



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
REGULAR AGENDA
of
February 27, 2024**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **MONTH DD, YYYY**, beginning at **6:00 PM** in the **Council Chambers** at **1109-B Bayou Road La Marque, Texas** as well as via **videoconference hosted through Zoom** (<http://bczoom.cityoflamarque.org>). In accordance with Section 551.127(b) of the Texas Local Government Code the presiding officer and a quorum of the La Marque City Council intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public and the meeting will be broadcast at this location, on Channel 16, and via YouTube (<https://www.youtube.com/watch?v=L6G8ypjyEDo>).

The Commission will meet for the purpose of considering the following agenda:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. INVOCATION AND PLEDGE OF ALLEGIANCE
4. PRESENTATIONS
 - 4.I. Public Hearing on a formal request to rezone a 46 acre tract on FM 519 from R1 - Single Family Residential to a Planned Development District. Item tabled at the January 23, 2024 meeting.
5. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to Council (limited to three (3) minutes). If wishing to speak give the Mayor or presiding officer your full legal name and the item you wish to speak about. In compliance with Texas Open Meeting Act, the City 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 mayor will call on you in turn.*

6. MINUTES

6.I. January 23, 2024, Meeting Minutes

7. OLD BUSINESS

7.I. Discussion / possible regarding a request to change the zoning district from R-1 Single Family Residential to a Planned Development District on +- 46 Acre Tract out of Abstract 2, S.F. Austin Survey, being tracts 238, 32.630 acres and tract 239, 15.090 acres, La Marque, Galveston, County, Texas, Galveston County Parcel ID Nos. 131373 and 131374, located on FM 519 (Main Street) (Tabled on Jan 23, 2024 meeting)

8. NEW BUSINESS

Items presented to the Council for discussion and possible action:

9. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on MONTH DD, YYYY at _____.

Kierra K. Nance, TRMC
City Clerk



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: October 6, 2023 Smart Gov Project # PZ2023-028
Name of Agent: Brad Sweitzer - EHRA Engineering Phone: 713-337-7493
Address: 10011 Meadowglen Lane City: Houston Zip Code: 77042
Name of Owner: G 46 LLC Phone: 512-767-0622
Address: 3571 Far West Boulevard City: Austin Zip Code: 78731
Property Legal Description: ABST 2 SF AUSTIN SUR TRACT 238 & 239 Parcel ID #: 131373 & 131374
Property Address: South of F.M. 519 and east of Newman Road
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: The reason for the zone change is to provide means for development to occur in an orderly and responsible manner by establishing guidelines that ensure quality development.
Desired Outcome: The desired outcome is to create a Planned Development District.

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: _____ / _____ / 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: B. Sweitzer Date: 10/6/23





City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9219

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

December 26, 2024

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, January 23, 2024, at 4:00 p.m. in the City Council chambers located at 1109 -B, Bayou Rd. La Marque, TX 77568**

A preliminary report regarding a formal request to change the zoning district from (R-1) Single Family Residential to a (PDD) Planned Development District being a 46-acre tract out of Abstract 2, S.F. Austin Survey, Being Tracts 238, 32.630 acres and Tract 239, 15.090 acres, La Marque, Galveston County, TX. Galveston County Property Parcel ID Nos. 131373 and 131374 located on FM 519 (Main Street)

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.lamarque.tx.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
1130 1st Street
La Marque, TX 77568

Respectfully,
Kathleen Van Stavern
Development Services Department

Galveston Central Appraisal District

ID	GEOID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST
131306	0002-0237-0000-000	CLARK ROBERT JOHNNIE JR		1411 DUROUX RD		LA MARQUE	TX
133353	5225-0009-0012-000	GRAUGNARD MILTON R SR		3230 MAIN ST		LA MARQUE	TX
132996	4785-0000-0029-000	CAMPBELL SUSAN MARIE		2303 WILLIAMS DR		LA MARQUE	TX
132971	4785-0000-0003-000	GARCIA RAFAEL C & MARIBEL A GARCIA		2324 NEWMAN RD		LA MARQUE	TX
132993	4785-0000-0026-000	HOBBS RICHARD B JR		2325 WILLIAMS DR		LA MARQUE	TX
132991	4785-0000-0024-000	REED NARY JOSEPH & EMMA J		2417 WILLIAMS DR		LA MARQUE	TX
132410	3105-0000-0001-003	DAVIS JAMES L JR & SHERI L		2402 DUROUX RD		LA MARQUE	TX
132982	4785-0000-0014-000	BACCINELLI PAMELA M		2424 NEWMAN RD		LA MARQUE	TX
133354	5225-0009-0013-000	LOESSBERG GEORGE H		3228 MAIN ST		LA MARQUE	TX
132969	4785-0000-0001-000	ABRAHAM ALBERT A JR		3309 MAIN STREET		LA MARQUE	TX
132994	4785-0000-0027-000	HOBBS RICHARD B JR		2325 WILLIAMS DR		LA MARQUE	TX
132409	3105-0000-0001-002	GIUSTI SARAH M		2408 DUROUX RD		LA MARQUE	TX
134673	7265-0000-0008-000	BLACKBURN ESMENIA & LESLIE J III		2412 DUROUX ROAD		LA MARQUE	TX
132986	4785-0000-0018-000	GREEN HENRY M & LOVENIA A		1100 MACADAMIA ST		VENUS	TX
134668	7265-0000-0004-000	BLANKS JEDEDIAH		14715 CEDAR ST		SANTA FE	TX
133343	5225-0009-0001-000	GRAUGNARD CATHERINE LYNNE		3230 MAIN STREET		LA MARQUE	TX
132418	3105-0000-0003-001	IGLESIA DE CRISTO FILADELFA		6505 FAIRWAY DR		GALVESTON	TX
132997	4785-0000-0030-000	MOCTEZUMA CHRIS & ERICA J		13127 S SAYKO ST		SANTA FE	TX
132970	4785-0000-0002-001	TORRES ERIC A & TERRIE V		2320 NEWMAN RD		LA MARQUE	TX
132992	4785-0000-0025-000	DUNKIN DANA CAMILE		2411 WILLIAMS DR		LA MARQUE	TX
132990	4785-0000-0023-000	DOERR JENNIFER C		2413 WILLIAMS DR		LA MARQUE	TX
132977	4785-0000-0009-000	ESQUEDA MARCO & CLAUDIA		2400 NEWMAN RD		LA MARQUE	TX
132978	4785-0000-0010-000	CHITTUM SARAH JANE & RICHARD		2404 NEWMAN RD		LA MARQUE	TX
134667	7265-0000-0002-000	BUNKER BRETT A & LISA M		4118 17TH ST N		TEXAS CITY	TX
734684	4785-0000-0021-002	GARCIA CESAR		2409 WILLIAMS DR		LA MARQUE	TX
132987	4785-0000-0019-000	RIOJAS DAVID & CYNTHIA ANGELICA		2429 WILLIAMS DR		LA MARQUE	TX
131305	0002-0236-0000-000	CLARK ROBERT JOHNNIE JR		1411 DUROUX RD		LA MARQUE	TX
134699	7350-0001-0001-000	JONES ROY E & SHARON M		1702 BIOVU DR		GALVESTON	TX
133356	5225-0009-0014-001	WISE DENNIS WAYNE		3220 MAIN ST		LA MARQUE	TX
132428	3105-0000-0005-001	ISLAND FIRE AND SAFETY EQUIPMENT INC		3201 MAIN ST		LA MARQUE	TX
360991	3105-0000-0005-008	ISLAND FIRE AND SAFETY EQUIPMENT INC		3201 MAIN ST		LA MARQUE	TX
354947	4785-0000-0001-001	RUTLEDGE WILLIAM R & LYNELLE		2312 NEWMAN RD		LA MARQUE	TX

**46-Acre F.M. 519 Tract
Planned Development District
City of La Marque**

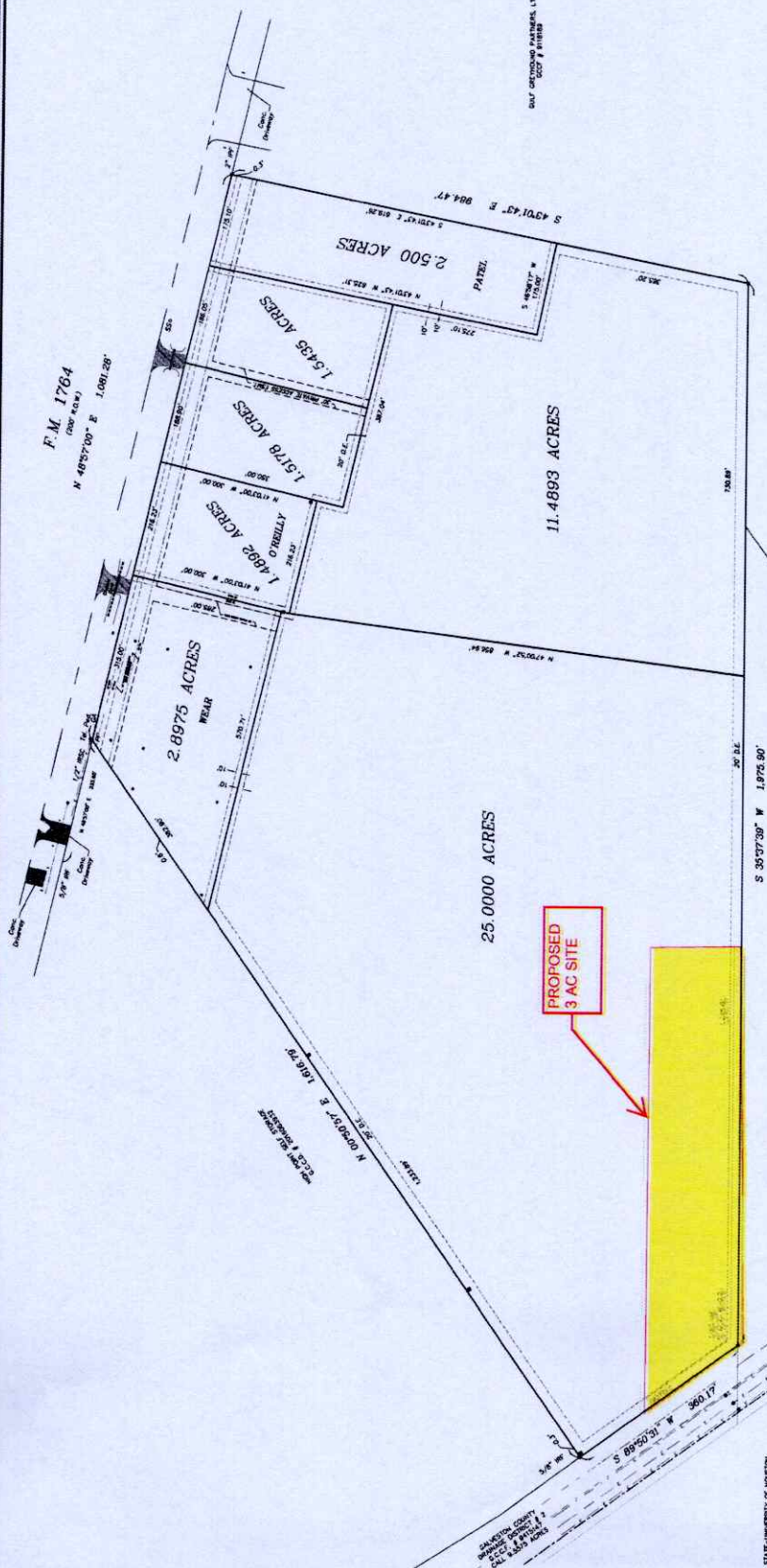
**Submitted
October 6, 2023**



10011 Meadowglen Ln.
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300



F.M. 1764
(200' R.O.W.)
N 48°57'00" E 1,081.28'



PROPOSED
3 AC SITE



EXHIBIT
OF
46.437 ACRES
SITUATED IN THE
W.K. WILSON LEAGUE
ABSTRACT NO. 208
GALVESTON COUNTY, TEXAS

SCALE
1" = 100'
SURVEYED JUNE 12, 2018
DRAWN JUNE 12, 2018
BY J. L. WILSON

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Figure 2 – Existing Zoning Map
Figure 3 – Preliminary Land Use Plan
Figure 4 – Parks & Open Space Plan

Appendices

Appendix 1 – Metes & Bounds Description
Appendix 2 – Land Title Survey
Appendix 3 – Parking Space Regulations

I. INTRODUCTION

A. Summary

The Planned Development District ("PD") establishes comprehensive guidance and regulations for the "46-Acre F.M. 519 Tract," ("Project"), comprised of +/- 46 acres, as depicted in Figure 1 – Subject Tract.

The intent of this document is to provide a means by which development may occur in an orderly and responsible manner by establishing guidelines that ensure quality development and specifically address the goals of both the City of La Marque ("City") and the developer. While the Project is currently known as "46-Acre FM 519 Tract", this name will change in the future.

B. Project Location

The Project is located south of F.M. 519, east of Newman Road, and is entirely within the corporate jurisdiction of the City of La Marque.

C. Existing Zoning

As shown in Figure 2 – Existing Zoning Map, the property is currently zoned as District R-1, Single-Family Residential. This PD shall replace and supersede zoning and other City regulations in conflict with the PD.

D. Surrounding Land Use

A majority of the properties surrounding the Project are residential. The Alexander Duroux subdivision lies to the east and an unrecorded subdivision known as "Lone Pine" lies to the west. To the north, across F.M. 519, are large single-family lots. Highland Bayou lies to the south.

E. Existing Site Conditions

Most of the site is an open pasture consisting of scrub vegetation. The property is generally flat with a gentle slope to Highland Bayou in the southern portion of the property. Highland Bayou is situated just south of the property boundary and continues to flow southeast into Galveston Bay. A Texaco pipeline easement runs east to west across the central portion of the tract. A single, unidentified, primitive burial site is located in the southeastern portion of the property and will be undisturbed by the development of the Project. A drill site once existed on the property, but the well was plugged and capped in the 1990s.

II. DEVELOPMENT PLAN

A. Purpose & Intent

The purpose of the PD is to clarify planning considerations and guide implementation of the vision for the community. The primary goal of the project is to create single-family lots to serve existing and future residents of La Marque and to establish a strong community character and sense of place.

B. Proposed Uses & Densities

Single Family (SF) – This category provides for the development of detached, single-family dwelling units. Single Family homes shall have a minimum lot width of 50 feet and a minimum lot area of 6,000 square feet.

Parks & Open Space (P&OS) – This category is intended to provide for the development of recreation, open space areas, landscape buffers, and stormwater mitigation areas within the community.

TABLE 1 Land Use		
Land Use	Gross Acres	%
Single Family (SF)	28 Ac.	60%
Parks & Open Space (P&OS)	18 Ac.	40%
Totals	46 Ac.	100%

Figure 3 – Preliminary Land Use Plan depicts the Proposed locations of these land uses. Land uses may be relocated within the boundaries of the PUD. The City will be notified of any changes to the Preliminary Land Use Plan.

The P&OS gross acreage may increase without further approval from the Planning & Zoning Commission but may not decrease to less than 40%.

The project density shall not exceed 3.0 units per gross acre. At a gross acreage of +/- 46, this would result in a maximum of 138 allowed units.

C. Transportation

The proposed circulation system for the Project is designed to meet the mobility needs of the development. The Project has access to F.M. 519 to the north and Newman Road to the west and will include an access point to both roads. It is neither practical nor desirable to provide a stub street connection to the Alexander Duroux subdivision to the east as there is existing single family development along the entirety of the eastern project boundary.

1. Street Design Criteria

Local Streets: Local streets within the Project shall have a minimum right-of-way of 60 feet and a standard paving section of 28 feet, measured from back of curb to back of curb.

Cul-de-sacs: Cul-de-sacs within residential areas shall be measured along the centerline of the street from the nearest intersecting street to the centerline of the terminus bulb. Cul-de-sac streets shall be no longer than 600 feet in length.

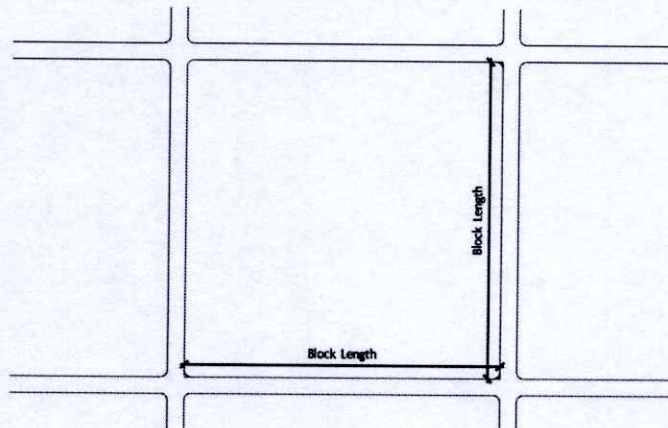
A cul-de-sac turnaround shall have a right-of-way radius of 50 feet.

Intersections: Intersections shall be spaced at a minimum of 125 feet apart, as measured from centerline to centerline.

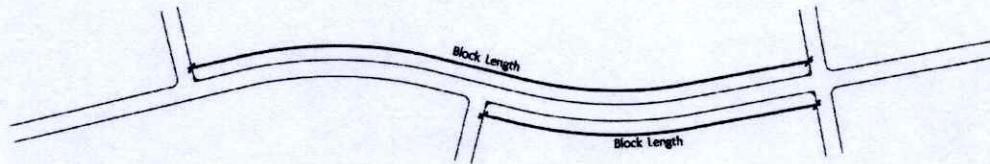
Streets shall be designed to intersect as nearly as possible to right angles and no street shall intersect any other street at less than 80 degrees. Right-of-way lines at intersections shall transition with a 15-foot minimum radius curve.

Curves: Street centerline curves shall have a minimum radius of 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. This standard shall not apply to "L type" intersections. These types of intersections shall have a minimum centerline radius of 50 feet.

Block Length: Local streets shall have a maximum block length of 1,400 feet. Block length shall be measured between intersections (including "L type" intersections) from edge of right-of-way to edge of right-of-way.



Traditional Block Length Measurement



Curvilinear Block Length Measurement

Points of Access: Two points of access shall be required at Project build-out.

Lot Frontage: Each lot shall have frontage on a local street.

2. Street Sidewalks

Five-foot-wide sidewalks shall be provided on both sides of the local streets. Generally, sidewalks should be constructed within the right-of-way. Sidewalks adjacent to open space areas may meander between the right-of-way and open space when desired.

D. Parks & Open Space

The Parks & Open Space land use (P&OS) shall comprise at least 40% of the gross acreage of the Project.

1. Open Space

Open Space shall include landscape buffers and stormwater mitigation areas, provided that stormwater mitigation areas are amenitized to provide active or passive recreational uses. Open Space encumbered by pipeline or drainage easements shall not count towards the required 40% gross acreage of the Project.

2. Parks

A minimum of a 1/2 acre shall be provided as public or private parks and shall include additional man-made improvements such as sidewalks, benches, playgrounds, or shelters.

Figure 4 – Parks and Open Space plan identifies the proposed locations and amenities of parks within the Project but is preliminary and subject to change.

E. Infrastructure

1. Municipal Utility District

The Project will be located within Galveston County Municipal Utility District No. 68. The City shall be responsible for providing the Project with water and sanitary sewer service.

2. Storm Drainage & Detention System

The developer has previously met with Galveston County Drainage District No. 2 and the drainage district stated that no detention is needed for development. The floodplain on the property is coastal floodplain and all stormwater will directly outfall to Highland Bayou. A stormwater mitigation area will be provided in the open space area at the south of the property. A memo will be provided by the project engineer attesting to the understanding that no detention is required for the site per the drainage district prior to the first preliminary plat submittal. Furthermore, per the drainage district's request, a 30-foot-wide strip adjacent to the Highland Bayou will be dedicated to the drainage district.

3. Homeowner's Association

A Homeowner's Association (HOA) will be provided to promote community involvement, maintain common areas, and enforce deed restrictions and covenants. The City of La Marque will in no way be responsible for the enforcement of these private covenants.

III. DEVELOPMENT REGULATIONS

A. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of the Property. Appendix 1 contains the metes and bounds description of the Property.

All construction and development within the PD area shall comply with applicable provisions of the City's codes and ordinances as they exist on the date of adoption of this PD and the laws of the State of Texas, except as modified within the amended PD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the PD, then those regulations and standards of the City's codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability may be made to Planning & Zoning Commission.

This PD may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the PD that are affected by the change.

2. Additional Uses

If a proposed use has not specifically been listed as being a permitted use in a particular land use category within the PD, it shall be the duty of the City's Designated Official to determine if said use is: 1) consistent with the intent of the zone; and 2) compatible with other listed permitted uses.

3. Non-Conforming Land Uses

Where, at the adoption of this PD, a lawful use of land exists which would not be permitted by the regulations imposed by this PD, such use may continue so long as it remains otherwise lawful, provided:

- No non-conforming use shall be enlarged, increased, or extended to occupy a greater area of land than was originally occupied at the date of adoption of this PD.
- No non-conforming use shall be moved, in whole or in part, to any lot or parcel within the PD.
- If any non-conforming use ceases for a period of more than 180 days, any subsequent use of the land shall conform to the regulations established by this PD.
- No additional structures shall be erected in connection with any non-conforming use that does not conform to the regulations established by this PD.

4. Non-Conforming Land Structures

Where, at the adoption of this PD, a lawful structure exists which would not be permitted by the regulations imposed by this PD, such structure may continue to exist so long as it remains otherwise lawful, provided:

- No non-conforming structure shall be enlarged, increased, or extended beyond its size at the date of adoption of this PD.
- In the event that any non-conforming structure or non-conforming portion of a structure is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the regulations established by this PD.
- No non-conforming structure shall be moved, in whole or in part, to any lot or parcel within the PD.

5. Existing Utilities

Existing utilities and all uses allowed by existing easements shall continue to be permitted in all designations within the PD.

6. General Plan

If the Project is phased, a General Plan illustrating all contiguous property under one ownership shall be submitted for approval of the City Council prior to the application for the first preliminary plat. The General Plan shall show the proposed road layout, parks, open space, drainage easements, and stormwater mitigation areas.

Preliminary plats shall be required for each section of development except for minor plats as defined by state law.

Preliminary plats should generally conform to the General Plan. Any major revisions, as determined by the City Administrator, shall require the submittal of a revised General Plan for approval by the City Council.

7. Temporary Uses

Temporary uses conducted in connection with the development of the property shall not require zoning permits from the City, but will require health and safety permits (electrical, plumbing, structural, HVAC, etc.). All temporary uses must be approved by the developer or the Architectural Review Committee. These uses may include, but are not limited to:

- Sales office
- Construction office
- Construction/storage yards
- Construction roads
- Fencing
- Water pumps and ponds

B. Development Standards

1. Single Family (SF)

Purpose: The Single Family category provides for the development of detached, single-family dwelling units. Single Family homes shall have a minimum lot width of 50 feet and a minimum lot area of 6,000 square feet.

TABLE 2	
Single Family Lot Requirements	
<i>Min. Lot Area</i>	6,000 square feet
<i>Min. Lot Width</i>	50 feet at the lesser of the front or rear setback line
<i>Min Lot Depth</i>	120 feet*
<i>Max. Lot Coverage</i>	75%
<i>Max. Building Height</i>	35 feet
<i>Min. Setbacks</i>	Front: 20 feet Rear: 10 feet Side: 5 feet Corner: 10 feet
*There shall be no minimum lot depth for lots that front on a cul-de-sac or knuckle, provided that lots meet the minimum lot area.	

Permitted Uses: Accessory structures

- Community centers
- Drill sites
- Entry features and monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Recreational facilities
- Single family

2. Parks & Open Space (P&OS)

Purpose: The Parks & Open Space category is intended to provide for the development of recreation, open space areas, landscape buffers, and stormwater mitigation areas within the community.

TABLE 3	
P&OS Lot Requirements	
<i>Min. Lot Area</i>	N/A
<i>Min. Lot Width</i>	N/A
<i>Min Lot Depth</i>	N/A
<i>Max. Lot Coverage</i>	N/A
<i>Max. Building Height</i>	N/A
<i>Min. Setbacks</i>	10 feet*
*A 25-foot setback shall be required for any habitable structures.	

Permitted Uses: Drill site

Entry features and monuments
Institutional uses
Minor utilities
Open space
Parks
Public assembly
Public facilities, excluding major utilities
Recreational facilities
Temporary uses

3. Parking

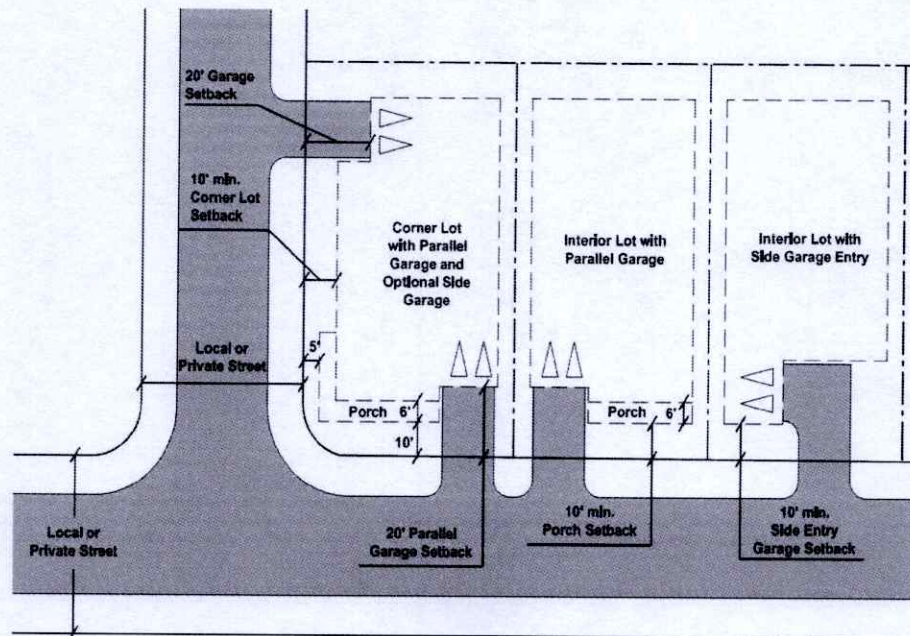
All parking within the Project will be subject to the standards established in the Zoning Ordinance Sec. 71-22 Parking Space Regulations (Appendix 3). Therefore, two off-street parking spaces shall be provided per dwelling unit.

4. Building Setback Encroachments

For all Single Family lots, porches may encroach into the front setback up to ten feet, provided they have a minimum depth of six feet. On corner lots, porches may encroach into the side setback up to five feet, provided they have a minimum depth of six feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten feet.

One-story accessory structures may be set back three feet from the rear or side property lines if they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three feet and may not extend more than five feet above the principal structure.



5. Definitions

Accessory structure – any above ground structure that is (1) incidental to and customarily associated with the main structure on the site, and (2) located on the same lot as the principal building. Accessory structures may include, but are not limited to detached garages and gazebos, but does not include utility or storage sheds.

Active recreational use – Recreational activities that require facilities such as sports fields or pavilions

Architectural feature – an ornamentation or decorative feature attached to or protruding from the exterior wall of a building. Architectural features may include, but are not limited to windows (e.g. bay windows), chimneys, columns, awnings, marquees, façade, or fascia.

Block length – the distance measured along a street between two intersecting streets.

Building – a structure used for or supporting any use or occupancy that requires a building permit.

Council – Shall mean the City Council of the City.

