



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
REGULAR AGENDA
of
January 28, 2025**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **January 28, 2025**, beginning at **4:00 PM** in the **Council Chambers** at **1109-B Bayou Road La Marque, Texas as well as via video-conference hosted through Zoom (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 Planning and Zoning Commission 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. 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 the Commission (limited to three (3) minutes). If wishing to speak give the Chair 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 presiding officer will call on you in turn.*

4. PUBLIC HEARING
Conduct Public Hearing to hear public input on:

4.I. Amending Chapter 71, "Zoning," of the City of La Marque Code of Ordinances by the adoption of an I-3 "Heavy Industrial zoning district and adopting regulations applicable to this district

4.II. Cotter and Alexander, LLC request to re-zone from C-1 (Commercial) to L-1 (Light Industrial), being lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block 43,

Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196059, 1900 Oak St., La Marque, TX

- 4.III. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being lots Five (5) and Six (6), Block 43, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196060, 429 Pear St., La Marque, TX
- 4.IV. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being lot Seven (7), Block 43, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196061, 431 Pear St., La Marque, TX
- 4.V. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being lots Six (6), Seven (7), Eight (8), and Nine (9), and West Part of lots Five (5) and Ten (10), Block 44, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196069, 318 Plum St., La Marque, TX
- 4.VI. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14), as well as one half (1/2) of Adjacent Alley and West one half (1/2) 4th Avenue (Tract 1: Block 49, of Division K, of Cook and Stewart Subdivision of the John D. Moore League, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 256 together with the 20-foot alley lying within said Block abandoned by Ordinance recorded in Volume 2833, Page 852, in Office of the County Clerk of Galveston County, Texas), and Adjacent Part of Prune St. (Tract 2: A tract of land out of a portion of Prune Street 80 foot wide right of way lying South of Block 50 lying East of the G.H.&H. Railroad right of way and North of Block 56, all in Subdivision K of the Cook and Stewart Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds), Block 49, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196060, 311 Plum St., La Marque, TX
- 4.VII. Cotter and Alexander, LLC request to re-zone from C-1 (Commercial) to L-1 (Light Industrial), being Part of Block 50 (5000-1), Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196096, 2001 Oak St. Pear St., La Marque, TX
- 4.VIII. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being Block 56 (5600-1), Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196116, 2119 Oak St., La Marque, TX

4.IX. Cotter and Alexander, LLC request to re-zone from C-1 (Commercial) to L-1 (Light Industrial), being Part of Abandoned Alley and Row Adjacent Block 50 (5000-2), Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 606243

5. NEW BUSINESS

Items presented to the Commission for discussion and possible action:

5.I. Amending Chapter 71, "Zoning," of the City of La Marque Code of Ordinances by the adoption of an I-3 "Heavy Industrial zoning district and adopting regulations applicable to this district

5.II. Cotter and Alexander, LLC request to re-zone from C-1 (Commercial) to L-1 (Light Industrial), being lots Eight (8), Nine (9), Ten (10), and Eleven (11), Block 43, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196059, 1900 Oak St., La Marque, TX

5.III. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being lots Five (5) and Six (6), Block 43, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196060, 429 Pear St., La Marque, TX

5.IV. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being lot Seven (7), Block 43, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196061, 431 Pear St., La Marque, TX

5.V. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being lots Six (6), Seven (7), Eight (8), and Nine (9), and West Part of lots Five (5) and Ten (10), Block 44, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196069, 318 Plum St., La Marque, TX

5.VI. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14), as well as one half (1/2) of Adjacent Alley and West one half (1/2) 4th Avenue (Tract 1: Block 49, of Division K, of Cook and Stewart Subdivision of the John D. Moore League, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 256 together with the 20-foot alley lying within said Block abandoned by Ordinance recorded in Volume 2833, Page 852, in Office of the County Clerk of Galveston County, Texas), and Adjacent Part of Prune St. (Tract 2: A tract of land out of a portion of Prune Street 80 foot wide right of way lying South of Block 50 lying East of the G.H.&H. Railroad right of way and North of Block 56, all in Subdivision K of the Cook and Stewart Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of

Galveston County, Texas, and being more particularly described by metes and bounds), Block 49, Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196060, 311 Plum St., La Marque, TX

5.VII. Cotter and Alexander, LLC request to re-zone from C-1 (Commercial) to L-1 (Light Industrial), being Part of Block 50 (5000-1), Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196096, 2001 Oak St. Pear St., La Marque, TX

5.VIII. Cotter and Alexander, LLC request to re-zone from R-1 (Residential) to L-1 (Light Industrial), being Block 56 (5600-1), Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 196116, 2119 Oak St., La Marque, TX

5.IX. Cotter and Alexander, LLC request to re-zone from C-1 (Commercial) to L-1 (Light Industrial), being Part of Abandoned Alley and Row Adjacent Block 50 (5000-2), Division K Cook & Stewart Subdivision out of the JD Moore Survey, Abstract 150; Parcel ID No. 606243

6. REQUESTS AND ANNOUNCEMENTS

7. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on January 23, 2025, by 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Leo Hentschker, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Galveston County Daily News, a newspaper printed and published in the City of Texas City, County of Galveston, State of Texas, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Dec. 11, 2024

NOTICE ID: 4cNpNvn1mNCdB5SdjEyB

PUBLISHER ID: 1280310

NOTICE NAME: PH - P&Z Mtg. 12.17.24

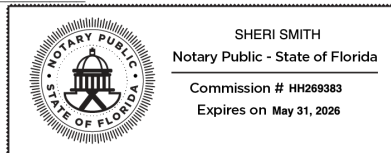
Publication Fee: \$191.27

I declare under penalty of perjury that the foregoing is true and correct.

(Signed) Leo Hentschker

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 12/12/2024

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

Legal Notice

CITY OF LA MARQUE

PLANNING AND ZONING COMMISSION

SPECIAL MEETING / PUBLIC HEARING NOTICE

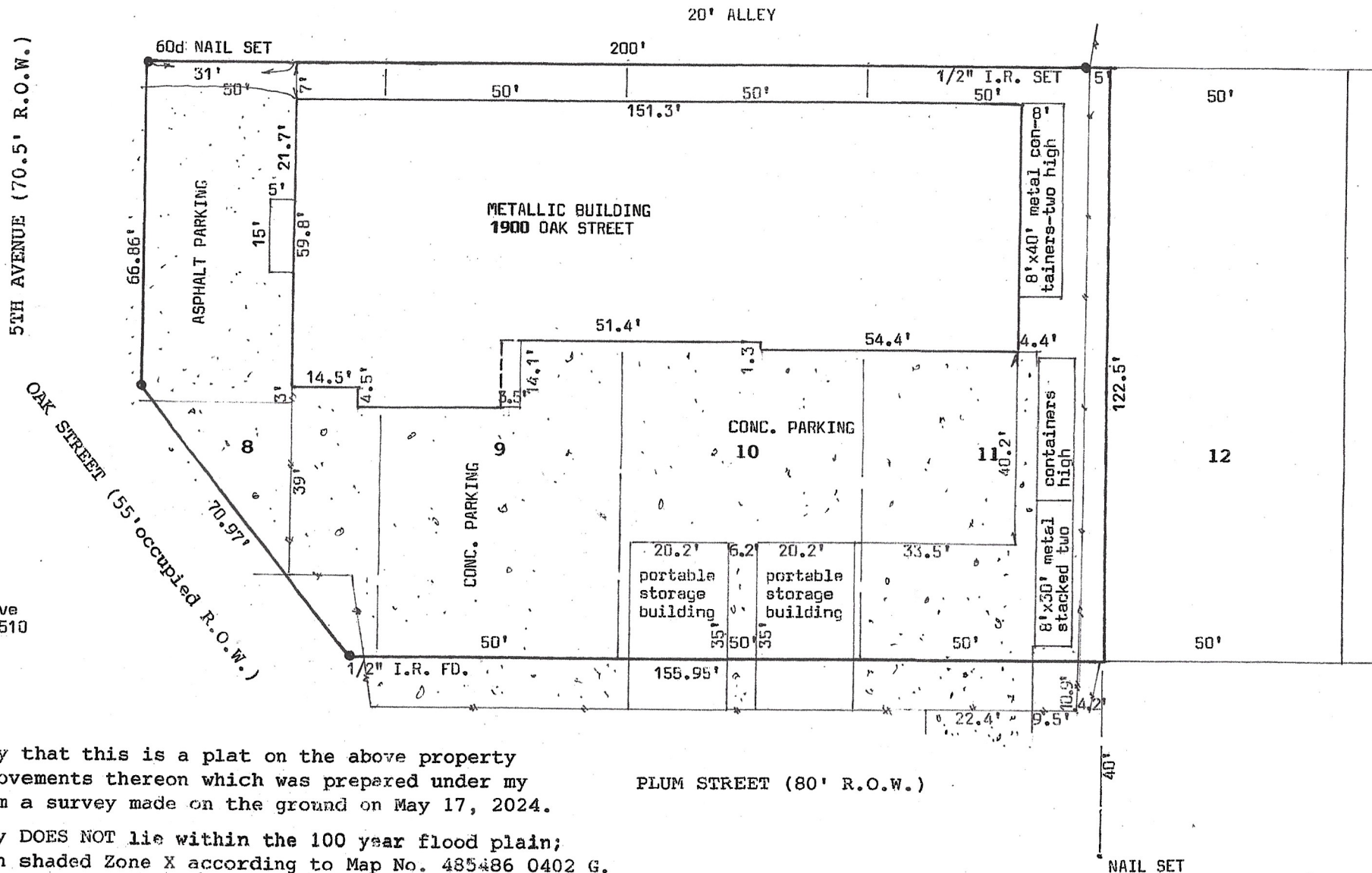
Notice is hereby given that the City of La Marque Planning and Zoning Commission will hold a Special Meeting / Public Hearing on Tuesday, December 17, 2023, at 4:00 p.m. in the City Council Chambers, located at 1109-B Bayou Road, La Marque, Texas for the purpose of discussion and possible action on: Amending Chapter 71, "Zoning," of the City of La Marque Code of Ordinances by the adoption of an I-3 "Heavy Industrial zoning district and adopting regulations applicable to this district.

For further information please contact Donna Rhoades at the City of La Marque, Texas.

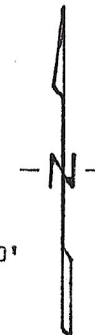
Email: d.rhoades@cityoflamarque.org.

Published: December 11, 2024

Lots 8, 9, 10 and 11 in Block 43 of Subdivision "K" of the COOK AND STEWART SUBDIVISION in the John D. Moore League, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.



SCALE
1" = 30'

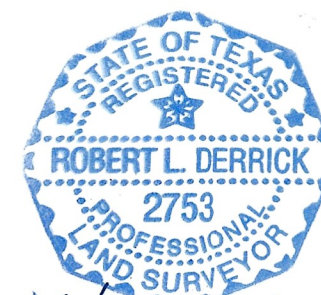


Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Firm No. 10105300

I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on May 17, 2024.

Subject property DOES NOT lie within the 100 year flood plain;
Property lies in shaded Zone X according to Map No. 485486 0402 G.

PLUM STREET (80' R.O.W.)



Robert L. Derrick
Robert L. Derrick

Job No. 12432

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOTS 8 THRU 11
BLK 43 DIV K COOK & STEWART SUB

Parcel Address: 1900 OAK

Legal Acres: .5624

Account Number: 196059

Certificate No: 250518164

Certificate Fee: \$10.00 CASH

Print Date: 09/26/2024 03:30:09 PM

Paid Date: 09/26/2024

Issue Date: 09/26/2024

Operator ID: MENDOZA_S

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

2023 Value:	218,030
2023 Levy:	\$2,339.48
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
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A

Issued By: *Sara Mendoza*

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006152

Through an effective date of:
July 14, 2024

Property

Address: 1900 Oak Ln

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

Lots 8, 9, 10, 11, in Block 43, of Subdivision K, of Cook and Stewart, subdivision in the John D. Moore League, in Galveston County, Texas, save and except that part lying in the Galveston-Houston Electric Railroad right-of-way, according to the map or plat thereof recorded in Volume 81, Page 526, on the Office of the County Clerk of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER AND ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2015050615.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

Subject to that certain Pipeline easement to Houston Pipeline Company as set out and described in instrument of record in Volume 407, Page 115 and defined thereof of record in Volume 620, Page 536, both of the Deed Records of Galveston County, Texas.

