



***CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
MEETING AGENDA***

**TUESDAY, APRIL 26, 2022
4:00 PM
COUNCIL CHAMBERS
1109-B BAYOU
LA MARQUE, TX 77568**

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

**TO PARTICIPATE VIA ZOOM:
PUBLIC TOLL-FREE DIAL-IN NUMBER: 1 (346) 248-7799
MEETING ID: 92887385489
<https://zoom.us/j/92887385489>**

Augustino Molis	Member
Alan Water	Member
Douglas Hobgood	Member
Chris Colombo	Member



**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting
AGENDA
of
April 26, 2022**

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a Regular Meeting in the Council Chambers at 1109-B Bayou Road, La Marque, TX as well as via teleconference hosted through (ZOOM) on Tuesday, April 26, 2022 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) PUBLIC HEARINGS

- a. Discussion/possible action regarding nominations for Chairperson and Vice-Chairperson

(5) NEW BUSINESS

- a. Discussion / possible action regarding a Final Plat of Trails at Woodhaven Lakes,

Section 1, a subdivision of 50.04 acres located in S. F. Austin League No. 4 Survey, A-2 City of La Marque, Galveston County Texas, South of FM 1765 & West of Delany Rd

(6) NEW BUSINESS

- a. Discussion / possible action regarding a Final Plat of Trails at Woodhaven Lakes, Section 1, a subdivision of 50.04 acres located in S. F. Austin League No. 4 Survey, A-2 City of La Marque, Galveston County Texas, South of FM 1765 & West of Delany Rd

(7) DIRECTORS REPORT

- a. No Report

(8) REQUESTS AND ANNOUNCEMENTS

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

(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 **April 22, 2022**, before 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk

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



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: April 26, 2022

Agenda Item: Discussion / possible action regarding a Final Plat of Trails at Woodhaven Lakes, Section 1, a subdivision of 50.04 acres located in S. F. Austin League No. 4 Survey, A-2 City of La Marque, Galveston County Texas, South of FM 1765 & West of Delany Rd.

Item Type: Plat - Final plat

Standard for Approval:

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

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

References:

Council approval: Required

Public comments:



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

Plat Application

Project Address: Southwest intersection of FM 1765 and Delany Road
Galveston County Property Tax ID #(s): 397300,521840, 729917
Legal Description: Stephen F. Austin League No. 4, A-2, City of La Marque, Galveston County, Texas
Type of Plat: (circle one) Preliminary Plat Re-Plat Final Plat
Plat Description (example: lot consolidation, dividing into two parcels, etc.):
Subdivision plat of single-family homes

Applicant/ Company Name: Costello, Inc./Renissa Garza Montalvo, AICP, CPRP
Contact Name: Renissa Garza Montalvo
Contact Email: rgarzamontalvo@costelloinc.com Contact Phone: 281-788-8015
Contact Mailing Address: 2107 CityWest Blvd., 3rd Floor Houston, TX 77042

Owner Name: Trails at Woodhaven Lakes, Ltd., A Texas Limited Partnership and Trails Land Holdings, Ltd.
Email: rgarzamontalvo@costelloinc.com Phone: 281-962-4657
Mailing Address: 5599 San Felipe Street, Ste. 911 Houston, TX 77056

Application Checklist

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

Application Fees

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

Applicant Certificate

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

Signature of owner: [Signature]

Date: 3/25/22

Signature of applicant: [Signature]

Date: 3/28/22

Tuesday, April 19, 2022

Renissa Garza Montalvo
Costello, Inc.
2107 City West Blvd., 3rd Floor
Houston, TX 77042

Re: Trails at Woodhaven Lakes Section 1 Final Plat
Letter of Recommendation to Approve
COLM Project No. PZ2022-006
Adico, LLC Project No. 18100-2-088

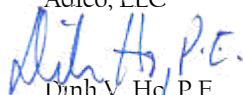
Dear Ms. Montalvo;

On behalf of the City of La Marque, Adico, LLC has reviewed the third submittal for Trails at Woodhaven Lakes Section 1 Final Plat received on or about April 19, 2022.