Cul-de-sac - Any street with only one outlet that terminates in a vehicular turnaround.

Designated Official – The individual authorized by the City to provide direction and oversight and personally perform duties related to a comprehensive program to protect the health and safety of citizens and the quality of life by ensuring that planning activities meet appropriate codes, standards, and city ordinances.

Detached housing – A site-built building containing only one dwelling unit.

Drill site – A tract of land designated for the purpose of extracting oil or gas comprising a "spacing unit" or "proration unit" as determined by the State Railroad Commission.

Dwelling unit – Any building or portion thereof which is designed or used exclusively for residential purposes.

Entry features – Primary points of vehicular entry into the property that are enhanced with landscaping, water features, architectural treatments, and lighting.

Front loaded – Any dwelling unit that takes vehicular access from the street on which it fronts.

Frontage – Frontage shall mean that portion of any lot or tract that abuts a street or approved common area. A lot or tract abutting more than one street shall have frontage on only one street which shall be deemed to be the side having the shortest dimension unless otherwise indicated on the subdivision plat.

Gross acreage – Gross acreage shall mean the total area of land inclusive of all encumbrances, including, but not limited to rights-of-way, drainage ways, pipeline and utility easements, detention facilities, parks and open space areas.

Gross density – A measurement of density based on the calculation of the total gross acres within a subdivided area divided by the total number of dwelling units within that area.

Homeowner's Association (HOA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a subdivision. All residential property owners within the subdivision shall be a member of the HOA for that subdivision.

Institutional use – A use designated for public facilities including, but not limited to major and minor utilities, public safety sites, libraries, schools (both public and private) and other civic uses.

Knuckle – The projection toward the outside corner of a bend in the right-of-way of that allows for adequate turning movements for emergency and other vehicles.

Landscaping – Planting and related improvements for the purpose of beautifying and enhancing a portion of land and for the control of erosion and the reduction of glare, dust and noise. Rocks and/or gravel, by itself shall not constitute landscaping.

Local street - A public street that conforms to the criteria established in this PD.

Lot – An undivided tract of land having frontage on a public or private street which is designated as a separate and distinct tract and identified by numerical identification on a duly and properly recorded subdivision plat.

Major utility – Uses or structures providing utility services that have a potential major impact by virtue of appearance, noise, size, traffic generation or other operational characteristics, which include, but are not limited to, transmission

substations, wastewater treatment facilities, water reservoirs and pump stations, and power plants. This use does not include private individual water supplies or septic tanks. See Minor Utilities.

Minor utility – Small scale facilities that are necessary to support development and that involve only minor structures. Minor utilities include but are not limited to facilities such as power lines, water and sewer lines, wastewater lift stations, storm drainage facilities, transformers, hydrants, switching boxes and similar structures.

Neighborhood – A collection of compatible subdivisions.

Open space – A portion of land designated as open space on the Preliminary Land Use Plan. Open space areas may include pipeline and utility easements, drainage ways, and wet and dry detention areas.

Overall project – The approximately 46 acres of land that constitutes the entire 46-Acre F.M. 519 Tract project.

Passive recreational use – Recreational activities that do not require facilities such as sports fields or pavilions

Private – Elements of the development that are not intended for public use and are operated and maintained by a private entity.

Project – The approximately 46 acres of land which is the subject of this PD, the legal description of which is contained in the appendix of this document.

Property Owner's Association (POA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a commercial development.

Public facilities – Any non-commercial land use (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses include, but are not limited to governmental offices, libraries, parks, and major and minor utilities.

Public safety site – A tract of land containing a building or structure that is designated for police, fire, or emergency services.

Public utilities – Any utilities that are provided by the city, county, or municipal utility district which may include, but are not limited to water and wastewater.

Recreational facilities – Any structure or building intended for active recreational use. Recreational uses shall include, but are not limited to clubhouses, tennis courts, basketball courts, sports fields, pools, playground equipment, bleachers, etc.

Religious assembly – A building or group of buildings used or proposed to be used for conducting organized religious services and accessory uses directly associated with the use.

Retail – Retail sales of any article, substance, or commodity within a building or structure.

School (public or private) – An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, art schools, trade schools, and similar facilities.

Subdivision – The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose of residential, industrial, office and business development or other uses.

Temporary use – Any use allowed for a specific period of time. A use that is not of a permanent nature.

Wastewater treatment facilities – Any facility used for the treatment of commercial and residential wastewater for sewer systems and for the reduction and handling of solids and gases removed from such wastes.

Water plant facilities – Any facility used for the collection, treatment, testing, storage, pumping, or distribution of water for a public water system.

IV. GENERAL ADMINISTRATION & AMENDMENTS

A. Purpose

This section establishes guidelines regarding the administration and future amendments to the PD.

B. Interpretation

The City's Designated Official shall be responsible for interpreting the provisions of the PD. Appeals to the Designated Official's interpretation shall be made to City Council within 30 days of the date of the interpretation.

C. Administrative Approval

Certain changes to the provisions may be made administratively by the City's Designated Official, provided such changes are consistent with the intent and general purpose of the PD and do not result in the reduction of open space to less than 40 percent within the project or exceed the maximum number of dwelling units permitted.

Decisions by the Designated Official regarding administrative changes shall be subject to appeal by the City Council. The following categories shall be considered administrative changes, but are not limited to:

- The addition of new information to the PD, including maps or text that do not change or affect any of the regulations or guidelines contained therein.
- Changes to the community infrastructure phasing and alignment, such as roads, drainage, water and sewer systems, excluding water and sewer plant locations.
- Changes in land use plan boundaries within the PD, division of areas or combinations of areas provided there is not a net loss of open space and no net increase in the total of units allowed.
- Changes or modifications in lot sizes and/or configuration, provided that the lots meet the minimum requirements established in the development standards for their respective land use.
- Changes to development regulations that are in the interest of the community and do not affect health or safety issues.
- Placement and/or construction of community identity or character features such as entry monuments, neighborhood signage, community art, mailboxes, etc.
- Relocation or modification of park sites.

- The determination that a use may be allowed which is not specifically listed as a permitted use but may be determined to be analogous and/or accessory to a permitted use as determined by the City's Designated Official.

The City's Designated Official shall have the authority to make a determination whether an administrative approval is appropriate regarding any situations or circumstances that are not specifically listed here.

D. Substantial Change

The PD may be substantially amended by the procedure outlined in the Zoning Ordinance Sec. 71-26 Amendments.

E. Fees

All fees associated with the entitlement process shall be assessed as indicated by the City's applicable fee schedule. All fees shall be fair and reasonable.

F. Additional Requirements

The developer shall utilize, or cause its contractors to utilize, Separated Building Materials and Labor Contracts for all taxable building material contracts related to the development in the amount of one thousand dollars (\$1,000.00) or more, to site payment of the sales tax on building materials for the development to the property.

Noncompliance of the PD will result in withholding of building permits within the boundaries of the PD.

Regardless of any other provision, no plat or building permit in the premises shall be approved until the City and the drainage district with jurisdiction of the premises have approved the drainage.

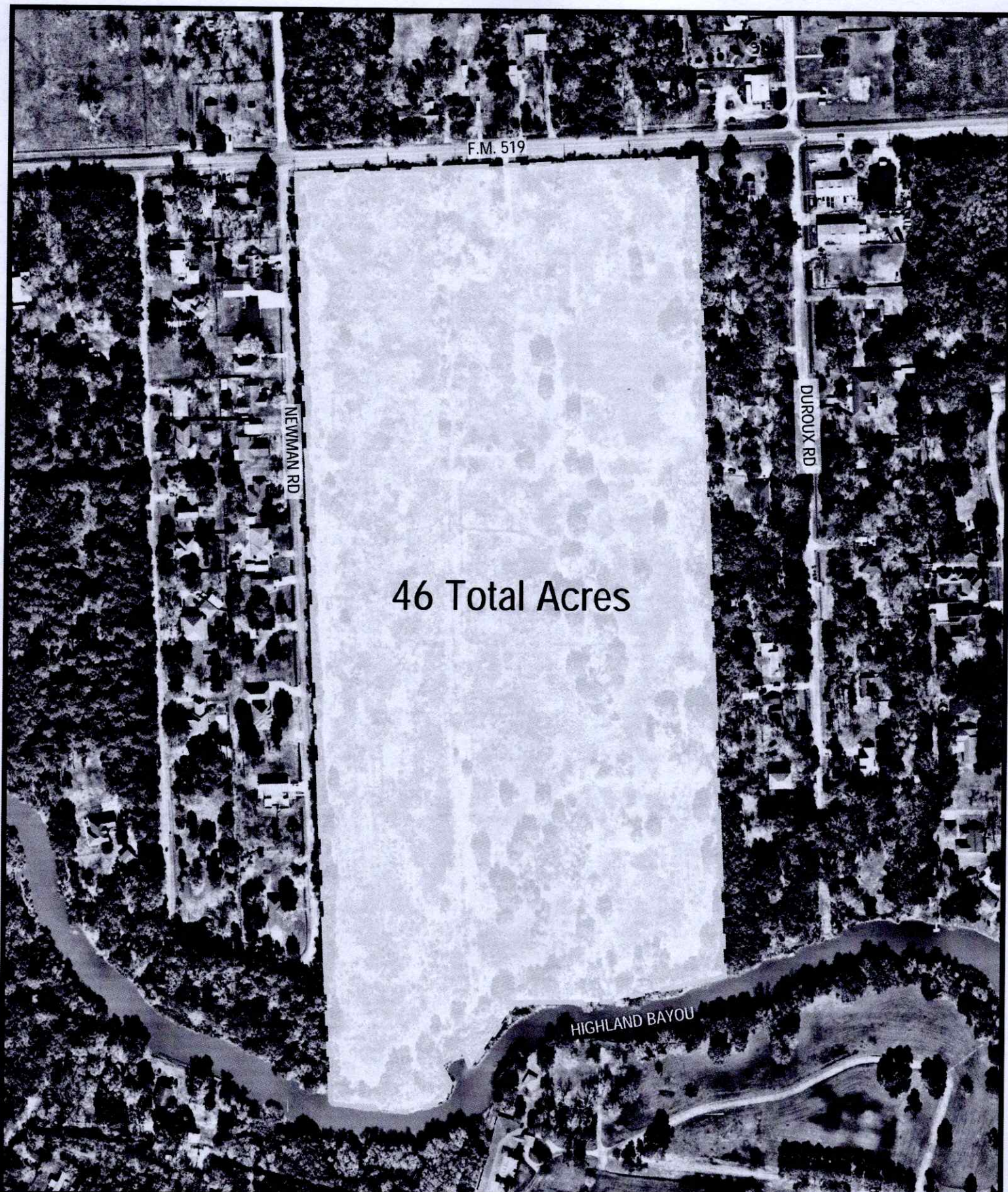


Figure 1: Subject Tract

46-Acre F.M. 519 Tract

0 75' 150' 300'
SCALE: 1"=300'
TRUE SCALE AT 8.5" x 11"



EHRA

ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
231-052-00

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

No warranty, or representation of
intended use, design or proposed
improvements are made herein. All
Plans for land or facilities are
subject to change without notice.

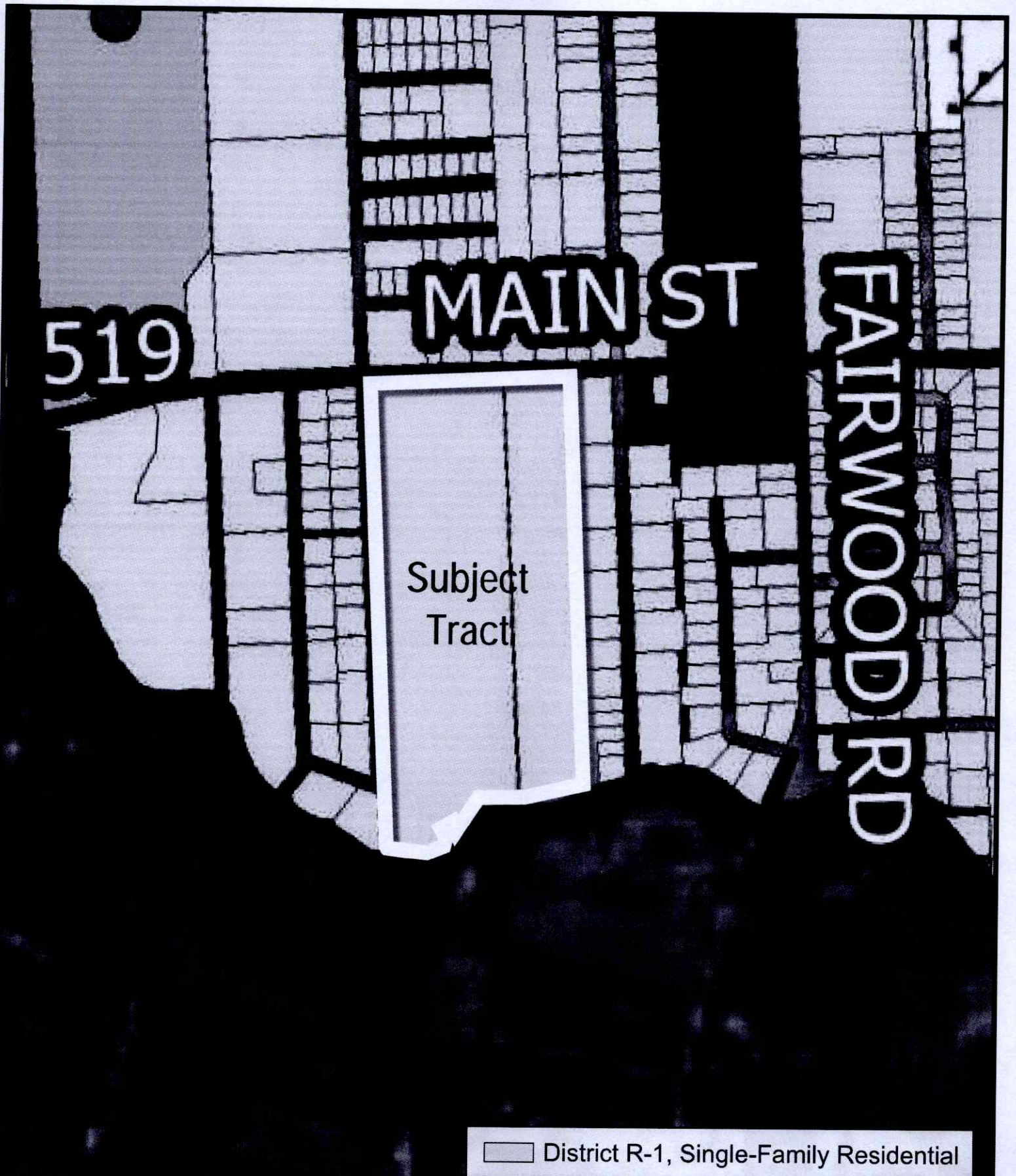


Figure 2: Existing Zoning Map

46-Acre F.M. 519 Tract

0 150' 300' 600'
 SCALE: 1"=600'
 TRUE SCALE AT 8.5" x 11"



EHRA

ENGINEERING THE FUTURE
 SINCE 1936

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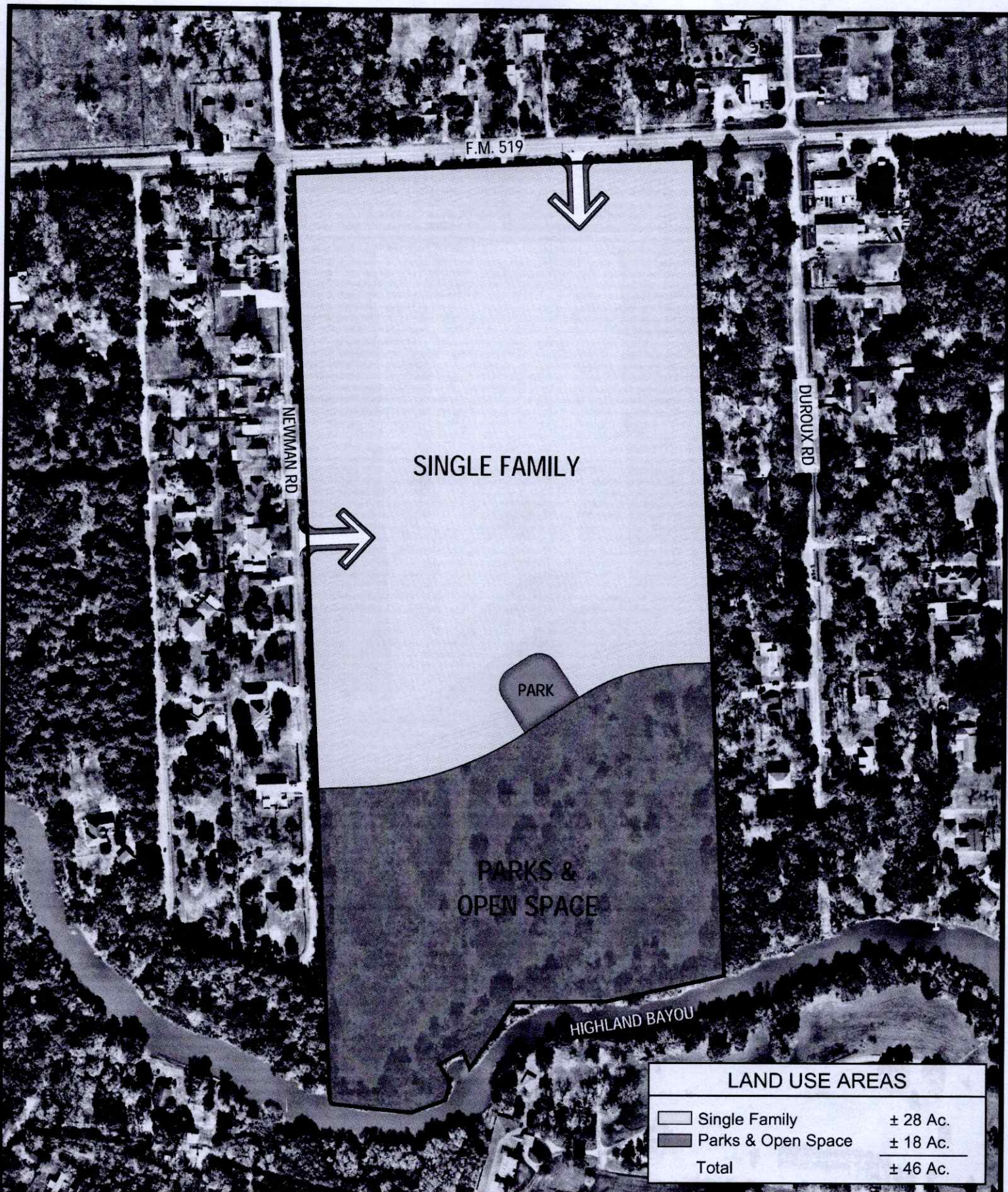


Figure 3: Preliminary Land Use Plan

46-Acre F.M. 519 Tract



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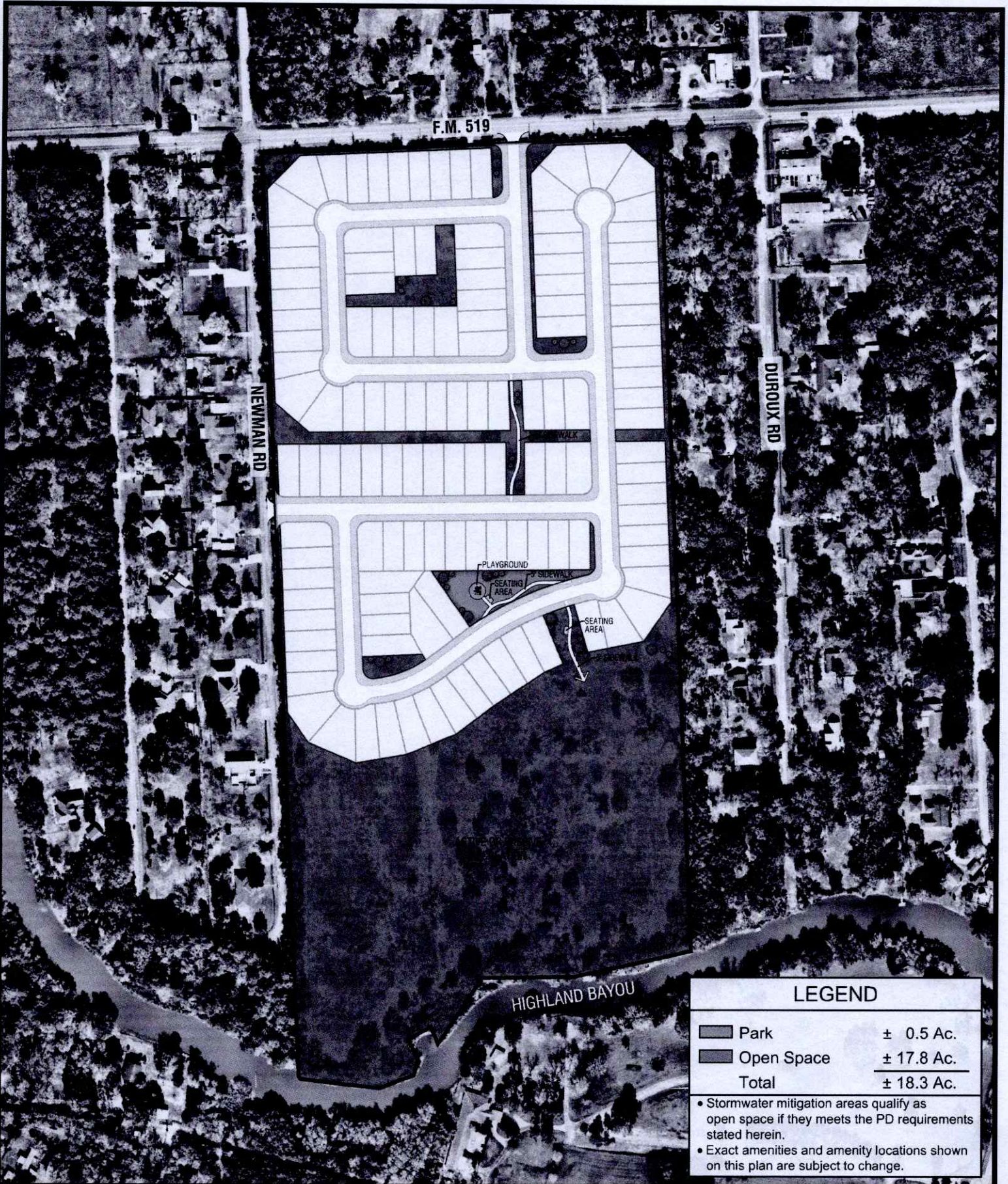


Figure 4: Parks & Open Space Plan

46-Acre F.M. 519 Tract

0 75' 150' 300'
SCALE: 1"=300'
TRUE SCALE AT 8.5" x 11"



EHRA

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SINCE 1936

EHRA JOB NO.
231-052-00

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Appendix 1



46.333 ACRES

FIELD NOTES of a 46.333 acre tract of land situated in the S.F. Austin League, Survey No. 4, Abstract 2, Galveston County, Texas; said 46.333 acre tract of land being that same called 46.210 acre tract described in deed recorded in Galveston County Clerk's File Number (G.C.C.F. No.) 2021039805 and 2021039799; said 46.333 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert Grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distances are actual distances. Scale factor = 0.99986695717.

BEGINNING at a 3/8-inch iron rod found for the Northwest corner of this tract of land and being in the Southerly right-of-way line of F.M. 519 (a.k.a. Main Street) (80 foot R.O.W.) and the Easterly right-of-way line of Newman Road (60 foot R.O.W.);

THENCE N 86°52'40" E with the North line of this tract of land and the Southerly right-of-way line of said F.M. 519, a distance of 964.14 feet to the Northeast corner of this tract of land and the Northwest corner of a tract of land described in deed to Santo Benitez, et.ux and recorded in G.C.C.F. No. 2016050860, from which a found 1/2-inch iron rod bears S 80°29'23" W, 1.96 feet;

THENCE S 02°35'22" E with the East line of this tract of land, at a distance of 324.60 feet pass a found 1/2-inch iron pipe, at a distance of 528.40 feet pass a found 1/4-inch iron pipe, at a distance of 732.20 feet pass a found 1/2-inch iron rod, at a distance of 936.00 feet pass a found 3/4-inch iron pipe, at a distance of 1,156.00 feet pass a found 3/4-inch iron pipe, at a distance of 1,266.00 feet pass a found 3/4-inch iron pipe, at a distance of 1,406.00 feet pass a found 3/4-inch iron pipe, at a distance of 1,686.00 feet pass a found 1/2-inch capped iron rod stamped "Survey 1", at a distance of 1,957.21 feet pass a found 5/8-inch iron rod N 87°24'38" E a distance of 1.12 feet, and continue a total distance of 1,975.02 feet to the Southeast corner of this tract of land and being in the Northerly line of Highland Bayou (water's edge as surveyed this day);

THENCE along the meanders of the Northerly line of Highland Bayou the following eleven (11) courses and distances;

S 77°33'08" W, a distance of 289.58 feet.

S 89°13'37" W, a distance of 222.05 feet.

S 33°24'31" W, a distance of 192.91 feet.

N 21°48'52" W, a distance of 45.74 feet.

S 60°15'42" W, a distance of 64.80 feet.



TBPE No. F-726
TBPLS No. 10092300

S 29°20'01" E, a distance of 51.10 feet.

S 13°28'37" W, a distance of 42.72 feet.

S 69°13'09" W, a distance of 88.30 feet.

N 84°31'45" W, a distance of 89.63 feet.

N 83°02'06" W, a distance of 103.24 feet.

N 36°44'24" W, a distance of 7.92 feet to the Southwest corner of this tract of land;

THENCE, N 02°40'03" W with the West line of this tract of land; at a distance of 258.26 feet pass a found 3/8-inch iron rod S 87°19'57" W, a distance of 0.39 feet, and continue with the West line of this tract of land and the Easterly right-of-way line of said Newman Road a total distance of 2,229.03 feet to the **PLACE OF BEGINNING**, containing within said boundaries a calculated area of 46.333 acres (2,018,283 sq.ft.) of land .

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA

A. Munroe Kelsay
Texas Registration No. 5580
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: 08/31/2023
Job No: 231-052-00
File No: R:\2023\231-052-00\Docs\Description\Boundary\231-052-00_LTS(46.333 ac).docx

Appendix 2

Appendix 3

Sec. 71-22. Parking space regulations.

- (a) *Automobile parking space regulations.* Whenever any ordinance, regulation, or plan enacted or adopted by the city council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

- (1) Except as otherwise provided in the section, off-street parking spaces shall be provided as follows:

Use of Building or Site	Minimum Number of Parking Spaces Required
Residential	
Single-family	2.0 per dwelling unit
Two-family	2.0 per dwelling unit
Multi-family	2.5 per dwelling unit
Efficiency and one bedroom	1.5 per dwelling unit
Two or more bedrooms	2.0 per dwelling unit
Commercial	
Offices and banks	3.3 per 1,000 sq. ft. gross floor area
Clinics and doctors' offices	8.0 per 1,000 sq. ft. gross floor area
General retail	4.0 per 1,000 sq. ft. gross floor area
Shopping centers	5.5 per 1,000 sq. ft. gross floor area
Car wash	0.3 per employee, plus 1.0 for owner or manager, plus reservoir parking as provided below
Restaurants	0.3 per seat
Hotels, motels	1.25 per rentable room plus 0.5 per employee on any one shift
Halls for meeting, dancing, social events	5.0 per 1,000 sq. ft. gross floor area
Entertainment	
Bowling alleys	5.0 per 1,000 sq. ft. gross floor area
Pool halls	
Industrial	
Auditoriums and theaters:	0.3 per seat
Churches (sanctuary)	1.0 per four seats
Churches (additional space)	1.0 per 1,000 square feet
High schools	8.0 per 1,000 sq. ft. gross floor area plus 1.0 per staff member
Elementary and junior high schools	1.0 per staff members
Hospitals	1.2 per bed plus 1.0 per three staff members on any one shift
Nursing homes	1.0 per five beds plus 1.0 per two staff members on any one shift
Wholesale storage and jobbing	1.0 per employee, plus 1.0 per business vehicle parked on premises, plus 2.0 for visitor or customer parking.