Subject to that certain Grant of Easement as set forth and defined by instrument recorded under Galveston County Clerks File No. 2010001506.

LIENS:



CITY PLANNING LETTER

(Continued)

None of Record

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

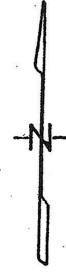
Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

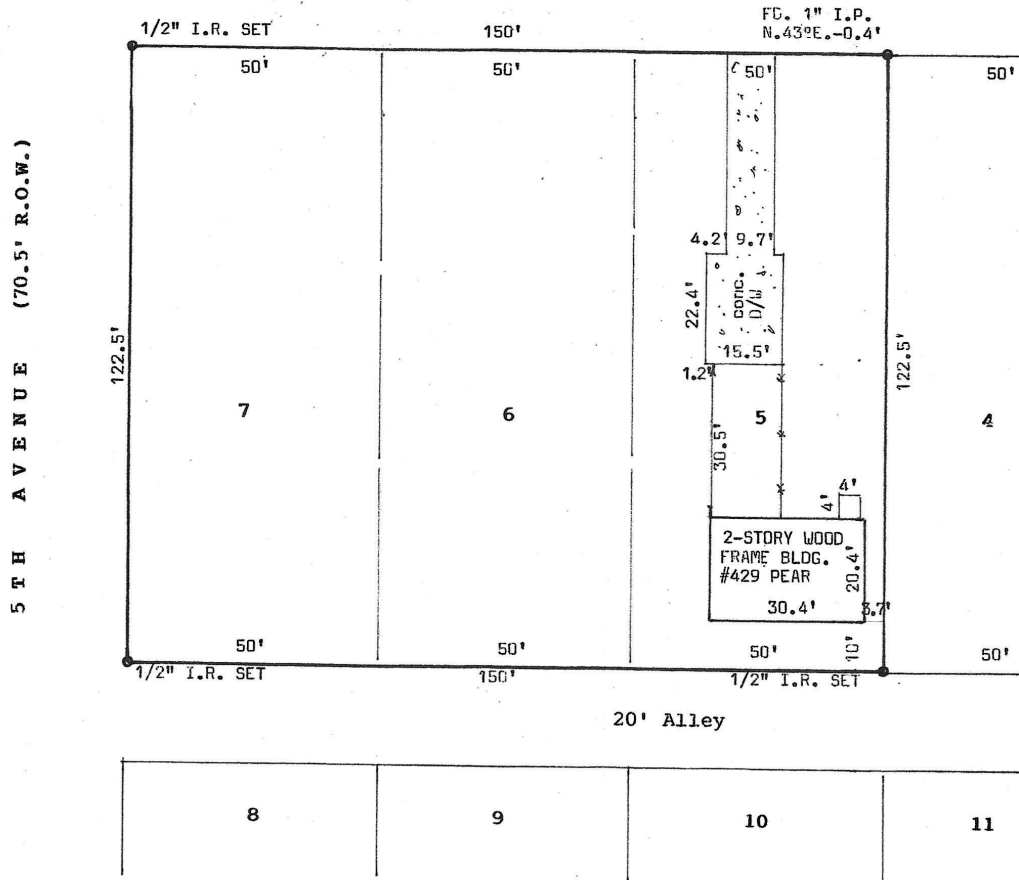
By: Steve Basela

Lots Five (5), Six (6) and Seven (7), in Block Forty-Three (43), Division "K", of Cook & Stewart Subdivision in the John D. Moore League, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.

SCALE
1" = 30'



PEAR STREET (80' R.O.W.)



I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on May 17, 2024.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in shaded Zone X according to Map No. 485486 0402 G.

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Firm No. 10105300



Robert L. Derrick
Robert L. Derrick
Job No. 12432 - 2

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOTS 5 & 6 BLK
43 DIV K COOK & STEWART SUB

Parcel Address: 429 PEAR

Legal Acres: .2812

Account Number: 196060

Certificate No: 250450896

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:57:40 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:**

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	25,000
2023 Levy:	\$268.26
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

Reference (GF) No: 1403620503

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOT 7 BLK 43 DIV
K COOK & STEWART SUB

Parcel Address: 431 PEAR

Legal Acres: .1406

Account Number: 196061

Certificate No: 250450893

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:56:51 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:**

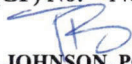
COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	2,450
2023 Levy:	\$26.29
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

Reference (GF) No: 1403620503

Issued By: 

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006153

Through an effective date of:
August 6, 2024

Property

Address: 429 and 431 Paer

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

Lots 5, 6, and 7, in Block 43, Division K, of Cook and Stewart, subdivision in the John D. Moore League, in Galveston County, Texas, save and except that part lying in the Galveston-Houston Electric Railroad right-of-way, according to the map or plat thereof recorded in Volume 81, Page 526, on the Office of the County Clerk of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER AND ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2016064413 and 2020076970.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record



CITY PLANNING LETTER

(Continued)

LIENS:

Vendor's Lien retained in Deed, executed by Fannie Mae, a/k/a Federal National Mortgage Association to Tracy A. Terrell, dated April 16, 2012, filed April 20, 2012, recorded in/under Clerks File No. 2012020301 of the Real Property Records of Galveston County, Texas, securing Trident Realty Investments, LLC in the payment of one note in the principal sum of \$47,600.00, due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Hoffman Kaliser & Messine, P.C., Trustee, recorded in/under Deed of Trust Clerks File No. 2012020302 of the Real Property Records of Galveston County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Appointment of Substitute Trustee filed August 23, 2016, recorded under Galveston County Clerks File No. 2016051308.

Said Note being extended by Loan Extension and Modification Agreement filed September 30, 2016, recorded under Galveston County Clerks File No. 2016060252.

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$433.00** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.



CITY PLANNING LETTER

(Continued)

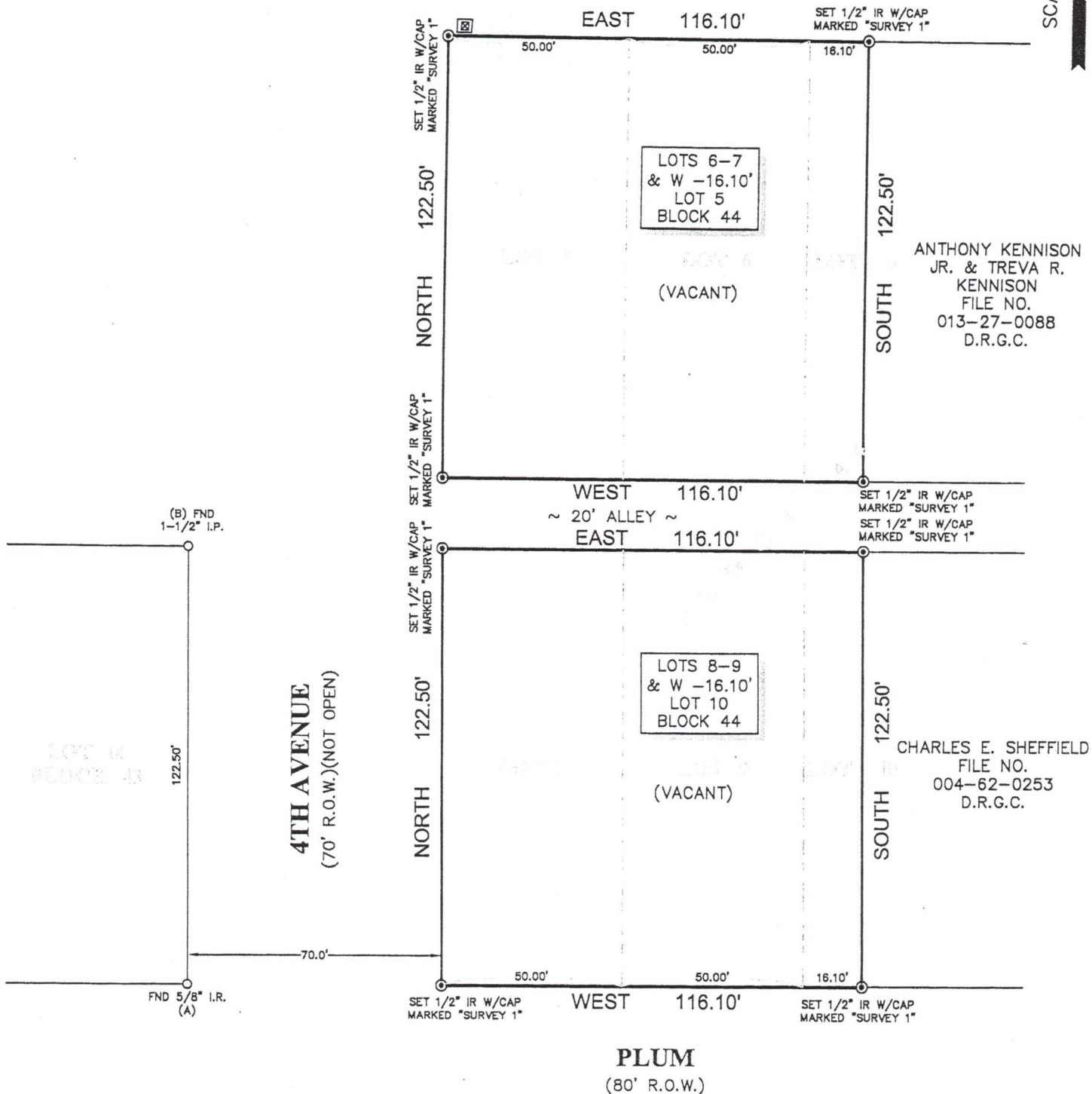
Fidelity National Title

By: Steve Barela



PEAR
(80' R.O.W.)

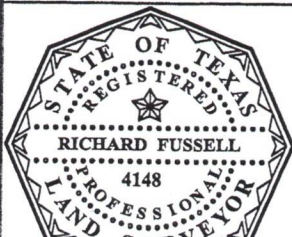
SCALE 1" = 40'



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOTS 6, 7, 8, 9 AND THE WEST 16.10' OF LOT 5 AND THE WEST 16.10' OF LOT 10, IN BLOCK 44, OF DIVISION "K" COOK AND STEWART SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 526 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



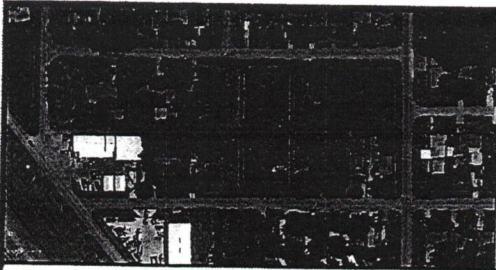
SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 26, 2015 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT:
DITR RE INVESTMENTS LLC
ADDRESS:
318 PLUM

