



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

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **AUGUST 27, 2024**, beginning at **4:00 PM** in the at **1109-B Bayou Road La Marque, Texas as well as via video-conference hosted through Zoom (<https://zoom.us/j/92493940502>)**. 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.

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. PUBLIC HEARING
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
 - 6.1. Special Meeting Minutes 06.18.2024

7. NEW BUSINESS

Items presented to the Planning and Zoning Commission for discussion and possible action:

- 7.1. Final Plat Application Of Trails at Woodhaven Lakes Section 2, A +/- 32.01-Acre Tract Out Of The S.F. Austin League Survey No. 4, Abstract 2, City of La Marque, Galveston County, Texas

8. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on August 23, 2024 by 10:30 a.m.

Kierra K. Nance, TRMC
City Clerk



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
SPECIAL MINUTES
of
June 18, 2024**

1. CALL MEETING TO ORDER

Chairperson Greg Cornett called meeting to order at 4:03pm.

2. ROLL CALL

Commissioners Present:

Greg Cornett, Chairperson
Bradley Stevenson, Vice Chairperson
Alan Waters
Chris Colombo

Commissioners Absent:

Augustino Molis
Graylan Alexander
Stephanie Gordon

Other Staff Present:

Donna Rhoades, Permits Coordinator
Kasey Lott, Deputy City Clerk

3. INVOCATION AND PLEDGE OF ALLEGIANCE

All commissioners participated in the U.S. and Texas pledge.

4. PUBLIC HEARING

4.1. Public Hearing regarding the Bayou Ridge Preliminary Plat, a proposed subdivision, being a +/- 46.33-acre tract out of the S.F. Austin League Survey No. 4, Abstract 2, Galveston County, Texas, consisting of 128 Lots, 4 Blocks and +/- 20.14 acres of Reserves
No public participation.

5. CITIZENS PARTICIPATION

6. NEW BUSINESS

6.1. Discussion / possible action regarding a recommendation to City Council on Bayou Ridge Preliminary Plat, a proposed subdivision, being a +/- 46.33-acre tract out of the S.F. Austin League Survey No. 4, Abstract 2, Galveston County, Texas,

consisting of 128 Lots, 4 Blocks and +/- 20.14 acres of Reserves
Michael Turizillo of EHR Engineering was present to answer the Commissioners' questions. The main concern was that this was the Preliminary Plat and Mr. Turizillo confirmed that additional plans would follow once approved by council. Vice Chairperson Stephenson made a motion to approve the Bayou Ridge Preliminary Plat. Commissioner Colombo seconded. **MOTION CARRIED UNANIMOUSLY.**

- 6.II. Discussion / possible action regarding approval of a letter to City Council for removal of inactive Planning & Zoning members
Commissioner Waters made a motion to move the dismissal of inactive commissioners on the Planning and Zoning Commission to City Council for approval. Commissioner Columbo seconded. **MOTION CARRIED UNANIMOUSLY**

7. ADJOURNMENT

Commissioner Waters made a motion to adjourn. Vice Chairperson Stephenson seconded. **MEETING ADJOURNED AT 4:22PM**



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: August 27, 2024

Agenda Item: Discussion / possible action regarding a final plat application of Trails at Woodhaven Lakes Section 2, a +/- 32.01-acre tract out of the S.F. Austin League Survey No. 4, Abstract 2, City of La Marque, Galveston County, Texas.

Item Type: Plat - Final plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

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

Council approval: Required

Public comments: None

Recommendation: Recommendation to approve final plat as submitted



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

18100-2-124
PZ2024-004
Fee: \$4262.84

Plat Application

Proposed Plat Name: Trails at Woodhaven Lakes Section Two

Galveston County Property Tax ID #(s):

Legal Description: 32.01 acres located in the Stephen F Austin League No. 4, A-2

Type of Plat: (check one) Preliminary Plat ☐ Re-Plat ☐ Final Plat ☒ Amending Plat ☐

Surveyor: Pape-Dawson Engineers Email: [REDACTED] Phone: [REDACTED]

Plat Description (example: lot consolidation, dividing into two parcels, etc.):

32.01 acre tract of land being subdivided into 116 lots, 5 blocks, and 6 reserves

Applicant/ Company Name: Pape-Dawson Engineers

Contact Name: Cathy Fontenot

Contact Email: cfontenot@pape-dawson.com Contact Phone: 713-428-2400

Contact Mailing Address: 2107 CityWest Blvd, 3rd Floor, Houston, TX 77042

Owner Name: Trails at Woodhaven Lakes, LTD.