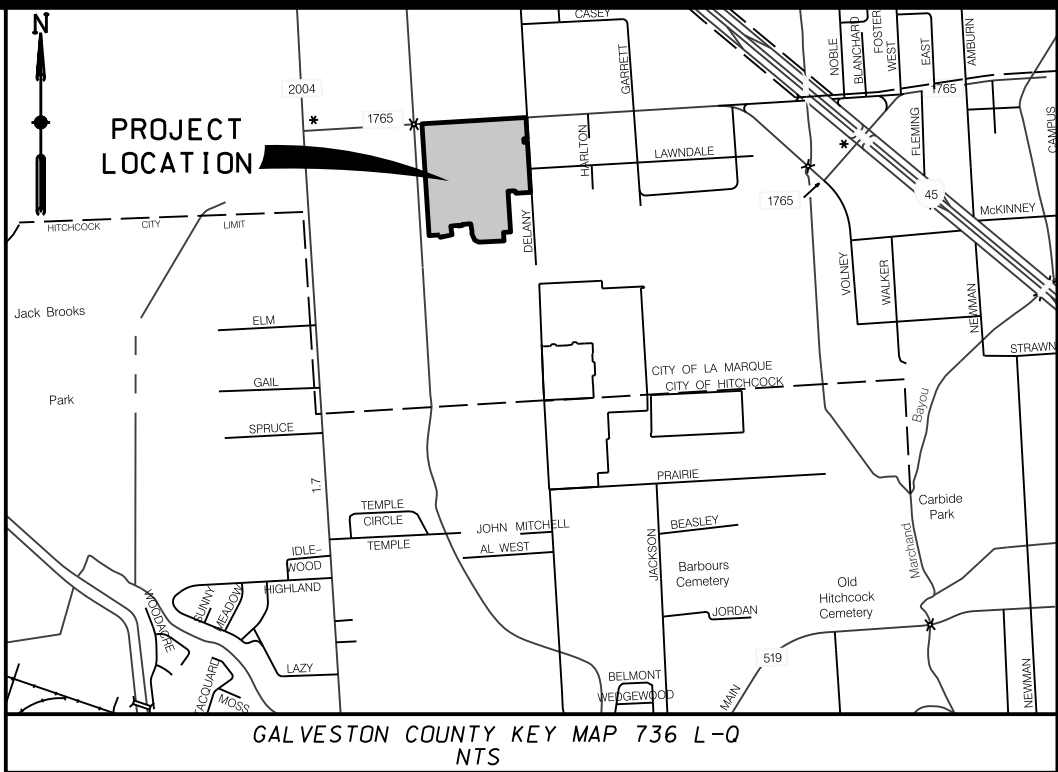
Based on our review, we have no objections the final plat as resubmitted on April 19, 2022. Please provide one (1) set of mylars and ten (10) prints of the plat to Giovanna Bonsignore, Development Services, at 1130 1st St., La Marque, TX 77568 by no later than Wednesday, April 20, 2022 for consideration at the April 26, 2022 Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kathleen Van Stavern
Permits
File: 18100-2-088



FIELD NOTES FOR 50.04 ACRES

Being a 50.04-acre tract of land located in the Stephen F. Austin League No. 4, A-297, in Galveston County, Texas; said 50.04-acre tract being part of a called 42.2590-acre tract of land recorded in the name of Trails at Woodhaven Lakes in Clerk's File Number 2017062418 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.), part of a called 33.3575-acre tract of land recorded in the name of Trails at Woodhaven Lakes in Clerk's File Number 2018054049 of the O.P.R.R.P.G.C., all of a call 7.8800-acre tract of land recorded in the name of Trails at Woodhaven Lakes in Clerk's File Number 2019016768 of the O.P.R.R.P.G.C., and all of a called 6.40-acre tract of land recorded in the name of Trails Land Holding in Clerk's File Number 2019006929 of the O.P.R.R.P.G.C.; said tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone):

Beginning at a 5/8-inch iron rod found at the northwest corner of said 7.8800 acre tract and the northeast corner of a called 11.3826 acre tract of land recorded in Clerk's File Number 2000065569 of the O.P.R.R.P.G.C., same being on the south Right-of-Way (R.O.W.) line of FM 1765 (100-foot wide;

1. Thence, with said south R.O.W. line and with the north line of said 7.8800 acre tract and said 6.40 acre tract, North 87 degrees 17 minutes 30 seconds East, a distance of 1,466.87 feet to the northeast corner of said 6.40 acre tract, same being on the west R.O.W. line of Delany Road (width varies);
2. Thence, with said west R.O.W. line and with the east line of said 6.40 acre tract, South 02 degrees 44 minutes 57 seconds East, a distance of 297.97 feet to a common corner of said 6.40 acre tract and a called 0.0574 acre tract of land recorded in Clerk's File Number 8239444 of the O.P.R.R.P.G.C.;
3. Thence, with the common line of said 6.40 acre tract and said 0.0574 acre tract, South 87 degrees 15 minutes 03 seconds West, a distance of 50.00 feet;
4. Thence, continuing with said common line, South 02 degrees 44 minutes 57 seconds East, at a distance of 29.77 feet passing a common corner of said 6.40 acre tract and aforesaid 42.2590 acre tract, in all, a total distance of 50.00 feet;
5. Thence, with the common line of said 0.0574 acre tract and said 42.2590 acre tract, North 87 degrees 15 minutes 03 seconds East, a distance of 50.00 feet to the west R.O.W. line of aforesaid Delany Road;
6. Thence, with said west R.O.W. line and with the east line of said 42.2590 acre tract, South 02 degrees 44 minutes 57 seconds East, a distance of 707.65 feet;