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company

FIELD CREW: KR	TECH: RK
DRAFTER: RK	FINAL CHECK: EF
DATE: OCTOBER 27, 2015	



LEGEND

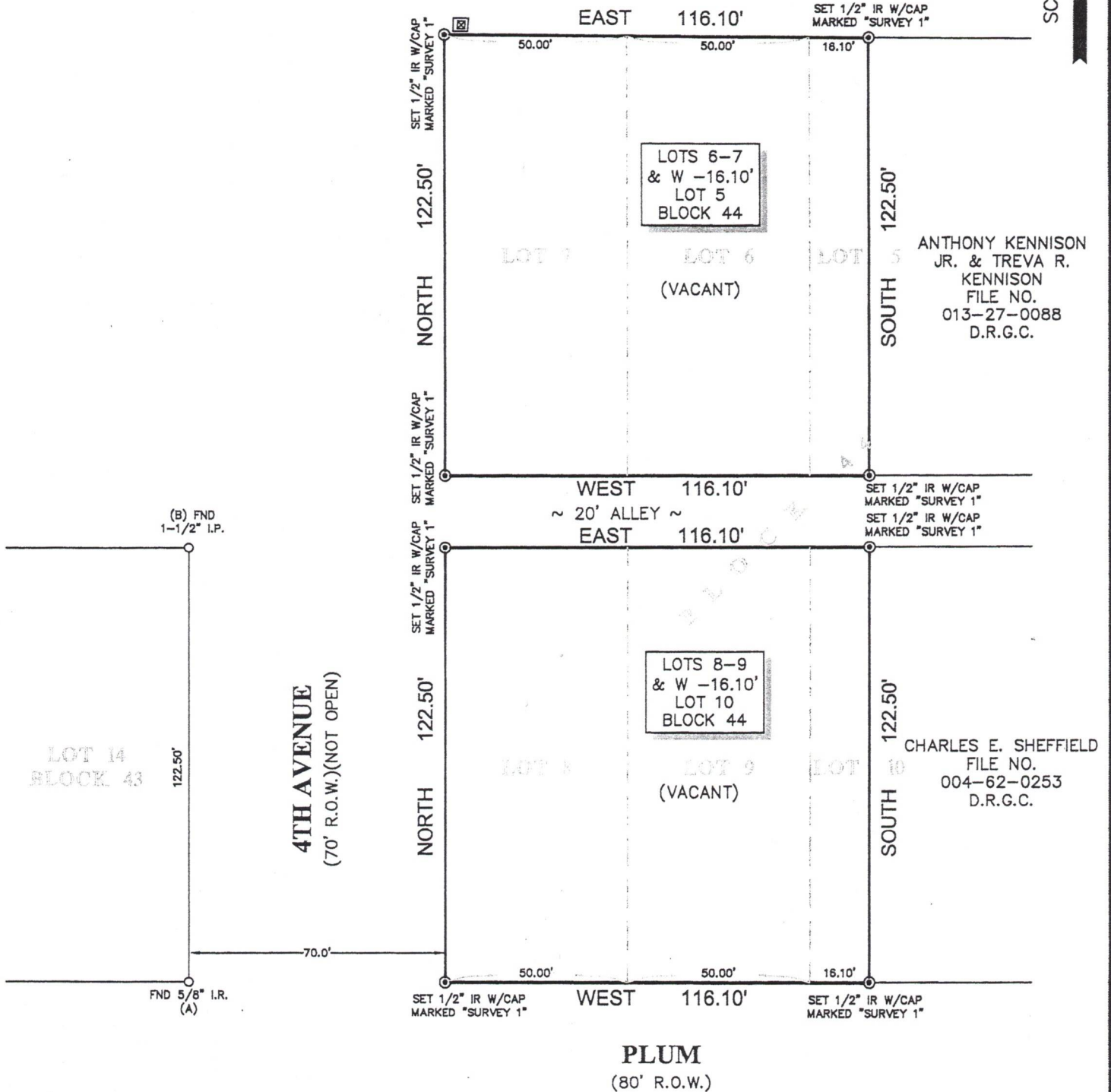
- TELEPHONE PEDESTAL
- CONCRETE



Survey

PEAR
(80' R.O.W.)

SCALE 1"=40'





Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006324

Through an effective date of:
September 23, 2024

Property

Address: 318 Plum

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

Lots 6, 7, 8, 9 and the West 16.10 feet of Lot 5 and the West 16.10 feet of Lot 10, in Block 44, of Division K Cook & Stewart, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 of the Map Records of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER AND ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2021093658.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

None of Record

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as

CITY PLANNING LETTER

(Continued)

agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

By: Steve Basela



TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOTS 6 THRU 9 &
W PT OF LOTS 5 & 10 BLK 44 DIV K COOK &
STEWART SUB

Parcel Address: 318 PLUM

Legal Acres: .6530

Account Number: 196069

Certificate No: 250450901

Certificate Fee: \$10.00

CREDIT

Print Date: 05/14/2024 02:01:42 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

2023 Value:	10,560
2023 Levy:	\$113.31
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
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: 1403620503

Issued By:

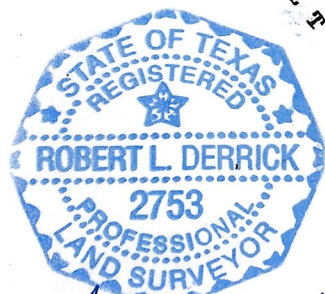
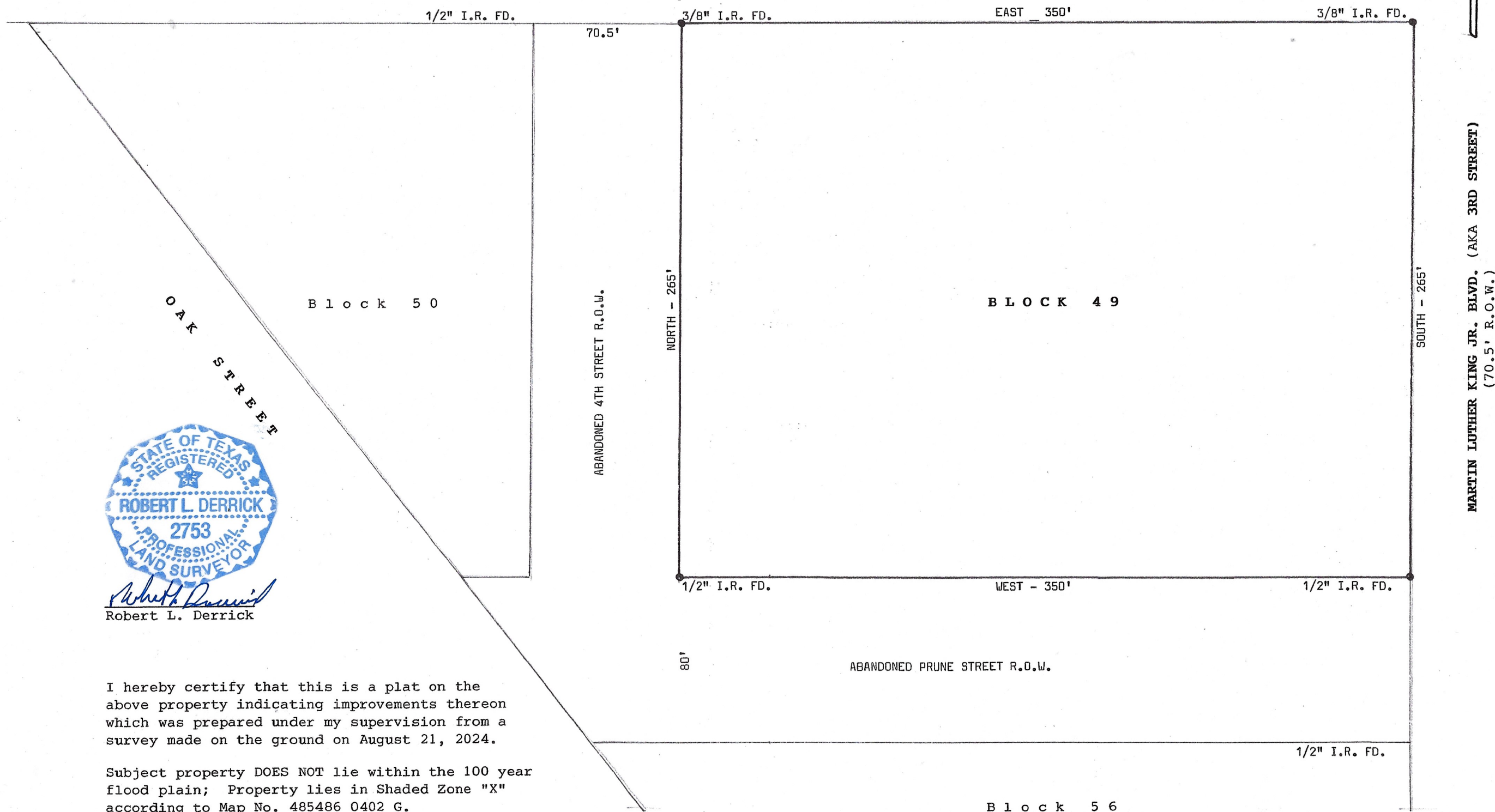
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

All of Block Forty-Nine (49) in Subdivision "K" of the COOK AND STEWART SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.

Note: All alleys in Block 49 have been abandoned Per instrument recorded in Volume 2833, Page 852 of the Deed Records of Galveston County, Texas.

PLUM STREET (80' R.O.W.)

SCALE
1" = 50'



Robert L. Derrick
Robert L. Derrick

I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on August 21, 2024.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Shaded Zone "X" according to Map No. 485486 0402 G.

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Firm No. 10105300

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOTS 1 THRU 14 &
1/2 OF ADJ ALLEY & W 1/2 4TH AVE & ADJ
PT OF PRUNE ST BLK 49 DIV K COOK &
STEWART SUB

Parcel Address: 311 PLUM

Legal Acres: 3.0200

Account Number: 196095

Certificate No: 250450899

Certificate Fee: \$10.00

CREDIT

Print Date: 05/14/2024 02:00:08 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

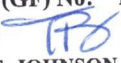
COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	46,050
2023 Levy:	\$494.12
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

Reference (GF) No: 1403620503

Issued By: 

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006157

Through an effective date of:
August 15, 2024

Property

Address: 196095

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

Tract 1:

Block 49, of Division K, of Cook and Stewart Subdivision of the John D. Moore League, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 256 together with the 20-foot alley lying within said Block abandoned by Ordinance recorded in Volume 2833, Page 852, in Office of the County Clerk of Galveston County, Texas.

Tract 2:

A tract of land out of a portion of Prune Street 80 foot wide right of way lying South of Block 50 lying East of the G.H.&H. Railroad right of way and North of Block 56, all in Subdivision K of the Cook and Stewart Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds:

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER and ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2021075055.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:



CITY PLANNING LETTER

(Continued)

None of Record

LIENS:

None of Record

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

By:

Steve Barela



TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOT 7 BLK 43 DIV
K COOK & STEWART SUB

Parcel Address: 431 PEAR

Legal Acres: .1406

Account Number: 196061

Certificate No: 250450893

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:56:51 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	2,450
2023 Levy:	\$26.29
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

Reference (GF) No: 1403620503

Issued By:

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006153

Through an effective date of:
August 6, 2024

Property

Address: 429 and 431 Paer
City/State/Zip Code: La Marque, Texas 77568
Legal Description:

Lots 5, 6, and 7, in Block 43, Division K, of Cook and Stewart, subdivision in the John D. Moore League, in Galveston County, Texas, save and except that part lying in the Galveston-Houston Electric Railroad right-of-way, according to the map or plat thereof recorded in Volume 81, Page 526, on the Office of the County Clerk of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER AND ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2016064413 and 2020076970.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record



CITY PLANNING LETTER

(Continued)

LIENS:

Vendor's Lien retained in Deed, executed by Fannie Mae, a/k/a Federal National Mortgage Association to Tracy A. Terrell, dated April 16, 2012, filed April 20, 2012, recorded in/under Clerks File No. 2012020301 of the Real Property Records of Galveston County, Texas, securing Trident Realty Investments, LLC in the payment of one note in the principal sum of \$47,600.00, due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Hoffman Kaliser & Messine, P.C., Trustee, recorded in/under Deed of Trust Clerks File No. 2012020302 of the Real Property Records of Galveston County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Appointment of Substitute Trustee filed August 23, 2016, recorded under Galveston County Clerks File No. 2016051308.

Said Note being extended by Loan Extension and Modification Agreement filed September 30, 2016, recorded under Galveston County Clerks File No. 2016060252.

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$433.00** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.