Off-street reservoir parking shall be provided for an automatically operated car wash equal to three times the maximum capacity of the car wash, and for a manually operated car wash equal to six times the maximum capacity of the car wash, for automobiles awaiting entrance. "Maximum capacity" shall mean the greatest number of automobiles undergoing some phase of washing at the same time. The required yard setbacks for any building shall not be included in calculating the minimum space requirements for off-street parking.

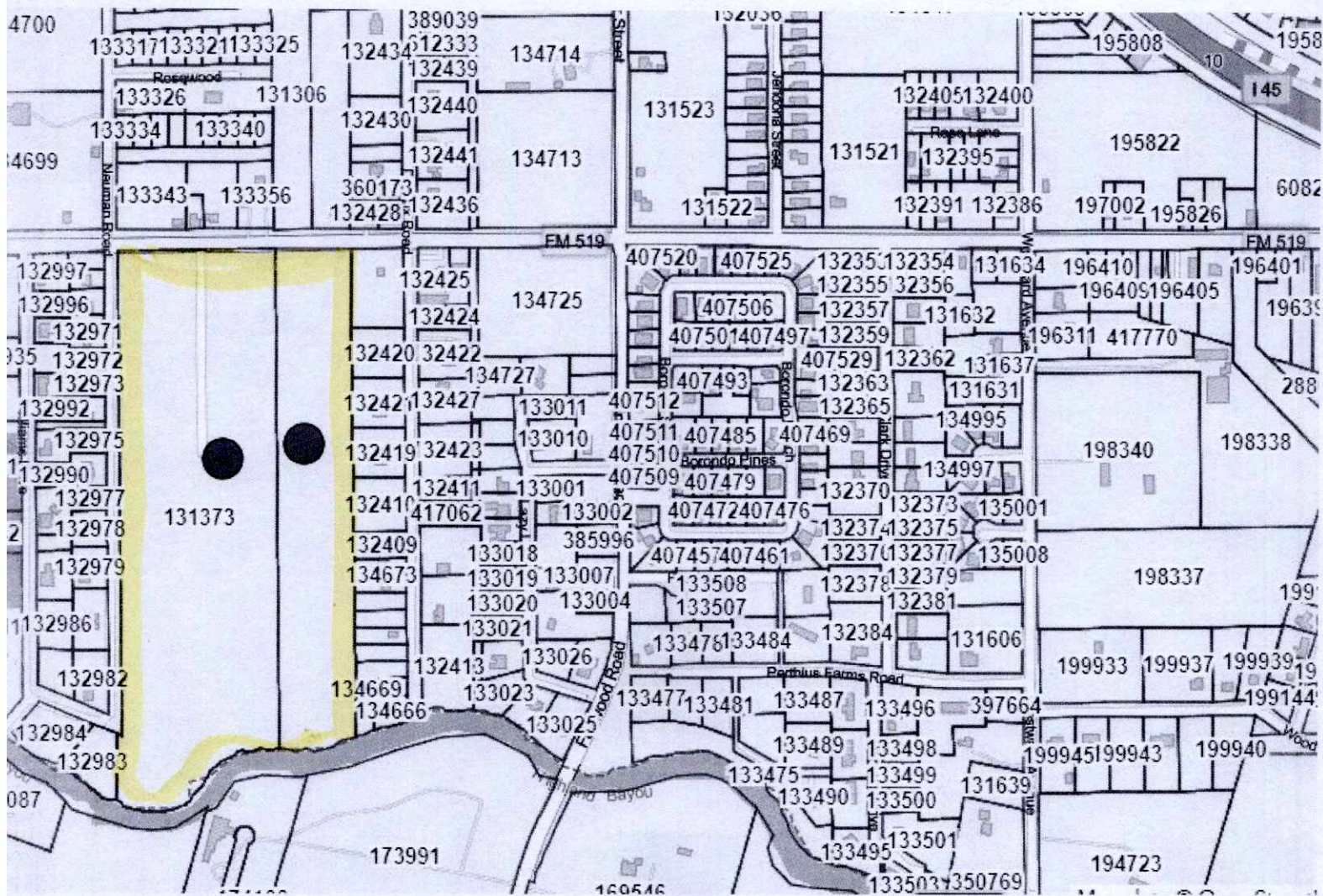
- (2) Where a building or a site contains two or more uses, the off-street parking requirement shall be computed as the sum of the required off-street parking spaces for each individual use.
- (3) Each business, commercial, manufacturing or industrial use having deliveries made by truck more than once a day between the hours of 8:00 a.m. and 6:00 p.m., or where the time of loading and unloading materials or goods exceeds ten minutes between those hours, shall provide off-street truck loading space on the lot, such space to be not less than 35 feet in length, 12 feet in width, and 15 feet in height.
- (4) For the purpose of this subsection, one parking stall shall be not less than 175 square feet in area, together with whatever area is required for means of ingress and egress thereto, except that in the case where attendants perform the act of parking in defined and adequate stalls then each such stall shall be considered a parking stall as required herein.
- (5) A driveway for access to any single parking space or to a parking lot shall be not less than 11 feet in width nor more than 30 feet in width at the property line along the street and shall be so located as to minimize traffic hazard and congestion.
- (6) All required parking stalls shall be located on the premises to which such requirement applies or within an off-street space distance not more than 500 feet from such premises, provided that such stalls as are required for employees and proprietors of any premises may be located within an off-street space distance not more than 1,000 feet from such premises, except as otherwise provided in this subsection or other subsections of this chapter.
- (7) Provision of parking stalls shared jointly by several persons in the same block or in the same vicinity is permissible, in which case the number of stalls required shall be the sum total of the individual requirements, provided that, where it is found by the board of adjustments, upon application thereto, that the parking demand generated by the different uses included in any joint arrangement to provide parking stalls required herein occurs at distinctly different times, as in the case of a theater generating demand for parking during such daytime hours, and in similar cases, the board of adjustments may reduce the total of number of parking stalls to be jointly provided.
- (8) All parking spaces required for any use and provided in compliance with the provisions of this subsection on the same lot or plot as that occupied by such use shall be considered to be required spaces for the use or uses to which appurtenant and shall not be reduced or encroached upon in any manner.
- (9) The surface of parking stalls and aisles, truck standing spaces, and access driveways therefore shall be treated, prepared and maintained for adequate drainage and the elimination of dust, dirt, and mud, according to city specifications.
- (10) In a case where existing off-street parking facilities have unused parking capacity, and where such facilities are open to the use of the public free of charge or at reasonable rates, the board of adjustments may reduce the parking space requirements for any use distance not more than 800 feet from such facility or facilities, provided that the total number of stalls in such reduction shall be not greater than the total number of stalls of unused capacity.

-
- (11) In a case where any public or private off-street parking facility, to be open to the use of the public free of charge or at a reasonable rates, is planned or is in process of development, and where the board of adjustments has reasonable assurance that such development will be carried to completion and will, when completed, relieve the parking demand in an area within 500 feet thereof in some measure or in full measure, the board of adjustments may establish a reasonable time period within which any use or uses within such area shall provide required space for parking stalls. Upon completion of all or a portion of such development, the provision of paragraph (10) above may be applied by the board.
- (12) In a case where the customary mode of transportation of a majority of the patrons, employees, and proprietors of any use, to and from the area in which such use is located, is other than by private automobile, the board may reduce by an amount not to exceed 50 percent the space required for parking stalls for such use.
- (13) In a case where it is clearly shown by the applicant, to the satisfaction of the board, that the provision of the amount of space required herein for parking stalls, due to the particular nature of the proposed use or other condition, would be an unnecessary hardship, the board may reduce such requirement.
- (b) *Residential off-street parking.*
- (1) *Purpose.* It is recognized that uncontrolled residential off-street parking, specifically in residential front yards, is a public nuisance. The purpose of this subsection is to provide for the regulation of residential off-street parking and to specify the requirements for residential off-street parking as they pertain to the appearance and the health, safety, and welfare of the city.
- (2) *Definitions and restrictions.* It shall be illegal for any person to park, or to allow to be parked on any property under his control, any bus, motor home, camper, trailer, or boat on any portion of a front yard or side yard of any area which is zoned R-1 under this chapter unless:
- Said area is a part of a hard surfaced driveway or parking area;
 - Said area is a part of a gravel driveway bordered by cement curbing or similar permanent border;
 - Said area is a part of a required driveway that provides access to a garage, carport or off-street parking area required by this section;
 - Said area is part of a side yard which is enclosed by a screening fence at least six feet in height and so constructed that no person can see through into the area surrounded by the fence;
 - The term "vehicle" as used herein shall mean every device in, upon, or by which any person or property is or may be transported or drawn upon a street or highway, except devices moved exclusively by human power. The term "hard surfaced" as used herein shall include cement, asphalt, brick and other commonly accepted pavement that may be approved by the building inspector;
 - A single-width driveway running from the street access to a garage or other parking area shall not utilize more than 15 percent of any residential front yard, except for front yards with a front footage width of less than 70 feet, in which case the maximum width for a single driveway shall be 11 feet;
 - A double-width driveway running from the street access to a garage or other parking area shall not utilize more than 27 percent of any residential front yard, provided that the maximum width of a driveway shall not exceed 24 feet in any case and shall not exceed 18 feet for front yards with a front footage width of less than 70 feet;
 - A triple-width driveway running from the street to a garage or other parking area shall not utilize more than 33 percent of any residential front yard, provided that the maximum width of a

driveway shall not exceed 30 feet in any case, and shall not be permitted for front yards with a front footage width of less than 80 feet;

- i. A drive apron means the connection between a driveway and the traveled portion of a street, in the public right-of-way, including any sidewalk area abutting thereon; or
- j. Circular driveways used for turnarounds or through traffic shall not utilize more than 30 percent of any residential front yards or corner side yards with a front footage or less than 80 feet.

(Ord. No. 953, 12-12-2005)



Property Details

Account		
Property ID:	131373	Geographic ID: 0002-0238-0000-000
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	3227 MAIN LA MARQUE, TX 77568	
Map ID:	283-C	Mapsco:
Legal Description:	ABST 2 S F AUSTIN SUR TRACT 238, 32.630 ACRES	
Abstract/Subdivision:	A0002 - A0002 - Austin, S F Survey	
Neighborhood:	0002.1	
Owner		
Owner ID:	697825	
Name:	G 46 LLC	
Agent:	HARDING & CARBONE INC (59841)	
Mailing Address:	2909 ROGERDALE RD #421249 HOUSTON, TX 77242	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$460 (+)
Agricultural Market Valuation:	\$233,180 (+)
Market Value:	\$233,640 (=)

Agricultural Value Loss: ?	\$231,940 (-)
Appraised Value:	\$1,700 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$1,700
Ag Use Value:	\$1,240

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: G 46 LLC %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.461628	\$233,640	\$1,700	\$7.85	
D02	DRAINAGE #2	0.046088	\$233,640	\$1,700	\$0.78	
GGA	GALVESTON COUNTY	0.367587	\$233,640	\$1,700	\$6.25	
J05	MAINLAND COLLEGE	0.267620	\$233,640	\$1,700	\$4.55	
RFL	CO ROAD & FLOOD	0.008443	\$233,640	\$1,700	\$0.14	
S14	HITCHCOCK ISD	1.204600	\$233,640	\$1,700	\$20.48	

Total Tax Rate: 2.355966

Estimated Taxes With Exemptions: \$40.05

Estimated Taxes Without Exemptions: \$5,504.49

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
PL	PL	1.5400	67,082.40			\$460	\$0
E1	E1	31.0900	1,354,280.40			\$233,180	\$1,240

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$233,640	\$1,240	\$1,700	\$0	\$1,700
2022	\$0	\$233,640	\$1,240	\$1,700	\$0	\$1,700
2021	\$6,430	\$233,640	\$1,240	\$8,130	\$0	\$8,130
2020	\$6,880	\$233,640	\$1,240	\$8,580	\$0	\$8,580
2019	\$14,530	\$233,640	\$1,240	\$16,230	\$0	\$16,230
2018	\$8,220	\$233,640	\$1,240	\$9,920	\$0	\$9,920
2017	\$8,220	\$233,640	\$1,240	\$9,920	\$0	\$9,920
2016	\$8,210	\$233,641	\$1,240	\$9,910	\$0	\$9,910
2015	\$8,210	\$233,640	\$1,240	\$9,910	\$0	\$9,910
2014	\$8,210	\$233,640	\$1,240	\$9,910	\$0	\$9,910
2013	\$8,210	\$233,640	\$1,400	\$10,070	\$0	\$10,070

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/1/2021	SWD	SPECIAL WARRANTY DEED	CHASE LODGE CORP	G 46 LLC	2021039799	2021039799	2021039799
12/31/2002	WD	WARRANTY DEED	BROWN DON ALLAN & WANDA C	CHASE LODGE CORP		2003000145	2003000145
6/25/1996	WV	WARRANTY DEED	CELLI JOE EST	BROWN DON ALLAN & WANDA C		011-17-1419	011-17-1419

 Property Details

Account		
Property ID:	131374	Geographic ID: 0002-0239-0000-000
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	283-C	Mapsco:
Legal Description:	ABST 2 S F AUSTIN SUR TRACT 239, 15.090 ACRES	
Abstract/Subdivision:	A0002 - A0002 - Austin, S F Survey	
Neighborhood:	0002.1	
Owner		
Owner ID:	697825	
Name:	G 46 LLC	
Agent:	HARDING & CARBONE INC (59841)	
Mailing Address:	2909 ROGERDALE RD #421249 HOUSTON, TX 77242	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$113,180 (+)
Market Value:	\$113,180 (=)

Agricultural Value Loss:	\$112,580 (-)
Appraised Value:	\$600 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$600
Ag Use Value:	\$600

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: G 46 LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.461628	\$113,180	\$600	\$2.77	
D02	DRAINAGE #2	0.046088	\$113,180	\$600	\$0.28	
GGA	GALVESTON COUNTY	0.367587	\$113,180	\$600	\$2.21	
J05	MAINLAND COLLEGE	0.267620	\$113,180	\$600	\$1.61	
RFL	CO ROAD & FLOOD	0.008443	\$113,180	\$600	\$0.05	
S14	HITCHCOCK ISD	1.204600	\$113,180	\$600	\$7.23	

Total Tax Rate: 2.355966

Estimated Taxes With Exemptions: \$14.15

Estimated Taxes Without Exemptions: \$2,666.48

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E1	E1	15.0900	657,320.40			\$113,180	\$600

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$113,180	\$600	\$600	\$0	\$600
2022	\$0	\$113,180	\$600	\$600	\$0	\$600
2021	\$0	\$113,180	\$600	\$600	\$0	\$600
2020	\$0	\$113,180	\$600	\$600	\$0	\$600
2019	\$0	\$113,180	\$600	\$600	\$0	\$600
2018	\$0	\$113,180	\$600	\$600	\$0	\$600
2017	\$0	\$113,180	\$600	\$600	\$0	\$600
2016	\$0	\$113,180	\$600	\$600	\$0	\$600
2015	\$0	\$113,180	\$600	\$600	\$0	\$600
2014	\$0	\$113,180	\$600	\$600	\$0	\$600
2013	\$0	\$113,180	\$680	\$680	\$0	\$680

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/1/2021	SWD	SPECIAL WARRANTY DEED	CHASE LODGE CORP	G 46 LLC	2021039799	2021039799	2021039799
12/31/2002	WD	WARRANTY DEED	BROWN DON ALLAN & WANDA C	CHASE LODGE CORP		2003000145	2003000145
6/14/1996	CONV	CONVERSION	CELLI JOE EST	BROWN DON ALLAN & WANDA C		DEED-ON-FILE	DEED-ON-FILE

TAX CERTIFICATE



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

Issued To:

EHRA ENGINEERING
10011 MEADOWGLEN LANE
HOUSTON, TX 77042

Legal Description

ABST 2 S F AUSTIN SUR TRACT 238, 32.630
ACRES

Fiduciary Number: 33129560

Parcel Address: 3227 MAIN

Legal Acres: 32.6300

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Account Number: 131373

Print Date: 10/05/2023 10:18:44 AM

Certificate No: 249596989

Paid Date: 10/05/2023

Certificate Fee: \$10.00

CHECK NO. 002758

Issue Date: 10/05/2023

Operator ID: MCCORQUODALE_D

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(l) 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:

OPEN SPACE 1-D-1

Certified Owner:

G 46 LLC
2909 ROGERDALE RD #421249
HOUSTON, TX 77242

Certified Tax Unit(s):

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

2022 Value:	233,640
2022 Levy:	\$40.05
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

Note: 2023 TAXES HAVE NOT YET BEEN CALCULATED

Reference (GF) No: N/A

Issued By:

CHERYL E. JOHNSON, PCC

GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



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

Issued To:

EHRA ENGINEERING
10011 MEADOWGLEN LANE
HOUSTON, TX 77042

Legal Description

ABST 2 S F AUSTIN SUR TRACT 239, 15.090
ACRES

Fiduciary Number: 33129560

Parcel Address:

Legal Acres: 15.0900

Account Number: 131374

Print Date: 10/05/2023 10:21:18 AM

Certificate No: 249596990

Paid Date: 10/05/2023

Certificate Fee: \$10.00

CHECK NO. 002758

Issue Date: 10/05/2023

Operator ID: MCCORQUODALE_D

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:

OPEN SPACE 1-D-1

Certified Owner:

G 46 LLC
2909 ROGERDALE RD #421249
HOUSTON, TX 77242

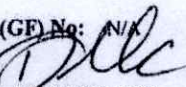
Certified Tax Unit(s):

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

2022 Value:	113,180
2022 Levy:	\$14.15
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

Note: 2023 TAXES HAVE NOT YET BEEN CALCULATED

Reference (GF) No: N/A

Issued By: 

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



LAND USE AREAS & LOT TOTALS		
50' x 120' Typical	126 Lots	± 20.4 Ac.
Mitigation Area		± 16.1 Ac.
Park		± 0.5 Ac.
R.O.W.		± 6.7 Ac.
Open Space		± 2.3 Ac.
Total		± 46.0 Ac.

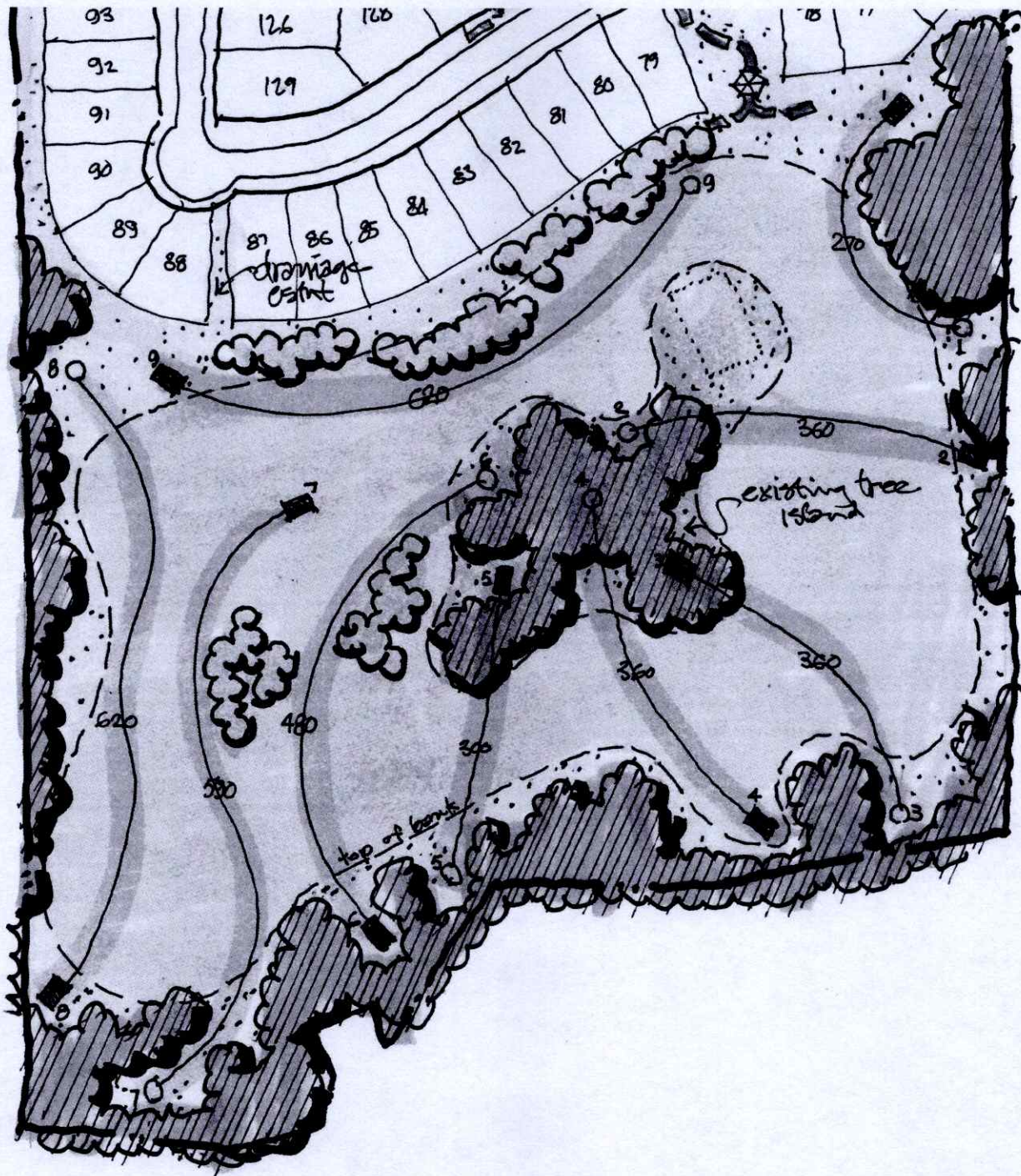
46 Acre FM 519 Tract - Conceptual Lotting Plan - 126 Lots

A ± 46 Acre Community located in Galveston County, Texas.

EHRA JOB NO. 231-052-00
 1/23/21-052-00 1-04/20/21 La Marque Times Publishing Date 06/23/2026 Aug Aug 26, 2023-5 Years-Entirety by MSA/MSA



EHRA
 ENGINEERING THE FUTURE
 SINCE 1986
 10011 MEADOWLARK LANE
 HOUSTON, TEXAS 77042
 713.784.4300
 EHA@EHRA.COM
 15PE No. 7-725
 TDR No. 10000200



46-Acre F.M. 519 Tract: Disc Golf Exhibit

La Marque, Texas

NOT TO SCALE



NORTH

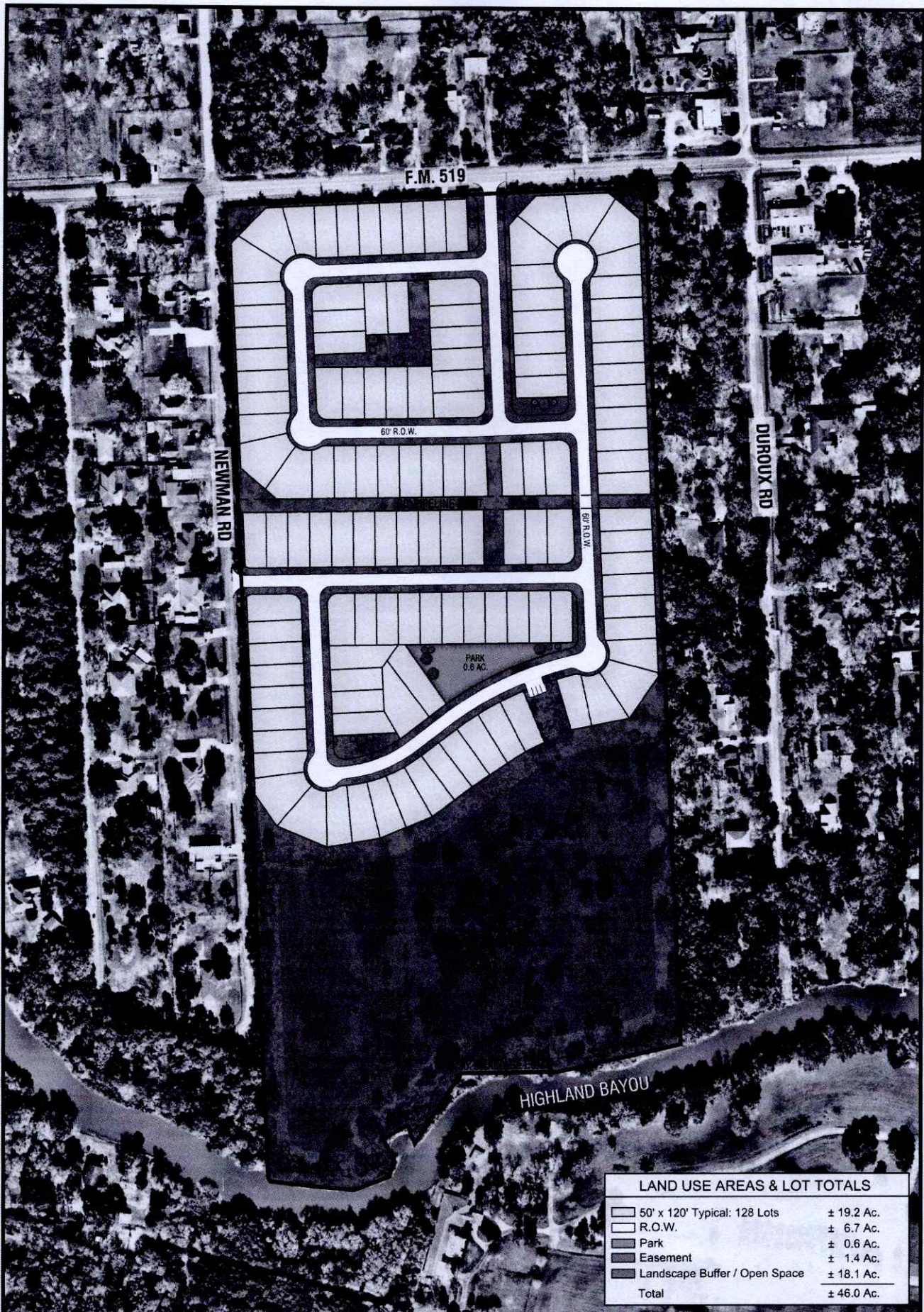
EHRA

ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
231-052-00

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

No warranty or representation of
intended use, design or proposed
improvements are made herein. All
Plans for land or facilities are



46 Acre F.M. 519 Tract: Lotting Plan - 128 Lots

A ± 46 Acre Tract located in the City of La Marque, Galveston County, Texas.

EHRA JOB NO. 231-052-00

2/23/2023 10:10 AM F:\La Marque\Tracts\Lotting Plan 2023\1005.dwg (10/26/2023 2:05 PM) Edited by: Ehsanfar

October 6, 2023



This is a preliminary drawing and should not be used for construction without the approval of the engineer. It is subject to change without notice.

