



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

TUESDAY, SEPTEMBER 26, 2023

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>

Alan Waters

Greg Cornett

Bradley Stephenson

Chris Colombo

Graylan Alexander

Chairman

Vice Chairman

Member

Member

Member



**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting
AGENDA
Of
September 26, 2023**

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, Texas as well as via teleconference hosted through (ZOOM) on Tuesday, September 26, 2023, beginning 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) INVOCATION AND PLEDGE OF ALLEGIANCE

Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

(4) CITIZEN'S PARTICIPATION

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, press the unmute button if attending via zoom on a smartphone, tablet, or computer, or stand if attending in person, and the Chairperson will call on you in turn.

(5) APPROVAL OF MINUTES:

- a. Discussion / possible action to approve Meeting Minutes.
PENDING AT THIS TIME

(6) PUBLIC HEARINGS:

A request to change the zoning district from (R-1) Single Family Residential to (C-2) General Commercial for a tract of land out of the Anizan Sub, ABST 150 J D Moore SUR PT of LOT 9 (9-1) (Galveston County Property ID # 194779) Street address: 1005 Bayou Rd, La Marque, TX 77568

(7) OLD BUSINESS

- a. None

(8) NEW BUSINESS

a. Discussion / possible action regarding A rezone application to change the zoning district from (R-1) Single Family Residential to (C-2) General Commercial for A tract of land out of the Anizan Sub, ABST 150 J D Moore SUR PT of LOT 9 (9-1) (Galveston County Property ID # 194779) Street address: 1005 Bayou Rd, La Marque, TX 77568

(9) DIRECTORS REPORT

- a. No Report

(10) REQUESTS AND ANNOUNCEMENTS

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

(11) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **September 22, 2023**, before 5:00 p.m.

Kathleen Van Stavern
Development Services Director

.....
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: September 26, 2023

Agenda Item: Discussion / possible action regarding a
A formal request to change a zoning district from (R-1) Single Family Residential to (C-2) General Commercial for a tract of land out of the Anizan Sub, ABST 150 J D Moore SUR PT of LOT 9 (9-1) (Galveston County Property ID # 194779) Street address: 1005 Bayou Rd, La Marque, TX 77568

Item Type: Zone Change

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

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

Council approval: 2 Readings Required for ordinance.

Public comments:

Recommendation: Approve

Commission Decision:

_____ Approve

_____ Deny

Commissioner: _____



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9219 Permits@CityofLaMarque.org

Rezone Application

Application Date: 8/2/2023 Smart Gov Project # _____
Name of Agent: Sumner Cragin Phone: 281 932 6500
Address: PO Box 890861 City: Houston Zip Code: 77289
Name of Owner: Cragin Enterprises Inc Phone: 281 932 6500
Address: 1109 W Castlewood Ave City: Friendswood Zip Code: 77546
Property Legal Description: ABST 150 JD Moore SUR PT of Lot 9 (9-1) AF Aniza Parcel ID #: 194779
Property Address: 1005 Bayou Road LaMarque, TX 77568
Plot of Area Attached: ☒ Yes ☐ No Metes and Bounds Attached: ☐ Yes ☐ No
Present Zoning: ☐ L1 ☐ L2 ☐ C1 ☐ C2 ☐ C3 ☐ C4 ☒ R1 ☐ R2 ☐ R3 ☐ A ☐ MHP ☐ RCZ ☐ PD1 ☐ PUB
Reason for Zone Change: Property has been in use as a commercial property predating the adoption of zoning.
All other surrounding similar properties are zoned as General Commercial we are trying to conform.
Desired Outcome: Zoning to change to General Commercial to match surrounding properties and to codify the long standing commercial use of the property.

APPLICATION CHECKLIST:

- ☐ DIGITAL SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
(SIZE: 8.5 x 11, if larger than 8.5 x 11, please fold to appropriate size)
- ☒ SURVEY (1 DIGITAL COPY THAT IS TO SCALE)
- ☒ 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) FEE SCHEDULE ATTACHED

(THIS SECTION FOR CITY OFFICE USE ONLY)

Submitted to the Board on: 9 / 26 / 2023

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

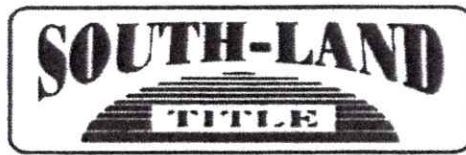
Signature of Applicant: *SB Cragin* Date: 8/10/23