Email: [REDACTED] Phone: 281-962-4657

Mailing Address: 5599 San Felipe Street, Ste 911, Houston, TX 77056

Application Checklist

- ☒ Plat in the form required for filing (2 mylars, 2 paper copies) electronic submittal of plat allowed for processing
- ☐ Site Plan (to scale) with Existing Improvements, Developments and Property Lines (If this information is not on the plat)
- ☒ Current Tax Certificates (Original required for filing with County Clerk)
- ☒ City Planning Letter / Title Report (must be within 30 days of plat application)
- ☒ Agency Letter (If the owner is not the applicant, the owner must sign below or provide a letter giving the applicant written authorization to submit this plat application on the owner's behalf - (not required for preliminary plats))
- ☒ Lien-holder Subordination Agreement (If there is a lien on any part of the property, this shall be required)
- ☒ Application Fee

Fee Schedule:

Preliminary Plat: \$750.00 + \$20.00 Per lot, \$100.00 per reserve acre

Re-plat: \$750.00 + \$20.00 per lot, \$110.00 per reserve acre

Final Plat: \$750.00 + \$20.00 per lot, \$110.00 per reserve acre

*Please see schedule of fees adopted as of - 9/8/2022

Applicant Certificate

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

Signature of owner: [Signature]

Date: 4/30/24

Signature of applicant: Cathy Fontenot

Digitally signed by Cathy Fontenot
DN: cn=Cathy Fontenot, o=Pape-Dawson
Engineering, c=US
Date: 2024.04.30 14:36:07 -0500

Date: 4/30/24

Monday, July 15, 2024

Cathy Fontenot
Pape- Dawson Engineers
2107 CityWest Blvd., 3rd Floor
Houston, TX 77042
cfontenot@pape-dawson.com

Re: Trails at Woodhaven Lakes Section 2 Final Plat
+/- 32.01 acres, 116 Lots, 5 Blocks and 6 Reserves
Letter of Recommendation to Approve
COLM Project No. PZ2024-004
Adico, LLC Project No. 18100-2-124

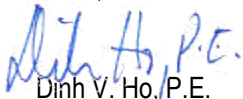
Dear Ms. Fontenot:

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal of Trails at Woodhaven Lakes Section 2 Final Plat, a proposed subdivision of +/-32.01 acres, out of the S.F. Austin Leage Survey No. 4, Abstract 2, Galveston County, Texas, being 116 Lots, 5 Blocks and 6 Reserves, received on or about July 2, 2024.

Based on our review, we have no objection to the final plat as resubmitted on July 2, 2024. Please provide three (3) sets of signed mylars and seven (7) prints of the plat to Donna Rhoades, Development Services, 1130 1st Street, La Marque, TX 77568, by no later than Wednesday, July 17, 2024, for consideration at the Tuesday, July 23, 2024, Planning and Zoning meeting.

