



**CITY OF LA MARQUE  
PLANNING & ZONING COMMISSION  
REGULAR AGENDA  
of  
August 26, 2025**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **August 26, 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](https://bczoom.cityoflamarque.org))**. In accordance with Section 551.127(b) of the Texas 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. MINUTES
  - 3.I. Special Planning and Zoning Meeting Minutes - August 7, 2025
4. 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.*

5. PUBLIC HEARING
  - 5.I. Discuss Amendment to Zoning District Ordinance for Jorge Fuentes for rezoning from (R-1) Single Family Residential to (C-1) General Commercial for a tract of land being Part of Lot 15, Division "C" of Highland, Cook and Stewart Subdivision out of the John D. Moore League Survey, Galveston, TX according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of

Galveston County, Texas. Galveston County Property ID No. 195624, 610 Ross St. La Marque, TX 77568

5.II. Discuss a Conditional Use Permit Application for a Proposed Concrete Processing Plant from Texas Coastal Materials, LLC, for a tract of land being +/- 17.027 situated in Lot 21 of the subdivision of the southerly part of the S.C. Bundick League Survey, Abstract 7, Galveston County, Texas. Approximate location is 0.25 miles northwest from the intersection of SPUR 197 and Hwy 3, La Marque, TX, 77568. Galveston County Property ID No. 141161

6. NEW BUSINESS

*Items presented to the Commission for discussion and possible action:*

6.I. Requesting an Amendment to Zoning District Ordinance for Jorge Fuentes for rezoning from (R-1) Single Family Residential to (C-1) General Commercial for a tract of land being Part of Lot 15, Division "C" of Highland, Cook and Stewart Subdivision out of the John D. Moore League Survey, Galveston, TX according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas. Galveston County Property ID No. 195624, 610 Ross St. La Marque, TX 77568

6.II. Requesting a Conditional Use Permit Application for a Proposed Concrete Processing Plant from Texas Coastal Materials, LLC, for a tract of land being +/- 17.027 situated in Lot 21 of the subdivision of the southerly part of the S.C. Bundick League Survey, Abstract 7, Galveston County, Texas. Approximate location is 0.25 miles northwest from the intersection of SPUR 197 and Hwy 3, La Marque, TX, 77568. Galveston County Property ID No. 141161

6.III. Approving recommendation for Bayou Ridge Park Final Plat, being a subdivision of 46.333 acres out of the S.F. Austin League Survey, No. 4, Abstract A-2, Galveston County, Texas. Bayou Ridge Park contains 128 lots, 4 Blocks and 10 Reserves, Galveston County ID No. 131373 and 131374

7. REQUESTS AND ANNOUNCEMENTS

8. ADJOURNMENT

**CERTIFICATION:**

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before August 22, 2025 at 2:00 p.m.

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Kierra K. Nance, TRMC  
City Clerk



**CITY OF LA MARQUE  
PLANNING & ZONING COMMISSION  
SPECIAL MINUTES  
of  
August 7, 2025**

1. CALL MEETING TO ORDER

Chairperson Cornett called the meeting to order at 4:00 p.m.

2. ROLL CALL

PRESENT:

Greg Cornett	Chairperson
Bradley Stephenson	Commissioner
Cory McCarra	Commissioner
Jared Williams	Commissioner

CITY OFFICIALS / STAFF:

Jason Ellison	Development Services Director
Cassandra Gutierrez	Permits Technician
Galilea Barrera	Executive Assistant
Kasey Lott	Deputy City Clerk

3. CITIZENS PARTICIPATION

Ashley Wild (Lot 30) stated she received the certified letter and wanted to know more information as to what was being built and why the zoning needed to be changed.

