-



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: July 10, 2020 SmartGov Project #: _____
Name of Agent: Dwain Evans Phone: 281-236-3868
Address: 5426 Fairdale, Houston, TX
Name of Owner: Chase Lodge Corporation Phone: 713-993-0733
Address: 5426 Fairdale, Houston, TX 77056
Property Description: 46.210 acres at se corner od Newman and FM 519, La Marque Parcel #: _____
Address: _____
Plot of Area Attached: ☒ YES NO Metes and Bounds Attached: ☒ YES NO
Present Zone: Planned Development District
Reason for Change: To allow a development of 50' lot subdivision
Desired Outcome: City approval of subdivision composed of 50' lots

APPLICATION CHECKLIST

- ☒ SITE PLAN (To scale) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
- ☒ SURVEY (To scale, 2 Copies)
- ☐ CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS
- ☐ TITLE REPORT (If purchased in the last 60 days) OR
- ☐ PLANNING LETTER
- ☒ NON-REFUNDABLE APPLICATION FEE (Payable to the "City Of La Marque")

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

APPLICANTS CERTIFICATE

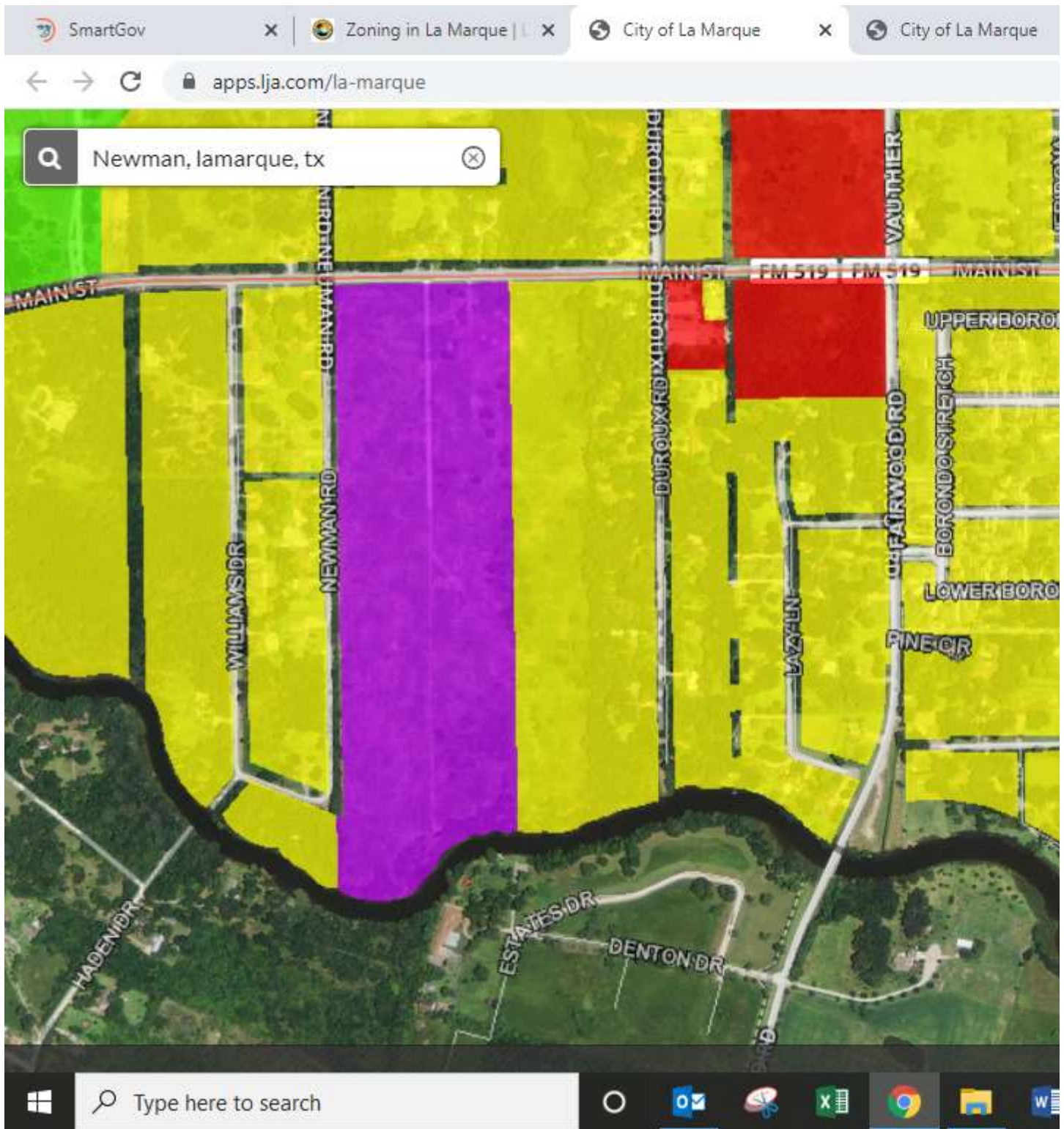
I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: Dwain Evans Date: July 10, 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.