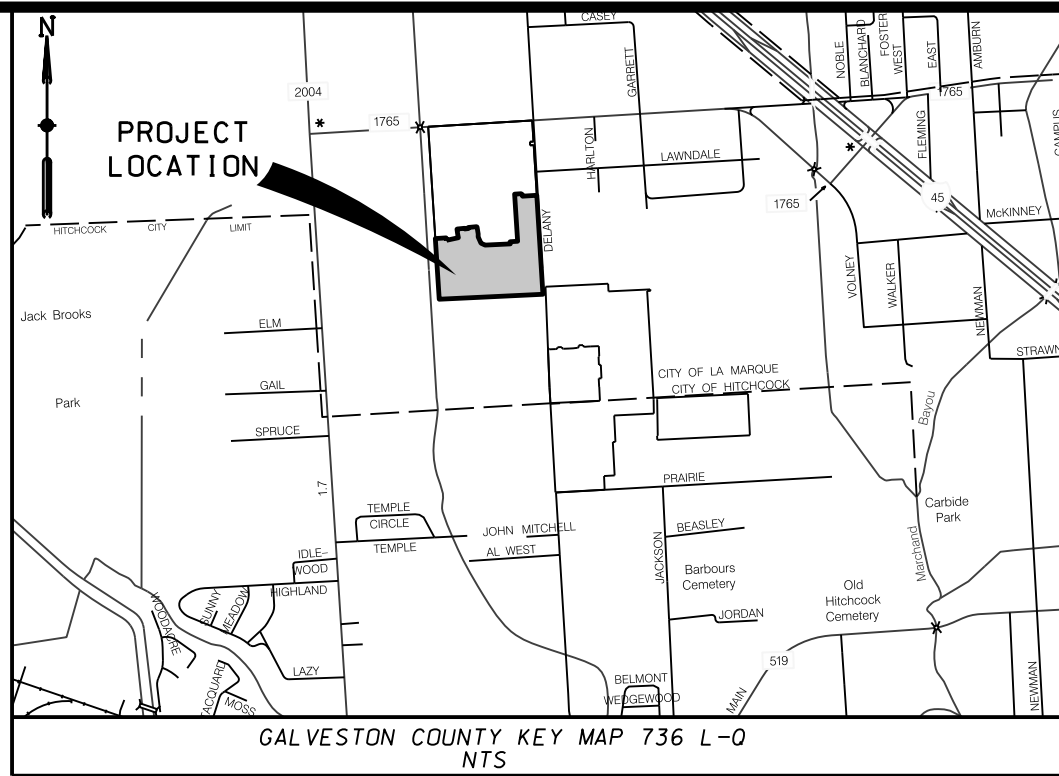
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



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

Cc: Permits
File: 18100-2-124



FIELD NOTES FOR 32.01 ACRES

Being a 32.01-acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 32.01-acre tract being a portion of a called 42.2590-acre tract of land recorded in the name of Trails at Woodhaven Lakes in Clerk's File Number 2017062418 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.) and a portion of a called 33.3575-acre tract of land recorded in the name of Trails at Woodhaven Lakes in Clerk's File Number 2018054049 of the O.P.R.R.P.G.C.; said 32.01 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone):

Beginning at a 5/8-inch iron rod found at the southeast corner of said 33.3575 acre tract and the northeast corner of a called 141.698 acre tract of land recorded in Clerk's File Number 9960110 of the O.P.R.R.P.G.C.; same being on the occupied west Right-of-Way (R.O.W.) line of Delany Road (width varies);

1. Thence, with the common line of said 33.3575 acre tract and said 141.698 acre tract, South 88 degrees 02 minutes 00 seconds West, a distance of 1,461.92 feet to the southwest corner of said 33.3575 acre tract and the northwest corner of said 141.698 acre tract, same being on the east line of a called 11.3826 acre tract of land recorded in Clerk's File Number 2000065569 of the O.P.R.R.P.G.C.;

2. Thence, with the common line of said 33.3575 acre tract and said 11.3826 acre tract, North 02 degrees 53 minutes 13 seconds West, a distance of 856.15 feet to the southwest corner of Trails at Woodhaven Section One (File No. 2023006487, G.C.M.R.);

Thence, with the south line of said Trails at Woodhaven Section One, the following twenty-four (24) courses:

- North 87 degrees 06 minutes 47 seconds East, a distance of 151.66 feet;
- 34.57 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 31 minutes 04 seconds, a radius of 1,305.00 feet and a chord that bears South 10 degrees 40 minutes 32 seconds East, a distance of 34.57 feet;
- North 78 degrees 33 minutes 56 seconds East, a distance of 169.78 feet;
- North 09 degrees 50 minutes 12 seconds West, a distance of 58.72 feet;
- North 06 degrees 52 minutes 28 seconds West, a distance of 62.84 feet;
- North 52 degrees 57 minutes 14 seconds East, a distance of 4.16 feet;
- North 84 degrees 55 minutes 28 seconds East, a distance of 104.21 feet;
- 10.58 feet along the arc of a curve to the right, said curve having a central angle of 24 degrees 15 minutes 26 seconds, a radius of 25.00 feet and a chord that bears South 17 degrees 46 minutes 37 seconds East, a distance of 10.51 feet;
- North 84 degrees 21 minutes 06 seconds East, a distance of 50.00 feet;
- 15.51 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 54 minutes 41 seconds, a radius of 975.00 feet and a chord that bears North 05 degrees 11 minutes 34 seconds West, a distance of 15.51 feet;
- North 85 degrees 15 minutes 47 seconds East, a distance of 119.12 feet;
- South 51 degrees 29 minutes 33 seconds East, a distance of 7.28 feet;
- South 08 degrees 14 minutes 54 seconds East, a distance of 99.97 feet;
- South 01 degrees 15 minutes 12 seconds West, a distance of 40.71 feet;
- South 23 degrees 26 minutes 09 seconds East, a distance of 97.07 feet;
- South 64 degrees 17 minutes 41 seconds East, a distance of 64.07 feet;
- North 88 degrees 01 minutes 12 seconds East, a distance of 355.01 feet;
- North 02 degrees 53 minutes 13 seconds West, a distance of 30.26 feet;
- North 87 degrees 06 minutes 47 seconds East, a distance of 105.00 feet;
- North 02 degrees 53 minutes 13 seconds West, a distance of 665.00 feet;
- North 87 degrees 06 minutes 47 seconds East, a distance of 85.00 feet;
- 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 47 degrees 53 minutes 13 seconds East, a distance of 35.36 feet;
- South 02 degrees 53 minutes 13 seconds East, a distance of 11.31 feet;
- North 87 degrees 06 minutes 47 seconds East, a distance of 201.00 feet to the southeast corner of aforesaid Trails at Woodhaven Section One, same being on the east line of aforesaid 42.2590 acre tract and on the west R.O.W. line of aforesaid Delany Road;
- Thence, with the east line of said 42.2590 acre tract, the east line of aforesaid 33.3575 acre tract and with the west R.O.W. line of said Delany Road, South 02 degrees 46 minutes 12 seconds East, a distance of 1,396.32 feet to the **Point of Beginning** and containing 32.01 acres of land.

STATE OF TEXAS
COUNTY OF GALVESTON

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

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

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

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

IN TESTIMONY WHEREOF, TRAILS AT WOODHAVEN LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY INMOBILIA 2000 OF TEXAS, INC., ITS GENERAL PARTNER AND BY ANTONIO PADUA, AUTHORIZED REPRESENTATIVE, THIS _____, DAY OF _____, 2024.

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

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

BY: _____
ANTONIO PADUA,
AUTHORIZED REPRESENTATIVE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

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

DAVID E. HUNT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5198

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF TRAILS AT WOODHAVEN LAKES SECTION TWO, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2024, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2024.

ALAN WATERS
INTERIM CHAIRPERSON, PLANNING COMMISSION

KEITH BELL
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2024, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2024, AT _____ O'CLOCK, ____ M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