CITY PLANNING LETTER

(Continued)

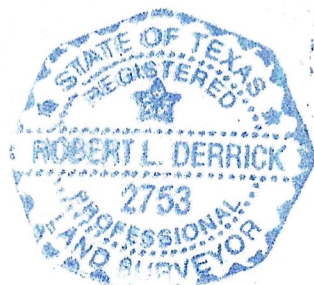
Fidelity National Title

By: Steve Barela



P L U M S T R E E T (80' R.O.W.)

SCALE
1" = 50'




Robert L. Derrick

Subject property DOES NOT lie within the 100 year flood plain;
Property lies in Zone B according to Map No. 485486 0020 D.

Page 30 of 84

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR PT OF BLK 50
(5000-1) DIV K COOK & STEWART SUB

Parcel Address: 2001 OAK

Legal Acres: .8820

Account Number: 196096

Certificate No: 250450897

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:58:29 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

2023 Value:	253,410
2023 Levy:	\$2,719.12
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
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: 1403620503

Issued By: 

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006156

Through an effective date of:
July 15, 2024

Property

Address: 196096

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

The surface only of all that part of Block 50, Subdivision K, of the Cook and Stewart Subdivision, out of the John D. Moore League, a subdivision in Galveston County, Texas, lying of the East side of the G.H. & H. Railroad right-of-way, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerks of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER and ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2015050616.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

None of Record

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$433.00** paid by the benefited party named above, and no others, and to whom said sum shall be returned as



CITY PLANNING LETTER

(Continued)

agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

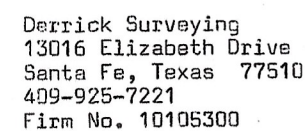
This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

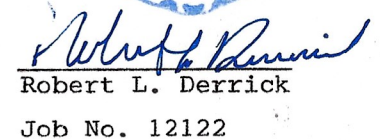
Fidelity National Title

By: Steve Barela

A tract of land out of Block Fifty-Six (56), in Subdivision "K", of Cook and Stewart Subdivision in the John D. Moore League, Abstract 150, in Galveston County, Texas, according to the map or plat thereof as recorded in Volume 81, Page 526, of the Map Records in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".



Subject property DOES NOT lie within the 100 year flood plain;
Property lies in shaded Zone X according to Map No. 485486
0402 G.



TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR BLK 56 (5600-0)
DIV K COOK & STEWART SUB

Parcel Address: 2119 OAK

Legal Acres: 1.7530

Account Number: 196116

Certificate No: 250450900

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 02:00:55 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	38,120
2023 Levy:	\$409.03
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

Reference (GF) No: 1403620503

Issued By: 

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006154

Through an effective date of:
July 15, 2024

Property

Address:

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

A Tract of land out of Block 56, in Subdivision K, of Cook and Stewart Subdivision in the John D. Moore League, Abstract 150, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, of the Map Records in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds:

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER and ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2022064487.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

Vendor's Lien retained in Deed, executed by Timothy D. Hartwig and spouse, Paola V. Hartwig to Cotter and Alexander LLC, dated October 11, 2022 , filed October 12, 2022, recorded in/under Clerks File No. 2022064487 of the Real Property Records of Galveston County, Texas, securing Texas First Bank in the payment of one note in the principal sum of \$170,000.00, due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Charles T, Dule et, al, Trustee, recorded in/under Deed of Trust Clerks File No. 2022064488 of the Real Property Records of Galveston



CITY PLANNING LETTER
(Continued)

County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

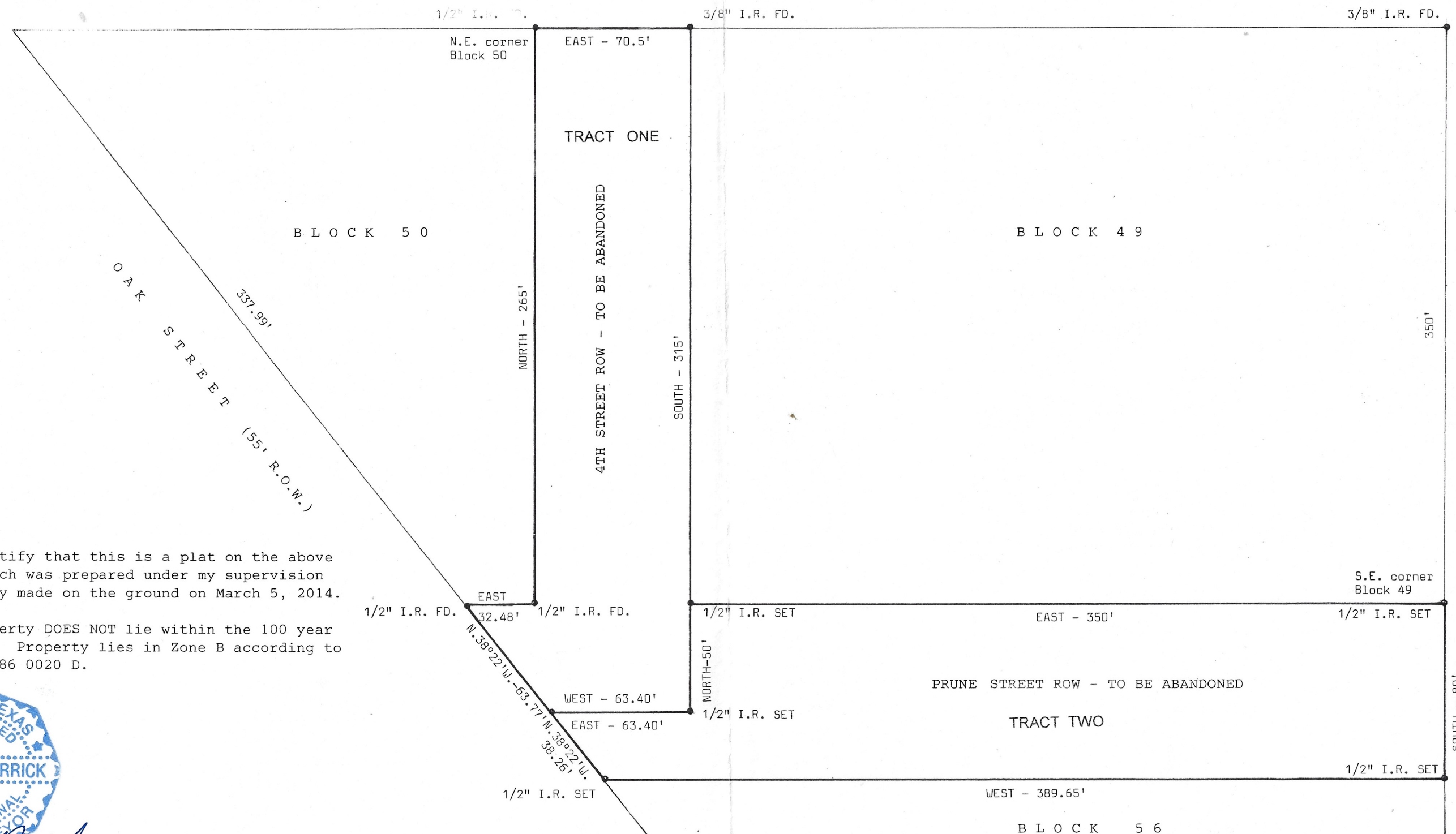
Fidelity National Title

By: Steve Basela

Two tracts of land to be abandoned out of that portion of 4th Street 70.5 foot wide right of way West of Block 49 and East of Block 50 and the Prune Street 80 foot wide right of way lying South of Block 49 and that portion of Block 50 lying East of the G.H. & H. railroad right of way and North of Block 56, all in Subdivision "K" of the COOK AND STEWART SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibits "A".

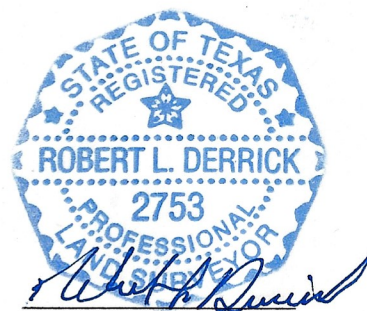
P L U M S T R E E T (80' R.O.W.)

SCALE
1" = 50'



I hereby certify that this is a plat on the above property which was prepared under my supervision from a survey made on the ground on March 5, 2014.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Zone B according to Map No. 485486 0020 D.



Robert L. Derrick

Job No. 9423

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR PT OF ABND ALLEY
& R.O.W. ADJ BLK 50 (5000-2) DIV K COOK
& STEWART SUB

Parcel Address:

Legal Acres: .3079

Account Number: 606243

Certificate No: 250450898

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:59:23 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

2023 Value:	4,220
2023 Levy:	\$45.28
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
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: 1403620503

Issued By: TB

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006155

Through an effective date of:
July 15, 2024

Property

Address: 606243

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

A tract of land out of that portion of 4th Street 70.5 foot wide right of way lying East of Block 49 and West of Block 50 and a portion of Prune Street 80 foot wide right -of way lying South of Block 49 and that portion of Block 50 lying East of the G.H & h. railroad right of way and North of Block 56, all in the Cook and Stewart Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds:

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER and ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2015050614.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

None of Record



CITY PLANNING LETTER

(Continued)

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

By: Steve Barela

Sec. 71-16. I-3 Industrial

(a) Purpose.

The I-3 district is established to accommodate light and heavy industrial uses, facilitate all types of industrial development and use of the district, and protect such areas from the intrusion of certain incompatible uses that might impede the development and use of such lands for all industrial purposes. Environmental Protection Agency and Occupational Health and Safety Administration regulations are enforceable to the extent applicable by law.

The noise, smoke, odor, vibration and/or traffic typically generated by certain industrial uses require the buffering, screening, landscaping, setbacks and other performance standards required herein to protect any nearby residential areas.

(b) Principal uses.

The following uses are permitted:

- (1) Mini-warehouses;
- (2) Warehousing completely within an enclosed building;
- (3) Wholesale operations within an enclosed building;
- (4) Testing laboratories;
- (5) Motor freight terminals;
- (6) Trucking terminals;
- (7) Railway freight terminals;
- (8) Outdoor storage of sand, gravel, rock, earth, wood, or other materials utilized in construction or industrial processes on-site;
- (9) Outdoor storage of industrial equipment or supplies;
- (10) Sales, rental and storage of heavy load vehicles, tractor trailers, cranes, bulldozers or similar equipment;
- (11) Research and development facilities and laboratories;
- (12) Instrument and component manufacturing facilities;

- (13) Apparel manufacturing facilities;
- (14) Transportation component manufacturing facilities;
- (15) Printing and allied products facilities;
- (16) Electrical machine manufacturing facilities;
- (17) Offices equipment and supplies manufacturing facilities;
- (18) Medical and pharmaceutical supplies manufacturing;
- (19) Offices;
- (20) Equipment storage and rental, outdoor storage and lay down yards, fabrication shops, warehousing, material and supply sales, office and parking;
- (21) The manufacturing, processing, distributing and/or storage of any material or product from processed or raw materials including, but not limited to, chemicals, petrochemicals or mineral extracts;
- (22) Shipyards;
- (23) Railroad and railway facilities;
- (24) Any other manufacturing, industrial or storage use not now or hereafter prohibited by this chapter or any other ordinance of the city;
- (25) All uses permitted by right or by conditional use in the C-1, C-2, I-1 and I-2 districts; and
- (26) Other industrial, wholesale, manufacturing, construction, or service uses which are similar in character or in furtherance of related operations like those enumerated in this subsection.

(c) *Required separation of certain principal uses from residentially zoned properties.*

The permitted principal uses listed in (b)5-10, 13-15, 20-22 and 24 shall be separated from any nearby residentially zoned property by a minimum of 250 feet. Provided however that this requirement shall not apply if the residentially zoned property: (1.) was zoned residential after the date that the I-3 industrial zoning district was created; (2) is owned by the City or any entity controlled by the City; or (3) is owned by a railroad company or any entity controlled by a railroad company.