Thence, through said 42.2590 acre tract and aforesaid 33.3575 acre tract, the following twenty-four (24) courses:

7. South 87 degrees 06 minutes 47 seconds West, a distance of 200.74 feet;
8. North 02 degrees 53 minutes 13 seconds West, a distance of 11.31 feet;
9. 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears North 47 degrees 53 minutes 13 seconds West, a distance of 35.36 feet;
10. South 87 degrees 06 minutes 47 seconds West, a distance of 85.00 feet;
11. South 02 degrees 53 minutes 13 seconds East, a distance of 665.00 feet;
12. South 87 degrees 06 minutes 47 seconds West, a distance of 105.00 feet;
13. South 02 degrees 53 minutes 13 seconds East, a distance of 30.26 feet;
14. South 88 degrees 01 minutes 12 seconds West, a distance of 355.01 feet;
15. North 64 degrees 17 minutes 41 seconds West, a distance of 64.07 feet;
16. North 23 degrees 26 minutes 09 seconds West, a distance of 97.07 feet;
17. North 01 degrees 15 minutes 12 seconds East, a distance of 40.71 feet;
18. North 08 degrees 14 minutes 54 seconds West, a distance of 99.97 feet;
19. North 51 degrees 29 minutes 33 seconds West, a distance of 7.28 feet;
20. South 85 degrees 15 minutes 47 seconds West, a distance of 119.12 feet;
21. 15.51 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 54 minutes 41 seconds, a radius of 975.00 feet and a chord that bears South 05 degrees 11 minutes 34 seconds East, a distance of 15.51 feet;
22. South 84 degrees 21 minutes 06 seconds West, a distance of 50.00 feet;
23. 10.58 feet along the arc of a curve to the left, said curve having a central angle of 24 degrees 15 minutes 26 seconds, a radius of 25.00 feet and a chord that bears North 17 degrees 46 minutes 37 seconds West, a distance of 10.51 feet;
24. South 84 degrees 55 minutes 28 seconds West, a distance of 104.21 feet;
25. South 52 degrees 57 minutes 14 seconds West, a distance of 4.16 feet;
26. South 06 degrees 52 minutes 28 seconds East, a distance of 62.84 feet;
27. South 09 degrees 50 minutes 12 seconds East, a distance of 58.72 feet;
28. South 78 degrees 33 minutes 56 seconds West, a distance of 169.78 feet;
29. 34.57 feet along the arc of a curve to the right, said curve having a central angle of 01 degrees 31 minutes 04 seconds, a radius of 1,305.00 feet and a chord that bears North 10 degrees 40 minutes 32 seconds West, a distance of 34.57 feet;
30. South 87 degrees 06 minutes 47 seconds West, a distance of 151.66 feet to the common line of aforesaid 33.3575 acre tract and aforesaid 11.3826 acre tract;
31. Thence, with said common line and with the west line of aforesaid 42.2590 acre tract, North 02 degrees 53 minutes 13 seconds West, a distance of 1,577.11 feet to the **Point of Beginning** and containing 50.04 acres of land.

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

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

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF TRAILS AT WOODHAVEN LAKES SECTION ONE, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, A. D., 2022, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, A. D., 2021.

ALAN WATERS
INTERIM CHAIRPERSON, PLANNING COMMISSION

KEITH BELL
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2022, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2022, AT _____ O'CLOCK, ____ M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

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

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF GALVESTON

WE, TRAILS AT WOODHAVEN LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF TRAILS AT WOODHAVEN LAKES SECTION ONE, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS TRAILS AT WOODHAVEN LAKES SECTION ONE IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS; AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

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

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

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

THIS IS TO CERTIFY THAT WE, TRAILS AT WOODHAVEN LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, TRAILS AT WOODHAVEN LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY INMOBILIA 2000 OF TEXAS, INC., ITS GENERAL PARTNER AND BY ALEJANDRO PADUA, AUTHORIZED REPRESENTATIVE, THIS ____ DAY OF _____, 2022.

TRAILS AT WOODHAVEN LAKES, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: INMOBILIA 2000 OF TEXAS, INC.,
ITS GENERAL PARTNER

BY: ALEJANDRO PADUA,
AUTHORIZED REPRESENTATIVE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED INMOBILIA 2000 OF TEXAS, INC., ITS GENERAL PARTNER AND BY ALEJANDRO PADUA, AUTHORIZED REPRESENTATIVE OF TRAILS AT WOODHAVEN LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