4. PUBLIC HEARING

*\*\*Chairperson Cornett recessed the special meeting and entered into public hearing at 4:03 p.m.*

4.I. Amending Zoning District Ordinance from 4725 Lawndale, LLC for rezoning from (R-1) Single Family Residential to (L-2) Industrial 2 for a tract of land out of the S. F. Austin League No. 4, Abstract No. 2, 0.756 acres of land, being a portion of Lot 55, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records and also being known as Lots 31 and 32 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132658 and 132659, located approximately at the northwest corner of Fleming St. and Patridge St., La Marque, TX 77568

No one spoke during this public hearing.

4.II. Amending Zoning District Ordinance from 4725 Lawndale, LLC for rezoning from (C-1) General Commercial to (L-2) Industrial 2 for a tract of land out of the S.F. Austin League No. 4, Abstract No. 2, 1.889 acres of land, being a portion of Lot 56, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to

the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records also being known as Lots 49, 50, 53, 54 and 55 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132673, site address 4725 Lawndale, La Marque, TX 77568  
No one spoke during this public hearing.

5. NEW BUSINESS

*\*\*Chairperson Cornett closed the public hearing and reconvened the special meeting at 4:06 p.m.*

5.I. Amending Zoning District Ordinance from 4725 Lawndale, LLC for rezoning from (R-1) Single Family Residential to (L-2) Industrial 2 for a tract of land out of the S. F. Austin League No. 4, Abstract No. 2, 0.756 acres of land, being a portion of Lot 55, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records and also being known as Lots 31 and 32 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132658 and 132659, located approximately at the northwest corner of Fleming St. and Patridge St., La Marque, TX 77568

Wyatt Huff, Vice President of Partners Real Estate, gave a brief overview of the property stating that there is no structure on this particular tract of land and is currently planned to be a parking lot. Steven Swetz, Operations Leader with nVent, shared that nVent is a growing company and that the building associated with this rezone will include light assembly.

Commissioner Stephenson made a motion to approve the rezoning of 4725 Lawndale, LLC from Single Family Residential (R-1) to Industrial 2 (L-2). Commissioner McCarra seconded. **MOTION CARRIED UNANIMOUSLY.**

5.II. Amending Zoning District Ordinance from 4725 Lawndale, LLC for rezoning from (C-1) General Commercial to (L-2) Industrial 2 for a tract of land out of the S.F. Austin League No. 4, Abstract No. 2, 1.889 acres of land, being a portion of Lot 56, of Mainland Homesteads, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2, Map No. 30 of the Galveston County Map Records also being known as Lots 49, 50, 53, 54 and 55 of the Gilbert and Nelson unrecorded subdivision. Galveston County Property ID # 132673, site address 4725 Lawndale, La Marque, TX 77568

Commissioner McCarra made a motion to approve the rezoning of 4725 Lawndale, LLC from General Commercial (C-1) to Industrial 2 (L-2). Commissioner Williams seconded. **MOTION CARRIED UNANIMOUSLY.**

6. REQUESTS AND ANNOUNCEMENTS

No one spoke during requests and announcements.

7. ADJOURNMENT

Commissioner Stephenson made a motion to adjourn. Commissioner McCarra seconded. **MOTION CARRIED UNANIMOUSLY.**



City of La Marque  
1130 1<sup>st</sup> Street  
La Marque, Texas 77568  
409.938.9204

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

August 12, 2025

**Dear Property Owner:**

This PUBLIC NOTICE is required by the City of La Marque Code of Ordinances, Section 71-26, an application to rezone property in your area has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the Galveston County Appraisal District Tax Records, is located within 200 feet of the property that is being considered for rezoning. Your property is not being rezoned as part of this request.