EHRA

ENGINEERING THE FUTURE
SINCE 1938
10011 MEADOWGLASS LANE
HOUSTON, TEXAS 77042
TEL: 713-6500
FAX: 713-6500
EHSANFAR
ISPE No. F-750
TSP No. 10002500

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.	El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.
The Commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The Commitment is a legal document. You should review it carefully to completely understand it before your closing date.	El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

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

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

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

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

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

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

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

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-678-1700 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

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

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

Old Republic National Title Insurance Company

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

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

CONDITIONS AND STIPULATIONS

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



OLD REPUBLIC TITLE

FACTS

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: · Give us your contact information or show your driver's license · Show your government-issued ID or provide your mortgage information · Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: · Sharing for affiliates' everyday business purposes - information about your creditworthiness · Affiliates from using your information to market to you · Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

DELETION OF ARBITRATION PROVISION
(Not Applicable to the Texas Residential Owner's Policy)

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

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

The Arbitration provision in the Policy is as follows:

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

I request deletion of the Arbitration provision.

Signature

Date

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact (Old Republic National Title Insurance Company 713-682-4144).

You may call Old Republic National Title Insurance Company's toll-free telephone number for information or to make a complaint at:

1-888-678-1700

You may also write to Old Republic National Title Insurance Company at:

400 Second Avenue South
Minneapolis, Minnesota 55401
Attn: Claims Department

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the Old Republic National Title Insurance Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con su (Old Republic National Title Insurance Company 713-682-4144).

Usted puede llamar al numero de telefono gratis de Old Republic National Title Insurance Company para informacion o para someter una queja al:

1-888-678-1700

Usted tambien puede escribir a Old Republic National Title Insurance Company:

400 Second Avenue South
Minneapolis, Minnesota 55401
Attn: Claims Department

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companies, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departament de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con Old Republic National Title Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

AN "OUT-OF-COUNTY TITLE COMPANY" IS DEFINED TO BE A TITLE INSURANCE COMPANY, TITLE INSURANCE AGENT, OR ANY REPRESENTATIVE OR AGENT THEREOF, WHICH HAS NOT CONTRACTED WITH TITLE DATA TO ACCESS THE TITLE PLANT USED TO PREPARE A TITLE INSURANCE COMMITMENT. A LIST OF TITLE DATA'S HOUSTON-AREA SUBSCRIBERS IS AVAILABLE AT WWW.TITLEDATA.COM BY SELECTING THE MISC. OPTION. THIS COVER LETTER *MUST* ACCOMPANY A TITLE INSURANCE COMMITMENT PROVIDED TO AN OUT-OF-COUNTY TITLE COMPANY

Required Language for a Title Insurance Commitment Cover Letter: Out-of-County Title Company

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for Harris, Brazoria, Chambers, Fort Bend, Galveston, Jefferson, Liberty, Montgomery and Waller counties, Texas, and has granted our company a license to use one or more of these title plants.

Our company's right to access and use Title Data's title plants is governed by the agreement we have with Title Data. This agreement restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

We are permitted by Title Data to provide your company with this title insurance commitment *if and only if* (i) your company is not licensed as a Texas title insurance agent or direct for the county to which this title insurance commitment pertains (unless you are licensed by virtue of a contract with Title Data to access its title plant for this county), (ii) your company is not under contract to a non-Title Data title plant service for the county to which this title insurance commitment pertains, (iii) your company does not maintain a "business presence" (as defined below) in the county to which this title insurance commitment pertains, and (iv) you use this title insurance commitment only for the purpose of your company closing a bona fide real estate transaction which, in your genuine belief, will result in the issuance of a title insurance policy (the foregoing collectively referred to herein as the "Eligibility Requirements"). In the event your company does not satisfy *all* of the Eligibility Requirements, immediately return this title insurance commitment to our company without reviewing, copying, or otherwise utilizing in any way the information contained therein.

Per our agreement with Title Data, a "business presence" is established when a company conducts a real estate closing using its own employees, its agents or its representatives. PLEASE NOTE: sign-ups, witness-only closings, accommodation closings, courtesy closings, remote online notarizations and similar activities (collectively referred to herein as a "sign-up") are considered to be a "real estate closing" per our agreement with Title Data, and mobile notaries, Online Public Notaries, and signing services are considered to be your "agent or representative."

In the event your company already has a business presence in the county to which this title insurance commitment pertains, or will have a business presence by virtue of the real estate transaction associated with this title insurance commitment, immediately return it to our company without reviewing, copying, or otherwise utilizing in any way the information contained therein.

In the event your company elects to conduct a real estate closing (including a sign-up) within the physical boundaries of the county to which this title insurance commitment pertains (either using your own employees, an agent or a representative), or a party to this pending real estate transaction participates in a Remote Online Notarization while physically located in such county, such conduct would constitute an automatic violation by our company of the terms and conditions of our agreement with Title Data, subjecting us to the assessment of liquidated damages by Title Data.

Therefore, as an express condition for us providing you with the attached title insurance commitment and your acceptance and use thereof, you specifically agree (i) that your company meets the Eligibility Requirements, (ii) the consummation of the real estate transaction associated with this title insurance commitment will not result in a violation of such Eligibility Requirements, (iii) that an Online Notary Public will not be utilized unless such notary is independently selected by a party to this pending real estate transaction, (iv) not to furnish this title insurance commitment (or any copies thereof) to any title insurance company or agent, and (iv) to indemnify and hold harmless our company from and against any liquidated damages assessed against us by Title Data and all other liabilities, losses or damages incurred by us relating to, or arising out of, our company's providing this title insurance commitment to you.

IN THE EVENT YOUR COMPANY IS UNABLE OR UNWILLING TO COMPLY WITH THESE CONDITIONS, IMMEDIATELY RETURN THIS TITLE INSURANCE COMMITMENT TO OUR COMPANY, WITHOUT REVIEWING, COPYING, OR OTHERWISE UTILIZING IN ANY WAY THE INFORMATION CONTAINED THEREIN.

THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER AND SUCH COVER LETTER *MUST* BE ATTACHED TO ALL TITLE INSURANCE COMMITMENTS. EXCEPTION: IF THE RECIPIENT IS AN OUT-OF-COUNTY TITLE COMPANY, USE THE OUT-OF-COUNTY TITLE COMPANY COVER LETTER.

Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Title Data created its title plants through the investment of extensive time, labor, skill and money. **The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.**

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached title insurance commitment **for limited use and distribution only**. Specifically, you are sublicensed to deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof) **ONLY** to your bona fide employees and a third party who is playing a bona fide role in this proposed real estate transaction, including a lawyer, a lender, a surveyor, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying this title insurance commitment (whether such copying be by means of a photocopier, facsimile machine, another electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our sublicense to you. Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law.

Therefore, as an express condition of us providing you with the attached title insurance commitment, you specifically agree to limit its uses to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached title insurance commitment to our company, without reviewing, copying, or otherwise utilizing in any way the information contained therein.

A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.

Important Notice

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Title Data created its title plants through the investment of extensive time, labor, skill and money. **The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract**

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached title insurance commitment **for limited use and distribution only**. Specifically, you are sublicensed to deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof) **ONLY** to your bona fide employees and a third party who is playing a bona fide role in this proposed real estate transaction, including a lawyer, a lender, a surveyor, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying this title insurance commitment (whether such copying be by means of a photocopier, facsimile machine, another electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our sublicense to you. Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law

Therefore, as an express condition of us providing you with the attached title insurance commitment, you specifically agree to limit its uses to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached title insurance commitment to our company, without reviewing, copying, or otherwise utilizing in any way the information contained therein.

A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.



COMMITMENT FOR TITLE INSURANCE T-7
Issued by
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

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

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

Issued through the Office of:

Mindy Crawford

Old Republic National Title Insurance Company

777 Post Oak Blvd. Ste. 100

Houston, TX 77056

Phone: 713-626-9220

Fax: 281-715-5695

Email: mcrawford@OldRepublicTitle.com

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607

(612) 371-1111

www.oldrepublictitle.com

By

President

Attest

Secretary

Authorized Signatory

SCHEDULE A

Mindy Crawford

TG/ TD:

Effective Date: July 11, 2023, 8:00 A.M.

G.F. No. or File No. **23003990**

Issued Date: July 21, 2023

1. The policy or policies to be issued are:
 - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$3,000,000.00
PROPOSED INSURED: Century Land Holdings of Texas, LLC, a Colorado limited liability company
 - (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (f) OTHER
Policy Amount:
PROPOSED INSURED:

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

3. Record title to the land on the Effective Date appears to be vested in:

G 46, LLC, a Texas limited liability company

4. Legal description of land:

A 46.249 acre tract of land situated in the S.F. Austin League, Survey No. 4, Abstract 2, Galveston County, Texas; said 46.249 acre tract of land being that same called 46.210 acre tract described in deed recorded in Galveston County Clerk's File Number (G.C.C.F. No.) 2003000145; said 46.249 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert Grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distances are actual distances. Scale factor = .99986695717.

BEGINNING at a 3/8-inch iron rod found for the Northwest corner of this tract of land and being in the Southerly right-of-way line of F.M. 519 (a.k.a. Main Street) (80 foot R.O.W.) and the Easterly right-of-way line of Newman Road (60 foot R.O.W.);

THENCE N 87°19'57" E with the North line of this tract of land and the Southerly right-of-way line of said F.M. 519, a distance of 964.10 feet to a found 3/8-inch iron rod found for the Northeast corner of this tract of land and the Northwest corner of a tract of land described in deed to Santo Benitez, et.ux and recorded in G.C.C.F. No. 2016050860;

THENCE S 02°35'22" E with the East line of this tract of land, at a distance of 315.62 feet pass a found 1/2-inch iron pipe, at a distance of 520.48 feet pass a found 1/4-inch iron pipe, at a distance of 724.03 feet pass a found 1/2-inch iron rod, at a distance of 928.27 feet pass a found 3/4-inch iron pipe, at a distance of 1,148.17 feet pass a found 3/4-inch iron pipe, at a distance of

1,258.29 feet pass a found 3/4-inch iron pipe, at a distance of 1,398.53 feet pass a found 3/4-inch iron pipe, at a distance of 1,678.45 feet pass a found 1/2-inch capped iron rod stamped "Survey 1", at a distance of 1,949.56 feet pass a found 5/8-inch iron rod N 87°24'38"E a distance of 1.12 feet, and continue a total distance of 1,967.36 feet to the Southeast corner of this tract of land and being in the Northerly line of Highland Bayou (water's edge as surveyed this day);

THENCE along the meanders of the Northerly line of Highland Bayou the following eleven (11) courses and distances;

S 77°33'08" W, a distance of 289.58 feet.

S 89°13'37" W, a distance of 222.05 feet.

S 33°24'31" W, a distance of 192.91 feet.

N 21°48'52" W, a distance of 45.74 feet.

S 60°15'42" W, a distance of 64.80 feet.

S 29°20'01" E, a distance of 51.10 feet.

S 13°28'37" W, a distance of 42.72 feet.

S 69°13'09" W, a distance of 88.30 feet.

N 84°31'45" W, a distance of 89.63 feet.

N 83°02'06" W, a distance of 103.24 feet.

N 36°44'24" W, a distance of 7.92 feet to the Southwest corner of this tract of land;

THENCE, N 02°40'03" W with the West line of this tract of land; at a distance of 258.26 feet pass a found 3/8-inch iron rod S 87°19'57" W, a distance of 0.39 feet, and continue with the West line of this tract of land and the Easterly right-of-way line of said Newman Road a total distance of 2,229.03 feet to the PLACE OF BEGINNING, containing within said boundaries a calculated area of 46.249 acres (2,014,593 sq.ft.) of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

EXCEPTIONS FROM COVERAGE

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

1. ~~The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only).
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2023 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - a. Rights of parties in possession. (Owners Policy Only)

- b. Terms and provisions of any and all leases, together with rights of Lessees thereunder.
- c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. (This exception will be deleted upon receipt and review of a satisfactory qualifying survey. The Company expressly reserves the right to take specific exception to any adverse matters reflected thereon.)
- d. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. **(Pursuant to Procedural Rule P-50.1 the above exception must appear on any corresponding policy issued if a T-19.2 or T-19.3 endorsement that meets underwriting standards is requested by the proposed insured.)**
- e. Any portion of subject property that lies within the boundaries of any public or private roadway or used in connection therewith.
- f. Easement granted to Community Public Service Company, as set forth in instrument recorded in Volume 579, Page 411, of the Deed Records of Galveston County, Texas.
- g. Pipeline right-of-way granted to Pan American Gas Company, as set forth in instrument recorded in Volume 647, Page 500, of the Deed Records of Galveston County, Texas.
- h. Pipeline right-of-way granted to Pan American Gas Company, as set forth in instrument recorded in Volume 665, Page 552, of the Deed Records of Galveston County, Texas.
- i. Easement granted to Southwestern Bell Telephone, L.P., d/b/a AT&T Texas set forth in instrument filed under Galveston County Clerk's File No. 2007012188.
- j. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 2807, Page 780, of the Deed Records of Galveston County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.)
- k. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Galveston County Clerk's File No. 9625594. (Said interest not investigated subsequent to date of reservation or conveyance.)
- l. Oil, Gas and Mineral Lease(s) granted in instruments filed for record under Galveston County Clerk's File No(s). 9804482 and 9804483, and all terms, conditions and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.
- m. Any and all portion of the subject property used as a cemetery or burial ground, including but not limited to, rights of interment therein; rights of ingress and egress to all portions thereof; prior sale or use of all or any portion thereof as burial sites or plots; rights of the public and of individuals in and to said premises; and obligations of maintenance and care imposed by law, and also as set forth in the deed recorded in Volume 2807, Page 780 of the Deed Records of Galveston, Texas.
- n. This Company shall have no liability for, nor responsibility to defend, any part of the property described herein against any right, title, interest, or claim (valid or invalid) of any character, had or asserted by the State of Texas, or by any other government or governmental authority, or by the public generally, in or to any portions of the herein described property that may be within the bed of Highland Bayou, or any easement along or abutting the same; or any filled-in

portion thereof, artificial island therein, riparian or littoral rights pertaining thereto, and any areas affected by changes thereof due to erosion, evulsion or accretion.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

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

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - all standby fees, taxes, assessments and charges against the property have been paid,
 - all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - there is legal right of access to and from the land,
 - (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. NOTE: We find no outstanding voluntary liens of record affecting the subject property. Inquiry should be made concerning the existence of any recorded or unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.
6. The following documents are required for review prior to the closing of the transaction and issuance of any title insurance predicated upon a conveyance or encumbrance from G 46, LLC, a Limited Liability Company:
 - a) Certificate of Formation (or Articles of Organization), including any amendments, registered with the Secretary of State;
 - b) Satisfactory evidence that the Limited Liability Company is in good standing in the State of Texas;
 - c) Company Agreement (or Operating/Management Agreement), including any amendments, showing the Membership of the Company and identity of and authority of the person or persons, acting on behalf of the Limited Liability Company, to execute the transaction documents.Upon review, the Company reserves the right to make additional requirements and/or exceptions.
7. The following documents are required for review prior to the closing of the transaction and issuance of any title insurance predicated upon a conveyance or encumbrance from Century Land Holdings of Texas, LLC, a Limited Liability Company:
 - a) Certificate of Formation (or Articles of Organization), including any amendments, registered with the Secretary of State;
 - b) Satisfactory evidence that the Limited Liability Company is in good standing in the State of Texas;
 - c) Company Agreement (or Operating/Management Agreement), including any amendments, showing the Membership of the Company and identity of and authority of the person or persons, acting on behalf of the Limited Liability Company, to execute the transaction documents.Upon review, the Company reserves the right to make additional requirements and/or exceptions.
8. The purchaser(s) in this transaction, Century Land Holdings of Texas, LLC has/have ONLY been checked for the existence of a TEXAS WORKFORCE COMMISSION LIEN and FEDERAL JUDGMENT LIENS IN FAVOR OF THE UNITED STATES OR AN AGENT THEREOF and U.S. BANKRUPTCY PROCEEDINGS, they have not been checked for other Abstracts of

Judgment, Federal Tax Liens or any other adverse matter. Said purchaser(s) may be checked for other Abstracts of Judgment, Federal Tax Liens or any other adverse matter if requested. In the event said purchasers should undertake to convey, mortgage, or otherwise hypothecate said interest being acquired by them, this file is to be returned to the examination staff for possible additional requirements.

9. NOTE: This Commitment for Title Insurance (Form T-7) was prepared on the basis of an ordinary sales transaction. Should the transaction change, in any manner, including but not limited to a construction loan or a pass through transaction, the Company's examination personnel must be notified and the commitment amended accordingly.

NOTE TO ALL BUYERS, SELLERS BORROWERS, LENDERS AND ALL PARTIES INTERESTED IN THE TRANSACTION COVERED BY THIS COMMITMENT. THE FOLLOWING CONSTITUTES A MAJOR CHANGE IN THE PROCEDURES AND REQUIREMENTS FOR DISBURSEMENT OF FUNDS BY THE TITLE AGENT. TEXAS DEPARTMENT OF INSURANCE HAS ADOPTED PROCEDURAL RULE P-27 WHICH WILL REQUIRE THAT "GOOD FUNDS" BE RECEIVED AND DEPOSITED BEFORE A TITLE AGENT MAY DISBURSE FROM ITS TRUST FUNDS ACCOUNT. "GOOD FUNDS" IS DEFINED AS:

- a. Cash or wire transfers;
- b. Cashier's check. For purposes of this Rule, a cashier's check is defined to mean a check that is (1) drawn on a financial institution; (2) signed by an officer or employee of the financial institution on behalf of the financial institution as drawer; (3) a direct obligation of the financial institution; and (4) provided to a customer of the financial institution or acquired from the financial institution for remittance purposes.
- c. Certified check. For purposes of this Rule, a certified check is defined to mean a check with respect to which the drawee financial institution certifies by signature on the check of an officer or other authorized employee of the financial institution that: (1) the signature of the drawer on the check is genuine; (2) the financial institution has set aside funds that are equal to the amount of the check and will be used to pay the check; or (3) the financial institution will pay the check upon presentment.
- d. Teller's check. For purposes of this Rule, a teller's check is defined to mean a check (1) provided to a customer of a financial institution or acquired from a financial institution for remittance purposes, (2) that is drawn by the financial institution, and (3) is drawn on another financial institution or payable through or at a financial institution.
- e. Any other instrument that has been determined by the Board of Governors of the Federal Reserve System to be the functional equivalent of a cashier's, certified or teller's check.
- f. Uncertified funds in amounts less than \$1,500, including checks, traveler's checks, money orders, and negotiable orders of withdrawal; provided multiple items shall not be used to avoid the \$1,500 limitation;
- g. Uncertified funds in amounts of \$1,500 or more, drafts, and any other items when collected by the financial institution;
- h. State of Texas Warrants;
- i. United States Treasury Checks;
- j. Checks drawn on an insured financial institution and for which a transaction code has been issued pursuant to, and in compliance with, a fully executed Immediately Available Funds Procedure Agreement or a fully executed Immediately Available Funds Procedure Agreement (Agent Designation for Federally-insured Lender) with such financial institution;
- k. Checks by city and county governments located in the State of Texas.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE D**

G.F. No. or File No. 23003990

Effective Date: July 11, 2023, 08:00 am

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

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

DIRECTORS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CRAIG R. SMIDDY	JOHN M. DIXON	STEVE R. WALKER
DENNIS P. VAN MIEGHEM	ARNOLD L. STEINER	A. C. ZUCARO
RANDE K. YEAGER	JIMMY A. DEW	FREDERICKA TAUBITZ
STEVEN J. BATEMAN	CHARLES F. TITTERTON	SPENCER LEROY, III
PETER B. MCNITT	GLENN W. REED	CHARLES J. KOVALESKI
HARRINGTON BISCHOF		

OFFICERS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CAROLYN J. MONROE, President	RANDE K. YEAGER, Executive Chairman
MARK A. BILBREY, CEO	JEFFERY J. BLUHM, Executive Vice President
CURTIS J. HOFFMAN, Executive Vice President	MARK M. BUDZINSKI, Executive Vice President
DANA C. SOLMS, Executive Vice President	PATRICK A. CONNOR, Executive Vice President
DANIEL M. WOLD, Executive Vice President, Secretary, General Counsel	BENEDICT CORBETT, Vice President, Treasurer
GARY J. HORN, Executive Vice President	ROGER A. GAIO, Executive Vice President
CHERYL JONES, Executive Vice President	ROBERT E. ZELLAR, Executive Vice President
CHRIS G. LIESER, Executive Vice President	MICHAEL B. SKALKA, Executive Vice President

Shareholders owning or controlling, directly or indirectly, ten percent (10%) or more of the shares of Old Republic National Title Insurance Company: Old Republic Title Insurance Companies, Inc.-100%, a wholly owned subsidiary of Old Republic National Title Holding Company, a wholly owned subsidiary of Old Republic Title Insurance Group, Inc., a wholly owned subsidiary of Old Republic International Corporation.

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

(a) A listing of each shareholder, owner, partner or other person having, owning or controlling one (1%) or more of the Title Insurance Agent that will receive a portion of the premium as follows: Old Republic Title Insurance Companies, Inc.—100%

(b) A listing of each shareholder, owner, partner, or other person having, owning, or controlling ten percent (10%) or more of an entity that has, owns, or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows. Same as Section 1.

(c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent. Directors: Same as Section 1

The Officers are as follows:

CAROLYN J. MONROE, President	MARK A. BILBREY, CEO
CURTIS HOFFMAN, Executive Vice President	JEFFERSON C. WEBB, Vice President, Houston Div. Manager
AMY RODRIGUEZ, Vice President, DFW Div. Manager	DALE LEWIS, Vice President, San Antonio Div. Manager

Old Republic National Title Insurance Company

(d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive is shown in Section 3 below.

(e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

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

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

Owners Policy	\$14,235.00
Loan Policy	\$0.00
Total	\$14,235.00

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company: 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
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*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

This commitment is invalid unless the insuring provisions and Schedules A, B, and C are attached.



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: January 23, 2024

Agenda Item: Discussion / possible action regarding a request to change the zoning district from R-1 Single Family Residential to a Planned Development District on +- 46 Acre Tract out of Abstract 2, S.F. Austin Survey, being tracts 238, 32.630 acres and tract 239, 15.090 acres, La Marque, Galveston, County, Texas, Galveston County Parcel ID Nos. 131373 and 131374, located on FM 519 (Main Street)

Item Type: Rezone

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: Required with 2 readings.

Public comments: None

Recommendation:

____APPROVED____DENIED____TABLED until DATE: FEB MEETING 2024

VOTE TALLY:

____APPROVED____DENIED 3 TABLED.


Chair Signature

DATE: 1-23-2024

January 22, 2024

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

To Whom It May Concern:

I'm writing to formally register my opposition to the rezoning of (R-1) Single Family Residential to a (PDD) Planned Development District being a 46-acre tract out of Abstract 2, S.F. Austin Survey, Being Tracts 238, 32.630 acres and Tract 239, 15.090 acres, La Marque, Galveston County, TX. Galveston County Property Parcel ID Nos. 131373 and 131374 located on FM 519 (Main Street). There are several reasons I oppose this rezoning request, the specifics of which are detailed below, with references to specific pages in the rezoning application document where applicable.

Page 8 of the rezoning application document plainly states that the floodplain on the property is a coastal floodplain and all stormwater will directly outfall to Highland Bayou. Given the high number of lots and homes in the planning sketches, the accompanying amount of paved and concrete surfaces will result in an immense amount of stormwater flowing into Highland Bayou. In addition, the removal of the current green space will result in an increased probability of flooding for the residents of Newman Rd. and Williams Dr. Highland Bayou is an extensive water system with direct connections to Galveston Bay. The rezoning document made no mention of an environmental impact statement connected to this development, yet with direct connections to the Galveston Bay system this should be required prior to considering this rezoning request.

Page 12 of the rezoning application document lists drilling as a permitted use. An activity of this nature should not be allowing in any shape or form in the middle of a residential neighborhood. What are the potential drilling activities that might be allowed? Additional information on this potential use is required, particularly when the site is a coastal floodplain and the developers themselves note that all outflow will go directly into Highland Bayou. This requires numerous environmental studies and environmental impact studies. Finally, potential extraction of oil and gas in nearshore coastal areas will further facilitate flooding potential and thereby increase flood insurance for residents already residing in the area.

Page 53 of the rezoning application document presents a rendering of a disc golf course, yet there is no mention of this course anywhere in the textual portion of the document. The developer should provide additional information on the plans for this course as it presents concerns for residents in the area. In particular, is the course open to the general public and thus will bring additional traffic to the neighborhood?

In addition to my above comments and concerns related to specific pages of the rezoning application document, below are additional general concerns about this proposed development:

First, the addition of vehicle traffic from the 61-78 homes located in the southern portion of the development tract will create immense stress load and traffic on a single-lane neighborhood street, which the city already does not maintain properly and is failing in numerous locations. The width of the existing street (Newman Rd.) also will not allow for the increased amount of vehicles and there is no existing space allotted for an expansion suitable to accommodate the increased amount of vehicular traffic.

Second, I have observed a Texas Tortoise (*Gopherus berlandieri*) on the edge of this tract of land. The approximate location of this sighting is indicated on the figure below with a red "X":



Since this species is listed as threatened by the state of Texas and normally maintains a very small home range, it is possible that the area of the proposed development would destroy this species' native habitat, thus extirpating it from the area. See these web sites for additional information: <https://tpwd.texas.gov/huntwild/wild/species/txtort/> and https://tpwd.texas.gov/huntwild/wild/wildlife_diversity/habitat_assessment/media/TexasTortoise_brochure_english.pdf. At a minimum, surveys directed toward attempting to confirm the presence of the Texas Tortoise in the area must be completed prior to any type of development activities proceeding.

In short, I am concerned about the possibility of a development of this type "popping up" in such proximity to the single family homes currently located on Newman Rd. and Williams Dr. The residents of these streets value the quiet nature of the surrounding area and this type of development will effectively ruin the very reason that many residents choose to live here. I support maintaining the current single family home status of this tract of land.

Thank you for the opportunity to submit comments in response to this application. Please don't hesitate to respond if further information about any comments included herein are needed.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer C. Doerr". The ink is dark and the signature is fluid.

Jennifer C. Doerr

Kathleen VanStavern

From: Peersen <peersen@fastmail.com>
Sent: Tuesday, January 23, 2024 10:54 AM
To: Kathleen VanStavern
Subject: Public Hearing TODAY on request to rezone 46 acres across from our homes.

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

City of La Marque / Kathleen Van Stavern,

As You can see, I emailed the City of La Marque **September of 2020 the last time the issue of rezoning came up** for the acreage across from Newman Rd., bordering Main St. (FM 519).

Practically, all the issues addressed in the below email from three years, four months ago continue to apply.

WE RECIEVED your certified letter December 30th, **ONLY twenty-four days ago, today.**

The "agenda packet" made available for "at least 72 hour prior to the meeting.." means **there was not sufficient time to get hold of it, then read through and assimilate it -- then get a hold of our fellow neighbors** to discuss amongst ourselves. **ALL THESE STEPS REQUIRE T I M E.** The residents/homeowners affected in this matter deserve more time to be fully informed, PRIOR TO ANY city meeting where a "vote" could be cast.

Three weeks from receipt of your letter is insufficient time for myself and others to coordinate our personal/work schedules, for the purpose of communicating with one another.

Ninety days seems like a bare minimum for affected residents/homeowners to coordinate amongst themselves.