TRAILS AT WOODHAVEN LAKES SECTION ONE

BEING 50.04 ACRES

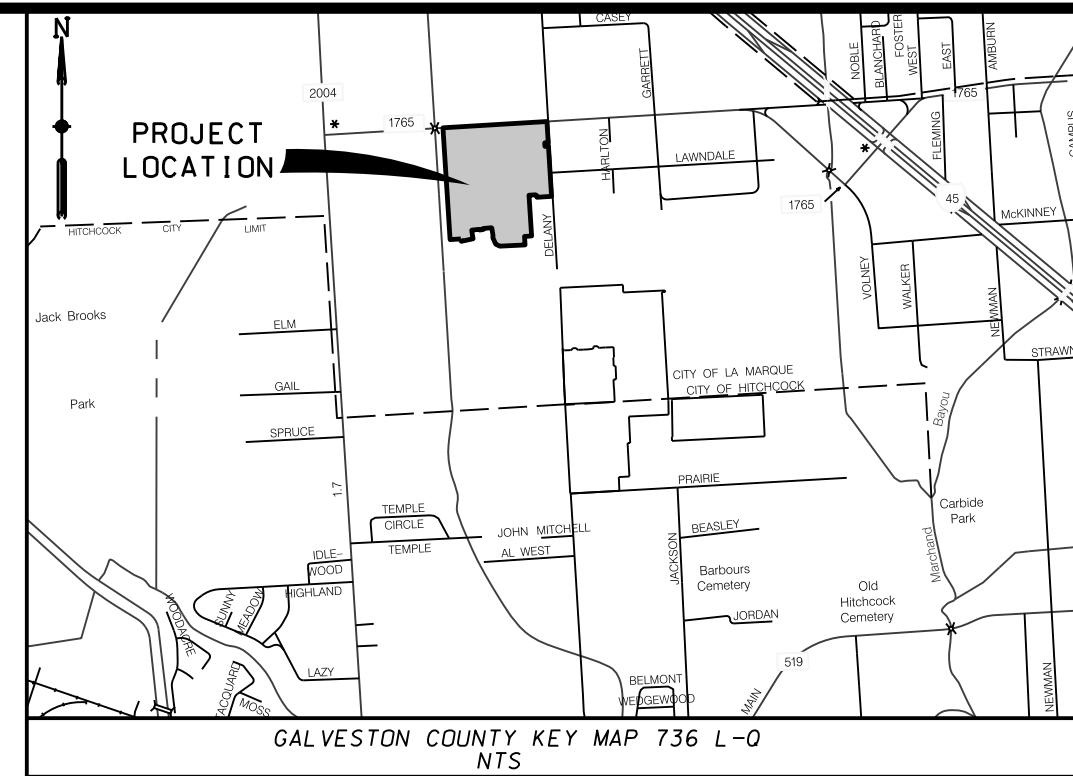
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2,
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

151 LOTS 7 BLOCKS 14 RESERVES
APRIL, 2022

PLANNER:
TGEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 943-0394 / (713) 783-3580, Fax

OWNER:
TRAILS AT
WOODHAVEN LAKES, LTD.,
A TEXAS LIMITED PARTNERSHIP
5598 SAN FELIPE STREET, STE. 911
HOUSTON, TEXAS 77056
TELEPHONE (281) 982-4657

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

TEXAS AVENUE (F.M. 1765)
(100' R.O.W.)TEXAS AVENUE (F.M. 1765)
(100' R.O.W.)0.0574 ACRES
LIFT STATION
CITY OF LAMARQUE
C.F. NO. 8239444
O.P.R.R.P.G.C.

SCALE: 1" = 60'