1130 1st Street, La Marque, Texas 77568



P: 409-938-9219 permits@cityoflamarque.org

Rec'd 8-24-2023



6710 Stewart Road, Suite 200
Harris , Texas 77551

CITY PLANNING LETTER

Date: August 23, 2023

Effective Date: August 20, 2023

City Planning Commission

GF No. TP2399194

To Whom It May Concern:

This company (South Land Title, LLC) certifies that a diligent search of the real property records of South Land Title, LLC's title plant has been made, as to the herein described property and as of 3:45 PM on the 7th day of August 2023, we find the following:

Record Owner:

Cragin Enterprises, Inc., d/b/a The Clothes Closet

Legal Description:

All that certain part of Lot Nine (9) of the ANIZAN SUBDIVISION, out of the John D. Moore League, in Galveston County, Texas, according to the map or plat of the said Anizan Subdivision of record in Volume 254-A, Page 64, in the office of the County Clerk of Galveston County, Texas, more fully described as follows:

Beginning at the Northwest corner of Lot 9;

Thence in an Easterly direction along the North line of Lot 9, a distance of 203.1 feet to a point for corner;

Thence in a Southerly direction parallel to the East line of Lot 9, a distance of 19 feet to a point for corner;

Thence in an Easterly direction, parallel to the North line of Lot 9, a distance of 10.00 feet to a point for corner in the East line of Lot 9;

Thence in a Southerly direction, along the East line of Lot 9, a distance of 77.00 feet to a point for corner being the Southeast corner of Lot 9;

Thence in a Westerly direction, along the South line of Lot 9, a distance of 213.1 feet to a point for corner, being the Southwest corner of Lot 9;

Thence in a Northerly direction, along the West line of Lot 9, a distance of 96.0 feet to the place of beginning, and containing 20,647.6 square feet, more or less.

Note - this company does not represent that the above acreage or square footage calculations are correct.

Subject to the following:

1. Restrictions:

Volume 956, Page 453 and as amended in Volume 2476, Page 284, both of the Deed Records of Galveston County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

2. Easements:

- No building shall be located more than 35 feet in width nor less than 30 feet in width along the front property line nor nearer than 5 feet in width along the side property line(s), as set forth in instrument recorded in Volume 956, Page 453 of the Deed Records of Galveston County, Texas. (does not apply to a garage located on the rear of the lot)
- Public Utility easement(s) 10 feet in width, as set forth and defined in instrument(s) recorded in Volume 955, Page 253 of the Deed Records of Galveston County, Texas.

3. Liens:

State Tax Lien filed for record under Galveston County Clerk's File No(s). 8732152, styled the State of Texas vs. Cragin Enterprises, Inc, in the principal amount of \$68.00 (Sixty Eight).

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of and shall insure to the benefit of PLATTING. Liability of South Land Title, LLC for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that South Land Title, LLC does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. South Land Title, LLC assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY SOUTHLAND TITLE, LLC (WHETHER SOLE, JOINT, OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



Marilyn E Gerber
Examiner - Southland Title, L.L.C.

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

That we, A. F. ANIZAN and wife, LAURA K. ANIZAN, are the owners of the lots and tracts in the Anizan Subdivision of part of Lots 5 and 6 in Division "D" of the Cook and Stewart Subdivision of the John D. Moore Lease, in Galveston County, Texas, according to plat of said Anizan Subdivision of record in Vol. 254-A, page 64, in the office of the County Clerk of Galveston County, Texas, and have sold the surface estate of Lot 1 of said Subdivision and having placed and imposed certain restrictions on said Lot 1, do hereby declare that the remaining lots, tracts and parcels of land embraced within the Anizan Subdivision above described, are hereby made subject to the restrictions, covenants and obligations hereinafter set forth and which shall be covenants running with the land and shall be binding on us and all persons claiming under us until January 1, 1999, which restrictions and conditions are as follows:

- (a) These lots shall be known and described as residential lots, and shall be used for residential purposes only.
- (b) No building shall be located on any lot in this Subdivision more than thirty-five (35 feet) feet nor less than thirty (30 feet) feet from the front lot line, nor nearer than five (5 feet) feet to the side lot line. This restriction shall not apply to a garage located on the rear of the lot.
- (c) No noxious or offensive trade or activity shall be carried on upon any lot in this Subdivision, nor shall anything be done thereon which may or become an annoyance or nuisance to the owners of the remaining lots in the Subdivision.
- (d) The ground floor area of the main structures on Lots 1, 2 and 3 exclusive of one-story porches and garages shall not be less than 1600 square feet. The ground floor area of the main structures on the remaining lots in this Subdivision shall not be less than 1000 square feet.
- (e) No house shall be moved onto any lot in this Subdivision from any other location, nor shall any trailer, basement, tent, shack, garage, barn or any other building erected or placed on any of such lots at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(f) These restrictions shall be applicable to the improvements constructed on said lots in said Subdivision from and after the date hereof.