**This is your OFFICIAL NOTICE that the City of La Marque will hold the following Public Hearings:**

**The City of La Marque Planning and Zoning Commission will hold a Regular Meeting and Public Hearing on Tuesday, August 26, 2025, at 4:00 p.m. The Public Hearing will be held in the City Council Chambers located at the following address: 1109-B Bayou Road, La Marque, TX.**

**The City of La Marque City Council will hold a Public Hearing on Monday, September 22, 2025, at 6:00 p.m. The Public Hearing will be held in the City Council Chambers located at the following address: 1109-B Bayou Road, La Marque, TX.**

1. A preliminary report on a request to change the ***Zoning District from (R-1) Single Family Residential to (C-1) General Commercial*** for a tract of land being Part of Lot 15, Division "C" of Highland, Cook and Stewart Subdivision out of the John D. Moore League Survey, Galveston, TX according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas. Galveston County Property ID No. 195624, 610 Ross St. La Marque, TX 77568.

You may provide comments during the meeting as well by via video conference hosted through Zoom (<https://councilzoom.cityoflamarque.org>). The full agenda packet will be available at least 72 hours prior to the meeting on the City's website: <http://ci.la-marque.tx.us/agendacenter>.

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

City of La Marque  
Development Services Department  
1130 1<sup>st</sup> Street  
La Marque, TX 77568

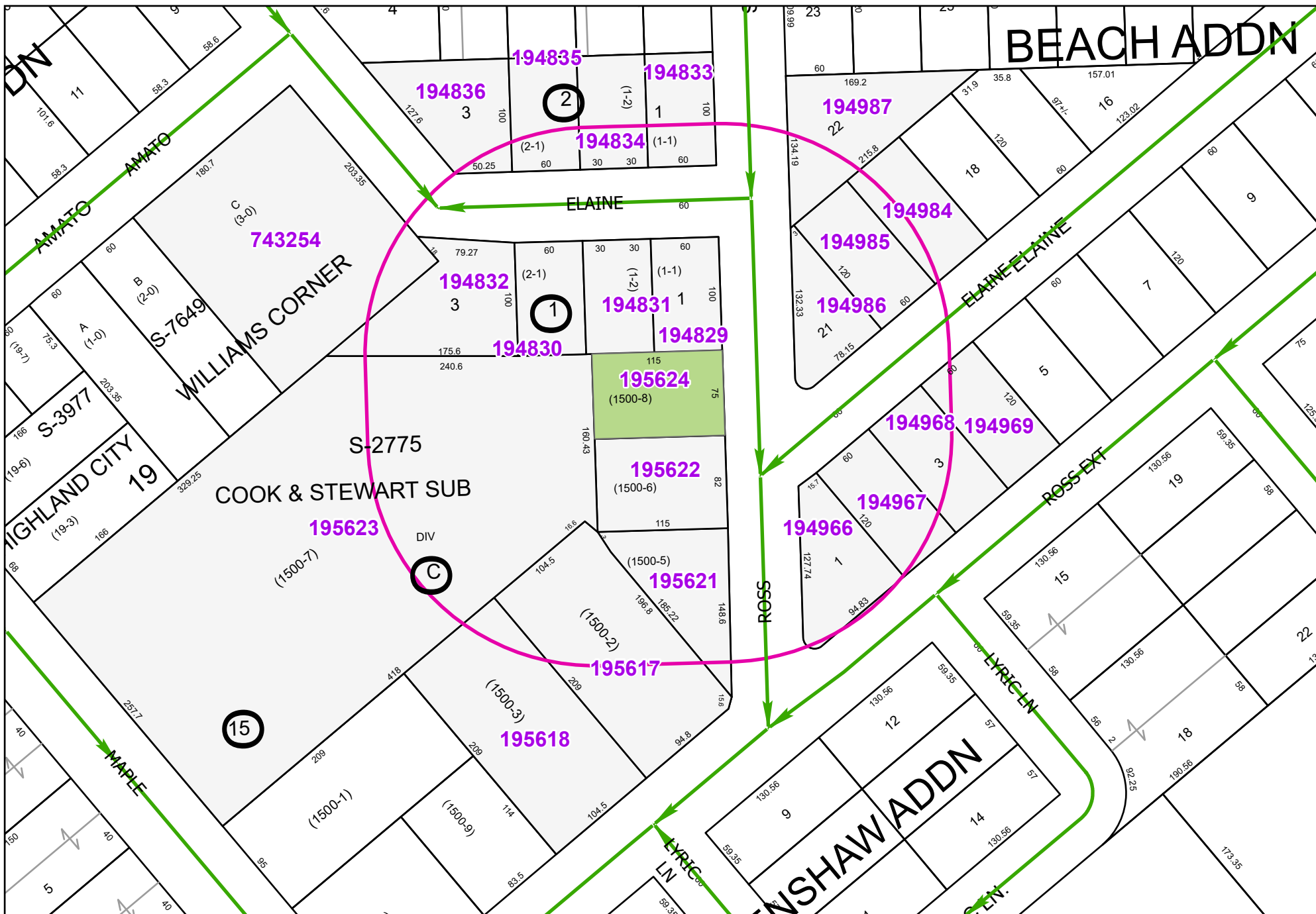
Respectfully,  
*Jason Ellison*  
Director of Development Services