LEGEND

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

① INDICATES BLOCK NUMBER

Ⓐ INDICATES RESERVE

✂ INDICATES STREET NAME BREAK

11.3826 ACRES
"PARCEL 9-S"
G.C.D.D. NO. 2
C.F. NO. 2000065569
O.P.R.R.P.G.C.TRAILS AT
WOODHAVEN LAKES
SECTION ONE

BEING 50.04 ACRES

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

151 LOTS 7 BLOCKS 14 RESERVES

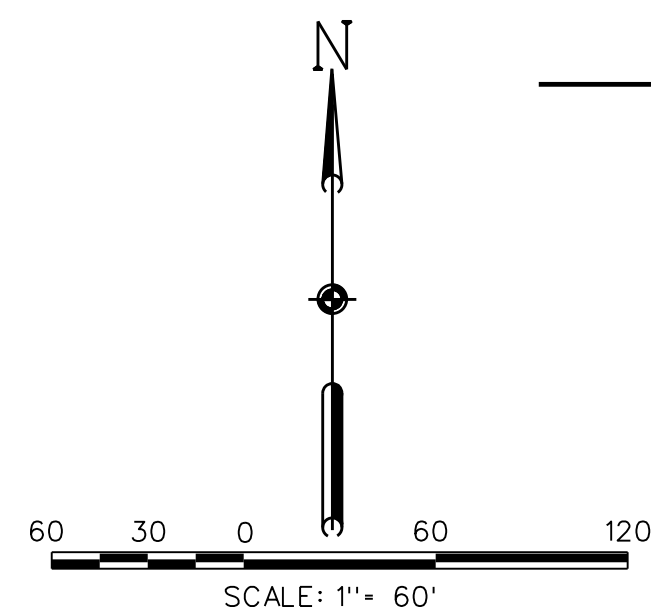
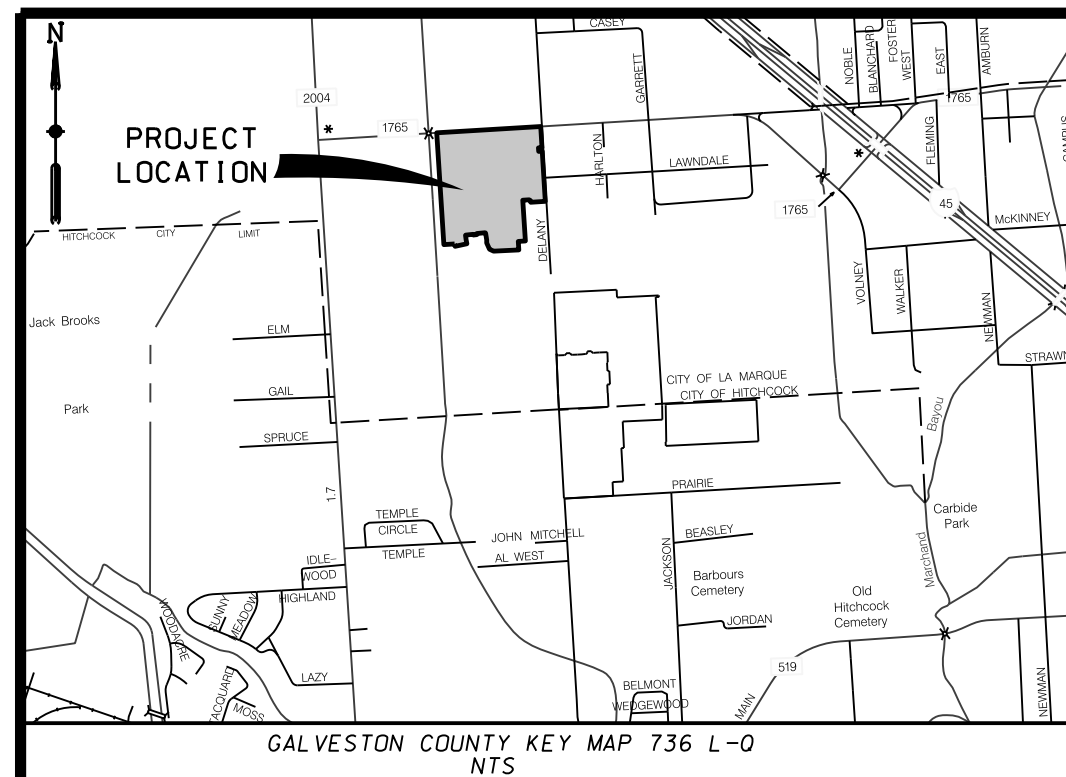
SCALE: 1"=60' APRIL, 2022

ENGINEER/SURVEYOR:

Costello

OWNER:

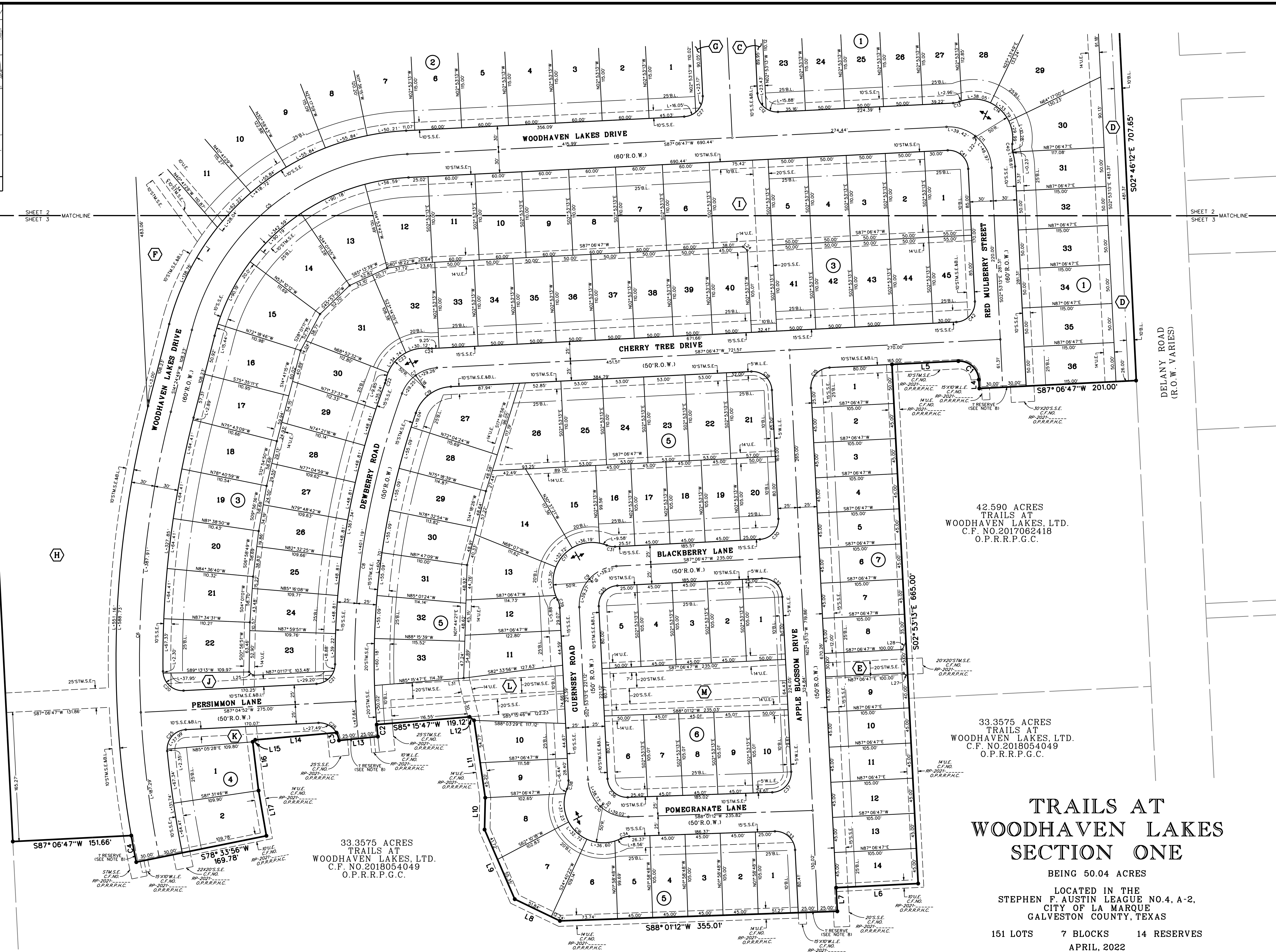
TRAILS AT
WOODHAVEN LAKES, LTD.,
A TEXAS LIMITED PARTNERSHIP
5599 SAN FELIPE STREET, STE. 911
HOUSTON, TEXAS 77056
TELEPHONE (281) 982-4857COSTELLO, INC.
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100468PLANNER:
7gen
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 543-0394 (713) 783-3580, Fax



LEGEND

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

11.3826 ACRES
"PARCEL 9-S"
G.C.D.D. NO. 2
C.F. NO. 2000065569
O.P.R.R.P.G.C.



TRAILS AT WOODHAVEN LAKES SECTION ONE

BEING 50.04 ACRES

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

151 LOTS 7 BLOCKS 14 RESERVES
APRIL, 2022

PLANNER:

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

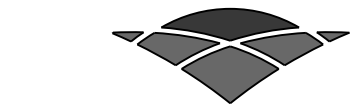


OWNER:

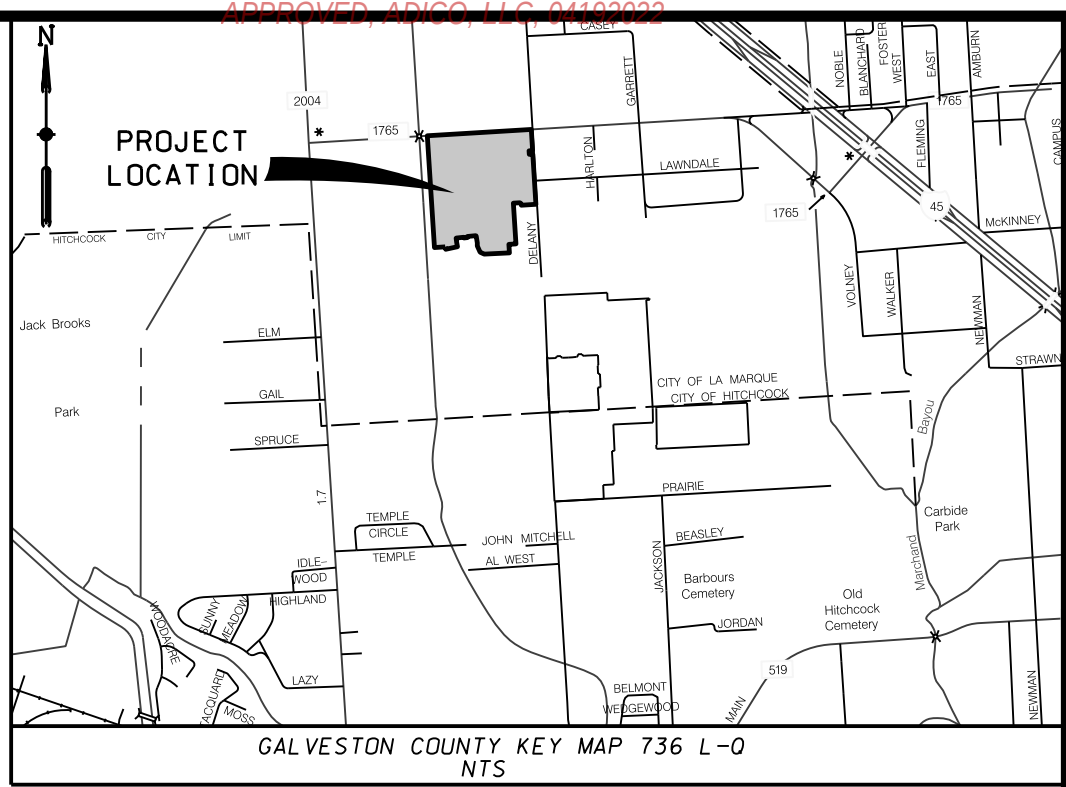
**TRAILS AT
WOODHAVEN LAKES, LTD.,**
A TEXAS LIMITED PARTNERSHIP
5599 SAN FELIPE STREET, STE. 911
HOUSTON, TEXAS 77056
TELEPHONE (281) 982-4857