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

BY: _____
DEPUTY

FINAL PLAT
TRAILS AT
WOODHAVEN LAKES
SECTION TWO

BEING 32.01 ACRES

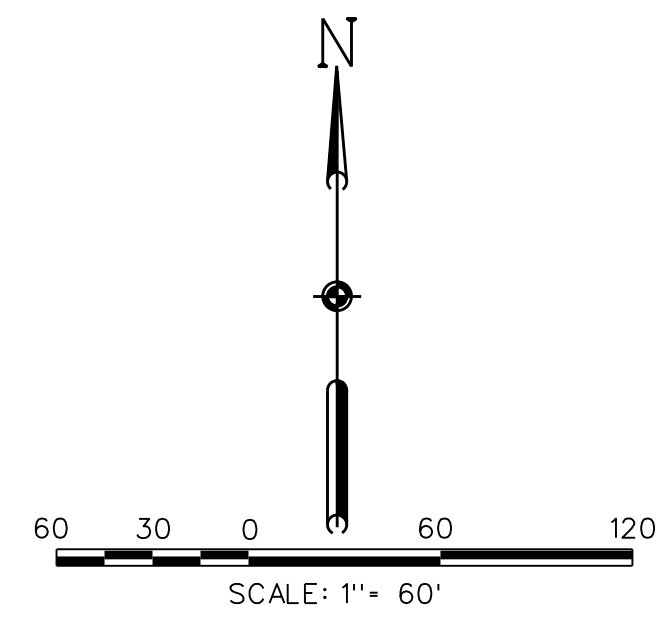
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2,
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

116 LOTS 5 BLOCKS 6 RESERVES
SCALE: 1"=60' APRIL, 2024

OWNER:
TRAILS AT
WOODHAVEN LAKES, LTD.,
A TEXAS LIMITED PARTNERSHIP
5599 SAN FELIPE STREET, STE. 911
HOUSTON, TEXAS 77056
TELEPHONE (281) 962-4657

PAPE-DAWSON
ENGINEERS

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD, THIRD FLOOR | HOUSTON, TX 77042 | 713.783.7788
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