GEOID	PID	NAME	ADDRESS
1245-0001-0001-001	194829	HOWARD BARBRA KAY	
1245-0001-0002-001	194830	ELLISON SEAN T SR	
1245-0001-0001-002	194831	HERNANDEZ JOEL	
1245-0001-0003-000	194832	MCGARVEY WILLIAM B	
1245-0002-0001-001	194833	FREEMAN ROSIE LEE	
1245-0002-0001-002	194834	CLARK DENEENIA	
1245-0002-0002-001	194835	HOLT JOHN STANLEY	
1245-0002-0003-000	194836	HEINS W E	
1630-0000-0001-000	194966	DRAVIAM EDWIN	
1630-0000-0002-000	194967	JOHNSON M	
1630-0000-0003-000	194968	PINK AZALEA LLC	
1630-0000-0004-000	194969	NEVAREZ BERTHA AND SERGIO IVAN	
1630-0000-0019-000	194984	4220 CHESHIRE DR LLC	
1630-0000-0020-000	194985	MILLER ANTOINETTE	
1630-0000-0021-000	194986	LACOMBE PEGGY & DAVID JOSEPH	
1630-0000-0022-000	194987	CHAPA ROSA M B	
2775-0003-1500-002	195617	CHOATE MEGAN	
2775-0003-1500-003	195618	LEACH STEVEN R & CAROLYN	
2775-0003-1500-005	195621	MRNEO LLC	
2775-0003-1500-006	195622	WOOD GEORGE	
2775-0003-1500-007	195623	WILBUR TEMPLETON TRUST	
7649-0000-0003-000	743254	WILLIAMS CODY & AMANDA WILLIAMS	

Appraisal District

ADDRESS2	ADDRESS3	CITY	ST	ZIP
403 ELAINE ST		LA MARQUE	TX	77568
1133 SHADY KNOLL LANE		LEAGUE CITY	TX	77573-2057
407 ELAINE ST		LA MARQUE	TX	77568
808 BUTTONWOOD DR		TEXAS CITY	TX	77591-3010
400 ELAINE ST		LA MARQUE	TX	77568-4474
404 ELAINE ST		LA MARQUE	TX	77568
408 ELAINE		LA MARQUE	TX	77568
412 ELAINE ST		LA MARQUE	TX	77568-4474
101 DENTON DRIVE		SEABROOK	TX	77586
325 ELAINE ST		LA MARQUE	TX	77568-4420
440 LOUISIANA ST STE 952		HOUSTON	TX	77002
321 ELAINE ST		LA MARQUE	TX	77568
4220 CHESHIRE DR		COLLEYVILLE	TX	76034
REV. TRUST	322 ELAINE	LA MARQUE	TX	77568
324 ELAINE ST		LA MARQUE	TX	77568
703 ROSS ST		LA MARQUE	TX	77568-6124
700 ROSS ST		LA MARQUE	TX	77568
1049 REDFISH ST		HITCHCOCK	TX	77563-2706
2513 VILLAGE AZALEA DRIVE		TEXAS CITY	TX	77568-1299
29 ELLIS RD		LEAGUE CITY	TX	77573-1719
2106 BUTLER DR		FRIENDSWOOD	TX	77546
428 16TH AVE N		TEXAS CITY	TX	77590