I have only ***touched base with*** thirteen of the total 22 households on Newman and Williams Rd. Getting a hold of everybody is a challenge, hit and miss, b/c of personal schedules. AND, ***conversations vary in length*** from one household to the next, depending on their available time.

I've not even approached my neighbors on Duroux and Main Street yet !!

You guys are RUSHING an issue that doesn't require immediate action.

I'm REQUESTING the Mayor and city council set aside SUFFUCIENT TIME for **ALL of my neighbors to get up to speed on this issue.** MEANING, a "vote" not occur till ***after the end of APRIL*** this year.

Thank You for your time and consideration.

Sincerely,
peersen
11 a.m. Tuesday, 01/23/2024

City of La Marque / Sussie Sutton,

EVERY MORNING, **before 7 a.m.**, for countless months **up to Thursday or Friday last week**, our front porch temperature gauge seemed stuck at **85 degrees F -- in the shade**. The humidity gauge almost always showed a reading OFF THE SCALE as well !!

INSIDE the house, going back more than four months now, we can **FEEL the HUMIDITY** so much, to the point we have to run the AC much earlier in the day and much later into the evening -- **most days almost non-stop**.

THIS summer, for the first time, I've had to MAINTAIN PLACEMENT of a **steady supply of** rodent glue traps and baited traps outback by the rear porch, to help keep rodents from entering the house. In fact, I have also been placing traps in the garage and kitchen, as well as outback by the rear porch -- and poison bait inside the workshop, shed and greenhouse. **Scientists warn that the steady, long-term temperature increases contribute to** rodent population increases, not just certain insects, like fire ants and crazy ants FROM THE 46 acre field, **which I've had to take on MYSELF** for at least NINE YEARS NOW -- **at my own expense**.

THIS is NOT THE FIRST YEAR I've noticed how long a period of time rainwater remains standing in the grass ditch across the road, alongside the 46 acre field in question, as well as the grass ditch in front of many of our homes along Newman Rd.

THE LAST THING THIS NEIGHBORHOOD NEEDS is to "develop" that 46 acre field. Bulldozing more trees, pouring MORE CONCRETE and installing more road surfaces won't alleviate **the accumulating thermal effects** we are experiencing. In fact, the more raw land we mindlessly bulldoze, the more we contribute to heat accumulation and displace the wildlife that exists.

I see PLENTY OF land clearing and individual family home construction in the area. AND I can't recall HOW LONG we've noticed EMPTY homes. THE NATIONAL ECONOMY HAS BEEN TOO SOFT, long before the Covid 19 pandemic, to be engaged in the kind of short-sighted development this and other cities and towns are currently engaged.

Claiming economic considerations for the city &/or the county, with regard to "developing" this 46 acres is EXTREMELY SHORT-SIGHTED. Whatever the "tax base" benefit you folks are claiming, we're not buying.

AT BEST, U R securing a SHORT-TERM financial benefit. Before too long, this city and other cities will be looking to "develop" more and more raw land space, while failing to address the underlying problems -- without appreciation for the long-term planning that we have yet to see. **You can't make the city and county and state treasuries whole again by such short sighted seed corn eating.**

Proper city planning includes a forward looking view for SUSTAINABILITY.

Reducing green spaces, in favor of short-term economic gain is irresponsible, foolish -- and dangerous.

The 46 acres in question should not even be available for individual or corporate ownership. In fact, that piece of land should revert to public ownership AND BE PROTECTED from the type of development Evans is asking for. IF ANYTHING, that 46 acres should be "maintained" as a semi-wild green space. In Other Words, resume the periodic mowing of the grassy areas, especially along the perimeter of the acreage, and allow the trees to maintain. Whatever animal life that is there, following the removal of the rescue horses, the the cattle before that, will stay mostly THERE-- unless WE DO SOMETHING to displace them or cause certain creatures there to multiply unchecked. Example, removing cattle, then removing horses -- AND UNFETTERED DEVELOPMENT with no regard to local climactic consequences.

AS ELECTED OFFICIALS your responsibility is to touch base with elected officials of other cities and towns across the state -- as well as across the country.

Your communications should be aimed at pressuring the national legislature in Wash. D.C. to repeal GOP Austerity and establish a NATIONAL PROGRESSIVE TAX CODE, like we had under republican Dwight D. Eisenhower in the early 1950s -- but with **NO LOOPHOLES** FOR THE ULTRA-WEALTHY !!

Once we accomplish these two things, we will be well on our way to making our NATIONAL treasury whole again, and subsequently all the state treasuries and soon after local municipalities' treasuries.

Your job, as local elected officials, is to EDUCATE YOURSELVES on the issues I have alluded to above, THEN begin getting the electorate up to speed -- so that they will support your efforts to pressure Wash. D.C. as I've mentioned.

BTW: How about pressuring Evans to sell the 46 acres BACK at some point in the not too distant future. In exchange for his agreement to sell back, **when we can afford to do so**, he could be given some sort of break on whatever "taxes" he may owe, and apply that break as a discount on the eventual sale price back to the community.

SPEAKING OF TAX BREAKS, giving 10 year tax breaks to humongous corporations like Walmart, as well as subsidizing their employees with various welfare programs is a practice that has to stop across the country !! THEY shouldn't be allowed to externalize their costs onto tax payers !! THEY must be mandated by law to pay proper living wages -- and benefits to their hourly employees. **Enough is ENOUGH.**

AND, at some point after Evans sells back, perhaps a series of community gardens can be set up there for La Marque &/or county residents to participate in and benefit from. You guys are familiar with "victory gardens" ?

Let's do some PROGRESSIVE things -- sustainable, not wreckless, not ultimately costly to our pocket books AND QUALITY OF LIFE.

peersen

3:38 p.m. Tuesday, 9/15/2020

JANUARY 23, 2024

PLEASE SIGN IN IF YOU WISH TO SPEAK TO THE COMMISSION

David Reagan	222 Newman Rd	201-744-1800	Kapouns21@gmail.com
Debra Graunard	3230 Main St	301-514-0113	debra.graunard@gmail.com
George J. Gubling	3228 main st	409.9352953	gloassbubg@comcast.net



City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9204

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

January 2, 2024

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, January 25, 2024, at 4:00 p.m. by telephone and video conference** regarding: a request to change the zoning district from (R-1) Single Family Residential to a Planned Development District located on a 46 acre tract out of the SF Austin League, Survey No. 4-2, Galveston, County, Texas To allow a development of 50'x 120' lot subdivision.

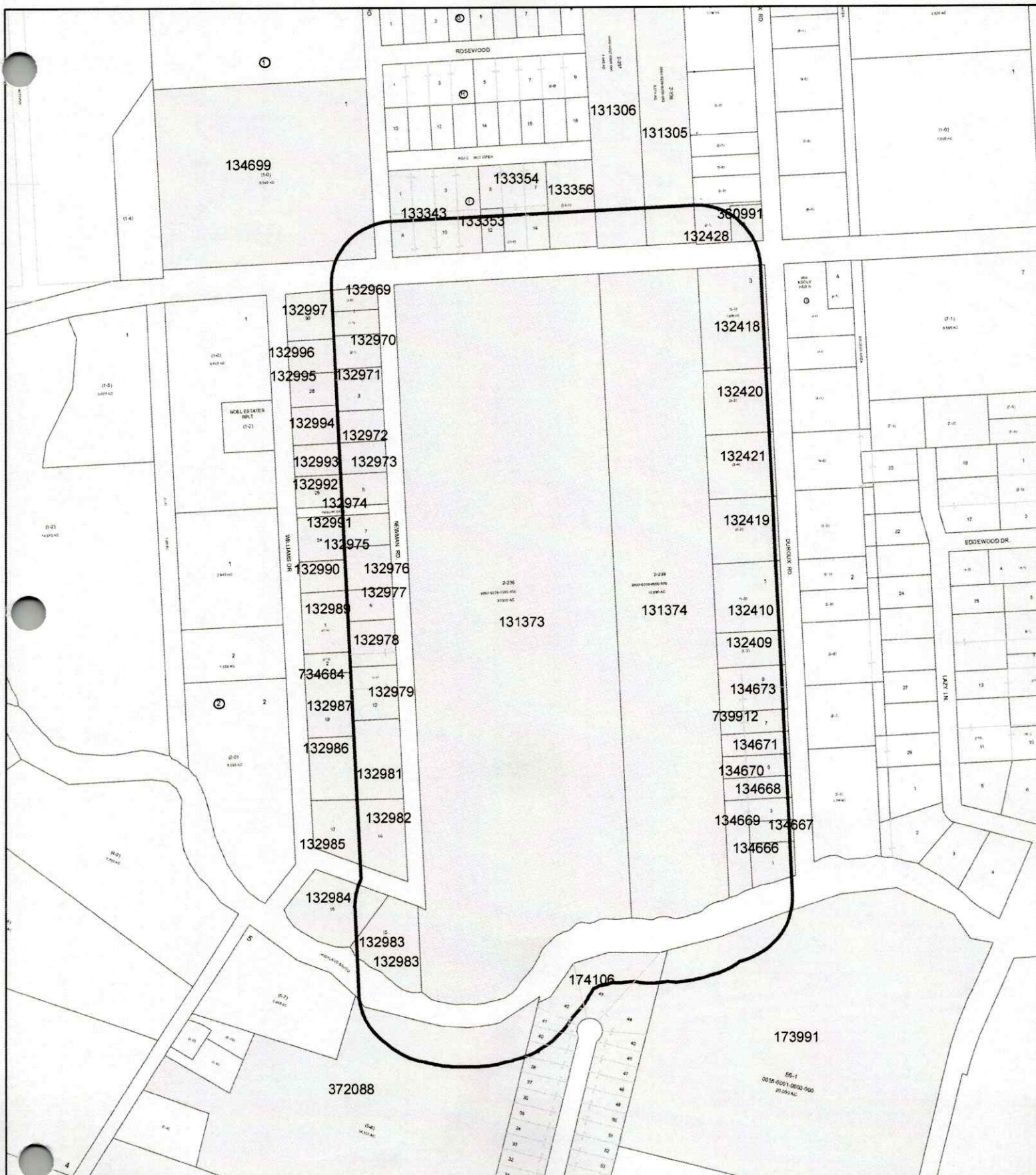
You may provide comments during the meeting by telephone or video using the following Zoom meeting information: Dial in number: 1 (346) 248-7799; <https://zoom.us/j/92887385489> Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, tablet or computer by going 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.tx.us/AgendaCenter>.

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

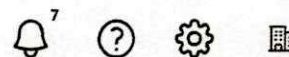
City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568

Respectfully,
Kathleen Van Stavern
Development Services

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.



P & Z January 2024 Edit

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Newspaper
The Galveston County Daily News



Publication Date
Jan 10, 2024



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Legal Notice

CITY OF LA MARQUE PLANNING AND ZONING COMMISSION & IMPACT FEE ADVISORY COMMITTEE PUBLIC HEARING NOTICE

Notice is hereby given that the City of La Marque Planning and Zoning Commission will hold a PUBLIC HEARING of the Impact Fee Advisory Committee on January 23, 2024 beginning 3:30pm / Planning & Zoning Public Hearing on Tuesday, January 23, 2024, beginning at 4:00 pm in the City Council Chambers, located at 1109-B Bayou Road, La Marque, Texas for the purpose of discussion and possible action on:

a. The Impact Fee Survey and Land Use Assumptions Report for an amendment to the City of La Marque's Impact Fee Ordinance. (Advisory Committee)

b. A request for a Conditional Use Permit for a Data Showroom & Storage Facility on a 3 acre tract on FM 1764, La Marque, TX 77568

c. A rezone request to change the zoning district from R-1 single family residential to a PDD Planned Development District for a =- 46 acre tract in La Marque, TX 77568

For further information please contact K. Van Stavern, Development Services Director for the City of La Marque, Texas. Email: k.vanstavern@cityoflamarque.org

Galveston Central Appraisal District

ID	GEOID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
131306	0002-0237-0000-000	CLARK ROBERT JOHNNIE JR		1411 DUROUX RD		LA MARQUE	TX	77568
133353	5225-0009-0012-000	GRAUGNARD MILTON R SR		3230 MAIN ST		LA MARQUE	TX	77568-4611
132996	4785-0000-0029-000	CAMPBELL SUSAN MARIE		2303 WILLIAMS DR		LA MARQUE	TX	77568
132971	4785-0000-0003-000	GARCIA RAFAEL C & MARIBEL A GARCIA		2324 NEWMAN RD		LA MARQUE	TX	77568
132993	4785-0000-0026-000	HOBBS RICHARD B JR		2325 WILLIAMS DR		LA MARQUE	TX	77568
132991	4785-0000-0024-000	REED NARY JOSEPH & EMMA J		2417 WILLIAMS DR		LA MARQUE	TX	77568-4632
132410	3105-0000-0001-003	DAVIS JAMES L JR & SHERI L		2402 DUROUX RD		LA MARQUE	TX	77568-4653
132982	4785-0000-0014-000	BACCINELLI PAMELA M		2424 NEWMAN RD		LA MARQUE	TX	77568
133354	5225-0009-0013-000	LOESSBERG GEORGE H		3228 MAIN ST		LA MARQUE	TX	77568-4611
132969	4785-0000-0001-000	ABRAHAM ALBERT A JR		3309 MAIN STREET		LA MARQUE	TX	77568-4600
132994	4785-0000-0027-000	HOBBS RICHARD B JR		2325 WILLIAMS DR		LA MARQUE	TX	77568-4631
132409	3105-0000-0001-002	GIUSTI SARAH M		2408 DUROUX RD		LA MARQUE	TX	77568
134673	7265-0000-0008-000	BLACKBURN ESMENIA & LESLIE J III		2412 DUROUX ROAD		LA MARQUE	TX	77568-4653
132986	4785-0000-0018-000	GREEN HENRY M & LOVENIA A		1100 MACADAMIA ST		VENUS	TX	76084-3627
134668	7265-0000-0004-000	BLANKS JEDEDIAH		14715 CEDAR ST		SANTA FE	TX	77517-3125
133343	5225-0009-0001-000	GRAUGNARD CATHERINE LYNNE		3230 MAIN STREET		LA MARQUE	TX	77568-4611
132418	3105-0000-0003-001	IGLESIA DE CRISTO FILADELFA		6505 FAIRWAY DR		GALVESTON	TX	77551
132997	4785-0000-0030-000	MOCTEZUMA CHRIS & ERICA J		13127 S SAYKO ST		SANTA FE	TX	77510-9321
132970	4785-0000-0002-001	TORRES ERIC A & TERRIE V		2320 NEWMAN RD		LA MARQUE	TX	77568-4633
132992	4785-0000-0025-000	DUNKIN DANA CAMILE		2411 WILLIAMS DR		LA MARQUE	TX	77568
132990	4785-0000-0023-000	DOERR JENNIFER C		2413 WILLIAMS DR		LA MARQUE	TX	77568
132977	4785-0000-0009-000	ESQUEDA MARCO & CLAUDIA		2400 NEWMAN RD		LA MARQUE	TX	77568
132978	4785-0000-0010-000	CHITTUM SARAH JANE & RICHARD		2404 NEWMAN RD		LA MARQUE	TX	77568-4634
134667	7265-0000-0002-000	BUNKER BRETT A & LISA M		4118 17TH ST N		TEXAS CITY	TX	77590-4035
734684	4785-0000-0021-002	GARCIA CESAR		2409 WILLIAMS DR		LA MARQUE	TX	77568
132987	4785-0000-0019-000	RIOJAS DAVID & CYNTHIA ANGELICA		2429 WILLIAMS DR		LA MARQUE	TX	77568
131305	0002-0236-0000-000	CLARK ROBERT JOHNNIE JR		1411 DUROUX RD		LA MARQUE	TX	77568
134699	7350-0001-0001-000	JONES ROY E & SHARON M		1702 BIOVU DR		GALVESTON	TX	77551-1419
133356	5225-0009-0014-001	WISE DENNIS WAYNE		3220 MAIN ST		LA MARQUE	TX	77568-4611
132428	3105-0000-0005-001	ISLAND FIRE AND SAFETY EQUIPMENT INC		3201 MAIN ST		LA MARQUE	TX	77568
360991	3105-0000-0005-008	ISLAND FIRE AND SAFETY EQUIPMENT INC		3201 MAIN ST		LA MARQUE	TX	77568
354947	4785-0000-0001-001	RUTLEDGE WILLIAM R & LYNELLE		2312 NEWMAN RD		LA MARQUE	TX	77568-4633
132420	3105-0000-0003-003	Confidential Owner						
132995	4785-0000-0028-000	MONTGOMERY JAMES		PO BOX 544		LA MARQUE	TX	77568-0544

132972	4785-0000-0004-000	SPANGLER LISA	4905 BLUE WATER LN	DICKINSON	TX	77539-6501
132421	3105-0000-0003-004	LOZANO CAROL ANN	2322 DUROUX RD	LA MARQUE	TX	77568
132973	4785-0000-0005-000	ALLEN JOHN T JR	2326 NEWMAN RD	LA MARQUE	TX	77568-4633
132984	4785-0000-0016-000	KUENZI RES	1117 WILLKNOX DR	GALVESTON	TX	77551
132989	4785-0000-0021-000	GARCIA CESAR	2409 WILLIAMS DR	LA MARQUE	TX	77568
132974	4785-0000-0006-000	REAGAN DAVID LEE	2328 NEWMAN RD	LA MARQUE	TX	77568-4633
132419	3105-0000-0003-002	COPELAND CLARENCE IV	2330 DUROUX RD	LA MARQUE	TX	77568-4651
132975	4785-0000-0007-000	HERNANDEZ MARIANO S &	ARMANDINA	2330 NEWMAN RD	TX	77568-4633
132976	4785-0000-0008-000	WARD GRANT S	2500 NEWMAN RD	LA MARQUE	TX	77568
132979	4785-0000-0011-000	PRITCHARD WILLARD R & MARY E	2416 NEWMAN RD	LA MARQUE	TX	77568-4634
132981	4785-0000-0013-000	SALAS DEBORAH	2420 NEWMAN RD	LA MARQUE	TX	77568-4634
134670	7265-0000-0005-000	FOREMAN SCOTT	2506 DUROUX ROAD	LA MARQUE	TX	77568-4654
134669	7265-0000-0003-000	IRONSIDE DEVELOPMENTS LLC	4520 WILLIAMHURST LN	LEAGUE CITY	TX	77573
132985	4785-0000-0017-000	GREEN HENRY M & LOVENIA A	1100 MACADAMIA ST	VENUS	TX	76084-3627
134666	7265-0000-0001-000	BUNKER BRETT A & LISA M	4118 17TH ST N	TEXAS CITY	TX	77590-4035
132983	4785-0000-0015-000	KUENZI RES	1117 WILLKNOX DR	GALVESTON	TX	77551
739912	7265-0000-0007-000	DOUGLAS WILLIAM	2450 DUROUX RD	LA MARQUE	TX	77568
372088	6740-0000-0005-008	MUNCASTER-JEWELL PENNY	3520 CR 159	ALVIN	TX	77511
132983	4785-0000-0015-000	KUENZI RES	1117 WILLKNOX DR	GALVESTON	TX	77551
173991	0055-0001-0000-000	DENTON JOHN	6122 FAIRWOOD RD	HITCHCOCK	TX	77563-2041
174106	1215-0000-0025-000	DENTON JOHN	6122 FAIRWOOD RD	HITCHCOCK	TX	77563-2041
134671	7265-0000-0006-000	JONES JONATHAN & JOY	2502 DUROUX RD	LA MARQUE	TX	77568

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PS Form 3800, April 2015 PSN 7530-02-000-9047

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La Marque, TX 77568

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Clarence Copeland IV
2330 Duroux
La Marque, TX 77568

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Pt 2
1-23-2024

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

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Postage

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

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Postage

\$ Robert J. Clark Jr.
1411 Duroux
La Marque, TX 77568

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5249 6854 0000 0222 7202

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Pr
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T Scott Foreman
2506 Duroux
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\$ La Marque, TX 77568
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Postage

\$ William Douglas
2450 Duroux
La Marque, TX 77568

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Penny Muncaster- Jewell
3520 CR 159
Alvin, TX 77511-8186

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

7202 T202 0222 0000 4584 6389 4854 4854 4854

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Sarah Giusti
2408 Duroux
La Marque, TX 77568

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P
Iglesia De Cristo Filadelfia
6505 Fairway Dr.
Galveston, Tx 77551

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City

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1-23-2024

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Str

Cit

Ironside Developments, LLC
4520 William Hurst Ln
League City, TX 77573

7021 2720 0000 4589 6357

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Postage

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To Jonathan & Joy Jones
2502 Duroux
Se La Marque, TX 77568

To

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0459 4954 0000 0222 7202

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Postage

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

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Dennis Wayne Wise
3220 Main St.
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Postage

\$

To

\$ George H. Loessberg

\$ 3228 Main ST.

\$ La Marque, TX 77568-4611

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4759 4954 0000 0212 7207

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T

Richard B. Hobbs Jr.

2325 Williams Dr.

La Marque, TX 77568-4631

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Albert Abraham

3309 Main St.

La Marque, TX 77568

City

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Nary Joseph Reed & Emma J. Reed

2417 Williams Dr.

La Marque, TX 77568-4632

Pd 2

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James & Sherri Davis Jr.
2429 Williams Drive
La Marque, TX 77568

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Total Postage and Fees

Cesar Garcia
2409 Williams Dr
La Marque, TX 77568

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

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

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To

\$ Chris & Erica Moctezuma
Se 13127 So. Sayko
Si Santa Fe, TX 77510

City

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Postage

Catherine L. Graugnard
3230 Main ST.
La Marque, TX 77668-4611

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7644 215E 2000 0020 6101

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Postage

Susan Campbell
2303 Williams Drive
La Marque, TX 77568

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

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

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

Deborah Salas

2420 Newman

La Marque, TX 77568

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

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Postage

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

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

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C

James & Sherri Davis Jr.

2402 Duroux

La Marque, TX 77568

P&Z
1-23-2024

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Postage

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

P42

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

1

\$

2

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3

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4

\$

5

James Montgomery

PO Box 544

La Marque, TX 77568-0544

PJZ

1-23-2024

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0700 0002 3517 4385

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| ☐ Return Receipt (hardcopy) | \$ _____ |
| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

Postage

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To

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Se

St

Ch

Dana Camile Dunkin

2411 Williams Dr.

La Marque, TX 77568-4632

Pat 2

1-23-2024

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0700 0002 3517 4378

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Island Fire & Safety Equip INC
3201 Main St
La Marque, TX 77568

PJZ
1-23-2024

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0700 0002 3517 4361

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

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City

Res Kuenzi

1117 Willknox Drive

Galveston, TX 77551

RJZ
1-23-2024

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0700 0002 3517 4354

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postage

\$
R

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S

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i

\$
C

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

P42
1-23-2024
Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0700 0020 0000 2155 4347

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

P+Z

1-23-2024

Postmark
Here

Pr

\$
T

Grant S. Ward

2500 Newman RD

La Marque, TX 77568

City

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0700 0002 3517 4330

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| ☐ Return Receipt (hardcopy) | \$ | _____ |
| ☐ Return Receipt (electronic) | \$ | _____ |
| ☐ Certified Mail Restricted Delivery | \$ | _____ |
| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postmark
Here

John T. Allen Jr.

2326 Newman Road

La Marque, TX 77568-4633

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Tot

\$

Ser

Str

City

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

R4Z

1-23-2024

Postmark
Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| ☐ Return Receipt (hardcopy) | \$ _____ |
| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

Pt-2
1-23-2024
Postmark
Here

Postage

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

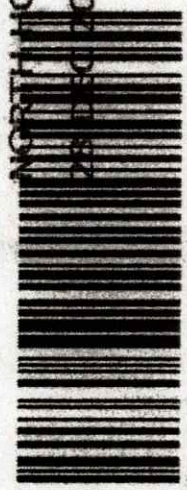
7021 2720 0000 4589 5978

202-1-23-2024
THIS SECTION ON DELIVERY



CITY OF LA MAI
Development Ser
1130 - 1st St.
La Marque, TX 775

2229 6954 0000 0222 T202



NORTH HOUSTON TX 773

DEC 10 2023 PM

US POSTAGE  PITNEY BOWES
ZIP 77568 \$ 008.53⁰
02 7H
0006095024 OCT 06 2023

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

NIXIE 773 DE 1 0001/03/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
James & Sherri Davis Jr
2429 Williams Drive BC: 77568420730 *2533-00348-28-38
La Marque, TX 77568
7568-4632

SENDER:

- ☐ Complete
- ☐ Print you
- ☐ so that y
- ☐ Attach it
- ☐ or on th
- ☐ 1. Article A

United States
Postal Service

9590 9402 8401 3156 2308 70



USPS TRACKING #

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2308 70

7021 2720 0000 4589 6272

PS Form 3811, July 2020 PSN 7530-02-000-9033

- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail Restricted Delivery
- ☐ Registered Mail Restricted Delivery (over \$500)

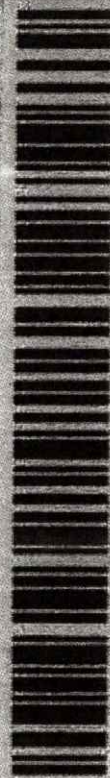
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Esmenia & Leslie Blackburn
2412 Duroux
La Marque, TX 77568



9590 9402 8401 3156 2310 99

2. Article Number (Transfer from service label)

021 2720 0000 4589 6500

PS Form 3811, July 2020 PSN 7530-02-000-9053

PS 2 1-23-2024

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Leslie Blackburn*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Blackburn

C. Date of Delivery

30 Dec 20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



**First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10**

9590 9402 8401 3156 2310 99

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

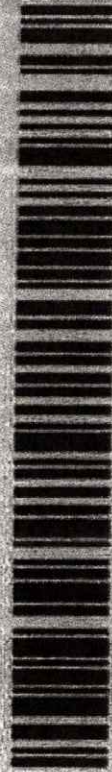
City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sarah Giusti
2408 Duroux
La Marque, TX 77568



9590 9402 8401 3156 2309 86

2 Article Number (Transfer from mailpiece label)

7021 2720 0000 4589 6388

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Signature

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Sarah Giusti

C. Date of Delivery

12-30-23

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

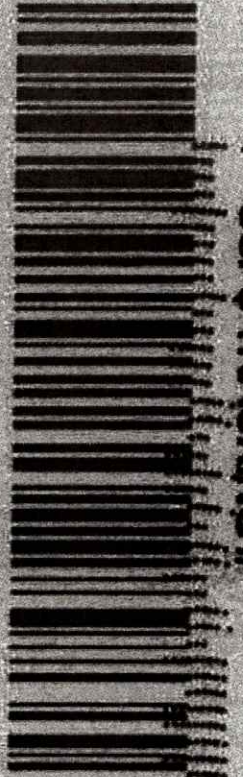
☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2309 86

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2309 00

2. Article Number (Transfer from service label)

7021 2720 0000 4589 6302

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
 B. Received by (Printed Name) ☐ Addressee
 C. Date of Delivery 2-3-00
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#



9590 9402 8401 3156 2309 00

**United States
Postal Service**

**First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

1-23-2024

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2309 24

2. Article Number (Transfer from service label)

021 2720 0000 4589 6326

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Wise

C. Date of Delivery

11/21/24

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☒ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#



9590 9402 8401 3156 2309 24



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

420730



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert J. Clark Jr.
1411 Duroux
La Marque, TX 77568



9590 9402 8401 3156 2310 20

2. Article Number (Transfer from service label)

7021 2720 0000 4589 6432

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Robert J. Clark Jr.