Sussie Sutton

Subject: Main Street at Newman Road





MDE Properties, Inc.

5426 Fairdale

Houston, Texas 77056-6607

Telephone (713) 993-0733

FAX (713) 993-0416

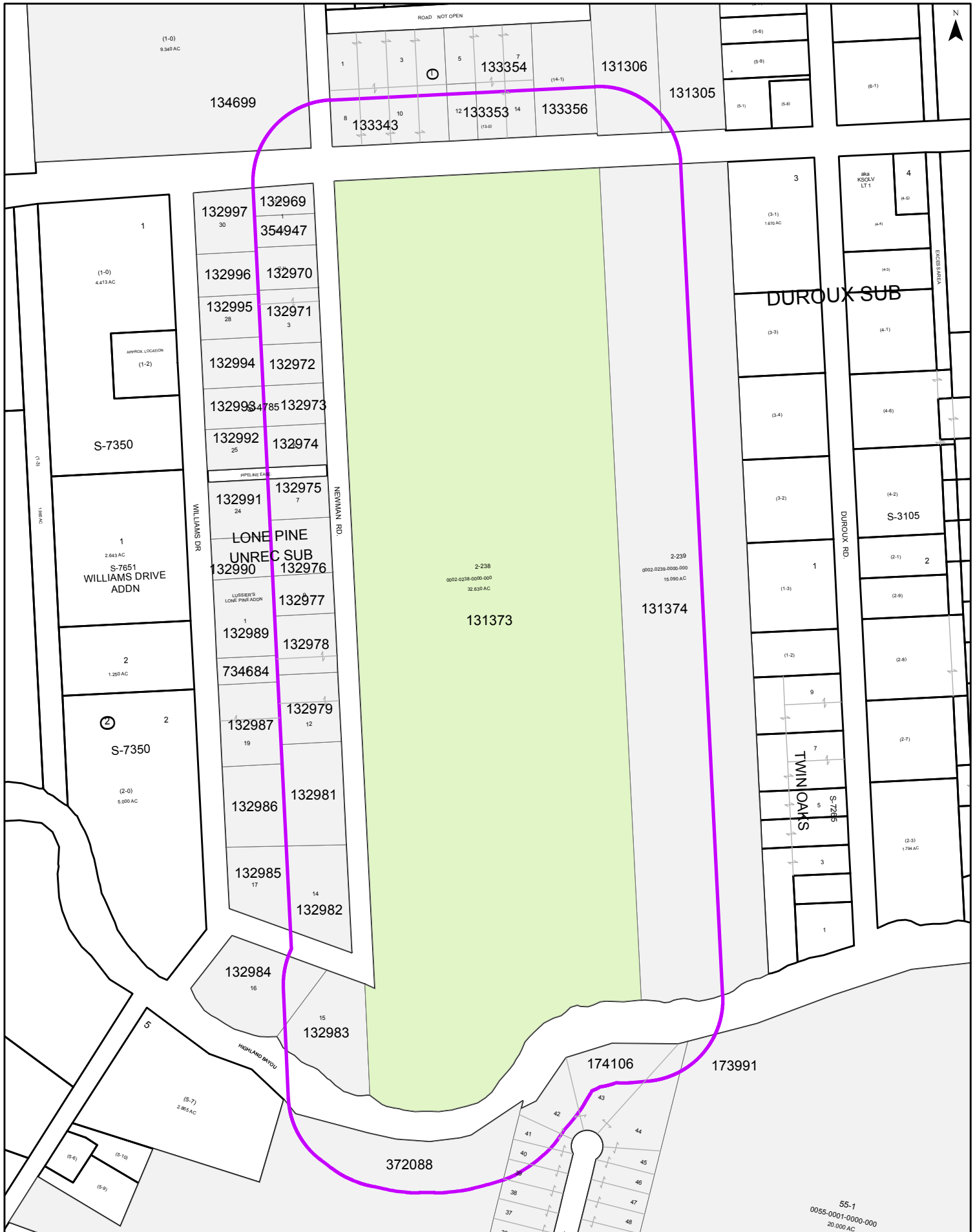
Jessie,

Please review to see that
I have given you everything
you need.