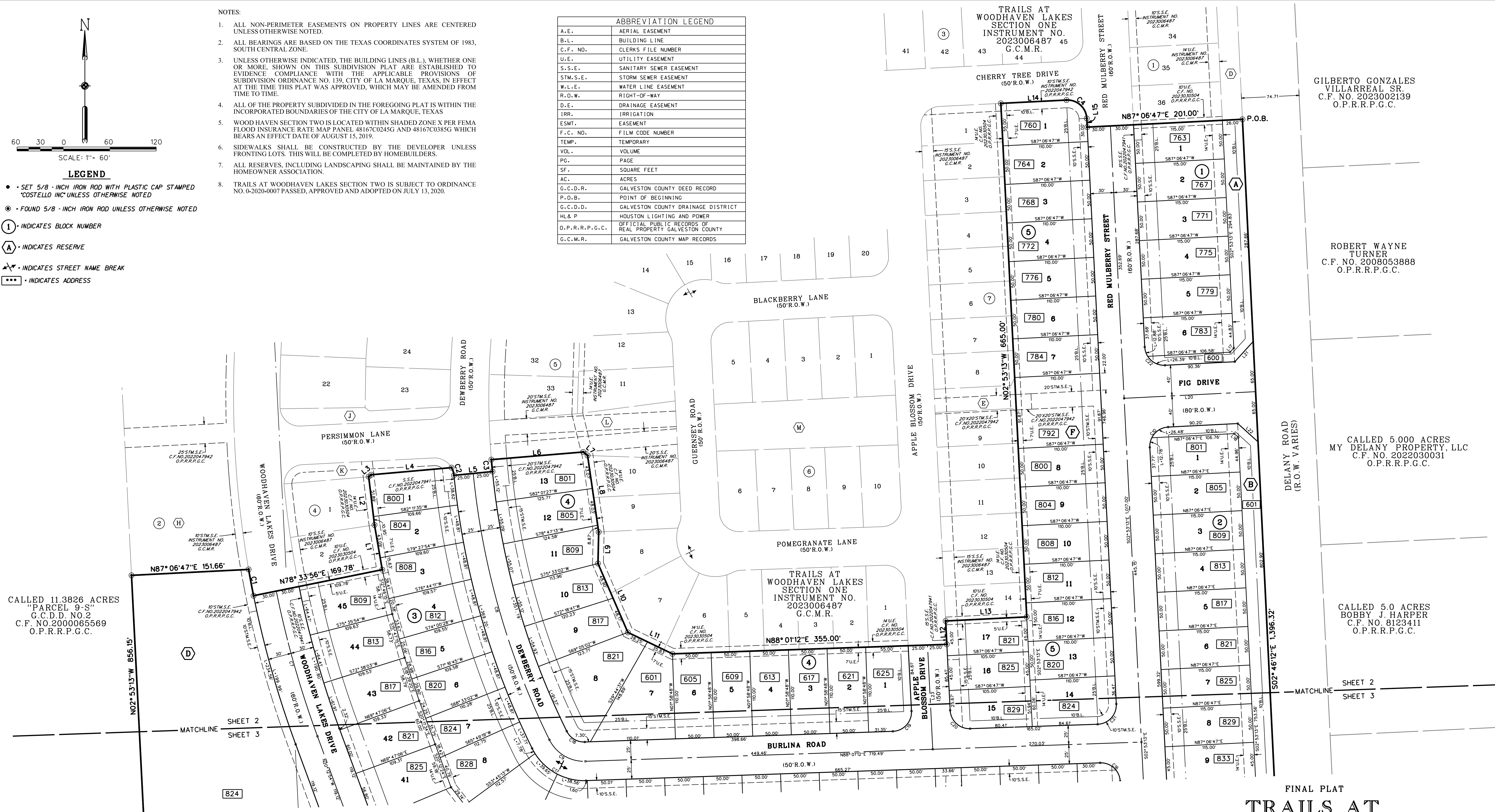
**LEGEND**

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

NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS.
- WOOD HAVEN SECTION TWO IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 48167C0345G AND 48167C0355G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY HOMEBUILDERS.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
- TRAILS AT WOODHAVEN LAKES SECTION TWO IS SUBJECT TO ORDINANCE NO. 0-2020-0007 PASSED, APPROVED AND ADOPTED ON JULY 13, 2020.

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



GILBERTO GONZALES
VILLARREAL SR.
C.F. NO. 2023002139
O.P.R.R.P.G.C.

ROBERT WAYNE
TURNER
C.F. NO. 2008053888
O.P.R.R.P.G.C.

CALLED 5.000 ACRES
MY DELANY PROPERTY, LLC
C.F. NO. 2022030031
O.P.R.R.P.G.C.

CALLED 5.0 ACRES
BOBBY J. HARPER
C.F. NO. 8123411
O.P.R.R.P.G.C.

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

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N09°50'12"W	58.72
L2	N06°52'28"W	62.84
L3	N52°57'14"E	4.16
L4	N84°55'28"E	104.21
L5	N84°21'06"E	50.00
L6	N85°15'47"E	119.12
L7	S51°29'33"E	7.28
L8	S08°14'54"E	99.97
L9	S01°15'12"W	40.71
L10	S23°26'09"E	97.07
L11	S64°17'41"E	64.07
L12	N02°53'13"W	30.26
L13	N87°06'47"E	105.00
L14	N87°06'47"E	85.00
L15	S02°53'13"E	11.31
L16	S43°43'23"E	2.47
L17	S42°06'15"W	7.31
L18	S47°53'45"E	7.13
L19	N04°46'59"W	13.59
L20	N87°06'15"E	170.27
L21	N42°10'02"E	35.39
L22	S47°49'58"E	35.32
L23	N02°53'13"W	135.02

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	34.57	1305.00	1° 31' 41"	S10°40'33"E	34.57
C2	10.58	25.00	24° 15' 26"	S17°46'37"E	10.51
C3	15.51	975.00	0° 54' 41"	N05°11'34"W	15.51
C4	39.27	25.00	90° 0' 0"	S47°53'13"E	35.36
C5	87.26	55.00	90° 54' 25"	S42°34'00"W	78.39
C6	375.76	300.00	71° 45' 33"	N50°05'51"W	351.67
C7	195.39	1275.00	8° 46' 50"	N15°49'29"W	195.20
C8	360.19	1000.00	20° 38' 15"	S15°58'01"E	358.25
C9	57.33	50.00	65° 41' 39"	S59°07'58"E	54.24
C10	39.27	25.00	89° 59' 28"	S42°06'37"W	35.35
C11	18.11	85.00	12° 12' 24"	S03°12'55"W	18.07
C12	10.87	25.00	24° 54' 16"	S03°07'52"E	10.78
C13	107.21	50.00	122° 50' 53"	S45°50'31"W	87.82
C14	8.40	25.00	19° 14' 45"	N82°21'25"W	8.36
C15	39.67	25.00	90° 54' 25"	N42°34'00"E	35.63
C16	38.87	25.00	89° 5' 35"	N47°26'00"W	35.07
C17	85.99	75.00	65° 41' 39"	S59°07'58"E	81.36
C18	28.66	25.00	65° 41' 39"	S59°07'58"E	27.12
C19	39.67	25.00	90° 54' 25"	N42°34'00"E	35.63
C20	38.87	25.00	89° 5' 35"	S47°26'00"W	35.07
C21	39.67	25.00	90° 54' 25"	N42°34'00"E	35.63
C22	39.27	25.00	90° 0' 32"	S47°53'29"E	35.36