(g) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any part of the covenants herein, it shall be lawful for any other person or persons owning any property in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and to prevent him or them from so doing or to recover damages or other dues for such violation.

EXECUTED this, the 2nd day of June, 1952.

A. F. Anizan
A. F. Anizan

Laura K. Anizan
Laura K. Anizan

THE STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared A. F. ANIZAN and LAURA K. ANIZAN, wife of A. F. ANIZAN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said LAURA K. ANIZAN, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said LAURA K. ANIZAN, acknowledged such instrument to be her act and deed, and declared that she had executed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this, the 2nd day of June, 1952.



W. F. Anschutz
Notary Public in and for
Galveston County, Texas.

Filed for Record June 14 1952, at 9:40 o'clock A.M. No. 77933.

Recorded June 17 1952, at 9:10 o'clock A.M.

JOHN R. PLATTE, County Clerk, By J. S. Humphrey Jr. Deputy.

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PUBLIC UTILITY EASEMENT

STATE OF TEXAS
COUNTY OF GALVESTON

KNOW ALL MEN BY THESE PRESENTS:

THAT We, A. F. Anizan, and wife, Laura Anizan, of the County of Galveston, State of Texas, owners of the ANIZAN SUBDIVISION, of Lots 5 and 6, Division "D", of the Cooke and Stewart Subdivision, John D. Moore League, Galveston County, Texas, which plat is filed of record in Book 254-A, Page 64, of the Map Records in the County Clerk's Office of Galveston County, Texas, do hereby dedicate to all Public Utility Companies serving the area commonly known as La Marque, Texas, an Easement for the construction and maintenance of pipe lines, for the transmission of natural gas, water, sewage and etc., below the ground and electric power light and/or telephone lines above or under the ground, across and upon the following described strips or parcels of land, all lying within the bounds of the above said Anizan Subdivision, to-wit:

A strip of land 10 ft. in width along the North side of Lot 18, along the North end of Lots 15 and 14 and along the north-easterly side of Lots 13, 12 and 11.

A strip of land 10 ft. in width, 5 ft. each side of the common line between Lots 14 and 15.

A strip of land 10 ft. in width, 5 ft. each side of the common line between Lots 5 and 10, Lots 4 and 9, Lots 3 and 8, Lots 2 and 7 and Lots 1 and 6, said 10 ft. strip extending from the South line of Laura Avenue to the South line of the Anizan Subdivision.

A strip of land 10 ft. in width along the South line of Lot 1 from its West line to a point opposite the West boundary of the Yaupon Addition near the southeast end of the Anizan Subdivision.

Together with the right of ingress and egress to or from said easement for the purpose of constructing, reconstructing, maintaining, inspecting and removing said utility lines.

In further consideration, the users of the said easement agree to keep the said easement clean of waste materials used in the construction of said utility lines, keep the ground level with the average existing grade and in an unobstructed condition except for the equipment installed for the actual operation of the said utilities.

To have and to hold the above described easement and rights unto the said utility companies, their successors and assigns, until or unless said utility lines shall be abandoned and no longer of public use.

And we do hereby bind ourselves, our heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto the said utility companies, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands this 27th day of May, 1952.

A. F. Anizan
Laura Anizan

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared A. F. Anizan and Laura Anizan, his wife, 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, and the said Laura Anizan, wife of said A. F. Anizan, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Laura Anizan, acknowledged such instrument to be her act and deed and that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.



Given under my hand and seal of office this 27th day of

A. J. Lemaire
Notary Public in and for Galveston County,
A. J. LEMAIRE Texas.
Notary Public in and for Galveston County, Texas

Filed for Record May 28 1952, at 2:00 o'clock P. M. No. 77131.

Recorded May 28 1952, at 3:10 o'clock P. M.