Thanks,

Liam

Galveston Central Appraisal District



Geospatial or map data maintained by the Galveston Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.



City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9252

**CITY OF LA MARQUE
PROPERTY OWNER PUBLIC NOTICE
REZONING REQUEST**

August 7, 2020

Dear Property Owner:

This PUBLIC NOTICE is required by Section 26, AMENDMENTS, Subsection D. PUBLIC HEARING AND NOTICE, of the City of La Marque's Zoning Ordinance. An application for rezoning has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the City of La Marque Tax Records, is located within 200 feet of the property that is being considered for rezoning. Your property is not being rezoned as part of this request.

This is your OFFICIAL NOTICE that the City of La Marque Planning and Zoning Commission will hold a Public Hearing on **Tuesday, August 18, 2020, at 4:00 p.m. by telephone and video conference** regarding:

A preliminary report regarding a request from Dwayne Evans to change the zoning district for approximately 46.210 acres located near the intersection of Main (F.M. 519) and Newman Road from (R-1) Single-Family Residential to a Planned Development District. Following this Public Hearing, the Zoning Commission may issue a final report and a recommendation to City Council regarding this request.

Your comments, if any, will be heard at this time. A toll free call-in number will be available to the public to allow public comment during the meeting. Details are available on the City's website <https://ci.la-marque.tx.us/AgendaCenter>. If you are unable to attend, and wish to comment or have questions, you may contact the City of La Marque Development Services Department by phone at 409-938-9252, by email at s.sutton@cityoflamarque.org, or by mail at:

City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568
409-938-9252

Respectfully,
Sussie Sutton
Development Services

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
131305	CLARK ROBERT JOHNNIE Jr	<null>	1411 DUROUX RD	<null>	LA MARQUE	TX	77568
131306	CLARK ROBERT JOHNNIE Jr	<null>	1411 DUROUX RD	<null>	LA MARQUE	TX	77568
131374	CHASE LODGE CORP	<null>	5426 FAIRDALE LN	<null>	HOUSTON	TX	77056-6607
132969	MOCTEZUMA CHRIS	<null>	2301 WILLIAMS DR	<null>	LA MARQUE	TX	77568-4631
132970	TORRES ERIC A & TERRIE V	<null>	2320 NEWMAN RD	<null>	LA MARQUE	TX	77568-4633
132971	GARCIA RAFAEL C & MARIBEL A GARCIA	<null>	2324 NEWMAN RD	<null>	LA MARQUE	TX	77568
132972	SPANGLER LISA	<null>	4905 BLUE WATER LN	<null>	DICKINSON	TX	77539-6501
132973	ALLEN JOHN T JR	<null>	2326 NEWMAN RD	<null>	LA MARQUE	TX	77568-4633
132974	REAGAN DAVID LEE	<null>	2328 NEWMAN RD	<null>	LA MARQUE	TX	77568-4633
132975	HERNANDEZ MARIANO S &	<null>	ARMANDINA	2330 NEWMAN RD	LA MARQUE	TX	77568-4633
132976	WARD GRANT S	<null>	2500 NEWMAN RD	<null>	LA MARQUE	TX	77568
132977	ESQUEDA MARCO & CLAUDIA	<null>	2400 NEWMAN RD	<null>	LA MARQUE	TX	77568
132978	HUSBAND LARRY S & PATRICIA A	<null>	312 SOUTHERN OAKS DR	<null>	LAKE JACKSON	TX	77566-4717
132979	PRITCHARD WILLARD R & MARY E	<null>	2416 NEWMAN RD	<null>	LA MARQUE	TX	77568-4634
132981	SALAS DEBORAH	<null>	325 S WESTWARD ST	<null>	TEXAS CITY	TX	77591
132982	BACCINELLI PAMELA M	<null>	2424 NEWMAN RD	<null>	LA MARQUE	TX	77568
132983	SCHOEFFLER BETTIJANE M	<null>	1117 WILLKNOX DR	<null>	GALVESTON	TX	77551
132984	SCHOEFFLER BETTIJANE M	<null>	1117 WILLKNOX DR	<null>	GALVESTON	TX	77551
132985	GREEN HENRY M & LOVENIA A	<null>	1100 MACADAMIA ST	<null>	VENUS	TX	76084-3627
132986	GREEN HENRY M & LOVENIA A	<null>	1100 MACADAMIA ST	<null>	VENUS	TX	76084-3627
132987	SILVA ALLAN F & MARIA	<null>	2429 WILLIAMS	<null>	LA MARQUE	TX	77568
132989	RUSSELL JENNA & LINDA SONA KOHLER	<null>	2409 WILLIAMS DR	<null>	LA MARQUE	TX	77568
132990	DOERR JENNIFER C	<null>	2413 WILLIAMS DR	<null>	LA MARQUE	TX	77568
132991	REED NARY JOSEPH & EMMA J	<null>	2417 WILLIAMS DR	<null>	LA MARQUE	TX	77568-4632
132992	DUNKIN DANA CAMILE	<null>	2411 WILLIAMS DR	<null>	LA MARQUE	TX	77568
132993	HOBBS RICHARD B JR	<null>	9134 CREEKSIDE CT	<null>	HITCHCOCK	TX	77563
132994	HOBBS RICHARD B JR	<null>	2325 WILLIAMS DR	<null>	LA MARQUE	TX	77568-4631
132995	MONTGOMERY JAMES	<null>	PO BOX 544	<null>	LA MARQUE	TX	77568-0544