For clarification, the following are permitted in the separation area: (i) incidental structures/uses such as fence/wall, landscaping/greenspace, signage and

utilities/detention, (ii) residential use of existing residential structures, and (iii) Accessory Uses (see subsection (e)).

(d) *Prohibited Uses.* The following uses are specifically prohibited:

- (1) Nuclear power generation operations;
- (2) Waste disposal, storage or recycling operations not appurtenant to a permitted use;
- (3) Concrete or asphalt batch or ready-mix plant operations;
- (4) Rock crushing or aggregate mining operations, except aggregate storage or terminaling for transportation or distribution is permitted;
- (5) Munitions or other designed explosives use, testing or storage;
- (6) Aviation, space port or other similar facilities;
- (7) Mining;
- (8) Junkyard, salvage or wrecking yard operations;
- (9) Hog or chicken farming;
- (10) Meat processing, packing or canning operations, including but not limited to fermenting, canning, slaughtering, rendering, curing, tanning or related processes;
- (11) Experimental, research or developmental or testing laboratories relating to biological or viral materials;
- (12) Wood treating or processing plant;
- (13) Pesticide manufacturing, or storage of pesticides, except storage in rail cars properly classified as goods in transit is permitted; and
- (14) Open earth storage of petroleum products.

(e) *Accessory uses.* The following uses are permitted accessory to the principal use:

- (1) Paved automobile parking lots incidental to the principal use;
- (2) Other uses which are incidental to the principal use;
- (3) Signs advertising goods and services provided on the same premises;

- (4) Office space used in conjunction with a principal use;
- (5) Laboratories and shops incidental to the principal use; and
- (6) Shops, parking, outside storage of materials, or temporary buildings incidental to the principal use.

(f) *Requirements/Performance Standard.*

Sections 71-20, schedule of district regulations, and 71-21, supplementary district regulations, shall not apply within the I-3 district, but the following requirements apply:

Maximum height Generally If a portion of a structure is located within 250' of any district zoned for residential uses	None 80 feet (for the portion within 250'*)
Maximum lot coverage by structures, driveways and parking	95%
Maximum lot coverage by structures	75%
Minimum distance between detached structures	20 feet
Minimum front yard setback	40 feet
Minimum lot area	20,000 square feet
Minimum lot depth	100 feet
Minimum lot width	100 feet
Minimum rear yard setback	20 feet
If a portion of a development site is within 250' of any district zoned for residential uses the minimum front yard, rear yard, and side yard setbacks shall be increased to	50 feet
Minimum side yard setback	20 feet
If adjacent to street	50 feet
Traffic visibility	Per sec. 71-21(a)(1-2)
Off-street loading screening	Per sec. 71-21(f-g)
Barbed or razor wire fences	Permitted
Shipping containers	Permitted, not to exceed 24 mos. Per container

*Building Height Maximum does not apply to the following:

Decorative features which do not exceed an additional 8 ft.

Antennae or other telecommunication device which does not exceed an additional 20 ft.

Chimney or other emission devise which does not exceed an additional 20 ft.

Safety devise or other devise required by applicable law which does not exceed an additional 20 ft.

Water tower

Other accessory structure approved by Conditional Use Permit pursuant to Sec. 71-6.

- (g) *Automobile parking space/loading regulations.* Section 71-22 shall not apply in the I-3 district, but the following requirements apply:

- (1) Off-street parking area required: But subject to variance by the board of adjustment

Specifications: Min. 175 sq. ft. per space

Parking facilities shall have adequate drainage and an improved surface

- (2) Loading dock required: Only if routine heavy truck deliveries occur

Specifications: Min. 35' length / 12' width / 15' height

- (h) *Screening requirements.*

- (1) Screening is required along portions of the front, side, and rear lot lines when these lot lines are within 250 feet of a district zoned for residential uses. Provided however that this requirement shall not apply if the residentially zoned property:

(A) was zoned residential after the date the I-3 industrial zoning district was created;

(B) is owned by the City or any entity controlled by the City; or

(C) is owned by a railroad company or any entity controlled by a railroad company.

- (2) The screening shall be continuously maintained and shall be any of a solid masonry wall, a chain link fence with decorative slats, or the standard screening fence (described in ii. Below), with minimum six feet height. The screening wall or fence may have security features such as, but not limited to, barbed or razor wire. Such screening shall be located on the subject property, adjacent to the common property line. If an alley is separating

the uses, the required screening shall be located on the subject property side of the alley adjacent to the property line which is adjacent to the alley.

(3) The standard screening fence that is required for screening purposes, shall be constructed with the following standards.

- (A) Said fence shall be a minimum of six feet in height.
- (B) All wood materials shall be naturally decay resistant or pressure treated exterior grade, such as treated pine, redwood or cedar, or other materials acceptable to the board of adjustment.
- (C) All nails or fasteners shall be of non-rusting, non-corrosive metal, such as hot-dipped galvanized steel. All nails or fasteners shall be of the type (screw-shank, ring-shank or divergent-point staples) that, when properly driven, will not work free due to wind, vibration or shrinkage of members. The maximum spacing allowed between pickets shall be one-quarter inch.
- (D) All materials shall be securely fastened, vertical boards to horizontal stringers, stringers to vertical posts, top rail, to ensure an ongoing attractive appearance and safe condition, free from rust, rot, vandalism and other sources of decay.

(4) Outside storage of wrecked, inoperable vehicles and equipment shall be screened by a minimum six-foot masonry wall or standard screening fence. Materials stored, excluding trucks and machinery, shall be stacked no higher than one foot below the top of the fence or wall.

(5) An exception to the screening fence requirement may be granted by the board of adjustment. Any property owner who appeared at a zoning public hearing wherein a specific screening fence requirement was imposed on a subject property under consideration will be notified of the proposed exception and date of the administrative report of said property if request for an exception of the screening fence is submitted. One or more of the following conditions must be present or apply for consideration of an exception:

- (A) Topographical variations that would preclude a normal installation, or act as a screening mechanism. A topographical variation may serve as a screening device if the zoning district requiring the screening fence is separated from the adjoining use by a 30% slope or greater, as long as the elevation between the two uses is at least six feet, (property requiring the screening fence is at the higher elevation);
- (B) Dense vegetation that presently exists onsite, which serves the same purpose as a screening fence. Vegetation will serve as a screening device

if it is a minimum of six feet in height and the density obstructs the view;
and

(C) The fence will impede proper drainage.

(i) *Landscape requirements.*

(1) *Purpose.* Landscaping requirements are intended to reduce the negative effects of glare, noise, erosion and sedimentation caused by expanses of impervious or unvegetated surfaces. These requirements are also intended to preserve and improve the natural and urban environment and enhance the aesthetic qualities of the city.

(2) *Minimum coverage Requirements.* Future developments must provide 5% of area as landscaping, per this section.

(3) *Required locations of landscaping areas.* A minimum of 50% of the required landscaping area shall be located in the front one-half of the lot based upon the front street or drive for the facility. Required landscaping shall not include driveways, paved walks or right-of-way or easements for streets or alleys.

(4) *Plant material.* Tree species shall be a minimum of seven feet overall height immediately after planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall be prohibited.

(5) *Required trees.* One tree per 500 square feet of designated landscaped area is required. All trees shall be planted in the areas which are visible from the front street or drive for the facility. Trees shall not be planted in the right-of-way. Trees shall be a minimum of three-inch caliper, staked and wrapped, and shall be live oak, red oak, cedar elm, bald cypress, silver maple, Japanese black pine, palm or other trees of similar quality as approved by the board of adjustment. Yaupon, crepe myrtle and other similar trees shall not be required to be a minimum of three-inch caliper.

(6) *Existing plant materials.* In instances where healthy plant material exists on a site prior to its development, the application of the above landscaping requirements may be adjusted if such an adjustment is consistent with and will preserve the intent of this chapter.

(7) *Maintenance.* All plant material shall be maintained at all times in a living and growing condition.

(8) *Landscape plan.* A landscaping plan, demonstrating compliance with the provisions of this section, shall be submitted to the Building Official at the time of application of building permit.

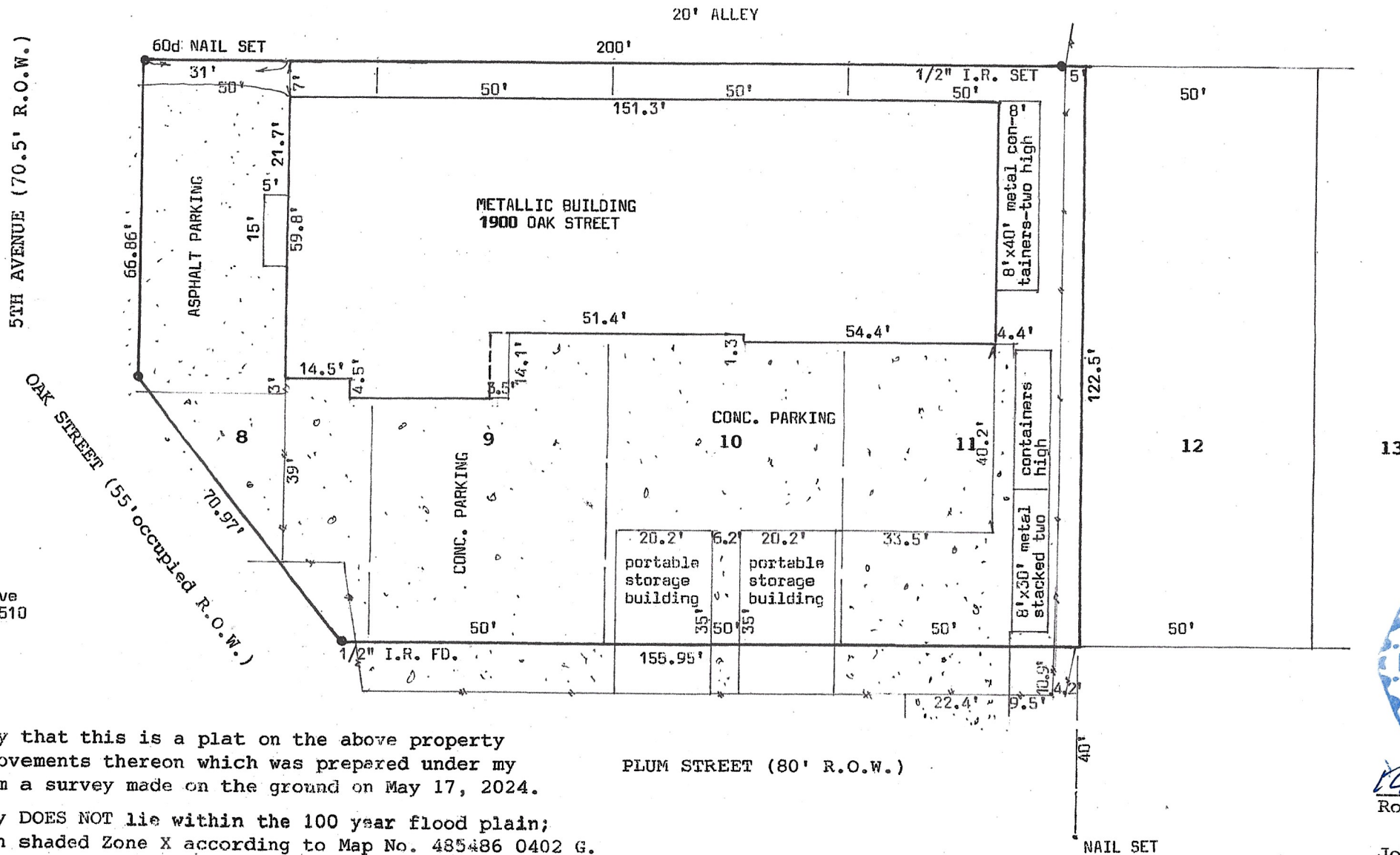
(9) *Synthetic or artificial materials.* Synthetic or artificial lawn or plant material shall not be used to satisfy the requirements of the landscape requirements.