JOHN R. PLATTE, County Clerk. By J. S. Humphrey Deputy

8732152

1. T Code: 05800

TEXAS STATE TAX LIEN

County Clerk Of
GALVESTON
P O BOX 2450
GALVESTON, TX 77550

County

005-42-0940

Do not write in the space above

For Comptroller's use only	
3. Taxpayer number	4. Period
01-74-1768076-0	1987
N 0	N 084
Recording date	Volume Page
N 003297504	N 0

COUNTY CLERK: Please record this Texas State Tax Lien in the "State Tax Lien Book" of your county as provided by TEX. TAX CODE ANN. ch. 113. Enter your county filing date in the space designated below.
Return this lien when recorded to:

COMPTROLLER OF PUBLIC ACCOUNTS
Capital Station Austin, Texas 78774

PAID

This notice is given that a lien exists in favor of the State of Texas for delinquent taxes. The liability below is tax only and is exclusive of penalty, interest and any other charge which is now due or may accrue. All taxes, fines, penalty and interest due to the State of Texas were assessed by statute and were secured as of the assessment date by a statutory lien on all real and personal property owned, claimed or acquired by the taxpayer named below.

Taxpayer Identification:		
CRAGIN ENTERPRISES INC BOX 339 LA MARQUE, TX 77568		
TYPE OF TAX	PERIOD OF LIABILITY	AMOUNT OF LIEN
FRANCHISE	05-01-87 through 04-30-88	\$68.00
TOTAL AMOUNT OF LIEN		\$68.00

This lien is cumulative and in addition to all other liens provided by law and is sufficient to cover all taxes, penalties and interest of the same nature which may accrue after filing this notice.

This notice is made as required by TEX. TAX CODE ANN. ch. 113 and all other relevant provisions of law.

Given under my hand and seal of office at the City of Austin, Texas, this 7TH day of AUGUST, 19 87.



Bob Bullock

BOB BULLOCK
COMPTROLLER OF PUBLIC ACCOUNTS

County Clerk certification and recording information

FILED FOR RECORD
Aug 18 10 09 AM '87
Jessie B. Kirkendall
COUNTY CLERK
GALVESTON COUNTY TX.

STATE OF TEXAS COUNTY OF GALVESTON
I hereby certify that this instrument was filed
on the date and time stamped hereon by me and
was duly recorded in the Official Public Records
of Real Property of Galveston County Texas, on

AUG 18 1987



Jessie B. Kirkendall
COUNTY CLERK
GALVESTON CO., TEXAS

8606191

004-40-1762

R E S O L U T I O N

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CRAGIN ENTERPRISES, INC.:

That the Corporation borrow the sum of ONE HUNDRED FORTY FOUR THOUSAND AND NO/100 DOLLARS (\$144,000.00) from AMERICAN SAVINGS AND LOAN ASSOCIATION OF BRAZORIA COUNTY; said loan to be evidenced by a promissory note to be executed by the Corporation bearing interest from date thereof until maturity at a rate per annum equal to the sum of the Prime Cost of Funds of AMERICAN SAVINGS AND LOAN ASSOCIATION OF BRAZORIA COUNTY plus five percent (5.0%);

That the Corporation encumber by Deed of Trust and any other security agreement required by AMERICAN SAVINGS AND LOAN ASSOCIATION OF BRAZORIA COUNTY to secure said loan the following described property, to wit:

Part of Lot 9 of Anizan Subdivision out of the John D. Moore League, in Galveston County, Texas, according to the map thereof recorded in Volume 254-A, Page 64, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 9;

THENCE in an Easterly direction along the North line of Lot 9, a distance of 203.1 feet to a point for corner;

THENCE in a Southerly direction parallel to the East line of Lot 9, a distance of 19 feet to a point for corner;

THENCE in an Easterly direction, parallel to the North line of Lot 9, a distance of 10.00 feet to a point for corner in the East line of Lot 9

THENCE in a Southerly direction, along the East line of Lot 9, a distance of 77.00 feet to a point for corner being the Southeast corner of Lot 9;

THENCE in a Westerly direction, along the South line of Lot 9, a distance of 213.1 feet to a point for corner, being the Southwest corner of Lot 9;

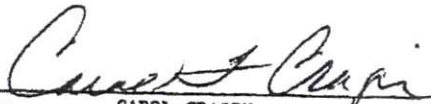
THENCE in a Northerly direction, along the West line of Lot 9, a distance of 96.0 feet to the PLACE OF BEGINNING;

That the Corporation mortgage said property to secure the payment of any and all indebtedness of the Corporation to AMERICAN SAVINGS AND LOAN ASSOCIATION OF BRAZORIA COUNTY, its successors and assigns, now owing or hereafter incurred, howsoever the same may accrue;

004-40-1763

That SUMNER CRAGIN, President of the Corporation, is hereby authorized and directed to execute said note and deed of trust on behalf of the Corporation and any and all other instruments necessary to accomplish the purposes of this resolution as well as any and all other instruments necessary and/or proper in connection therewith;

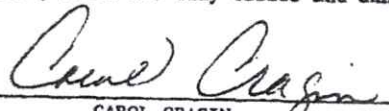
That all instruments executed by the said President of the Corporation pursuant hereto shall be binding acts and deeds of the Corporation, and all of the acts and things which the said President of the Corporation has heretofore done or may hereafter do in connection with the aforesaid loan are hereby RATIFIED, CONFIRMED and APPROVED.