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
132996	CAMPBELL FRANK L & SUSAN	<null>	2303 WILLIAMS DR	<null>	LA MARQUE	TX	77568
132997	MOCTEZUMA CHRIS & ERICA J	<null>	2301 WILLIAMS DR	<null>	LA MARQUE	TX	77568
133343	MCDONALD NORMA JEAN	<null>	3232 MAIN ST	<null>	LA MARQUE	TX	77568-4611
133353	GRAUGNARD MILTON R SR	<null>	3230 MAIN ST	<null>	LA MARQUE	TX	77568-4611
133354	LOESSBERG GEORGE H	<null>	3228 MAIN ST	<null>	LA MARQUE	TX	77568-4611
133356	WISE DENNIS WAYNE	<null>	3220 MAIN ST	<null>	LA MARQUE	TX	77568-4611
134699	JONES ROY E & SHARON M	<null>	1702 BIOVU DR	<null>	GALVESTON	TX	77551-1419
173991	DENTON JOHN	<null>	6122 FAIRWOOD RD	<null>	HITCHCOCK	TX	77563-2041
174106	DENTON JOHN	<null>	6122 FAIRWOOD RD	<null>	HITCHCOCK	TX	77563-2041
354947	RUTLEDGE WILLIAM R & LYNELLE	<null>	2312 NEWMAN RD	<null>	LA MARQUE	TX	77568-4633
372088	JEWELL STEPHEN W & PENNY M	<null>	3520 CR 159	<null>	ALVIN	TX	77511-8186
734684	RUSSELL JENNA & LINDA SONA KOHLER	<null>	2409 WILLIAMS DR	<null>	LA MARQUE	TX	77568