(10) *Additional requirements.* Requirements, in addition to those noted above, may be stipulated in the individual zoning districts regulations.

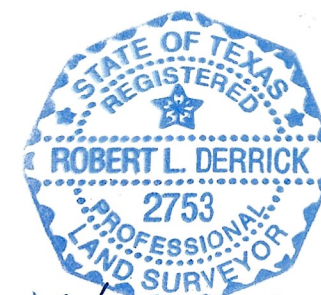
(11) *Special conditions.* All development shall also be subject to any other city, state or federal regulations.

(j) *No Overlay District.* Notwithstanding anything to the contrary in this Chapter 71, no overlay district shall apply to the I-3 district, specifically including, but not limited to, the Thoroughfare Overlay District in Section 71-27.

Lots 8, 9, 10 and 11 in Block 43 of Subdivision "K" of the COOK AND STEWART SUBDIVISION in the John D. Moore League, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.



SCALE
1" = 30'



Robert L. Derrick
Robert L. Derrick

Job No. 12432

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Firm No. 10105300

I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on May 17, 2024.

Subject property DOES NOT lie within the 100 year flood plain;
Property lies in shaded Zone X according to Map No. 485486 0402 G.

PLUM STREET (80' R.O.W.)

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOTS 8 THRU 11
BLK 43 DIV K COOK & STEWART SUB

Parcel Address: 1900 OAK

Legal Acres: .5624

Account Number: 196059

Certificate No: 250518164

Certificate Fee: \$10.00 CASH

Print Date: 09/26/2024 03:30:09 PM

Paid Date: 09/26/2024

Issue Date: 09/26/2024

Operator ID: MENDOZA_S

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

2023 Value:	218,030
2023 Levy:	\$2,339.48
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
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A

Issued By: *Sara Mendoza*
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006152

Through an effective date of:
July 14, 2024

Property

Address: 1900 Oak Ln

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

Lots 8, 9, 10, 11, in Block 43, of Subdivision K, of Cook and Stewart, subdivision in the John D. Moore League, in Galveston County, Texas, save and except that part lying in the Galveston-Houston Electric Railroad right-of-way, according to the map or plat thereof recorded in Volume 81, Page 526, on the Office of the County Clerk of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER AND ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2015050615.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

Subject to that certain Pipeline easement to Houston Pipeline Company as set out and described in instrument of record in Volume 407, Page 115 and defined thereof of record in Volume 620, Page 536, both of the Deed Records of Galveston County, Texas.

Subject to that certain Grant of Easement as set forth and defined by instrument recorded under Galveston County Clerks File No. 2010001506.

LIENS:



CITY PLANNING LETTER

(Continued)

None of Record

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

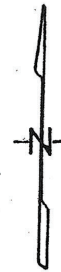
Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

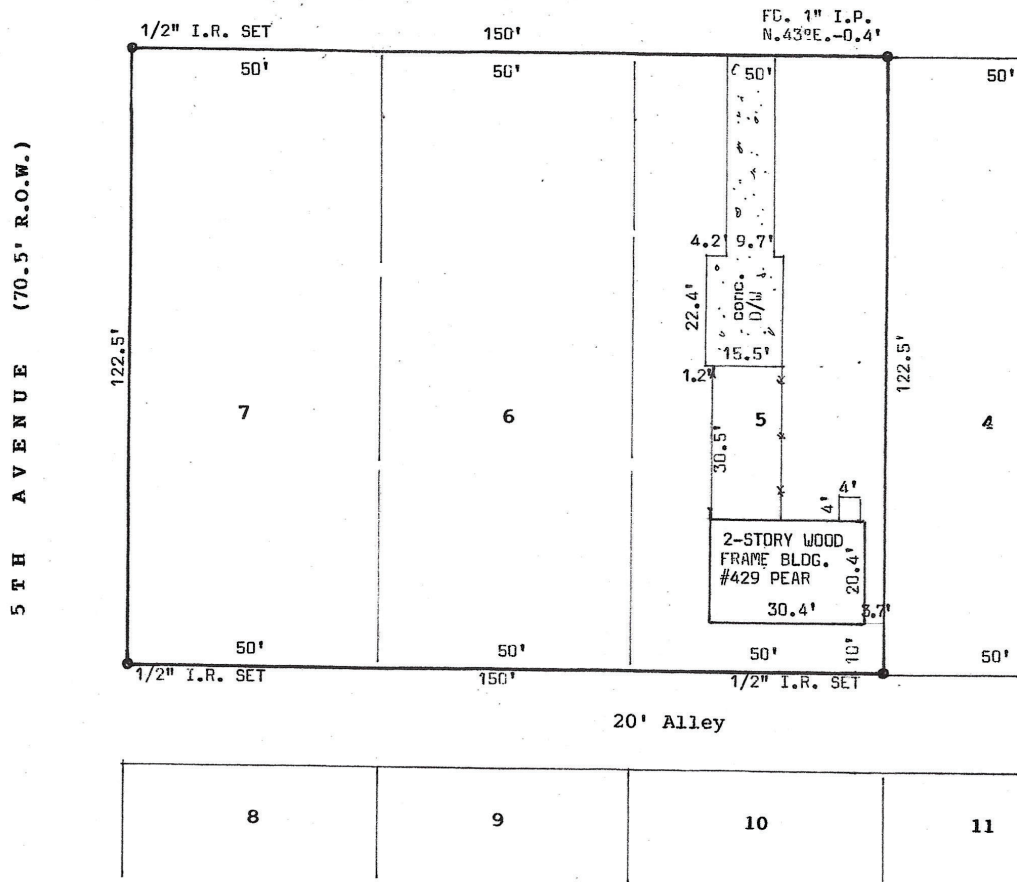
By: Steve Basela

Lots Five (5), Six (6) and Seven (7), in Block Forty-Three (43), Division "K", of Cook & Stewart Subdivision in the John D. Moore League, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.

SCALE
1" = 30'



PEAR STREET (80' R.O.W.)



I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on May 17, 2024. Subject property DOES NOT lie within the 100 year flood plain; Property lies in shaded Zone X according to Map No. 485486 0402 G.

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Firm No. 10105300



Robert L. Derrick
Job No. 12432 - 2

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOTS 5 & 6 BLK
43 DIV K COOK & STEWART SUB

Parcel Address: 429 PEAR

Legal Acres: .2812

Account Number: 196060

Certificate No: 250450896

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:57:40 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:**

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	25,000
2023 Levy:	\$268.26
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

Reference (GF) No: 1403620503

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOT 7 BLK 43 DIV
K COOK & STEWART SUB

Parcel Address: 431 PEAR

Legal Acres: .1406

Account Number: 196061

Certificate No: 250450893

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:56:51 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	2,450
2023 Levy:	\$26.29
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

Reference (GF) No: 1403620503

Issued By:

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006153

Through an effective date of:
August 6, 2024

Property

Address: 429 and 431 Paer

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

Lots 5, 6, and 7, in Block 43, Division K, of Cook and Stewart, subdivision in the John D. Moore League, in Galveston County, Texas, save and except that part lying in the Galveston-Houston Electric Railroad right-of-way, according to the map or plat thereof recorded in Volume 81, Page 526, on the Office of the County Clerk of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER AND ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2016064413 and 2020076970.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record



CITY PLANNING LETTER

(Continued)

LIENS:

Vendor's Lien retained in Deed, executed by Fannie Mae, a/k/a Federal National Mortgage Association to Tracy A. Terrell, dated April 16, 2012, filed April 20, 2012, recorded in/under Clerks File No. 2012020301 of the Real Property Records of Galveston County, Texas, securing Trident Realty Investments, LLC in the payment of one note in the principal sum of \$47,600.00, due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Hoffman Kaliser & Messine, P.C., Trustee, recorded in/under Deed of Trust Clerks File No. 2012020302 of the Real Property Records of Galveston County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Appointment of Substitute Trustee filed August 23, 2016, recorded under Galveston County Clerks File No. 2016051308.

Said Note being extended by Loan Extension and Modification Agreement filed September 30, 2016, recorded under Galveston County Clerks File No. 2016060252.

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$433.00** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.



CITY PLANNING LETTER

(Continued)

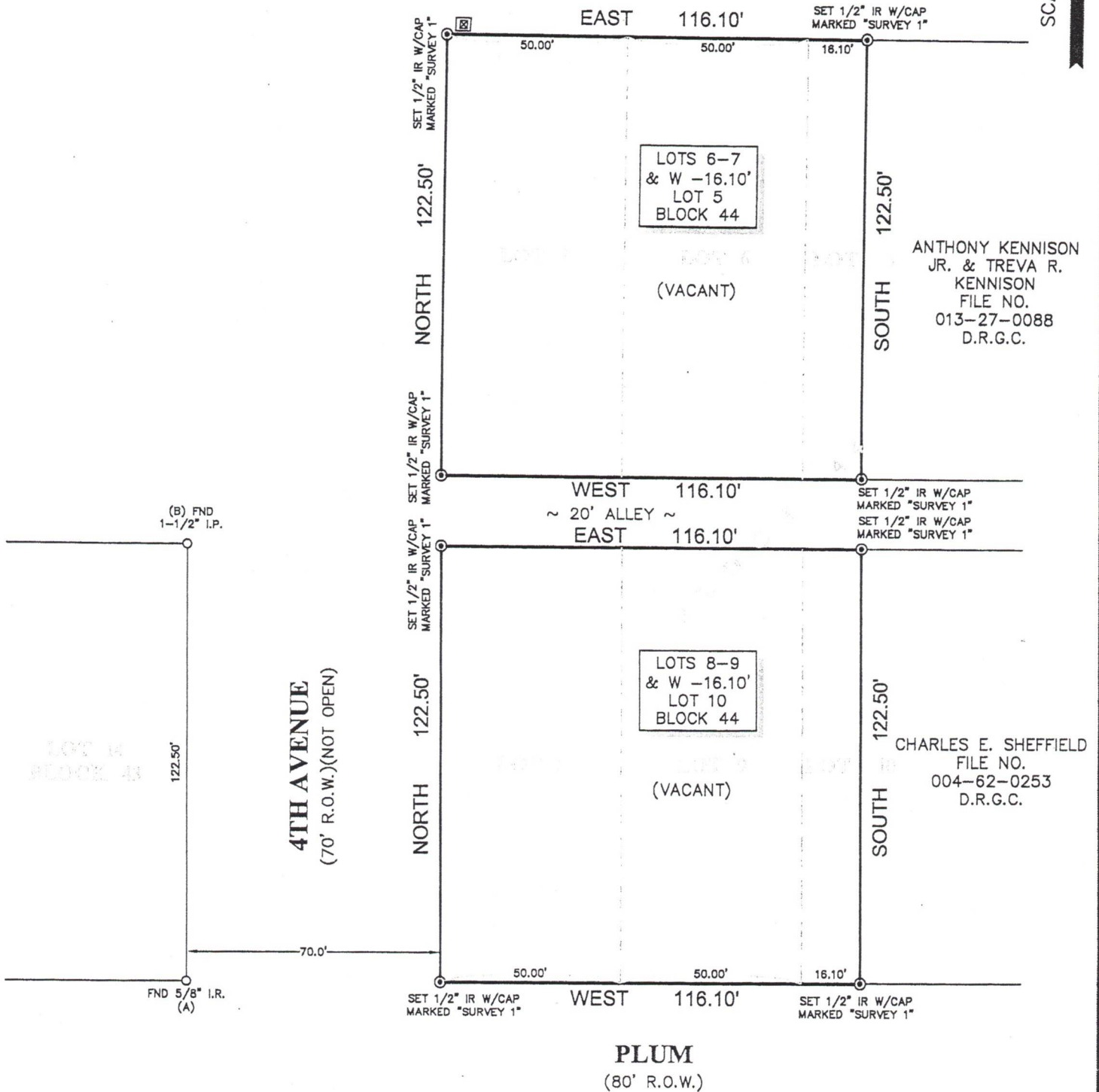
Fidelity National Title

By: Steve Barela



PEAR
(80' R.O.W.)