Secretary CAROL CRAGIN

THE STATE OF TEXAS

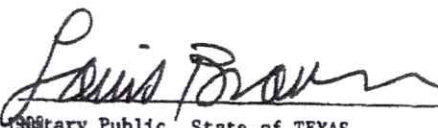
COUNTY OF GALVESTON

I, CAROL CRAGIN, Secretary of CRAGIN ENTERPRISES, INC., a Texas corporation, hereby certify that the above and foregoing Resolution was duly adopted at a meeting of the Board of Directors of CRAGIN ENTERPRISES, INC. held on the 1st day of January, 1986, which was duly called and announced.


Secretary CAROL CRAGIN

SUBSCRIBED and SWORN TO before me by the said CAROL CRAGIN, on this the 12 day of Feb, 1986, to certify which witness my hand and Notary Public Office.



LOUIS BROWN
Notary Public at Large
For State Of Texas
My Commission Expires July 14, 1988

Notary Public, State of TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on this 12 day of February, 1986, by CAROL CRAGIN, Secretary of CRAGIN ENTERPRISES, INC., a Texas corporation, on behalf of said corporation.



LOUIS BROWN
Notary Public at Large
For State Of Texas
My Commission Expires July 14, 1988

Notary Public, State of TEXAS
After recording return: My Commission Expires: _____
American Savings and Loan Association
P.O. Box 778
LaMarque, Texas 77568
Stewart Title Company GF#2687-F-8 T.C.

004-40-1764

004-40-1764

FILED FOR RECORD
Feb 17 10 22 AM '86

Mary Jane Chastain
COUNTY CLERK, GALVESTON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF GALVESTON

I hereby certify that this instrument was filed on the
date and time stamped herein by me and was duly recorded
in the Official Public Records of Real Property of Galveston
County, Texas on

FEB 17 1986



Mary Jane Chastain
COUNTY CLERK, Galveston County, Texas

14921

THE STATE OF TEXAS)
)
COUNTY OF GALVESTON)

WHEREAS, certain restrictive covenants were imposed on that certain real property known and described as the Anizan Subdivision, in Galveston County, Texas, according to the map or plat thereof of record in Volume 254-A, Page 64, in the office of the County Clerk of Galveston County, Texas, and

WHEREAS, included among such restrictive covenants was a restriction that the lots in such Subdivision be designated as residential lots and be used for residential purposes only, and

WHEREAS, JANE S. MILLIGAN, the present owner of Lot Nine (9) in the said Anizan Subdivision, is desirous of selling said lot for use for commercial purposes and having the aforementioned residential use released insofar as it applies to the said Lot Nine (9), and

WHEREAS, the undersigned owners of Lots in the Anizan Subdivision, in Galveston County, Texas, are in agreement to so release the said Lot Nine (9) in the Anizan Subdivision, now, therefore,

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned do hereby release Lot Nine (9) in the Anizan Subdivision, in Galveston County, Texas, according to the map or plat thereof of record in Volume 254-A, Page 64, in the office of the County Clerk of Galveston County, Texas, from that provision of those certain building restrictions set out in Volume 956, Page 453, in the office of the County Clerk of Galveston County, Texas, which restricts the aforementioned Lot to residential uses and purposes only, and agree that the said

PLAT OF 1931
2476 284

Lot may be used for commercial purposes except for the sale of alcoholic beverages for consumption on the premises. Except as herein so released, such Restrictions shall otherwise remain unimpaired.

DATED this 21st day of JANUARY, 1974.

James J. Lewis
Helen H. Lewis
Ernest H. Pook
Walter A. Pook
Michael H. Clayton
Constance F. Clayton
Barbara
Bernice Harris
Edith W. Oliver
Ruth L. Oliver
Gertrude E. Quake
Jennie Lee Quake
James M. Bell
Ruth Bell
Edna J. J. J. J.
Mrs. Glen J. J. J.
Haris J. J.
Glenn Milligan

2476 ml 285

BOOK 2476 PAGE 286

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 Texas F. Lewis and wife, Helen H. Lewis, 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 21st day of January, 1974.