Robert Johnny Clark Jr.
1411 Duroux Road
La Marque, TX 77568

Chase Lodge Group
5426 Fairdale Lane
Houston, TX. 77056-6607

Chris Moctezuma
2301 Williams Dr.
La Marque, TX 77568-4631

Eric A. & Terrie V. Torres
2320 Newman
La Marque, TX 77568-4633

Rafael C. & Maribel A. Garcia
2324 Newman
La Marque, TX 77568-4633

Lisa Spangler
4905 Blue Water Lane
Dickinson, TX 77539-6501

John T. Allen Jr.
2326 Newman Road
La Marque, TX 77568-4633

David Lee Raegan
2328 Newman RD
La Marque, TX 77568-4633

Mariano S. & Armandina Hernandez
2330 Newman RD
La Marque, TX 77568-4633

Grant S. Ward
2500 Newman RD
La Marque, TX 77568

Marco & Claudia Esqueda
2400 Newman RD
La Marque, TX 77568

Larry S. & Patricia A. Husband
312 Southern Oaks Dr.
Lake Jackson, TX 77566-4717

Willard R. & Mary E. Pritchard
2416 Newman RD
La Marque, TX 77568-4634

Deborah Salas
325 S. Westward St.
Texas City, TX 77591

Pamela M. Baccinelli
2424 Newman Rd.
La Marque, TX 77568

Bettijane M. Schoeffler
1117 Willknox Drive
Galveston, TX 77551

Henry M. & Lovenia A. Green
1100 Macadamia St.
Venus, TX 76084-3627

Allan F. & Maria Silva
2429 Williams Drive
La Marque, TX 77568

Jenna Russell & Linda Sona Kohler
2409 Williams Dr.
La Marque, TX 77568

Jennifer C. Doerr
2413 Williams Dr.
La Marque, TX 77568

Nary Joseph Reed & Emma J. Reed
2417 Williams Dr.
La Marque, TX 77568-4632

Dana Camile Dunkin
2411 Williams Dr.
La Marque, TX 77568-4632

Richard B. Hobbs Jr.
9134 Creekside CT.
Hitchcock, TX 77563

Richard B. Hobbs Jr.
2325 Williams Dr.
La Marque, TX 77568-4631

James Montgomery
PO Box 544
La Marque, TX 77568-0544

Frank L. & Susan Campbell
2303 Williams Drive
La Marque, TX 77568

Chris & Erica J. Moctezuma
2301 Williams Dr.
La Marque, TX 77568

Norma Jean McDonald
3232 Main St.
La Marque, TX 77568-4611

Milton R. Graugnard Sr.
3230 Main ST.
La Marque, TX 77668-4611

George H. Loessberg
3228 Main ST.
La Marque, TX 77568-4611

Dennis Wayne Wise
3220 Main St.
La Marque, TX 77568-4611

Roy E. & Sharon M. Jones
1702 Biovu Dr.
Galveston, TX 77551-1419

John Denton
6122 Fairwood Rd.
Hitchcock, TX 77563-2041

William R. & Lynelle Rutledge
2312 Newman
La Marque, TX 77568-4633

Stephen W. & Penny M. Jewell
3520 CR 159
Alvin, TX 77511-8186



City of La Marque Planning & Zoning Commission

Discussion Date: August 18, 2020

Approval Date:

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 Street are currently not in use and have been fenced by property owners for an unknown period of time.

RECOMMENDATION:

ATTACHMENTS:

- | | |
|----|----|
| 1. | 4. |
| 2. | 5. |
| 3. | 6. |
-

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.

FND. 1" I.P.

FND. 1" I.P.

BANANA ST.
(80' R.O.W.)
MAP OF HIGHLAND
VOLUME 81, PAGE 526, D.R.G.C.T.)

POINT OF
COMMENCING
FND. 1" I.P. W/
1/2" I.P. INSIDE

MAP OF HIGHLAND
VOLUME 81, PAGE 526, D.R.G.C.T.

COASTAL TRANSPORT CO., INC.
CALLED 2.1475 ACRES
CLERK'S FILE NO. 001-52-1987
O.P.R.G.C.T.

2ND AVE.
70.5' UNIMPROVED ROAD R.O.W.
(MAP OF HIGHLAND
VOLUME 81, PAGE 526, D.R.G.C.T.)
(See Surveyor's Note #1)

GRAPE ST.
80' UNIMPROVED ROAD R.O.W.
MAP OF HIGHLAND
VOLUME 81, PAGE 526, D.R.G.C.T.)

AREA OCCUPIED WITHIN
GRAPE STREET (WITHIN
FENCE LINES): 5,663± SQ. FT.

LEE PLACE
(VOLUME 254-A, PAGE 65, M.R.G.C.T.)

POINT OF
BEGINNING
SET 5/8" I.R. W/ CAP
"TRC - PROPERTY"

SET 5/8" I.R. W/ CAP
"TRC - PROPERTY"

DETAIL "A"
N.T.S.

DETAIL "B"
N.T.S.

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:

- 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.
- 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.
- 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.
- 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 35.13 feet to 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;

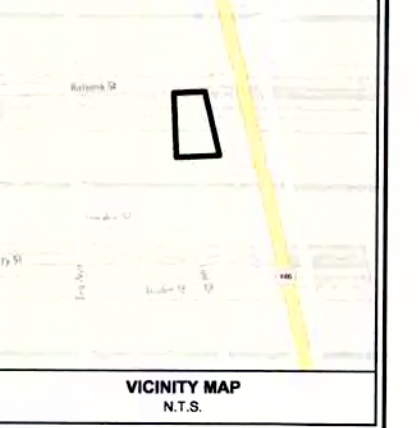
THENCE North 02°38'38" West, along the centerline of said 2nd Avenue, a distance of 265.00 feet to the POINT OF BEGINNING, containing 0.939 acre (40,918.12 sq. ft.) of land, more or less.