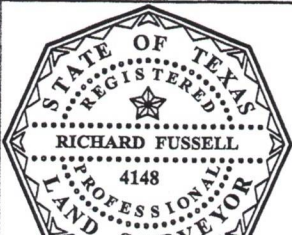
SCALE 1" = 40'



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOTS 6, 7, 8, 9 AND THE WEST 16.10' OF LOT 5 AND THE WEST 16.10' OF LOT 10, IN BLOCK 44, OF DIVISION "K" COOK AND STEWART SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 526 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



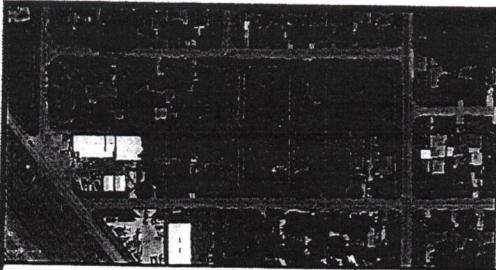
SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 26, 2015 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT:
DITR RE INVESTMENTS LLC
ADDRESS:
318 PLUM

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company

FIELD CREW: KR	TECH: RK
DRAFTER: RK	FINAL CHECK: EF
DATE: OCTOBER 27, 2015	



LEGEND

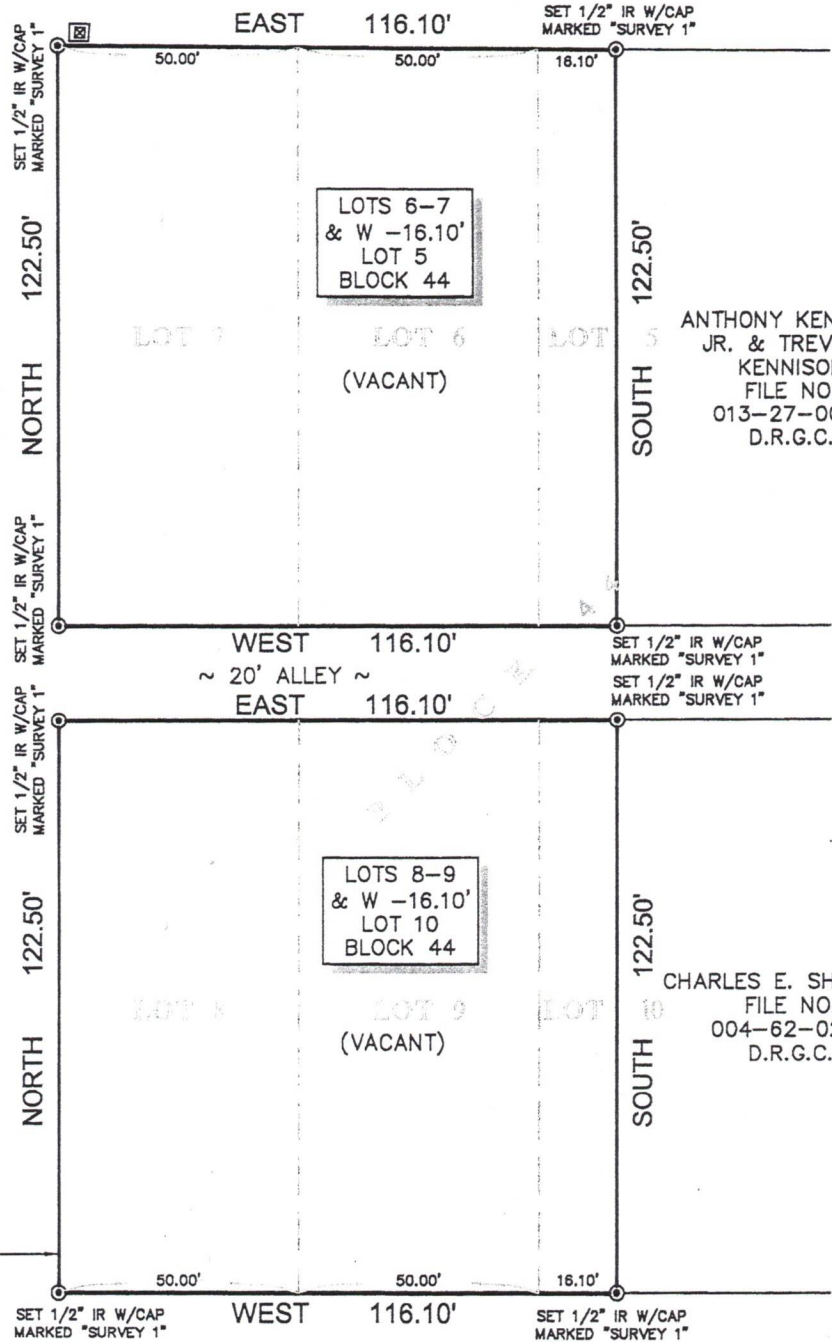
- TELEPHONE PEDESTAL
- CONCRETE



Survey

PEAR
(80' R.O.W.)

SCALE 1"=40'



ANTHONY KENNISON
JR. & TREVA R.
KENNISON
FILE NO.
013-27-0088
D.R.G.C.

CHARLES E. SHEFFIELD
FILE NO.
004-62-0253
D.R.G.C.

4TH AVENUE
(70' R.O.W.)(NOT OPEN)

LOT 14
BLOCK 43

LOTS 6-7
& W -16.10'
LOT 5
BLOCK 44

LOTS 8-9
& W -16.10'
LOT 10
BLOCK 44

(B) FND
1-1/2" I.P.

FND 5/8" I.R.
(A)

NOTES:



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006324

Through an effective date of:
September 23, 2024

Property

Address: 318 Plum

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

Lots 6, 7, 8, 9 and the West 16.10 feet of Lot 5 and the West 16.10 feet of Lot 10, in Block 44, of Division K Cook & Stewart, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 of the Map Records of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER AND ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2021093658.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

None of Record

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as

CITY PLANNING LETTER

(Continued)

agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

By: Steve Basela



TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOTS 6 THRU 9 &
W PT OF LOTS 5 & 10 BLK 44 DIV K COOK &
STEWART SUB

Parcel Address: 318 PLUM

Legal Acres: .6530

Account Number: 196069

Certificate No: 250450901

Certificate Fee: \$10.00

CREDIT

Print Date: 05/14/2024 02:01:42 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

2023 Value:	10,560
2023 Levy:	\$113.31
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
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: 1403620503

Issued By:

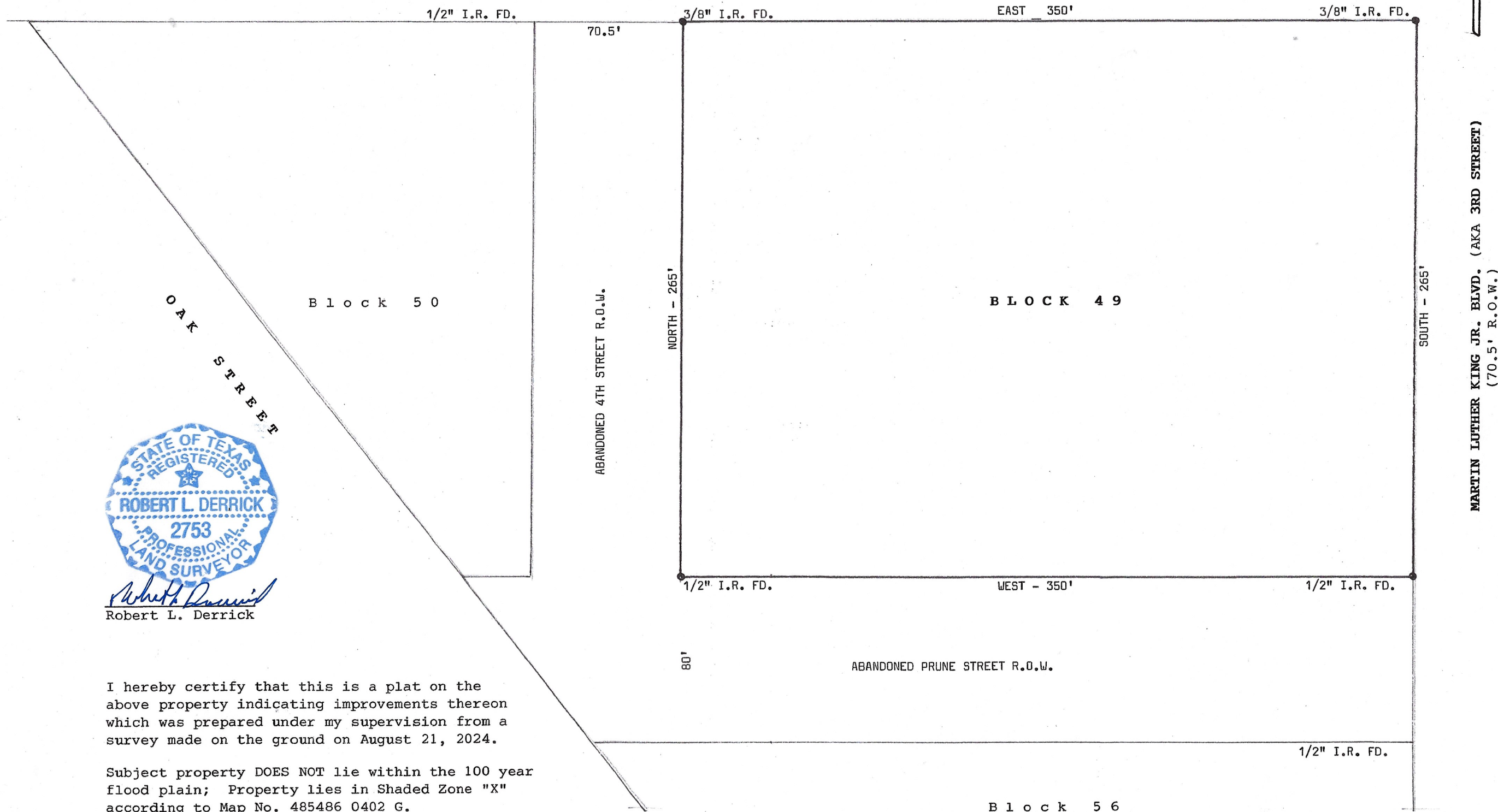
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

All of Block Forty-Nine (49) in Subdivision "K" of the COOK AND STEWART SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.

Note: All alleys in Block 49 have been abandoned Per instrument recorded in Volume 2833, Page 852 of the Deed Records of Galveston County, Texas.

PLUM STREET (80' R.O.W.)

SCALE
1" = 50'



Robert L. Derrick
Robert L. Derrick

I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on August 21, 2024.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Shaded Zone "X" according to Map No. 485486 0402 G.

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Firm No. 10105300

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOTS 1 THRU 14 &
1/2 OF ADJ ALLEY & W 1/2 4TH AVE & ADJ
PT OF PRUNE ST BLK 49 DIV K COOK &
STEWART SUB

Parcel Address: 311 PLUM

Legal Acres: 3.0200

Account Number: 196095

Certificate No: 250450899

Certificate Fee: \$10.00

CREDIT

Print Date: 05/14/2024 02:00:08 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

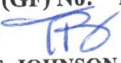
COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	46,050
2023 Levy:	\$494.12
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

Reference (GF) No: 1403620503

Issued By: 

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006157

Through an effective date of:
August 15, 2024

Property

Address: 196095

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

Tract 1:

Block 49, of Division K, of Cook and Stewart Subdivision of the John D. Moore League, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 256 together with the 20-foot alley lying within said Block abandoned by Ordinance recorded in Volume 2833, Page 852, in Office of the County Clerk of Galveston County, Texas.