RESERVE TABLE

	RESERVE TABLE	ADDRESS
A	OPEN SPACE RESERVE	0.2081 ACRES
B	OPEN SPACE RESERVE	0.5201 ACRES
C	OPEN SPACE RESERVE	0.0660 ACRES
D	DRAINAGE RESERVE	9.6478 ACRES
E	OPEN SPACE RESERVE	0.1700 ACRES
F	OPEN SPACE RESERVE	0.2320 ACRES
TOTAL	10.8440 ACRES	472,364 SQ. FT.

FINAL PLAT

TRAILS AT WOODHAVEN LAKES SECTION TWO

BEING 32.01 ACRES

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

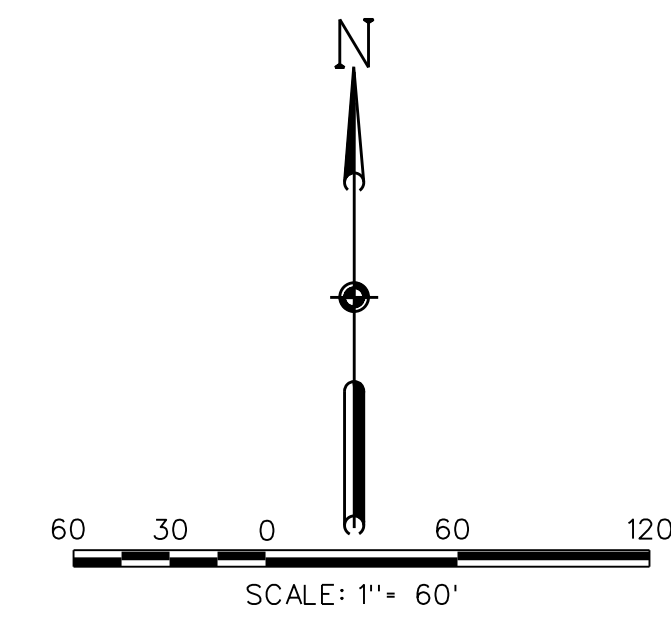
116 LOTS 5 BLOCKS 6 RESERVES

SCALE: 1"=60' APRIL, 2024

OWNER:
TRAILS AT
WOODHAVEN LAKES, LTD.,
A TEXAS LIMITED PARTNERSHIP
5599 SAN FELIPE STREET, STE. 911
HOUSTON, TEXAS 77056
TELEPHONE (281) 962-4657

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD, THIRD FLOOR | HOUSTON, TX 77042 | 713.783.7788
TBP# FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

**LEGEND**

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAKED
"COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✱ - INDICATES STREET NAME BREAK
- ... - INDICATES ADDRESS

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

D

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

824

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON

WHEREAS, *Trails at Woodhaven Lakes, LTD, a Texas limited partnership*, has platted that certain *32.01 acres* of land out of the *Stephen F. Austin League No. 4, A-2* Galveston County, Texas, which property was surveyed and platted on _____, 2024, by Pape-Dawson, Inc., and known as *Trails at Woodhaven Lakes Section Two*, and recorded at Vol. _____ Pg. No. _____, of the Map Records and Clerk's File No. _____ of the Official Public Records of Real Property of Galveston County, Texas; and