SURVEYOR'S CERTIFICATION:

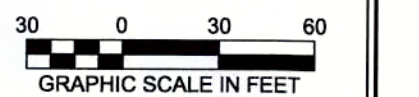
I HEREBY CERTIFY THAT: (i) THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, (ii) THIS MAP CORRECTLY DEPICTS THE CONDITIONS AND FACTS FOUND AT THE TIME THE SURVEY WAS MADE, AND (iii) THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL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



LEGEND		
I.R.	IRON ROD	
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	
---	EXISTING FENCE LINE	
---	OVERHEAD POWER LINE	
---	EXISTING PIPELINE	
---	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 LEVEL, ACCORDING TO FEMA FIRM MAP: 48167C0402G, 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

REVISION		
NO.	DATE	DESCRIPTION
0	3/27/20	CERTIFIED
-	-	-
-	-	-

PROJECT NUMBER:
322820

SHEET:
1 of 1

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

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

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Reference is made to Commitment for Title Insurance prepared by Texas Title Insurance Company, No. G2V073355, effective date February 26, 2020 for the following Schedule S 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.

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2. 201 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. 201 PIPELINE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF BRIDGETOP PIPELINE COMPANY, LLC BY INSTRUMENT NO. 2017039358, O.P.R.G.C.T., NOT SHOWN IN TITLE COMMITMENT.
4. 201 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.

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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 southwesterly 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:

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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:

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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 1 AND TITLE SURVEY.

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

LEGEND

LEGEND	
I.R.	IRON ROD
I.P.	IRON PIPE
F.N.D.	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
— X —	PROPERTY LINE
— X —	EXISTING FENCE LINE
— X —	OVERHEAD POWER LINE
— X —	EXISTING PIPELINE
— X —	RAILROAD TRACKS
(A)	TITLE COMMITMENT EXCEPTION NUMBER
(B)	SURVEYOR'S NOTE NUMBER
PP	POWER POLE
WM	WATER METER
TP	TELEPHONE PEDESTAL
GA	GUY ANCHORS

NOTES:

1. 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.
2. THE TITLE INFORMATION OF THE SUBJECT TRACT, SHOWN HEREIN, IS BASED UPON TITLE RESEARCH CONDUCTED BY TEXAS LAND TITLE COMPANY, COMMITMENT NO. G202073535, EFFECTIVE DATE FEBRUARY 26, 2020.
3. SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA WITH REDUCED FLOOD RISK DUE TO BEING ACCORDING TO FEMA FIRM MAP, 48167C0402G, FIRM 485486, EFFECTIVE 1/15/2019.
4. A ZONING CLASSIFICATION OR LETTER WAS NOT PROVIDED.
5. 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.

30 0 30 60

GRAPHIC SCALE IN FEET



TEXAS INTERNATIONAL PIPELINE SYSTEMS



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

REVISION		
REV. NO.	REV. DATE	REV. BY

NO.	DATE	DESC
0	3/27/20	CE

--	--	--

PROJECT NUMBER:

322820

SHEET:

100

1 of

Sussie Sutton

From: Nieto, Brian <BNieto@trccompanies.com>
Sent: Monday, August 3, 2020 4:35 PM
To: Sussie Sutton
Cc: Derra Purnell
Subject: Grape St. abandonment
Attachments: Grape St GE Image_80 Foot Road ROW.pdf; Grape St GE Image.pdf; BANANA ST_HUNTER_REV0 - grape street area.pdf; BANANA ST_HUNTER_REV0 - grape street area_20200525.pdf

Sussie –

It was great catching up with you this afternoon. As we discussed over the phone, Texas International Pipeline System would like to move forward with the abandonment of Grape Street. As we move forward with this application, one of the options discussed at the Planning and Zoning meeting was to only abandon the North half of Grape St. instead of the entire street. This would essentially leave Grape St. in its current state, as this portion of Grape St. is already included and fenced off by Texas International Pipeline System and Coastal Transport (see attachments). In my opinion, this option is probably most desirable and easiest to pass as it would not require the landowners to the South to take ownership of their portion of Grape St. (in theory they should have little objection to the abandonment since nothing would really be changed) and the City currently maintains this portion of Grape St, so no changes there either. This option was to be discussed by City Officials after the Planning and Zoning meeting, has there been any conversation about this option?