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Robert J. Clark Jr.

C. Date of Delivery
11-15-24

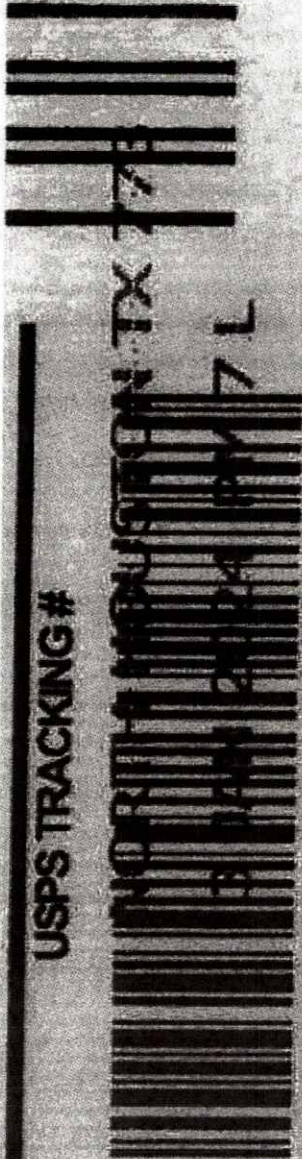
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2310 20

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carol A. Lozano
2322 Duroux
La Marque, TX 77568

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

Carol A. Lozano

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☒ No
If different, enter delivery address below:

JAN 03 2024

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery



9590 9402 8401 3156 2309 62

2. Article Number (From label)

7021 2720 0000 4589 6364

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2309 62

**United States
Postal Service**

**First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ironside Developments, LLC
4520 William Hurst Ln
League City, TX 77573



9590 9402 8401 3156 2309 55

Article Number (Transfer from service label)

7021 2720 0000 4589 6357

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

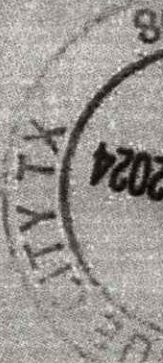
[Handwritten Signature]

B. Received by (Printed Name)

[Handwritten: SOH HEDWATM DTC]

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:



3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING#

NORTH HOUSTON TX 77060



1 L

9590 9402 8401 3156 2309 55

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2304 43

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4385

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Dana Dunkin

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Dana Dunkin

C. Date of Delivery

12-30-23

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

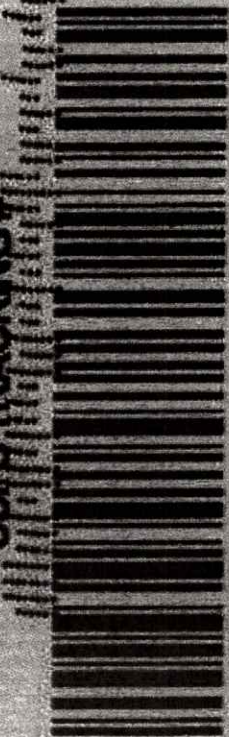
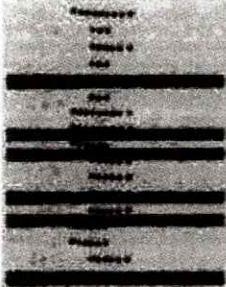
☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2304 43

**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.
- Article Addressed to:

ROY E. & Sharon M. Jones
702 Biovu Dr.
Galveston, TX 77551-1419



9590 9402 8401 3156 2313 41

7021 2720 0000 4589 6395

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sharon Jones Agent

B. Received by (Printed Name)

Sharon Jones

C. Date of Delivery

1-3-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#



NORTH HOUSTON TX 77060-5151



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2313 41

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2310 44

2. Article Number (Transfer from service label)

7021 2720 0000 4589 6456

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *John Denton* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

John Denton **1-3-24** **C. Date of Delivery**

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING #



TX 773

1 L

9590 9402 8401 3156 2310 44

**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

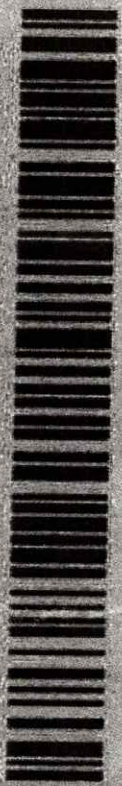


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Data & Energy, Inc.
2980 NW 20th St. #705
Aventura, FL 33150



9590 9402 8401 3156 2311 36

021 2720 0000 4589 6548

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

[Handwritten Signature]

☐ Agent

B. Received by (Printed Name)

Sylvia's Hickman

C. Date of Delivery

06/02/24

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes
☒ No

3. Service Type

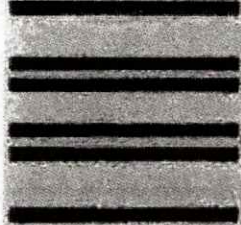
- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING#



9590 9402 8401 3156 2311 36



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

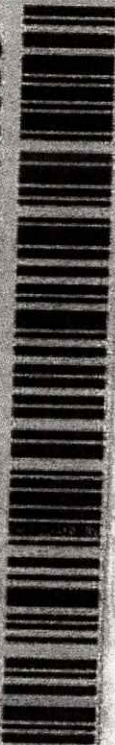
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number (Transfer from service label)

9590 9402 8401 3156 2308 87



7021 2720 0000 4589 6289

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Emma Reed

B. Received by (Printed Name)

Emma Reed

C. Date of Delivery

12-30-23

D. Is delivery address different from item 1? If YES, enter delivery address below:

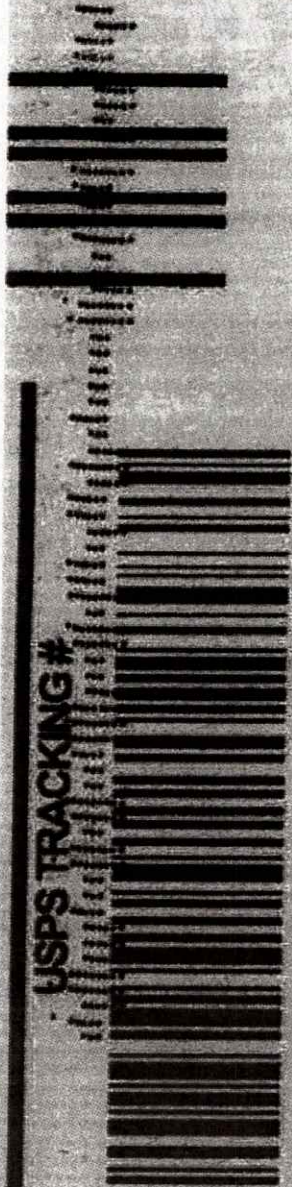
☐ Yes ☒ No

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING#



9590 9402 8401 3156 2308 87

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

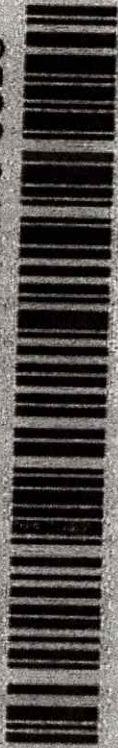
City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Deborah Salas
2420 Newman
La Marque, TX 77568



9590 9402 8401 3156 2308 01

2. Article Number (Transit)

7019 0700 0002 3517 4453

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *John*

☐ Agent

B. Received by (Printed Name)

John

C. Date of Delivery

12-30-23

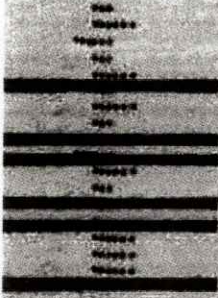
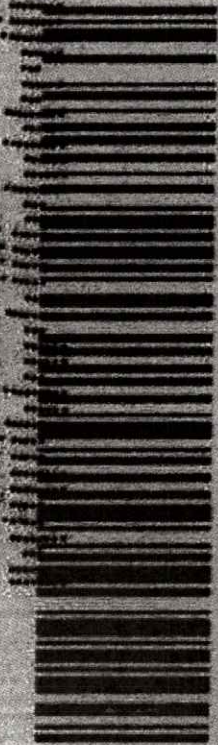
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2308 01

**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box •

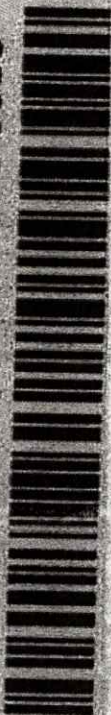
City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2304 12

Article Number (Transfer from service label)

7019 0700 0002 3517 4354

DE Form 3811 July 2009 PSN 7500-00-000-0000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

W.R. Pritchard

☐ Agent

☐ Addressee

B. Received by (Printed Name)

W.R. Pritchard

C. Date of Delivery

12-30-23

D. Is delivery address different from item 1?

If YES, enter delivery address below:

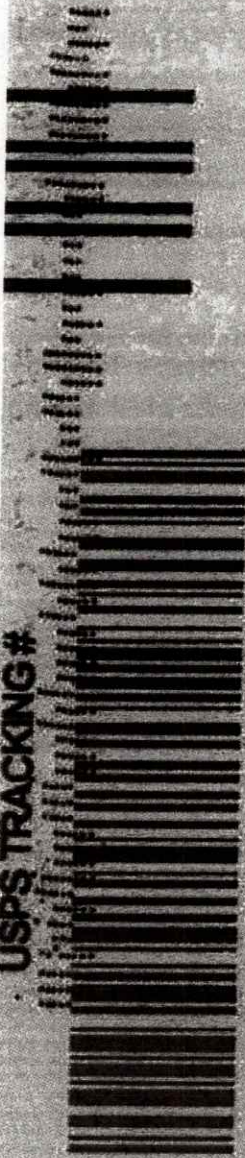
☐ Yes
☒ No

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Delivery Services

USPS TRACKING #



9590 9402 8401 3156 2304 12

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Lee Raegan
328 Newman RD
a Marque, TX 77568-4633



9590 9402 8401 3156 2308 32

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4439

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

David Lee Raegan

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

David Raegan

C. Date of Delivery

12-30-23

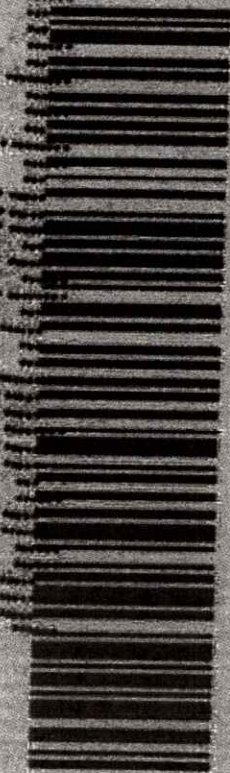
- D. Is delivery address different from item 1?** ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING#



9590 9402 8401 3156 2308 32

**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2308 56

7021 2720 0000 4589 6241

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Mariano Hernandez

☐ Agent

B. Received by (Printed Name)

Mariano Hernandez

☐ Addressee

C. Date of Delivery

11-30-23

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes
☒ No

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

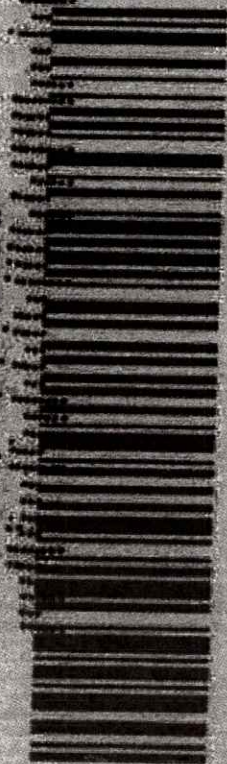
☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2308 56

**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2303 99

2. Article Number (Transit)

7019 0700 0002 3517 4330

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

☐ Agent

B. Received by (Printed Name)

John T. Allen Jr. 12-30-25

C. Date of Delivery

☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

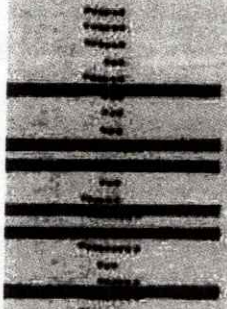
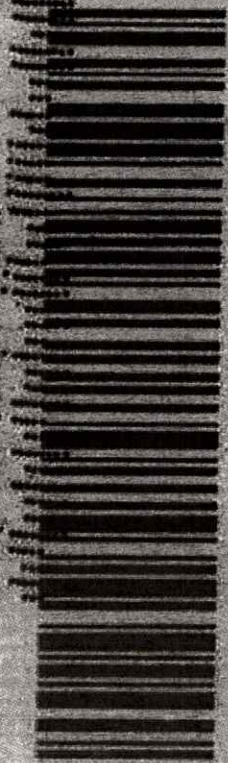
☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2303 99

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.
- 1. Article Addressed to:

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



9590 9402 8401 3156 2313 34

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4422

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

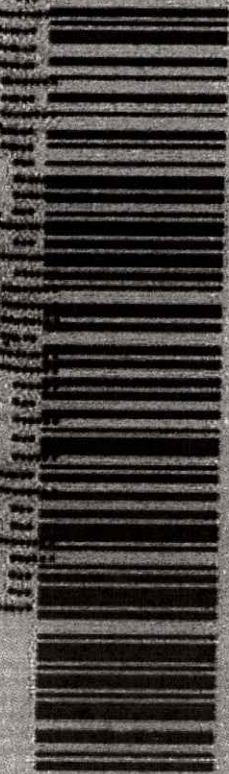
A. Signature ☐ Agent
Maribel Garcia
 B. Received by (Printed Name) ☐ C. Date of Delivery
Maribel Garcia 12-30-23
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2313 34

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.
- 1. Article Addressed to:

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



9590 9402 8401 3156 2304 67

2. Article Number (Transfer from service label)

019 0700 0002 3517 4408

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

☐ Agent

B. Received by (Printed Name)

C. Date of Delivery

☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

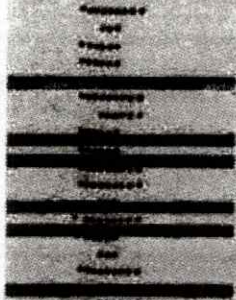
3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

44-1-23-2024

USPS TRACKING #



9590 9402 8401 3156 2304 67

**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2310 51

2. Article Number (Transfer from service label)

7021 2720 0000 4589 6463

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X M. Graugnard

☐ Agent

B. Received by (Printed Name)

M. Graugnard

C. Date of Delivery

12-30-23

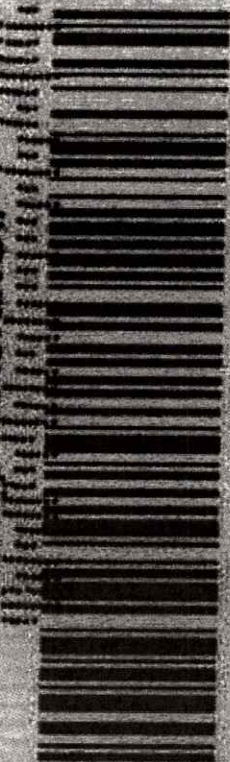
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2310 51

**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender. Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

atherine L. Graugnard
230 Main ST.
a Marque, TX 77668-4611



9590 9402 8401 3156 2307 64

2. Article Number (Transfer from service label)

019 0700 0002 3517 4507

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

M. DRUMMOND

☐ Agent

B. Received by (Printed Name)

M. DRUMMOND

C. Date of Delivery

12-30-11

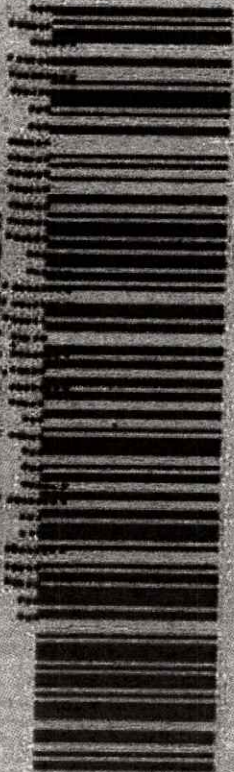
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING#



9590 9402 8401 3156 2307 64

**United States
Postal Service**

**First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2309 17

2. Article Number (transfer from service label)

7021 2720 0000 4589 6319

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name)

George H. Loessberg ☐ C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☒ No

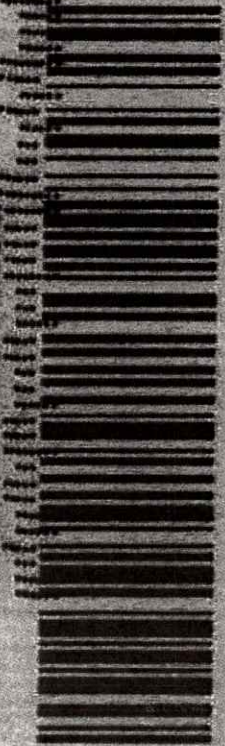
12-20-23

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING#



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United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YODE INVESTMENTS LLC
% DEANO MERRIGAN
5309 1-45 SOUTH
LA MARQUE, TX 77568



9590 9402 8401 3156 2311 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Yode Corkin

☐ Agent

B. Received by (Printed Name)

Yode Corkin

☐ Addressee

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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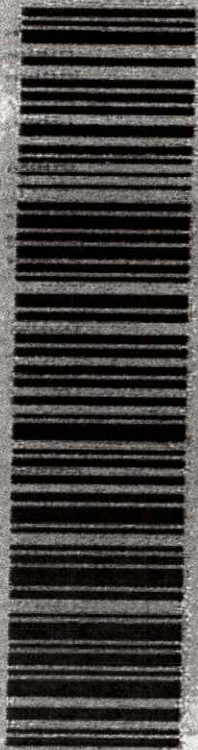
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USPS TRACKING#



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**United States
Postal Service**

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

01/04

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Drainage District 2 Ditch #2
5000 FM 1765
LA MARQUE, TX 77568

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

☒ Agent

B. Received by (Print Name)

☐ Addressed

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☒ No

JAN 03 2024

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3. Service Type

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| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
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| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |



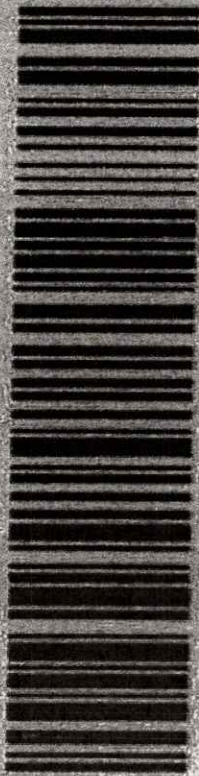
9590 9402 8401 3156 2311 05

7021 2720 0000 4589 6517

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING #



9590 9402 8401 3156 2311 05

**United States
Postal Service**

**First-Class Mail
Postage & Fees Paid
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1130 1st Street
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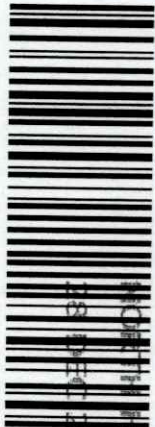


CITY OF LA MARQUE
Development Services

1130 - 1st St

La Marque, TX 775

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US POSTAGE
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OCT 06 2023



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

12-30-23

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7201/20/24

James & Sherri Davis Jr.
2402 Duroux

La Marque, TX 77568 RC:

77566420730

*2533-00170-28-34

77566420730



RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD

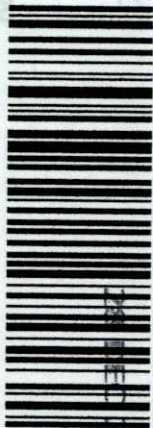


CITY OF LA MARQUE
Development Services
1130 - 1st St
La Marque, TX 775

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CERTIFIED MAIL[®]
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

12-30-23

Eric A. & Terrie V.
2320 Newman
La Marque, TX 77

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RETURN TO SENDER
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CITY OF LA MARQUE
Development Services

1130 - 1st St

La Marque, TX 77568

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Clarence Copeland IV
2330 Duroux
La Marque, TX 77568

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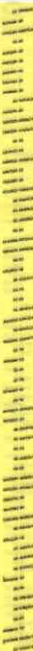
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CITY OF LA MARQUE
Development Services
1130 - 1st St
La Marque, TX 775

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Sarah & Richard Chitt
2404 Newman
La Marque, TX 77568

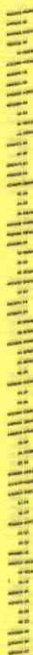
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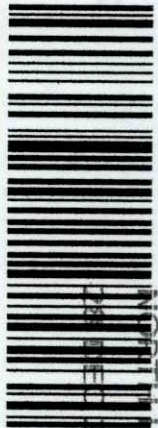
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La Marque, TX 775

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HOUSTON TX 773

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
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Brett & Lisa Bun
4118 17th St N
Texas City, TX 77

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RETURN TO SENDER
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UNABLE TO FORWARD

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42 1-23-2024

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clarence Copeland IV
2330 Duroux
La Marque, TX 77568



9590 9402 8401 3156 2310 75

2. Article Number (Transfer from service label)

7021 2720 0000 4589 6487

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Clarence Copeland IV

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

Clarence Copeland IV

C. Date of Delivery

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Insured Mail
Insured Mail Restricted Delivery
(over \$500)

Domestic Return Receipt



Rezoning Application for the **46-Acre F.M. 519 Tract**



EHRA Engineering

- Multidisciplinary civil engineering firm.
- Services provided include civil engineering, drainage impact analyses, traffic impact analyses, surveying, land planning, and more.
- Has served the Greater Houston region for over 85 years.



Century Communities

- Nationwide homebuilder since 2002 and recognized as top 10 in the U.S. for last five years, positioned in over 45 markets in 18 states.
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Introduction



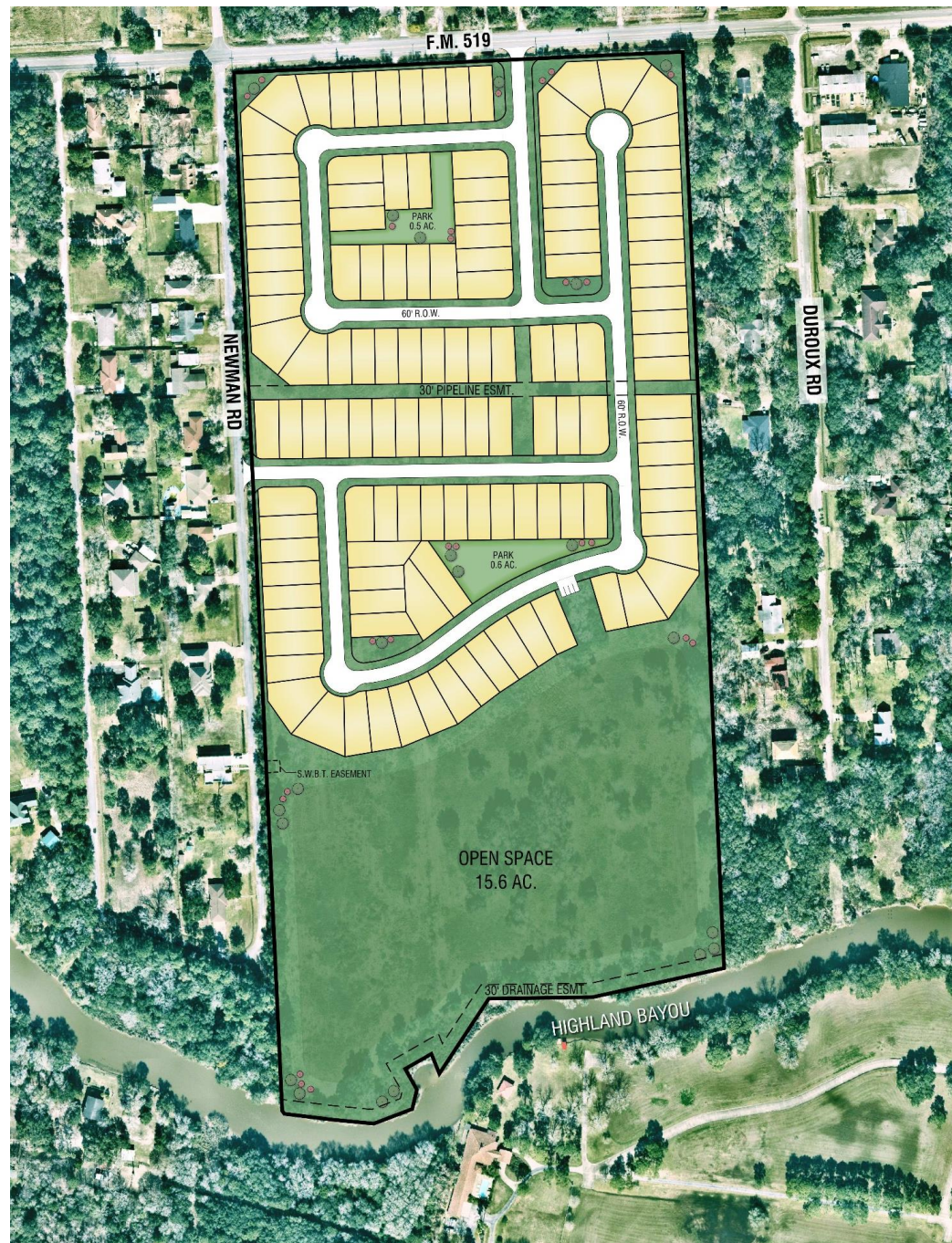


Location



- Currently zoned as “District R-1, Single-Family Residential” (60’ wide lots, 6,000 sq. ft.)
- Proposing to rezone as PD (50’ wide lots, 6,000 sq. ft.)
- 128 lots proposed
- Min. right-of-way width: 60’ ft.
- Will be annexed into GCMUD No. 68

Concept Plan



Medina



Buchanan



Brazos



Travis



- A variety of home plans will be available to buyers
- HOA to maintain shared open spaces
- Expected average price point: \$250,000 - \$300,000
- Projected taxable value: \$32 - \$38 million

Sample Home Photos





Parks & Open Space Plan

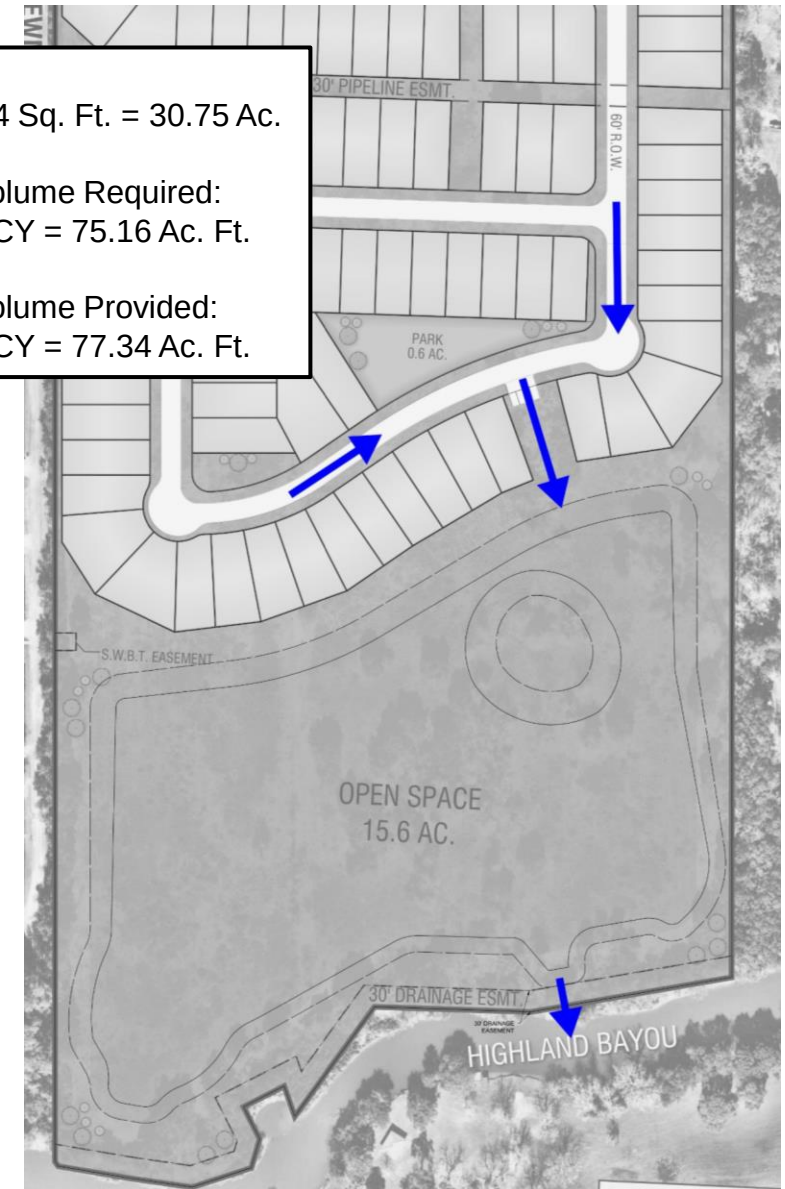


- Runoff will be controlled and drained through the mitigation pond and into Highland Bayou. No adverse impacts to adjacent property owners.
- 30' easement to be dedicated to Galveston County Drainage District #2 along Highland Bayou to widen the existing easement.