ENGINEER/SURVEYOR:

Costello



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



CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.27	25.00	90° 0' 0"	N47° 53'13"W	35.36
C2	15.51	975.00	0° 54' 41"	S05° 11'34"E	15.51
C3	10.58	25.00	24° 15' 26"	N17° 46'37"W	10.51
C4	34.57	1305.00	1° 31' 4"	N10° 40'32"W	34.57
C5	380.65	300.00	72° 41' 58"	S50° 45'48"W	355.63
C6	575.20	1275.00	25° 50' 54"	S01° 29'23"W	570.33
C7	58.51	50.00	67° 2' 45"	S53° 35'25"W	55.23
C8	448.82	1000.00	25° 42' 57"	S07° 12'34"W	445.07
C9	78.54	50.00	90° 0' 0"	N42° 06'47"E	70.71
C10	77.75	50.00	89° 5' 35"	N47° 26'00"W	70.15
C11	86.39	55.00	90° 0' 0"	N47° 53'13"W	77.78
C12	39.32	25.00	90° 6' 14"	S47° 50'06"E	35.39
C13	8.09	25.00	18° 32' 22"	N77° 50'37"E	8.05
C14	104.79	50.00	120° 4' 37"	S51° 23'16"E	86.64
C15	39.27	25.00	90° 0' 0"	S42° 06'47"W	35.36
C16	121.55	50.00	139° 17' 29"	N47° 26'00"W	93.76
C17	121.68	50.00	139° 25' 48"	N42° 06'47"E	93.80
C18	39.27	25.00	90° 0' 0"	N47° 53'13"W	35.36
C19	59.40	50.00	68° 4' 4"	S53° 04'45"W	55.97
C20	40.25	25.00	92° 14' 42"	S46° 47'47"E	36.04
C21	38.08	25.00	87° 16' 14"	N43° 26'45"E	34.50
C22	4.18	25.00	9° 35' 28"	N15° 32'54"E	4.18
C23	74.71	50.00	85° 36' 43"	N53° 33'32"E	67.95
C24	4.04	25.00	9° 15' 6"	S88° 15'40"E	4.03
C25	40.34	25.00	92° 27' 10"	N40° 51'17"E	36.10
C26	38.08	25.00	87° 16' 14"	S49° 17'01"E	34.50
C27	39.22	25.00	89° 53' 46"	S42° 09'54"W	35.32
C28	54.93	35.00	89° 54' 59"	N47° 44'28"W	49.46
C29	55.03	35.00	90° 5' 1"	N42° 15'32"E	49.53
C30	39.27	25.00	90° 0' 0"	N42° 06'47"E	35.36
C31	10.78	25.00	24° 42' 54"	S80° 31'46"E	10.70
C32	39.27	25.00	90° 0' 0"	N47° 53'13"W	35.36
C33	38.87	25.00	89° 5' 35"	N47° 26'00"W	35.07
C34	10.95	25.00	25° 5' 57"	N75° 28'14"E	10.86
C35	39.27	25.00	90° 0' 0"	N42° 06'47"E	35.36
C36	38.87	25.00	89° 5' 35"	N47° 26'00"W	35.07
C37	39.67	25.00	90° 54' 25"	N42° 34'00"E	35.63
C38	10.95	25.00	25° 5' 57"	N09° 39'46"E	10.86
C39	10.78	25.00	24° 42' 54"	S15° 14'40"E	10.70
C40	10.51	25.00	24° 4' 55"	N03° 23'24"W	10.43
C41	39.27	25.00	90° 0' 0"	N47° 53'13"W	35.36
C42	39.27	25.00	90° 0' 0"	N42° 06'47"E	35.36
C43	43.60	300.00	8° 19' 34"	N85° 50'03"W	43.60
C44	58.72	300.00	11° 12' 56"	N87° 16'45"W	58.63