Bobby J. Swelle

SEAL

NOTARY PUBLIC in and for Galveston County, Texas.

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 Ernest J. Pesch and wife, Vivian A. Pesch, 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 21st day of January, 1974.

Bobby J. Swelle

SEAL

NOTARY PUBLIC in and for Galveston County, Texas.

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 Michael W. Clayton and wife, Constance F. Clayton, 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 21st day of January, 1974.

Bobby J. Swelle

SEAL

NOTARY PUBLIC in and for Galveston County, Texas.

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 P. B. Harris and wife, Bessie Harris, 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 22nd day of January, 1974.

SEAL

Bobby J. Lowrie
NOTARY PUBLIC in and for
Galveston County, Texas.

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 Odie W. Oliver and wife, Ruth A. Oliver, 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 22nd day of January, 1974.

SEAL

Bobby J. Lowrie
NOTARY PUBLIC in and for
Galveston County, Texas.

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 Vernon J. Dussie and wife, Jennie Lee Dussie, 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 22nd day of January, 1974.

SEAL

Bobby J. Lowrie
NOTARY PUBLIC in and for
Galveston County, Texas.

2476-11-287

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 James M. Bell and wife, Ruth Bell, 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 1st day of February, 1974.

Bobby J. Swartz
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 Helen Lindsey Jr. and wife, Mrs. Helen Lindsey Jr., 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 2nd day of February, 1974.

Bobby J. Swartz
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 JANE M. MURKIN and wife, JANE M. MURKIN, 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 26th day of April, 1974.

J. Alan Jones
NOTARY PUBLIC in and for
Galveston County, Texas.

SEAL

NOV 21 1976 288



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

MORRIS STAR and wife, _____,
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 23rd day of
MAY, 1974.

J. Albert Jones

SEAL

NOTARY PUBLIC in and for
Galveston County, Texas.

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

_____ and wife, _____,
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 _____ day of
_____, 1974.

SEAL

NOTARY PUBLIC in and for
Galveston County, Texas.

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

_____ and wife, _____,
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 _____ day of
_____, 1974.

SEAL

NOTARY PUBLIC in and for
Galveston County, Texas.

2476 REC 283

2476 FALL 290

14921		RELEASE OF RESTRICTIONS	FILED FOR RECORD MAY 23 1974 COUNTY CLERK, GALVESTON COUNTY, TEXAS BY <i>William J. Sullivan</i> Deputy	<i>[Signature]</i> I. ALLAN LERNER ATTORNEY P.O. BOX 488 LA MARQUE, TEXAS 77568
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STATE OF TEXAS
I hereby certify that the foregoing are filed on the
date and time stamped herein by me and are duly recorded
in the volume and page of the public records of Galveston
County, Texas as shown on the foregoing.

MAY 28 1974
COUNTY CLERK, Galveston County, Texas

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 8/17/2023 GF No. _____
Name of Affiant(s): Sumner B. Cragin Jr.
Address of Affiant: 1109 W. Castlewood Friendswood, TX 77546
Description of Property: 1005 Bayou Road La Marque, TX 77568 Lot 9 Anizan Subdivision out of the John Moore league
County Galveston, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since January 29, 1986 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below) None

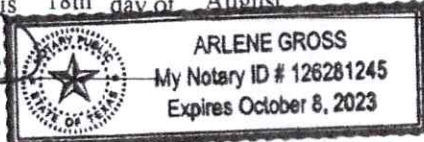
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SB Cragin

SWORN AND SUBSCRIBED this 18th day of August, 2023

Arlene Gross
Notary Public

(TAR 1907) 02-01-2010



TAX CERTIFICATE



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

Issued To:

CRAGIN INTERPRISE INC
1109 W CASTLEWOOD AVE
FRIENDSWOOD, TX 77546-5329

Legal Description

ABST 150 J D MOORE SUR PT OF LOT 9
(9-1) A F ANIZAN SUB

Parcel Address: 1005 BAYOU RD

Legal Acres: .4653

Account Number: 194779

Certificate No: 248670051

Certificate Fee: \$10.00 CREDIT

Print Date: 08/09/2023 11:33:41 AM

Paid Date: 08/09/2023

Issue Date: 08/09/2023

Operator ID: LOCKETT_K

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:**Certified Owner:**

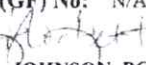
CRAGIN INTERPRISE INC
1109 W CASTLEWOOD AVE
FRIENDSWOOD, TX 77546-5329

Certified Tax Unit(s):