Site Area:
1,339,555,34 Sq. Ft. = 30.75 Ac.

Mitigation Volume Required:
121,254.70 CY = 75.16 Ac. Ft.

Mitigation Volume Provided:
124,778.73 CY = 77.34 Ac. Ft.



Drainage Plan



- Traffic impact analysis currently underway. Driveway spacing meets TxDOT requirements.
- An asphalt overlay will be provided for the segment of Newman Road between F.M. 519 and the western entry to the community.
- 30' Kinder Morgan pipeline easement bisects the property.



Other Pertinent Info



- Planning & Zoning meeting for zoning change: [January 23, 2024](#)
- City Council meeting for zoning change: [February 12, 2024](#)
- Platting begins: [Spring 2024](#)
- Engineering plans completed: [Summer 2024](#)
- Begin construction of utilities and roadways: [Fall 2024](#)
- Begin home construction: [Spring 2025](#)

Next Steps





**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
January 23, 2024**

Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on Tuesday, January 23, 2024, beginning at 4:00 p.m. at 1109-B Bayou Road with the following members present:

1. Chairperson Alan Waters
2. Vice Chairperson Greg Cornett
3. Commissioner Bradley Stephenson

(1) CALL MEETING TO ORDER

(2) PLEDGE AND INVOCATION

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

Pledge and Invocation led by Chairperson Alan Waters & Vice Chairperson Greg Cornett

(3) ROLL CALL

Absentees: Commissioners: Chris Colombo (excused sick), Grayland Alexander

(4) PUBLIC COMMENTS

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone, 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.**

Citizen Comments:

David & Kelly Reagan, 2328 Newman: *Vehicle traffic, construction noise, headlights in windows, elevation & flooding, sewer issues getting worse, overlay of street.*

Debra & Mary Graugnard, 3230 Main St: *sewer backups, development entrance across from her driveway, turning lane taking part of her property.*

Bill Pritchard, 2416 Newman: *Drainage issues, trees in ditches, sewer issues, widening the street, add streetlights.*

George Loessberg, 3228 Main St: *Added traffic on FM 519, sewer issues.*

Joseph Reid, 2417 Williams: *Complained that city has not repaired sewer issues.*

Marcus Giusti, 2408 Duroux: *Elevation & flooding, why rezone?*

John Denton, 6122 Fairwood, Hitchcock: *Why rezone to PDD, drainage to the Bayou.*

Peerson, 2621 Newman: *Emailed concerns, notification of meeting, removal of trees and adding concrete, displacement of wildlife, water is standing in ditch.*

Jennifer Doerr, 2413 Williams: *Emailed Concerns, read by Chairperson Alan Waters: Increased traffic effect on existing streets, disc golf open to public? Flooding, drainage impact on bayou and Galveston Bay, drilling as an allowed use, repair city street.*

(6) PUBLIC HEARINGS

Conduct Public Hearing to hear public input on:

- a. Request for a rezone on parcels 131 & 131374 to a Planned Development District for the construction of 126 residential homes.
- b. Conduct a Public Hearing to hear public input on:
A request for a Conditional Use Permit for Data & Energy Inc. Storage facility and Showroom.
- c. Conduct a Public Hearing on the nomination & election of a Chairperson for year 2024.
- d. Conduct a Public Hearing on the nomination & election of a Vice Chairperson for the year 2024

(7) OLD BUSINESS

- a. None

(8) NEW BUSINESS

- a. Discussion / possible action regarding an Ordinance of the City of La Marque, Texas, Request for a rezone on parcels 131373 & 131374 to a Planned Development District for the construction of 126 residential homes On FM 519.

Motion to Table the rezone request from Single Family Residential to a Planned Development District until February 27th, 2024, Planning & Zoning Meeting.

1st - Chair Alan Waters, 2nd Commissioner Vice Chair Greg Cornett - None Opposed.

- b. Discussion / possible action regarding a request for a Conditional Use Permit for Data & Energy Inc Storage Facility and Showroom

Motion to Approve a Conditional Use Permit for Data & Energy Inc Storage Facility and Showroom.

1st - Vice Chair Greg Cornett, 2nd Commissioner Bradley Stephenson- None Opposed

- c. Discussion / possible action regarding the nomination and election of a Chairperson for the year 2024

Motion to Nominate Greg Cornett as Chairperson for the year 2024.

1st - Chairperson Alan Waters, 2nd Commissioner Bradley Stephenson- None Opposed

- e. Discussion / possible action regarding the nomination and election of a Vice-Chairperson for the year 2024

Motion to nominate Alan Waters as Vice Chairperson for the year 2024.

1st - Vice Chairperson Greg Cornett, 2nd Commissioner Bradley Stephenson- None Opposed

(10) REQUESTS AND ANNOUNCEMENTS

- a. None

(11) ADJOURNMENT

Motion to Adjourn was requested by Chairperson Waters

1st - Commissioner Stephenson, 2nd- Vice Chairperson Greg Cornett @7:10 pm

Alan Waters, Chairman
Planning & Zoning Commission



**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
January 23, 2024**

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Marcus Giusti, 2408 Duroux
John Denton, 6122 Fairwood, Hitchcock
Peerson, 2621 Newman

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1st - Chair Alan Waters, 2nd Commissioner Vice Chair Greg Cornett - None Opposed.

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Motion to Approve a Conditional Use Permit for Data & Energy Inc Storage Facility and Showroom.

1st - Vice Chair Greg Cornett, 2nd Commissioner Bradley Stephenson- None Opposed

- c. Discussion / possible action regarding the nomination and election of a Chairperson for the year 2024

Motion to Nominate Greg Cornett as Chairperson for the year 2024.

1st - Chairperson Alan Waters, 2nd Commissioner Bradley Stephenson- None Opposed

- e. Discussion / possible action regarding the nomination and election of a Vice-Chairperson for the year 2024

Motion to nominate Alan Waters as Vice Chairperson for the year 2024.

1st - Vice Chairperson Greg Cornett, 2nd Commissioner Bradley Stephenson- None Opposed

(10) REQUESTS AND ANNOUNCEMENTS

a. None

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Motion to Adjourn was requested by Chairperson Waters

1st - Commissioner Stephenson, 2nd- Vice Chairperson Greg Cornett @7:00 pm

Alan Waters, Chairman
Planning & Zoning Commission



Rezoning Application for the **46-Acre F.M. 519 Tract**



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Introduction



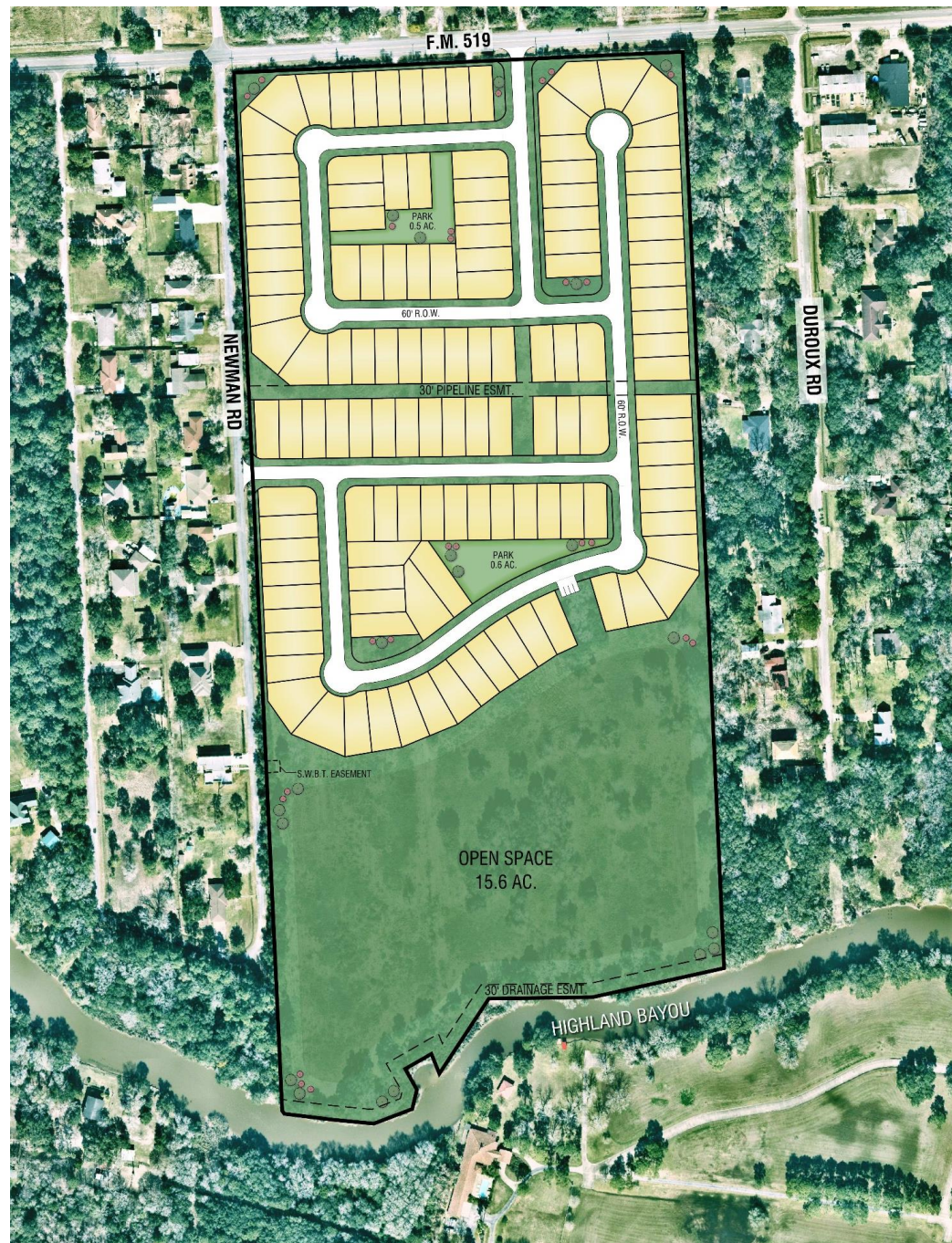


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Medina



Buchanan



Brazos



Travis



- A variety of home plans will be available to buyers
- HOA to maintain shared open spaces
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- Projected taxable value: \$32 - \$38 million

Sample Home Photos





Parks & Open Space Plan

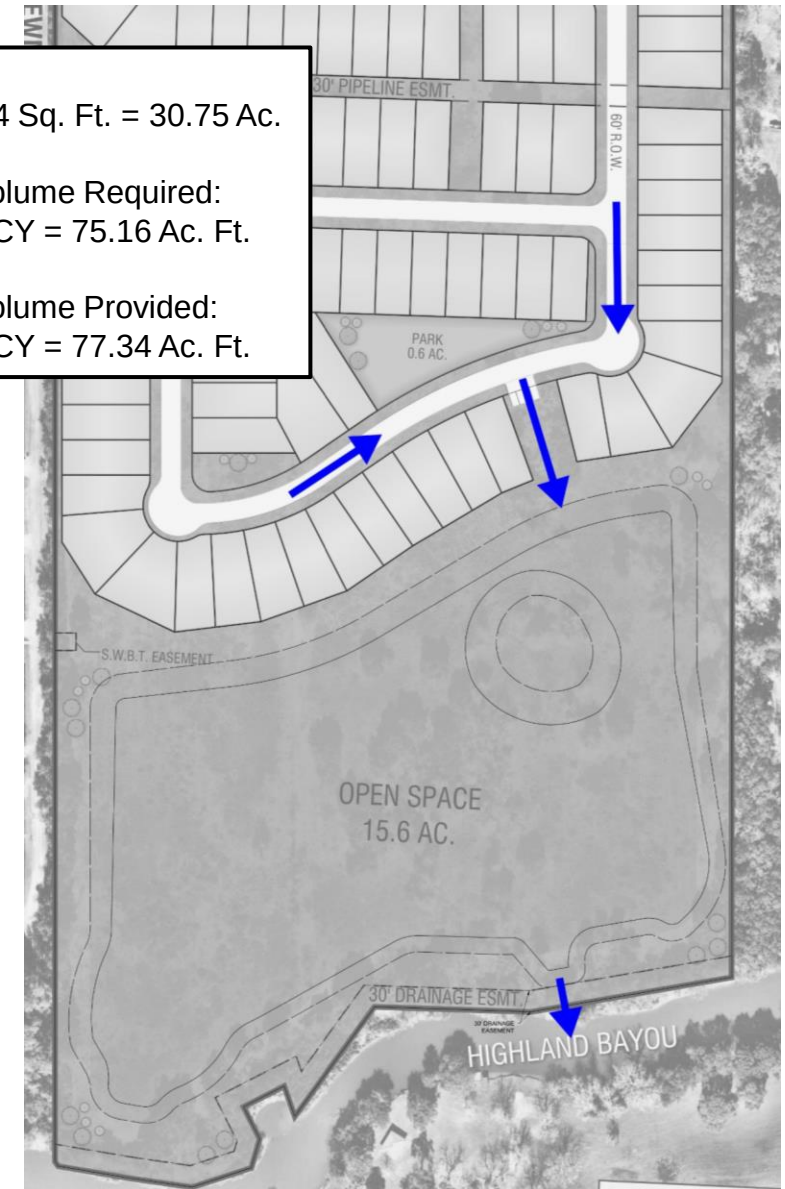


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- Platting begins: [Spring 2024](#)
- Engineering plans completed: [Summer 2024](#)
- Begin construction of utilities and roadways: [Fall 2024](#)
- Begin home construction: [Spring 2025](#)

Next Steps



Legal Notice

CITY OF LA MARQUE PLANNING AND ZONING COMMISSION PUBLIC HEARING NOTICE

Notice is hereby given that the City of La Marque Planning and Zoning Commission will hold a **PUBLIC HEARING on FEBUARY 27, 2024**, beginning at 4:00pm in the City Council Chambers, located at 1109-B Bayou Road, La Marque, Texas for the purpose of discussion and possible action on:

A rezone request to change the zoning district from (R-1) single family residential to a (PDD) Planned Development District for a 46-acre tract located on FM 519 in La Marque, TX 77568. Galveston County Property ID#'s 131373 & 131374.

This is a PUBLIC MEETING, and the public has the right to appear at the hearing to voice any concerns or comments.

For further information please contact K. Van Stavern, Development Services Director for the City of La Marque, Texas.

Email: k.vanstavern@cityoflamarque.org

Page 219 of 302

Published: February 9, 2024

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2305 97

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4880

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery****D. Is delivery address different from item 1?**☐ Yes

If YES, enter delivery address below:

☐ No**3. Service Type**

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



NORTH HOUSTON TX 77060

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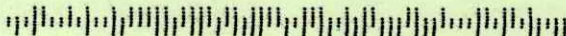
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2305 97

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2311 74

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4767

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X *George Loessberg* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

George Loessberg

C. Date of Delivery

5-18-24

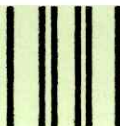
- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2311 74

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2306 96

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4668

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

Dana Dunkin

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Dana Dunkin

C. Date of Delivery

2-20-24

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

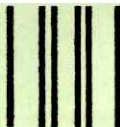
☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 8401 3156 2306 96



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

- Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CESAR GARCIA
2409 WILLIAMS DR
LA MARQUE, TX 77568



9590 9402 8401 3156 2315 32

2. Article Number (Transfer from service label)

9589 0710 5270 0186 1992 81

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Cesar Garcia

C. Date of Delivery

2-8-24

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

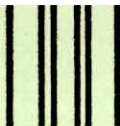
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Red Mail Restricted Delivery
(over \$500)

USPS TRACKING #



9590 9402 8401 3156 2315 32



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2306 65

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4699

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

W. R. Pritchard

☐ Agent

☐ Addressee

B. Received by (Printed Name)

W. R. Pritchard

C. Date of Delivery

2-8-29

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

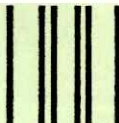
- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 8401 3156 2306 65



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2306 58

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4705

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

* Grant Ward

☐ Agent☐ Addressee**B. Received by (Printed Name)**

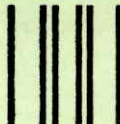
Grant Ward

C. Date of Delivery

2-8-24

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**☒ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted
Delivery☐ Signature Confirmation™☐ Signature Confirmation
Restricted Delivery

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2306 58

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2306 41

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4712

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)**

ALLEN

C. Date of Delivery

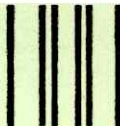
2-8-24

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**☒ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2306 41

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2306 34

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4729

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Bruce Connor

C. Date of Delivery

2-8-24

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

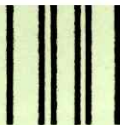
- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 8401 3156 2306 34



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEDDED H BLANKS
14715 CEDAR ST
SANTA FE, TX 77517

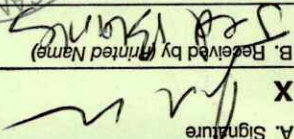


9590 9402 8401 3156 2316 17

2. Article Number (Transfer from service label)

9589 0710 5270 0186 1992 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature  X

B. Received by (Printed Name) Jed Hanks

C. Date of Delivery FEB 12 2024

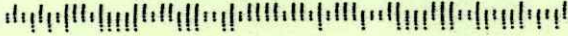
☐ Addressee ☐ Agent

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type
- ☒ Adult Signature
 - ☒ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
4. Registered Mail
- ☐ Registered Mail
 - ☐ Registered Mail Express®
 - ☐ Registered Mail Signature Confirmation™
 - ☐ Signature Confirmation
 - ☐ Signature Confirmation Restricted Delivery

568-420730



**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

9590 9402 8401 3156 2316 17



Page 237 of 302
USPS TRACKING #

NORTH HOUSTON TX 773
12 FEB 2024 PM 5 L

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2312 04

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4798

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

P. Baccinelli

☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery**

12 Feb 2024

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



NORTH HOUSTON TX 773

12 FEB 2024 PM 7 L

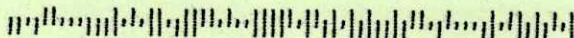
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2312 04

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2306 10

7019 0700 0002 3517 4750

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery**

2-8-24

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**☒ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 8401 3156 2306 10



First-Class Mail
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USPS
Permit No. G-10

**United States
Postal Service**

- Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CATHERINE GRAUGNARD
3230 MAIN ST
LA MARQUE, TX 77568



9590 9402 8401 3156 2315 18

Article Number (Transfer from service label)

7021 2720 0000 4589 6166

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X** Cathy Graugnard☐ Agent☐ Addressee**B. Received by (Printed Name)**

Cathy Graugnard

C. Date of Delivery

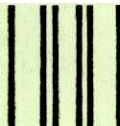
1-8-24 JS

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**☒ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted
Delivery☐ Signature Confirmation™☐ Signature Confirmation
Restricted Delivery

USPS TRACKING #



9590 9402 8401 3156 2315 18



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2312 59

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4842

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X *Cathy Graugnard*

☐ Agent☐ Addressee**B. Received by (Printed Name)**

Cathy Graugnard

C. Date of Delivery

2-8-24

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type☒ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2312 59

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2312 80

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4583

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)**C. Date of Delivery**

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

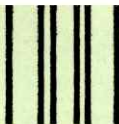
- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 8401 3156 2312 80



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2312 66

2. Article Number (Transfer from card)

7019 0700 0002 3517 4569

COMPLETE THIS SECTION ON DELIVERY**A. Signature**x *M. Coley*☐ Agent☐ Addressee**B. Received by (Printed Name)***M. Coley***C. Date of Delivery**

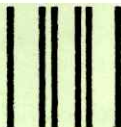
2-8-24

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2312 66

**United States
Postal Service**

- Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID & CYNTHIA RIOJAS
2429 WILLIAMS
LA MARQUE, TX 77568



9590 9402 8401 3156 2304 81

2. Article Number (Transfer from service label)

9589 0710 5270 0186 1991 82

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X***Diana Riojas*☐ Agent☐ Addressee**B. Received by (Printed Name)***Diana Riojas***C. Date of Delivery***2-8-21*

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery
(over \$500)

USPS TRACKING #



9590 9402 8401 3156 2304 81



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- Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2313 27

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4613

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)**

Marco Esqueda

C. Date of Delivery

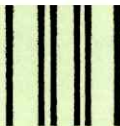
2-8-24

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



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9590 9402 8401 3156 2313 27

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Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2311 81

Article Number (Transfer from service label)

7019 0700 0002 3517 4774

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

Nary Reed

☐ Agent

☐ Addressee

B. Received by (Printed Name)

NARY REED

C. Date of Delivery

2-8-21

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 8401 3156 2311 81



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La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2312 28

7019 0700 0002 3517 4811

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X *Chale Chae7*

☐ Agent☐ Address**B. Received by (Printed Name)**

Julanda Velasquez

C. Date of Delivery

2-8-24

D. Is delivery address different from item 1?☐ Yes

If YES, enter delivery address below:

☐ No**3. Service Type**

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)

USPS TRACKING #



NORTH HOUSTON TX 773

13 FEB 2024 PM 7 L

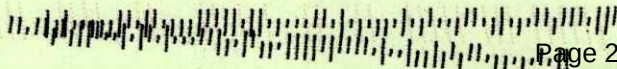
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2312 28

**United States
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City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WILLIAM DOUGLAS
2450 DUROUX
LA MARQUE, TX 77568



9590 9402 8401 3156 2305 42

2. Article Number (Transfer from label)
7021 2720 0000 4589 6180

COMPLETE THIS SECTION ON DELIVERY**A. Signature**☐ Agent☐ Addressee**B. Received by (Printed Name)**

William Douglas

C. Date of Delivery

2-12-24

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



NORTH HOUSTON TX 773

18 FEB 2024 PM 7 L

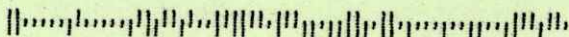
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2305 42

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2307 33

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4620

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

x Kelly L Reagan

☐ Agent☐ Addressee**B. Received by (Printed Name)**

Kelly L. Reagan

C. Date of Delivery

2.9.24

D. Is delivery address different from item 1?☐ Yes

If YES, enter delivery address below:

☐ No**3. Service Type**☒ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



NORTH HOUSTON TX 778

13 FEB 2024 PM 7 L



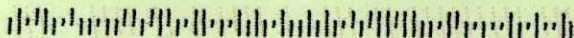
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2307 33

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2304 05

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4347

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X Sidney Grant Ward

☐ Agent☐ Addressee**B. Received by (Printed Name)**

Sidney Grant Ward

C. Date of Delivery

7-12-24

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



9590 9402 8401 3156 2304 05

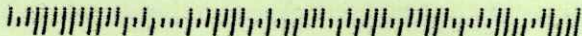


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
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• Sender: Please print your name, address, and ZIP+4® in this box •

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SARAH GIUSTI
2408 DUROUX
LA MARQUE, TX 77568



315 70

9589 0710 5270 0186 1992 43

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)**

Laurie Giusti

C. Date of Delivery

2-9-24

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ured Mail
ured Mail Restricted Delivery
er \$500)

USPS TRACKING #



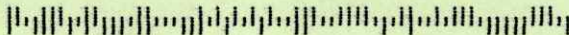
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2315 70

**United States
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• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2306 27

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4736

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X *Robert Clark*

☐ Agent☐ Addressee**B. Received by (Printed Name)**

Robert Clark

C. Date of Delivery

2-9-24

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

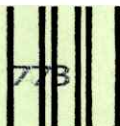
3. Service Type☒ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted
Delivery☐ Signature Confirmation™☐ Signature Confirmation
Restricted Delivery

USPS TRACKING #



NORTH HOUSTON TX 773

10 FEB 2002 PM 11



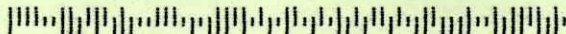
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2306 27

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SARAH & RICHARD CHITTUM
2404 NEWMAN DR
LA MARQUE, TX 77563



9590 9402 8401 3156 2315 94

2. Article Number (Transfer from mailpiece)

9589 0710 5270 0186 1992 29

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

Richard Chittum

☐ Agent☐ Addressee**B. Received by (Printed Name)**

Richard Chittum

C. Date of Delivery

2-9-24

D. Is delivery address different from item 1?☐ Yes

If YES, enter delivery address below:

☐ No**3. Service Type**☒ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



NORTH HOUSTON TX 773

10 FEB 2024 PM 1 L



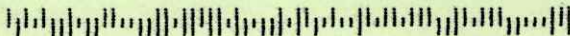
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2315 94

**United States
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Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JONATHAN & JOY JONES

2502 DUROUX

LA MARQUE, TX 77568



9590 9402 8401 3156 2305 59

2. Article Number (Transfer from service label)

7021 2720 0000 4589 6173

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

[Handwritten Signature] ☐ Agent
☐ Addressee

B. Received by (Printed Name)*[Handwritten: Joy Jones]***C. Date of Delivery***[Handwritten: 2-7-24]*

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☒ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

USPS TRACKING #



NORTH HOUSTON TX 773

10 FEB 2024 PM 1 L

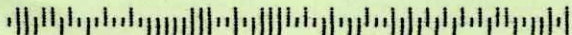
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2305 59

**United States
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• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ESMENIA & LESLIE BLACKBURN
2412 DUROUX
LA MARQUE, TX 77568



9590 9402 8401 3156 2316 00

9589 0710 5270 0186 1992 12

COMPLETE THIS SECTION ON DELIVERY**A. Signature**☐ Agent☒ Addressee**B. Received by (Printed Name)**

L BLACKBURN

C. Date of Delivery

2-9-24

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

USPS TRACKING #



NORTH HOUSTON TX 773

10 FEB 2024 PM 1 L

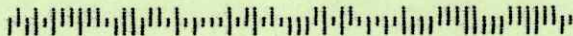
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2316 00

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Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CAROL LOZANO
2322 DUROUX
LA MARQUE, TX 77568



9590 9402 8401 3156 2315 49

9589 0710 5270 0186 1992 74

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

Carol Lozano

☐ Agent

☐ Addressee

B. Received by (Printed Name)

CLozano

C. Date of Delivery

2/10/24

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

lect on Delivery Restricted Delivery

ured Mail

ured Mail Restricted Delivery

(over \$500)

[illegible][illegible]

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

- Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8401 3156 2312 42

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4835

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X *[Signature]*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Niko Moctezuma

C. Date of Delivery

2/10/24

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery
(over \$500)

☐ Priority Mail Express®

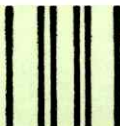
☐ Registered Mail™

☐ Registered Mail Restricted
Delivery

☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

USPS TRACKING #



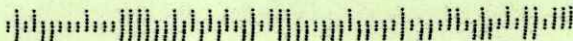
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8401 3156 2312 42

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ISLAND FIRE & SAFETY EQUIP.