WHEREAS, *PlainsCapital Bank*, is the present owner and holder of a lien(s) against the above described property, said lien(s) being evidenced as recorded at Clerk's File No. *2023030502* of the Official Public Records of Real Property of Galveston County, Texas, and is the holder of promissory note(s) secured by said lien(s), desires to subordinate said lien(s) to the dedication of all streets, rights-of-way and easements as well as all other terms and conditions referred to on the subdivision of *Trails at Woodhaven Lakes Section Two*.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid *Trails at Woodhaven Lakes, LTD* to said Lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said Lienholder as the present owner and holder of the note and lien(s) given to secure the payment of the same, does hereby fully subordinate its lien(s) to the plat of the subdivision of *Trails at Woodhaven Lakes Section Two*, and the dedication evidenced thereby and does hereby RATIFY, CONFIRM, AND APPROVE in all respects the subdivision of *Trails at Woodhaven Lakes Section Two* and the dedication, terms and provisions evidenced thereby.

The said Lienholder does hereby WARRANT AND REPRESENT that it is the present owner and holder of the note(s) and the lien(s) given to secure the payment of the same and that it is the owner and holder of the note and the lien(s).

EXCEPT as expressly modified hereby the lien shall remain in full force and effect.

SIGNATURE PAGE TO FOLLOW

EXECUTED this 10th day of April, 2024.

PlainsCapital Bank

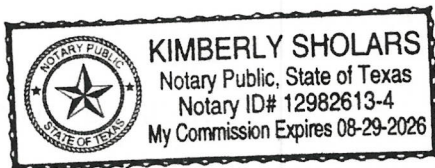
By: Kristi K. Conway

Printed Name: Kristi Conway

Title: Executive Vice President

STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was ACKNOWLEDGED before me, on this 10 day of April,
2024, by Kristi Conway, Executive Vice President of PlainsCapital Bank.



Kimberly Sholars

Notary Public, State of Texas

Kimberly Sholars

Printed Name of Notary Public

My Commission Expires: 08/29/26

After filing, please return to:
Pape-Dawson, Inc.
2107 CityWest Blvd., Third Floor
Houston, Texas 77042

TAX CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES FOR **GALVESTON COUNTY M.U.D. #68**
ON THE FOLLOWING DESCRIBED PROPERTY, UP TO AND INCLUDING
THE YEAR **2023** HAVE BEEN PAID IN FULL.

LOT 98-3
A0002 - Austin, S F Survey

Acres: 67.4042

ASSESSED IN THE NAME OF: **TRAILS AT WOODHAVEN LAKES LTD**
ACCOUNT NUMBER: **0100-000-3000** CAD# **000200980003000**
2023 TAX AMOUNT\$ 7,733.84

GF No.

Title Co.

Remarks:

Total amount due thru the month of June, 2024 .00

THIS CERTIFICATE IS ISSUED SUBJECT TO THE FOLLOWING:
1. (If applicable) The above-described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the special valuation.
2. Errors and/or omissions by the Appraisal District.

Original
Certificate 

Brenda McLaughlin
Tax Assessor - Collector

TAX CERTIFICATE



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

Issued To:

TRAILS AT WOODHAVEN LAKES LTD
5599 SAN FELIPE ST STE 911
HOUSTON, TX 77056-2749

Legal Description

ABST 2 S F AUSTIN SUR TRACT 98-3,
67.4042 ACRES

Parcel Address:

Legal Acres: 67.4042

<---

--->

Account Number: 397300

Certificate No: 250458419

Certificate Fee: \$10.00 CASH

Print Date: 06/20/2024 01:08:39 PM

Paid Date: 06/20/2024

Issue Date: 06/20/2024

Operator ID: 138

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 2023, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TRAILS AT WOODHAVEN LAKES LTD
5599 SAN FELIPE ST STE 911
HOUSTON, TX 77056-2749

2023 Value:	895,120
2023 Levy:	\$19,175.36
2023 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

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

Reference (GF) No: N/A

Issued By: *Cheryl E. Johnson*

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