1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

2022 Value:	240,000
2022 Levy:	\$2,763.28
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Issued By: 

CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



City of La Marque
4916 -C FM 1765
La Marque, Texas 77568
409.938.9219

**CITY OF LA MARQUE
NOTICE TO PROPERTY OWNERS
OF A REQUESTED REZONE OF PROPERTY WITHIN 200 FEET**

September 26, 2023

Dear Property Owner:

This PUBLIC NOTICE is required by the City of La Marque Code of Ordinances, Section 71-26. An application to rezone property in your area has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the Galveston County Appraisal District 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, September 26, 2023, at 4:00 p.m. in the City Council chambers located at 1109 -B, Bayou Rd. La Marque, TX 77568**

A formal request to change the zoning district from (R-1) Single Family Residential to (C-2) General Commercial for A tract of land out of the Anizan Sub, ABST 150 J D Moore SUR PT of LOT 9 (9-1) (Galveston County Property ID # 194779) Street address: 1005 Bayou Rd, La Marque, TX 77568

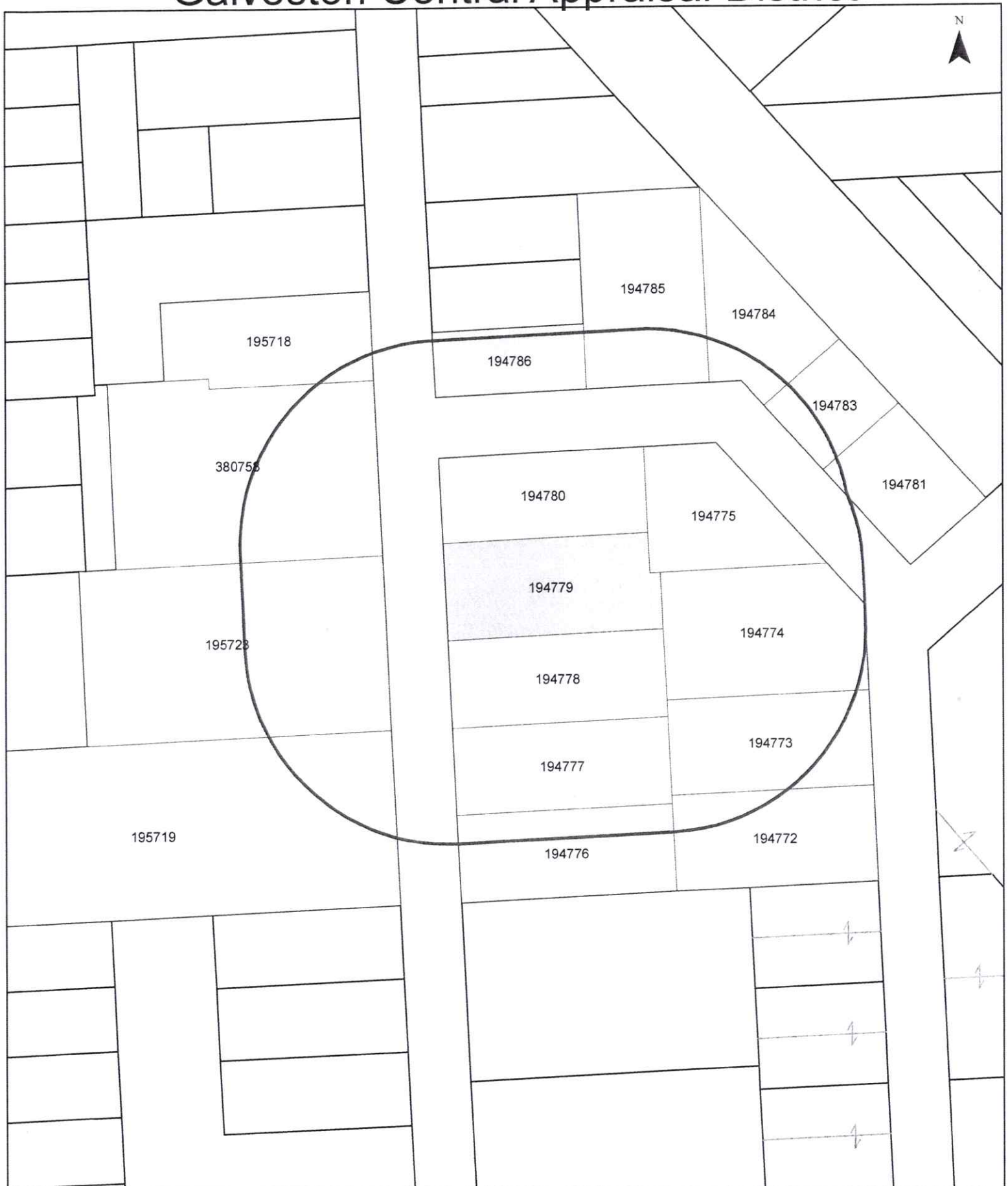
You may provide comments during the meeting by telephone or video using the following Zoom meeting information: Dial in number: 1 (346) 248-7799; Meeting ID: 92887385489; Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, tablet or computer by going to the following internet address: <https://zoom.us/j/92887385489>. The full agenda packet will be available at least 72 hour prior to the meeting on the City's website <https://ci.la-marque.ts.us/AgendaCenter>.