Tract 2:

A tract of land out of a portion of Prune Street 80 foot wide right of way lying South of Block 50 lying East of the G.H.&H. Railroad right of way and North of Block 56, all in Subdivision K of the Cook and Stewart Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds:

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER and ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2021075055.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:



CITY PLANNING LETTER

(Continued)

None of Record

LIENS:

None of Record

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

By:

Steve Barela



TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR LOT 7 BLK 43 DIV
K COOK & STEWART SUB

Parcel Address: 431 PEAR

Legal Acres: .1406

Account Number: 196061

Certificate No: 250450893

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:56:51 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:**

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	2,450
2023 Levy:	\$26.29
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

Reference (GF) No: 1403620503

Issued By:

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006153

Through an effective date of:
August 6, 2024

Property

Address: 429 and 431 Paer
City/State/Zip Code: La Marque, Texas 77568
Legal Description:

Lots 5, 6, and 7, in Block 43, Division K, of Cook and Stewart, subdivision in the John D. Moore League, in Galveston County, Texas, save and except that part lying in the Galveston-Houston Electric Railroad right-of-way, according to the map or plat thereof recorded in Volume 81, Page 526, on the Office of the County Clerk of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER AND ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2016064413 and 2020076970.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record



CITY PLANNING LETTER

(Continued)

LIENS:

Vendor's Lien retained in Deed, executed by Fannie Mae, a/k/a Federal National Mortgage Association to Tracy A. Terrell, dated April 16, 2012, filed April 20, 2012, recorded in/under Clerks File No. 2012020301 of the Real Property Records of Galveston County, Texas, securing Trident Realty Investments, LLC in the payment of one note in the principal sum of \$47,600.00, due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Hoffman Kaliser & Messine, P.C., Trustee, recorded in/under Deed of Trust Clerks File No. 2012020302 of the Real Property Records of Galveston County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Appointment of Substitute Trustee filed August 23, 2016, recorded under Galveston County Clerks File No. 2016051308.

Said Note being extended by Loan Extension and Modification Agreement filed September 30, 2016, recorded under Galveston County Clerks File No. 2016060252.

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$433.00** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

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Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.



CITY PLANNING LETTER
(Continued)

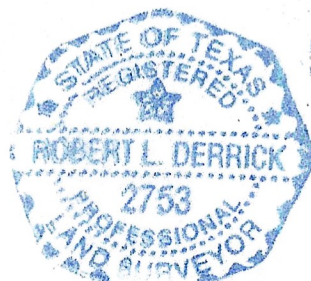
Fidelity National Title

By: Steve Barela



P L U M S T R E E T (80' R.O.W.)

SCALE
1" = 50'



Robert L. Derrick

Subject property DOES NOT lie within the 100 year flood plain;
Property lies in Zone B according to Map No. 485486 0020 D.

Page 73 of 84

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR PT OF BLK 50
(5000-1) DIV K COOK & STEWART SUB

Parcel Address: 2001 OAK

Legal Acres: .8820

Account Number: 196096

Certificate No: 250450897

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:58:29 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:**

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

2023 Value:	253,410
2023 Levy:	\$2,719.12
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
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: 1403620503

Issued By: 

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006156

Through an effective date of:
July 15, 2024

Property

Address: 196096

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

The surface only of all that part of Block 50, Subdivision K, of the Cook and Stewart Subdivision, out of the John D. Moore League, a subdivision in Galveston County, Texas, lying of the East side of the G.H. & H. Railroad right-of-way, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerks of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER and ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2015050616.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

None of Record

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$433.00** paid by the benefited party named above, and no others, and to whom said sum shall be returned as



CITY PLANNING LETTER

(Continued)

agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

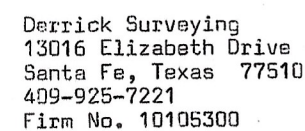
This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

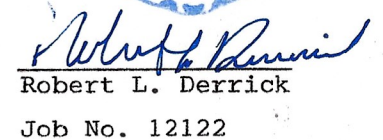
Fidelity National Title

By: Steve Barela

A tract of land out of Block Fifty-Six (56), in Subdivision "K", of Cook and Stewart Subdivision in the John D. Moore League, Abstract 150, in Galveston County, Texas, according to the map or plat thereof as recorded in Volume 81, Page 526, of the Map Records in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".



Subject property DOES NOT lie within the 100 year flood plain;
Property lies in shaded Zone X according to Map No. 485486
0402 G.



TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR BLK 56 (5600-0)
DIV K COOK & STEWART SUB

Parcel Address: 2119 OAK

Legal Acres: 1.7530

Account Number: 196116

Certificate No: 250450900

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 02:00:55 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:**

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Certified Tax Unit(s):

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

2023 Value:	38,120
2023 Levy:	\$409.03
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

Reference (GF) No: 1403620503

Issued By: *TE*

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006154

Through an effective date of:
July 15, 2024

Property

Address:

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

A Tract of land out of Block 56, in Subdivision K, of Cook and Stewart Subdivision in the John D. Moore League, Abstract 150, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, of the Map Records in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds:

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER and ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2022064487.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

Vendor's Lien retained in Deed, executed by Timothy D. Hartwig and spouse, Paola V. Hartwig to Cotter and Alexander LLC, dated October 11, 2022 , filed October 12, 2022, recorded in/under Clerks File No. 2022064487 of the Real Property Records of Galveston County, Texas, securing Texas First Bank in the payment of one note in the principal sum of \$170,000.00, due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Charles T, Dule et, al, Trustee, recorded in/under Deed of Trust Clerks File No. 2022064488 of the Real Property Records of Galveston



CITY PLANNING LETTER
(Continued)

County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

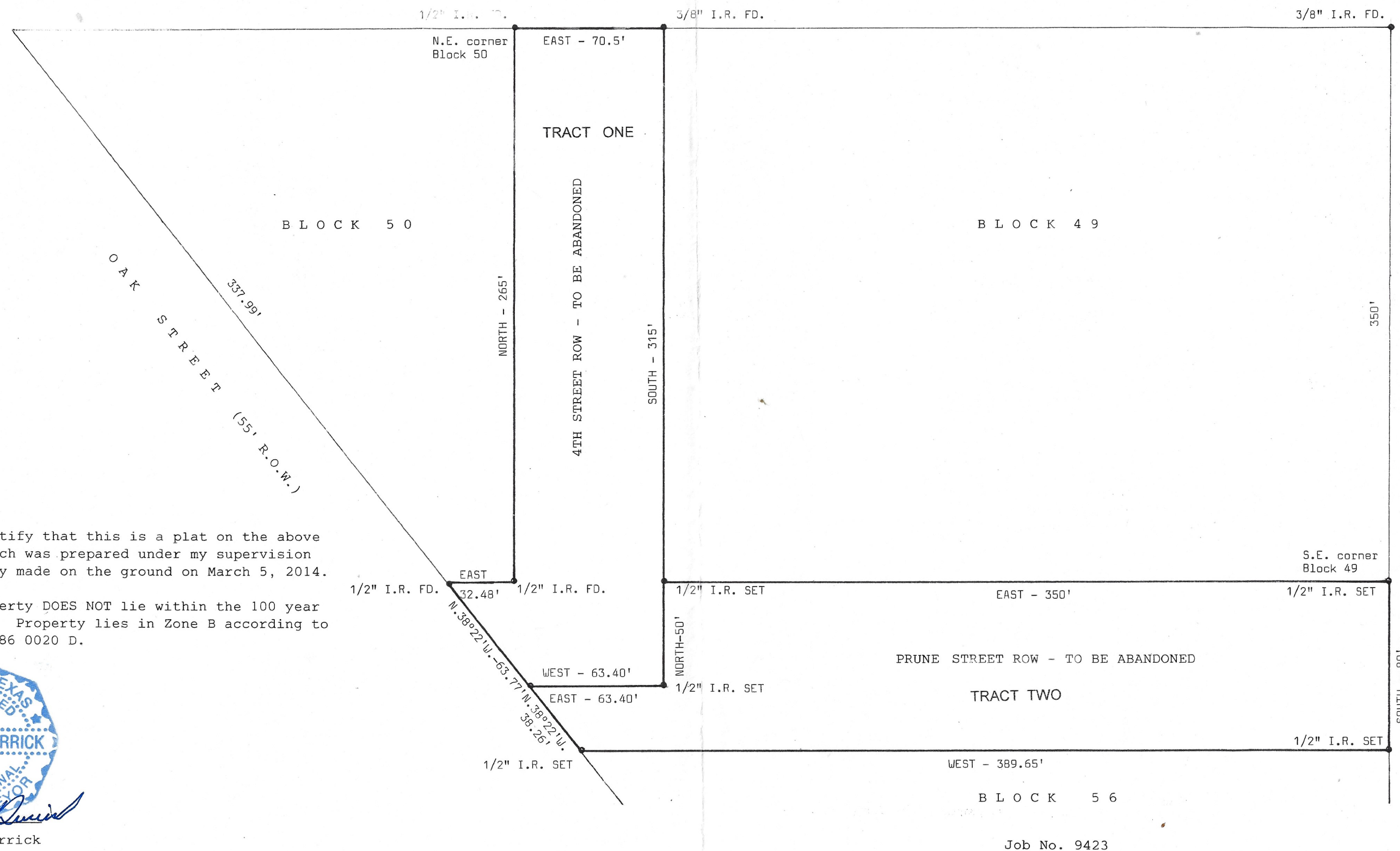
Fidelity National Title

By: Steve Basela

Two tracts of land to be abandoned out of that portion of 4th Street 70.5 foot wide right of way West of Block 49 and East of Block 50 and the Prune Street 80 foot wide right of way lying South of Block 49 and that portion of Block 50 lying East of the G.H. & H. railroad right of way and North of Block 56, all in Subdivision "K" of the COOK AND STEWART SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibits "A".

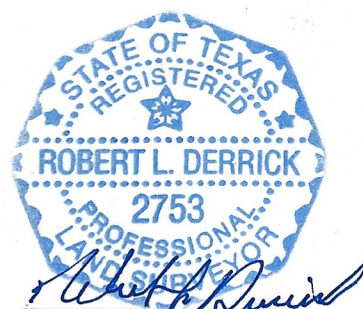
P L U M S T R E E T (80' R.O.W.)

SCALE
1" = 50'



I hereby certify that this is a plat on the above property which was prepared under my supervision from a survey made on the ground on March 5, 2014.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Zone B according to Map No. 485486 0020 D.



Robert L. Derrick

Job No. 9423

TAX CERTIFICATE



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

Issued To:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

Legal Description

ABST 150 J D MOORE SUR PT OF ABND ALLEY
& R.O.W. ADJ BLK 50 (5000-2) DIV K COOK
& STEWART SUB

Parcel Address:

Legal Acres: .3079

Account Number: 606243

Certificate No: 250450898

Certificate Fee: \$10.00 CREDIT

Print Date: 05/14/2024 01:59:23 PM

Paid Date: 05/14/2024

Issue Date: 05/14/2024

Operator ID: 832

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:

COTTER AND ALEXANDER LLC
1900 OAK ST
LA MARQUE, TX 77568-6021

2023 Value:	4,220
2023 Levy:	\$45.28
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
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: 1403620503

Issued By: TB

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



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS24006155

Through an effective date of:
July 15, 2024

Property

Address: 606243

City/State/Zip Code: La Marque, Texas 77568

Legal Description:

A tract of land out of that portion of 4th Street 70.5 foot wide right of way lying East of Block 49 and West of Block 50 and a portion of Prune Street 80 foot wide right -of way lying South of Block 49 and that portion of Block 50 lying East of the G.H & h. railroad right of way and North of Block 56, all in the Cook and Stewart Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds:

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County Texas the last instrument purporting to convey title to the land described above was:

COTTER and ALEXANDER LLC, by virtue of Deed recorded under Galveston County Clerks File No. 2015050614.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

None of Record

LIENS:

None of Record



CITY PLANNING LETTER

(Continued)

This report is issued for the use of and shall inure to the benefit of **Larry Alexander** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

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Fidelity National Title

By: Steve Barela