To date, I have not reached out to any of the Landowner's to the South of Grape St., wanting to wait and see about the option above and how best to address them. Also, our Survey crew is currently working on the exhibits for the Letters of No Objection but are holding off until the above question is settled (we don't want to make 2 exhibits if we don't have to).

I'm still in the process of gathering all the needed information for the Letters of No Objection and with some of those take roughly 6 weeks or so to receive (though I haven't had any luck with AT&T returning any form of communication), I feel like we could realistically be ready for the October meeting. Outside of the LNOs and the exhibit of area to be abandoned, what else will be needed for the planning and zoning meeting?

Thank you,

Brian Nieto

Senior Right of Way Agent



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

C 361-258-1756 | bnieto@trccompanies.com

[LinkedIn](#) | [Twitter](#) | [Blog](#) | TRCcompanies.com

Please note that our domain name and email addresses have changed

Sussie Sutton

From: Derra Purnell
Sent: Monday, August 3, 2020 4:56 PM
To: Nieto, Brian; Sussie Sutton
Cc: Sussie Sutton
Subject: Re: Grape St. abandonment

Brian,

We were wondering when we would hear back from you. City staff did have the conversation, but at this point, it does not appear to be in the City's interests to abandon only a portion of the right-of-way. If the right-of-way is being abandoned, it will need to all be abandoned. From the maintenance stand point, the City is not interested in continuing to maintain right-of-way with no practical use and abandoning a portion of that means there is no practical use intended. I am sure you can understand the logic behind this. So, you may want to discuss with the adjacent property owner whether they are interested in purchasing and accepting their portion of the right-of-way also, or in waiving acceptance and allowing your company to purchase the entire right-of-way.

Prior to finalizing the abandonment, an appraisal will have to be performed and the fair market value of the property paid to the City per City Code requirements. The appraisal must be completed before the abandonment can be finalized, but it can be done as early as you would like. The City has an appraiser we generally use, but we are not opposed to considering an appraisal of your choosing if you have something more readily available.

I hope this information helps clarify the process so you can move forward.

Warmest Regards,

Derra Purnell

Director of Community Development/Legal Services
City of La Marque
cell: 214-405-0733

From: Nieto, Brian <BNieto@trccompanies.com>
Sent: Monday, August 3, 2020 4:34 PM
To: Sussie Sutton <s.sutton@cityoflamarque.org>
Cc: Derra Purnell <d.purnell@cityoflamarque.org>
Subject: Grape St. abandonment

Sussie –

It was great catching up with you this afternoon. As we discussed over the phone, Texas International Pipeline System would like to move forward with the abandonment of Grape Street. As we move forward with this application, one of the options discussed at the Planning and Zoning meeting was to only abandon the North half of Grape St. instead of the entire street. This would essentially leave Grape St. in its current state, as this portion of Grape St. is already included and fenced off by Texas International Pipeline System and Coastal Transport (see attachments). In my opinion, this option is probably most desirable and easiest to pass as it would not require the landowners to the South to take ownership of their portion of Grape St. (in theory they should have little objection to the abandonment since nothing would really be changed) and the City currently maintains this portion of Grape St, so no changes there either. This

option was to be discussed by City Officials after the Planning and Zoning meeting, has there been any conversation about this option?

To date, I have not reached out to any of the Landowner's to the South of Grape St., wanting to wait and see about the option above and how best to address them. Also, our Survey crew is currently working on the exhibits for the Letters of No Objection but are holding off until the above question is settled (we don't want to make 2 exhibits if we don't have to).

I'm still in the process of gathering all the needed information for the Letters of No Objection and with some of those take roughly 6 weeks or so to receive (though I haven't had any luck with AT&T returning any form of communication), I feel like we could realistically be ready for the October meeting. Outside of the LNOs and the exhibit of area to be abandoned, what else will be needed for the planning and zoning meeting?

Thank you,

Brian Nieto

Senior Right of Way Agent



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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

Ruslee St

State Hwy 146 S

500 ft



Google Earth

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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

Current Fence Line

South 40' of Grape St

Grape St.
80' Unimproved Road ROW
(81/526 DRGCT)

Ruslee St

State Hwy 146 S

500 ft