3201 MAIN ST.

LA MARQUE, TX 77568



9590 9402 8401 3156 2304 98

2. Article Number (Transfer from service label)

7021 2720 0000 4589 6234

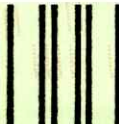
COMPLETE THIS SECTION ON DELIVERY**A. Signature**☒ *Michaela Crisp* ☐ Agent
☐ Addressee**B. Received by (Printed Name)***Michaela Crisp***C. Date of Delivery***2-9-24***D. Is delivery address different from item 1?** ☐ YesIf YES, enter delivery address below: ☐ No**3. Service Type**

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

USPS TRACKING #



9590 9402 8401 3156 2304 98



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BRETT & BUNKER
4118 17TH ST N
TEXAS CITY, TX 77590



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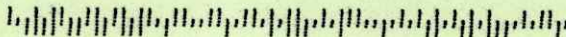
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1130 1st Street
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1. Article Addressed to:

JAMES & CHERI DAVIS
2402 DUBOIS
LA MARQUE, TX 77568



9590 9402 8401 3156 2315 56

2. Article Number (Transfer from service label)

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X *Jane Doe*

☐ Agent

☐ Addressee

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James Davis

C. Date of Delivery

2-9-24

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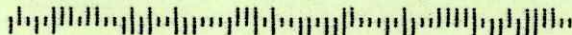
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1. Article Addressed to:

CAROL LOZANO

2322 DUROUX

LA MARQUE, TX 77568



9590 9402 8401 3156 2305 04

2. Article Number (Transfer from service label)

7021 2720 0000 4589 6227

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X***Carol Lozano*☐ Agent☐ Addressee**B. Received by (Printed Name)***C. Lozano***C. Date of Delivery***2/10/24***D. Is delivery address different from item 1? ☐ Yes**If YES, enter delivery address below: ☐ No**3. Service Type**

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1. Article Addressed to:

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



9590 9402 8401 3156 2305 80

2. Article Number (Transfer from service label)

7019 0700 0002 3517 4873

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

Sharon Jones
GALVESTON, TEXAS 77551

☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery****D. Is delivery address different from item 1?**☐ Yes

If YES, enter delivery address below:

☐ No

FEB 10 2024

3. Service Type**USPS**

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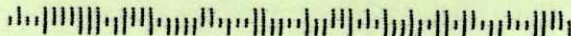
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City of La Marque
Development Services Department
1130 1st Street
La Marque, Texas 77568





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: January 23, 2024

Agenda Item: Discussion / possible action regarding a request to change the zoning district from R-1 Single Family Residential to a Planned Development District on +- 46 Acre Tract out of Abstract 2, S.F. Austin Survey, being tracts 238, 32.630 acres and tract 239, 15.090 acres, La Marque, Galveston, County, Texas, Galveston County Parcel ID Nos. 131373 and 131374, located on FM 519 (Main Street)

Item Type: Rezone

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: Required with 2 readings.

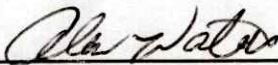
Public comments: None

Recommendation:

___APPROVED___ DENIED___ TABLED until DATE: FEB MEETING 2024

VOTE TALLY:

___APPROVED___ DENIED 3 TABLED.

 DATE: 1-23-2024
Chair Signature

JANUARY 23, 2024

PLEASE SIGN IN IF YOU WISH TO SPEAK TO THE COMMISSION

[illegible]

Citizen questions concerning the Planned Development District request on 3227 Main Street at the January 23, 2024 Planning & Zoning Meeting:

1. David Reagan, 2328 Newman:

Extra traffic, construction noise, headlights shining in current home windows from extra traffic, elevation causing flooding issues, sewer outfall to bayou, street improvement wants more than just overlay of current street.

2. Debra Graugnard, 3230 Main Street:

Sewer backing up issues with Public Works & City, development entrance will be across from her driveway, will it interfere with her access to FM 519, will there be a turning lane, and will it take part of her property?

3. Bill Pritchard, 2416 Newman:

Drainage issues, will trees in the ditches be removed? Sewer issues at the end of the street not repaired by the city, will the street be widened? Will streetlights be added?

4. George Loessberg, 3228 Main St:

Extra traffic on Main Street, traffic heavy already, sewer backing up issues not repaired by the city.

5. Kelly Reagan, 2328 Newman:

Why change from residential to PDD if only building homes, why 50' lots instead of required 60', elevation & flooding, describe street improvements, sewer issues not repaired by the city yet.

6. Mary Graugnard, 3230 Main St:

Wants to see the layout proposed (in packet), extra traffic concerns, sewer back up issues not repaired by the city, drainage concerns.

7. Joseph Reid, 2417 Williams:

Complaint that the city has not fixed the sewer issues.

8. Marcus Giusti, 2408 Duroux:

His home flooded during Harvey and is worried about the elevation of this development causing flooding, Why rezone to PDD, instead of just building homes.

9. John Denton, 6122 Fairwood:

Why rezone to a PDD, drainage concerns into the bayou.

10. ? Peerson, 2621 Newman (zoom & email):

Complaint on receiving the letter only 24 days before the meeting, wants 90 days' notice of meeting to discuss with his neighbors, removing trees and adding concrete will add the accumulating thermal affect and displace wildlife, water standing in the ditch in front of his home, he feels this property should be under public ownership and protected from development.

11. Jennifer Doerr, 2413 Williams (email):

Increased traffic, traffic impact on existing streets, proposed disc golf open to the public and if so it will increase traffic, flooding due the number of homes and outfall to the bayou may impact the bay, concerned about the zoning allowed use for drilling, the condition of the existing road is already in need of repair and the increase of traffic will further damage it and the city doesn't maintain it now.

January 22, 2024

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

To Whom It May Concern:

I'm writing to formally register my opposition to the rezoning of (R-1) Single Family Residential to a (PDD) Planned Development District being a 46-acre tract out of Abstract 2, S.F. Austin Survey, Being Tracts 238, 32.630 acres and Tract 239, 15.090 acres, La Marque, Galveston County, TX. Galveston County Property Parcel ID Nos. 131373 and 131374 located on FM 519 (Main Street). There are several reasons I oppose this rezoning request, the specifics of which are detailed below, with references to specific pages in the rezoning application document where applicable.

Page 8 of the rezoning application document plainly states that the floodplain on the property is a coastal floodplain and all stormwater will directly outfall to Highland Bayou. Given the high number of lots and homes in the planning sketches, the accompanying amount of paved and concrete surfaces will result in an immense amount of stormwater flowing into Highland Bayou. In addition, the removal of the current green space will result in an increased probability of flooding for the residents of Newman Rd. and Williams Dr. Highland Bayou is an extensive water system with direct connections to Galveston Bay. The rezoning document made no mention of an environmental impact statement connected to this development, yet with direct connections to the Galveston Bay system this should be required prior to considering this rezoning request.

Page 12 of the rezoning application document lists drilling as a permitted use. An activity of this nature should not be allowing in any shape or form in the middle of a residential neighborhood. What are the potential drilling activities that might be allowed? Additional information on this potential use is required, particularly when the site is a coastal floodplain and the developers themselves note that all outflow will go directly into Highland Bayou. This requires numerous environmental studies and environmental impact studies. Finally, potential extraction of oil and gas in nearshore coastal areas will further facilitate flooding potential and thereby increase flood insurance for residents already residing in the area.

Page 53 of the rezoning application document presents a rendering of a disc golf course, yet there is no mention of this course anywhere in the textual portion of the document. The developer should provide additional information on the plans for this course as it presents concerns for residents in the area. In particular, is the course open to the general public and thus will bring additional traffic to the neighborhood?

In addition to my above comments and concerns related to specific pages of the rezoning application document, below are additional general concerns about this proposed development:

First, the addition of vehicle traffic from the 61-78 homes located in the southern portion of the development tract will create immense stress load and traffic on a single-lane neighborhood street, which the city already does not maintain properly and is failing in numerous locations. The width of the existing street (Newman Rd.) also will not allow for the increased amount of vehicles and there is no existing space allotted for an expansion suitable to accommodate the increased amount of vehicular traffic.

Second, I have observed a Texas Tortoise (*Gopherus berlandieri*) on the edge of this tract of land. The approximate location of this sighting is indicated on the figure below with a red "X":



Since this species is listed as threatened by the state of Texas and normally maintains a very small home range, it is possible that the area of the proposed development would destroy this species' native habitat, thus extirpating it from the area. See these web sites for additional information: <https://tpwd.texas.gov/huntwild/wild/species/txtort/> and https://tpwd.texas.gov/huntwild/wild/wildlife_diversity/habitat_assessment/media/TexasTortoise_brochure_english.pdf. At a minimum, surveys directed toward attempting to confirm the presence of the Texas Tortoise in the area must be completed prior to any type of development activities proceeding.

In short, I am concerned about the possibility of a development of this type "popping up" in such proximity to the single family homes currently located on Newman Rd. and Williams Dr. The residents of these streets value the quiet nature of the surrounding area and this type of development will effectively ruin the very reason that many residents choose to live here. I support maintaining the current single family home status of this tract of land.

Thank you for the opportunity to submit comments in response to this application. Please don't hesitate to respond if further information about any comments included herein are needed.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer C. Doerr". The ink is dark and the signature is fluid.

Jennifer C. Doerr

Kathleen VanStavern

From: Peersen <peersen@fastmail.com>
Sent: Tuesday, January 23, 2024 10:54 AM
To: Kathleen VanStavern
Subject: Public Hearing TODAY on request to rezone 46 acres across from our homes.

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

City of La Marque / Kathleen Van Stavern,

As You can see, I emailed the City of La Marque **September of 2020 the last time the issue of rezoning came up for the acreage across from Newman Rd., bordering Main St. (FM 519).**

Practically, all the issues addressed in the below email from three years, four months ago continue to apply.

WE RECIEVED your certified letter December 30th, **ONLY twenty-four days ago, today.**

The "agenda packet" made available for "at least 72 hour prior to the meeting.." means **there was not sufficient time to get hold of it, then read through and assimilate it -- then get a hold of our fellow neighbors** to discuss amongst ourselves. **ALL THESE STEPS REQUIRE T I M E.** The residents/homeowners affected in this matter deserve more time to be fully informed, PRIOR TO ANY city meeting where a "vote" could be cast.

Three weeks from receipt of your letter is insufficient time for myself and others to coordinate our personal/work schedules, for the purpose of communicating with one another.

Ninety days seems like a bare minimum for affected residents/homeowners to coordinate amongst themselves.

I have only ***touched base with*** thirteen of the total 22 households on Newman and Williams Rd. Getting a hold of everybody is a challenge, hit and miss, b/c of personal schedules. AND, **conversations vary in length** from one household to the next, depending on their available time.

I've not even approached my neighbors on Duroux and Main Street yet !!

You guys are RUSHING an issue that doesn't require immediate action.

I'm REQUESTING the Mayor and city council set aside SUFFUCIENT TIME for ALL of my neighbors to **get up to speed on this issue.** MEANING, a "vote" not occur till ***after the end of APRIL*** this year.

Thank You for your time and consideration.

Sincerely,
peersen
11 a.m. Tuesday, 01/23/2024

City of La Marque / Sussie Sutton,

EVERY MORNING, **before 7 a.m.**, for countless months **up to Thursday or Friday last week**, our front porch temperature gauge seemed stuck at **85 degrees F -- in the shade**. The humidity gauge almost always showed a reading **OFF THE SCALE** as well !!

INSIDE the house, going back more than four months now, we can **FEEL the HUMIDITY** so much, to the point we have to run the AC much earlier in the day and much later into the evening -- **most days almost non-stop**.

THIS summer, for the first time, I've had to **MAINTAIN PLACEMENT** of a **steady supply of** rodent glue traps and baited traps outback by the rear porch, to help keep rodents from entering the house. In fact, I have also been placing traps in the garage and kitchen, as well as outback by the rear porch -- and poison bait inside the workshop, shed and greenhouse. **Scientists warn that the steady, long-term temperature increases contribute to** rodent population increases, not just certain insects, like fire ants and crazy ants FROM THE 46 acre field, **which I've had to take on MYSELF** for at least NINE YEARS NOW -- **at my own expense**.

THIS is NOT THE FIRST YEAR I've noticed how long a period of time rainwater remains standing in the grass ditch across the road, alongside the 46 acre field in question, as well as the grass ditch in front of many of our homes along Newman Rd.

THE LAST THING THIS NEIGHBORHOOD NEEDS is to "develop" that 46 acre field. Bulldozing more trees, pouring MORE CONCRETE and installing more road surfaces won't alleviate **the accumulating thermal effects** we are experiencing. In fact, the more raw land we mindlessly bulldoze, the more we contribute to heat accumulation and displace the wildlife that exists.

I see PLENTY OF land clearing and individual family home construction in the area. AND I can't recall HOW LONG we've noticed EMPTY homes. THE NATIONAL ECONOMY HAS BEEN TOO SOFT, long before the Covid 19 pandemic, to be engaged in the kind of short-sighted development this and other cities and towns are currently engaged.

Claiming economic considerations for the city &/or the county, with regard to "developing" this 46 acres is EXTREMELY SHORT-SIGHTED. Whatever the "tax base" benefit you folks are claiming, we're not buying.

AT BEST, U R securing a SHORT-TERM financial benefit. Before too long, this city and other cities will be looking to "develop" more and more raw land space, while failing to address the underlying problems -- without appreciation for the long-term planning that we have yet to see. **You can't make the city and county and state treasuries whole again by such short sighted seed corn eating.**

Proper city planning includes a forward looking view for SUSTAINABILITY.

Reducing green spaces, in favor of short-term economic gain is irresponsible, foolish -- and dangerous.

The 46 acres in question should not even be available for individual or corporate ownership. In fact, that piece of land should revert to public ownership AND BE PROTECTED from the type of development Evans is asking for. IF ANYTHING, that 46 acres should be "maintained" as a semi-wild green space. In Other Words, resume the periodic mowing of the grassy areas, especially along the perimeter of the acreage, and allow the trees to maintain. Whatever animal life that is there, following the removal of the rescue horses, the the cattle before that, will stay mostly THERE-- unless WE DO SOMETHING to displace them or cause certain creatures there to multiply unchecked. Example, removing cattle, then removing horses -- AND UNFETTERED DEVELOPMENT with no regard to local climactic consequences.

AS ELECTED OFFICIALS your responsibility is to touch base with elected officials of other cities and towns across the state -- **as well as across the country**.

Your communications should be aimed at pressuring the national legislature in Wash. D.C. to repeal GOP Austerity and establish a NATIONAL PROGRESSIVE TAX CODE, like we had under republican Dwight D. Eisenhower in the early 1950s -- but with **NO LOOPHOLES** FOR THE ULTRA-WEALTHY !!

Once we accomplish these two things, we will be well on our way to making our NATIONAL treasury whole again, and subsequently all the state treasuries and soon after local municipalities' treasuries.

Your job, as local elected officials, is to EDUCATE YOURSELVES on the issues I have alluded to above, THEN begin getting the electorate up to speed -- so that they will support your efforts to pressure Wash. D.C. as I've mentioned.

BTW: How about pressuring Evans to sell the 46 acres BACK at some point in the not too distant future. In exchange for his agreement to sell back, **when we can afford to do so**, he could be given some sort of break on whatever "taxes" he may owe, and apply that break as a discount on the eventual sale price back to the community.

SPEAKING OF TAX BREAKS, giving 10 year tax breaks to humongous corporations like Walmart, as well as subsidizing their employees with various welfare programs is a practice that has to stop across the country !! THEY shouldn't be allowed to externalize their costs onto tax payers !! THEY must be mandated by law to pay proper living wages -- and benefits to their hourly employees. **Enough is ENOUGH.**

AND, at some point after Evans sells back, perhaps a series of community gardens can be set up there for La Marque &/or county residents to participate in and benefit from. You guys are familiar with "victory gardens" ?

Let's do some PROGRESSIVE things -- sustainable, not wreckless, not ultimately costly to our pocket books AND QUALITY OF LIFE.

peersen

3:38 p.m. Tuesday, 9/15/2020

Sec. 71-18. PD planned development district.

- (a) *Purpose and scope.* The PD planned development district is designed to provide flexibility in development planning and the opportunity for the application of planning concepts. Planned development zoning shall require the submission and approval of a development site plan. The city council after public hearing and proper notice to all parties affected, and after recommendation from the planning and zoning commission, may require the creation of planned development districts when any of the following developments are being considered:
- (1) Large shopping center;
 - (2) Housing development on tracts of five acres or more;
 - (3) Industrial parks or districts on tracts of ten acres or more;
 - (4) Medical center or hospital;
 - (5) Civic center and/or community center;
 - (6) Office, motel or hotel center on tracts of two acres or more;
 - (7) Recreation center;
 - (8) Research park or scientific research center; or
 - (9) A combination of uses that are not customarily allowed in any one of the districts established in this chapter.
- (b) *Application procedures.* Application for a PD district shall be made in the same manner as an application for any amendment to this chapter and shall include the following additional information:
- (1) *Proposed uses.* An application for a PD district shall specify and describe the category or type of use or the combination of uses proposed. Permitted uses under PD zoning shall be specified in each PD ordinance. If such ordinance specifies permitted uses by references to a zoning district, the permitted uses shall include those uses permitted in the reference district, including those permitted through the cumulative provision of this chapter.
 - (2) *Development requirements.* An application for a PD district shall include a list of development requirements, which may be incorporated into the PD ordinance. Development requirements may include, but not be limited to, density, lot size, unit sizes, setbacks, building heights, lot coverage, parking ratios, screening and other requirements the council may deem appropriate.

Standards set forth in specific zoning districts will be used as guidelines for planned developments. Modifications of standards may be considered if the modification substantially meets the intent of the ordinance and improves the overall development design, or if a unique project design is proposed which cannot readily be accommodated through other districts. Pecuniary reasons shall not be the sole reason for modifying standards.
 - (3) *Concept plan.* An application for a PD district shall include a concept plan showing the relationship to existing natural features and adjacent properties and uses.

The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific development details.
- (c) *Development site plan.* Approval of a development site plan shall be a prerequisite to the issuance of building permits for any property in a PD district. The approval of a development site plan may also serve as preliminary plat approval, provided that all requirements of the subdivision ordinance and its subsequent amendments are satisfied.

-
- (1) *Compliance with approvals.* The development site plan must comply with all provisions of the PD ordinance specifying development standards and substantially reflect the precepts and layout set forth in the concept plan. If, in the judgment of the planning and zoning commission, a development site plan does not comply with the provisions of the PD ordinance and the concept plan incorporated therein, the planning and zoning commission may reject such plan, in which case a new site plan may be submitted or application must be made to amend the PD ordinance, including all requirements for notices and public hearings. If a PD ordinance does not specify development standards or has not incorporated a concept plan, the development plan approval shall specify such standards. Development requirements on such development plans may be revised under the same review, notice and approval procedures as applied to the original approval of the plan and application to amend the PD ordinance shall not be required.
 - (2) *Review process.* The development plan review process shall include review by the planning and zoning commission, referral by the planning and zoning commission to the city council with a recommendation, and review and final approval of the development plan by the city council.
 - (3) *Modifications.* The planning and zoning commission may recommend, and the council may require, such modifications of a development site plan that will ensure the proposed project will be in harmony with the existing and anticipated development of surrounding areas.
 - (4) *Requirements.*
 - a. General information. 20 copies of development site plan; vicinity map or adequate reference to intersecting streets to locate specific property; north arrow, date, scale (not less than one inch equals 100 feet).
 - b. Site/adjacent property information. Site, indicating boundaries and project phase lines, if any; public or private rights-of-way and easements on site or abutting or intersecting the site; adjacent properties, with zoning and existing uses identified.
 - c. Building layout. Existing and proposed structures, showing approximate outline of perimeter walls and including distances to property lines and other structures; front, side and rear building setback lines; proposed category of use or uses of structures; elevation views or renderings indicating architectural design, building materials proposed and window orientations (one copy required); number of stories, in height and feet; gross floor area; location of entrances and exits.
 - d. Circulation and parking. Location, dimensions and proposed construction of all streets, private drives, alleys, parking areas and drive approaches; street drives and alleys which are adjacent to or dead-end into the site, including the location, of existing and proposed median openings and left-turn lanes in boulevard streets; number and dimensions of parking spaces and width of drive approaches and aisles; sidewalks and other facilities for pedestrian circulation; location, width and curve radii for required fire lanes.
 - e. Drainage/utilities/services. Existing and proposed topography, reflecting proposed handling of on-site surface drainage; limits of the 100-year floodplain and floodway as shown on current FIA mapping, including location and acreage; proposed improvements and method of maintenance for any drainage channels; existing and proposed water and sanitary sewer layout; existing and proposed fire hydrant locations; propose locations for solid waste container pads.
 - f. Screening/open space/recreational facilities. Location, height and building materials for any proposed or required walls or fences; height, location and type of any proposed berms or living screens; location and size (if applicable) of proposed recreation facilities (swimming pools, tennis courts, etc.); location of open play areas and playgrounds with play equipment; landscape plan.
 - g. Living units. Table showing type of units by size, number of bedrooms, and number of each type; floor plans for all units.

-
- (d) *Administrative action.* Upon approval of a development site plan by the city council and approval of the preliminary plat, application may be made for the permits and certificates necessary for construction. Subsequent to such approval, the planning and zoning commission may authorize minor changes when such changes will not cause any of the following circumstances to occur:
- (1) A change in the character of the development;
 - (2) An increase in the ratio of the gross floor area in structures to the area of any lot;
 - (3) An increase in the intensity of use;
 - (4) A reduction in the originally approved separations between buildings;
 - (5) An increase in the problems of circulation, safety, and utilities;
 - (6) An increase in the external effects on adjacent property;
 - (7) A reduction in the originally approved setbacks from property lines;
 - (8) An increase in ground coverage by structures;
 - (9) Reduction in the ratio of off-street parking and loading space to the gross floor area in structures; and
 - (10) Change in the locations, lighting or orientation of originally approved signs.
- (e) *Standards for townhouse developments.* Development of townhouse projects shall be considered within the scope of the PD planned development zoning classification, thereby providing flexibility in planning and design, and allowing the application of innovative and creative development concepts.

The following standards are set forth as guidelines for the preparation of a development plan as required by section 71-18(b). Consistent with the intent of the planned development district, these standards may be modified as may serve the best interests of the community upon approval of the development plan.

- (1) *Townhouse lots.* The following minimum requirements should apply to each townhouse lot:
 - a. Area of lot: 3,000 square feet;
 - b. Depth of lot: 100 feet, except where the lot backs to a freeway, expressway, or thoroughfare in which case the minimum depth of lot shall be 110 feet;
 - c. Width of lot: 26 feet;
 - d. Front yard setback: 20 feet; and
 - e. Exterior side yard: Where a side lot line abuts a street, the width of the side yard shall be 15 feet.Access to townhouse lots shall be adequate to provide fire protection and sanitation service.
- (2) *Spacing between buildings.* Dwelling units should be in groups of not less than three townhouse units nor more than seven townhouse units; in no event should more than one-quarter of the total building groups contain seven townhouses. The total length of any one group of units should not exceed an overall length of 225 feet. There shall be a minimum space of 36 feet between building groups and 15 feet between the end of a building and a street, private drive, or alley.
- (3) *Open space.* No less than 40 percent of the total gross land area should be open space that shall not be used as an area of principal construction, nor for automobile driveways or parking facilities. Such open space should be used exclusively for the purpose of installation of recreational facilities and green or landscaped areas. Flood plains, or any standing surface water, other than swimming pools, may be considered open space if specifically approved by council.

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- (4) *Density.* The average density of townhouse units should not exceed eight units per acre. The density is to be computed by taking the gross land area of each town house tract and dividing the total number of dwelling units within the tract.
 - (5) *Living area in each townhouse unit.* The minimum living area for a one-bedroom townhouse unit shall be 850 square feet; two or more bedroom units shall have a minimum of 1,200 square feet living area, exclusive of garages, breezeways, patios, and porches.
 - (6) *Exterior fire resistant construction.* All main buildings shall be of exterior fire resistant construction having exterior walls constructed of brick, stone, concrete block, or other masonry, or materials of equal characteristics, or as approved in the review of the development plan.
 - (7) *Fire walls.* Within each townhouse complex, a four-hour, fire-rated firewall shall be placed every 4,500 square feet. All such fire walls shall be continuous and unbroken from the foundation slab to the underside of the roof deck and conform to the other requirements for fire walls as outlined in the building code for the city. All other townhouse unit separation walls shall be of a two-hour rating.
 - (8) *Utilities.* All utilities shall be placed underground, except installations aboveground shall be permitted when approved by the city council under the following circumstances:
 - a. Aboveground installations of transformers;
 - b. Where utility lines cross a major drainage channel or depression of such depth as to make underground installation impractical; and
 - c. At the point where the utility enters the development.
 - (9) *Parking regulations.* Two and one-half parking spaces shall be provided off the street for each townhouse unit. Each townhouse should provide a carport or garage and shall have a capacity for two motor vehicles (pickups and vans not exceeding three-quarters-ton capacity). The additional one-half parking space per unit shall be placed in groups scattered through the development to accommodate the guests of the homeowners. No more than 50 percent of the additional off-street parking spaces shall be located on private or public streets or alleys.
 - (10) *Recreational facilities.* Recreational and community facilities, including community buildings, swimming pools, and playground areas, shall be considered in the review of the development plan.
 - (11) *Recreational vehicles and equipment.* Adequate storage areas for the storage of recreational vehicles and equipment shall be considered in the review of the development plan.
 - (12) *Screening.* Screening shall be provided according to the following requirements:
 - a. In the event that a townhouse development backs up or sides upon a R-1, R-2, R-3, or C district, a solid masonry screening fence of not less than six feet nor more than eight feet shall be erected and maintained along the property line separating the two districts;
 - b. A masonry screening fence shall consist of materials of equal composition and characteristics as the main buildings in the townhouse development; and
 - c. No such screening fence shall be erected so as to obstruct the vision of motorists at alley, street, or drive intersections.
 - (13) *Construction requirements.* All streets, parking areas, access drives, sidewalks, and drainage structures constructed on private or public property shall be approved by the city and constructed in accordance with the city's specifications and requirements.
 - (14) *Homeowners' association.* Before approval of any plat containing any common area, it shall be necessary to assure the city that provisions have been made for adequate upkeep and maintenance of such area and facilities. Any such homeowners' or maintenance association, so established to maintain

and manage all such common area, shall be approved by the city council prior to the issuance of any building permits. In the event of failure to maintain said common area, the city may, by ordinance, provide for maintenance at the expense of the property owners, and provide for a lien against the property of the members, as in the case of individual homeowners. The power of the city to file a lien shall be recited in the bylaws of the association.

(Ord. No. 953, 12-12-2005)