If you are unable to attend, and wish to comment, you may also provide comments by email to k.vanstavern@cityoflamarque.org or by mail addressed to:

City of La Marque
Development Services Department
4916-C FM 1765
La Marque, TX 77568

Respectfully,
Kathleen Van Stavern
Development Services Department

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.

GEOID	ID	NAME	ADDRESS
1165-0000-0006-000	194776	CITY-LA MARQUE	
1165-0000-0001-000	194772	TERRY JOHN AUSTIN BRUCE JR AND LEE ANN CROWDER	
2775-0005-2200-001	195719	ANIMAL ALLIANCE OF	
1165-0000-0007-000	194777	CITY-LA MARQUE	
1165-0000-0002-000	194773	HIGGINBOTHAM FELICIA RENE	
1165-0000-0008-000	194778	CITY-LA MARQUE	
1165-0000-0003-000	194774	HARROD SANDRA SUE	LIFE ESTATE
2775-0005-2200-005	195723	ARC DGLMQTX001 LLC	
1165-0000-0010-001	194780	FRANKLIN INGRID R	
1165-0000-0005-000	194775	DODD CHRYSTAL ANN	
1165-0000-0011-000	194781	GARIBAY GUY G	
2775-0005-1900-011	380758	JESUS IS LORD OF	
1165-0000-0012-000	194783	ATTAWAY GARY WAYNE & DARLEAN	
1165-0000-0016-000	194786	AMBRIZ ADRIAN & MARLENE	
2775-0005-1900-010	195718	BREWER DEBRA GALE	
1165-0000-0014-000	194785	FERNANDEZ GERARDO	
1165-0000-0013-000	194784	ISTRE ROBERT	

al District

ADDRESS2	ADDRESS3	CITY	ST	ZIP
1111 BAYOU RD		LA MARQUE	TX	77568-4160
1324 YUPON ST		LA MARQUE	TX	77568-4238
GALVESTON COUNTY	PO BOX 627	LA MARQUE	TX	77568-0627
1111 BAYOU RD		LA MARQUE	TX	77568-4160
1320 YUPON ST		LA MARQUE	TX	77568
1111 BAYOU RD		LA MARQUE	TX	77568-4160
1316 YUPON ST		LA MARQUE	TX	77568
C/O RYAN	PO BOX 460369 DEPT 100	HOUSTON	TX	77056
2810 61ST ST APT 131		GALVESTON	TX	77551
1006 LAURA AVE		LA MARQUE	TX	77568-4250
1009 LAURA AVE		LA MARQUE	TX	77568-4249
TRUTH MINISTRY	2200 3RD AVENUE	LA MARQUE	TX	77568
1007 LAURA AVE		LA MARQUE	TX	77568
2427 SULLIVAN LN		DICKINSON	TX	77539-5075
773 ROCKY ROSE CT		LA MARQUE	TX	77568
1003 LAURA AVE		LA MARQUE	TX	77568-4249
1903 CANDLELIGHT CT		FRIENDSWOOD	TX	77546

Kathleen VanStavern

From: Legal Ads <legals@galvnews.com>
Sent: Friday, September 8, 2023 2:34 PM
To: Kathleen VanStavern
Subject: Re: P & Z meeting notice

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

This will run in this weekends edition.



Donna Rhoades
Classified Manager
Legal Department

o: 409-683-5307
legals@galvnews.com

The Galveston County Daily News
8522 Teichman Rd, Galveston, TX 77554



On Sep 8, 2023, at 10:05 AM, Kathleen VanStavern <k.vanstavern@cityoflamarque.org> wrote:

Please post this meeting notice at your earliest convenience, and if possible send me the date for publication.

Thank you!

Kathleen Van Stavern
Development Services Director
Development Services / Code Compliance
4916 FM 1765 C
La Marque, TX 77568
O: 409-938-9256
k.vanstavern@cityoflamarque.org

<image001.png>