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S87° 15'03"W	50.00
L2	S02° 44'57"E	50.00
L3	N87° 15'03"E	50.00
L4	N02° 53'13"W	11.31
L5	S87° 06'47"W	85.00
L6	S87° 06'47"W	105.00
L7	S02° 53'13"E	30.26
L8	N64° 17'41"W	64.07
L9	N23° 26'09"W	97.07
L10	N01° 15'12"E	40.71
L11	N08° 14'54"W	99.97
L12	N51° 29'33"W	7.28
L13	S84° 21'06"W	50.00
L14	S84° 55'28"W	104.21
L15	S52° 57'14"W	4.16
L16	S06° 52'28"E	62.84
L17	S09° 50'12"E	58.72
L18	S36° 24'41"E	18.84
L19	S47° 53'13"E	4.93
L20	S44° 13'41"W	4.99
L21	N87° 06'47"E	35.00
L22	N38° 10'53"E	3.41
L23	S00° 58'13"E	12.16
L24	N47° 55'25"W	7.07
L25	S50° 10'52"E	6.60
L26	N81° 40'16"W	30.70
L27	N47° 53'13"W	7.07
L28	S23° 40'42"W	11.18
L29	S47° 46'29"E	19.16
L30	N13° 46'58"W	50.47
L31	S87° 06'47"W	221.54
L32	S19° 25'30"W	117.17
L33	S23° 40'42"W	26.11
L34	S36° 04'05"E	118.77

ABBREVIATION LEGEND

A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NUMBER
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
IRR.	IRRIGATION
ESMT.	EASEMENT
F.C. NO.	FILM CODE NUMBER
TEMP.	TEMPORARY
VOL.	VOLUME
PG.	PAGE
SF.	SQUARE FEET
AC.	ACRES
G.C.D.R.	GALVESTON COUNTY DEED RECORD
O.P.R.R.P.G.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY GALVESTON COUNTY
P.D.B.	POINT OF BEGINNING
G.C.D.D.	GALVESTON COUNTY DRAINAGE DISTRICT
HL&P	HOUSTON LIGHTING AND POWER
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

RESERVE TABLE

A	COMMERCIAL RESERVE	3.3987 ACRES	148.049 SO. FT.
B	SENIOR LIVING RESERVE	9.1646 ACRES	399.211 SO. FT.
C	OPEN SPACE RESERVE	0.0241 ACRES	1.050 SO. FT.
D	OPEN SPACE RESERVE	0.2927 ACRES	12.750 SO. FT.
E	OPEN SPACE RESERVE	0.0732 ACRES	3.187 SO. FT.
F	OPEN SPACE RESERVE	1.2296 ACRES	53.561 SO. FT.
G	OPEN SPACE RESERVE	0.0241 ACRES	1.050 SO. FT.
H	AMENITY LAKE	6.6939 ACRES	291.587 SO. FT.
I	OPEN SPACE RESERVE	0.2726 ACRES	11.873 SO. FT.
J	OPEN SPACE RESERVE	0.0872 ACRES	3.798 SO. FT.
K	OPEN SPACE RESERVE	0.0887 ACRES	3.865 SO. FT.
L	OPEN SPACE RESERVE	0.3182 ACRES	13.860 SO. FT.
M	PARK RESERVE	0.3376 ACRES	14.704 SO. FT.
N	OPEN SPACE RESERVE	0.1041 ACRES	4.537 SO. FT.
TOTAL		22.1093 ACRES	963.082 SO. FT.

NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WEATHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
- WOOD HAVEN SECTION ONE IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 48167C0245G AND 48167C0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY HOMEBUILDERS.
- ALL EASEMENTS AND BUILDING LINES DEDICATED BY THE DELANY ROAD ACRES SUBDIVISION PLAT, RECORDED IN VOLUME 18, PAGE 760 OF THE GALVESTON COUNTY MAP RECORDS, THAT ARE LOCATED WITHIN THE BOUNDARIES OF THIS PLAT ARE ABANDONED BY THIS PLAT.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL RESERVES WILL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION.
- LOCATION OF THE MEDIAN CUTS ALONG THE 70' RIGHT-OF-WAY ENTRY BOULEVARD ARE SUBJECT TO CHANGE.
- TRAILS AT WOODHAVEN LAKES SECTION ONE IS SUBJECT TO ORDINANCE NO. 0-2020-0007 PASSED, APPROVED AND ADOPTED ON JULY 13, 2020.

TRAILS AT WOODHAVEN LAKES SECTION ONE

BEING 50.04 ACRES

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

151 LOTS 7 BLOCKS 14 RESERVES
APRIL, 2022

PLANNER:

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



ENGINEER/SURVEYOR:

Costello



OWNER:

**TRAILS AT
WOODHAVEN LAKES, LTD..**
A TEXAS LIMITED PARTNERSHIP
5509 SAN FELIPE STREET, STE. 911
HOUSTON, TEXAS 77056
TELEPHONE (281) 982-4867

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