# Galveston Central Appraisal District



Geospatial or map data maintained by the Galveston Central Appraisal District is for informational purposes and may not have been prepared or be suitable for legal, engineering or surveying purposes. It does not represent and on-the-ground survey and only represents the approximate relative location of the property boundaries.



# PLANNING & ZONING COMMISSION AGENDA FORM

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Meeting Date: August 26, 2025  
Prepared by: \_\_\_\_\_  
Department: City Clerk

Agenda Item: 6.I.  
Reviewed by: \_\_\_\_\_

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## **AGENDA ITEM DESCRIPTION:**

### **STAFF BRIEFING:**

It appears the property has been used as an auto repair shop for a while. It is considered non-conforming use.

### **HISTORY:**

05.07.2025 - Application Received  
07.11.2025 - Application turned over to ADICO for processing  
- 200 ft Notice Letter mailed

### **FISCAL IMPACT:**

N/A



# City of La Marque Planning & Zoning Commission

## STAFF REPORT

**Meeting Date:** August 26, 2025

**Agenda Item:**

Discussion / possible action regarding a request to change the zoning district from R-1 Single Family Residential to C-1 Commercial for a tract of land being Part of Lot 15, Division "C" of Highland, Cook and Stewart Subdivision out of the John D. Moore League Survey, Galveston, TX according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas. Galveston County Property ID No. 195624, 610 Ross St. La Marque, TX 77568.

**Item Type:** Zone Change

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

**References:** City Code Chapter 71-6;  
Chapter 211, Texas Local Government Code

**Council approval:** Required, Ordinance also required, if approved by council.

**Public comments:**

**History:** It appears the property has been used as an auto repair shop for a while. It is considered non-conforming use.

**Recommendation:**



# PLANNING & ZONING COMMISSION AGENDA FORM

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Meeting Date: August 26, 2025  
Prepared by: \_\_\_\_\_  
Department: City Clerk

Agenda Item: 6.II.  
Reviewed by: \_\_\_\_\_

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## **AGENDA ITEM DESCRIPTION:**

### **STAFF BRIEFING:**

The property is currently zoned (I-2) Industrial. The proposed concrete processing plant is not a specifically named use within the ordinance, however, there are similar type businesses allowed.

### **HISTORY:**

08.12.2025 - Conditional Use Permit Application filed  
- 200 ft notice letters sent

### **FISCAL IMPACT:**

N/A



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

**Conditional Use Permit Application**

Application Date: 08-12-25 SmartGov Project #: \_\_\_\_\_  
 Name of Agent: Blake E. Hays Phone: 281-508-6352  
 Address: 9026 Lambright Rd. Houston TX 77075  
 Name of Owner: Blake E. Hays Phone: 281-508-6352  
 Address: 9026 Lambright Rd. Houston TX 77075  
 Property Description: See Attached Deed Parcel #: See Deed  
 Address: N/A  
 Plot of Area Attached:  YES  NO Metes and Bounds Attached:  YES  NO  
 Present Zone: I-2  
 Reason for Change: Recycled Aggregate yard under cup for I-2  
 Desired Outcome: To open our business and be a good tenant to the city of La Marque.

**APPLICATION CHECKLIST**

- SITE PLAN (To scale) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES  
 (8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
- SURVEY (To scale, 2 Copies)
- CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS
- TITLE REPORT (If purchased in the last 60 days) OR
- PLANNING LETTER
- NON-REFUNDABLE APPLICATION FEE (Payable to the "City Of La Marque")

Submitted to the Board on:  / /  
 Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Other: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**APPLICANTS CERTIFICATE**

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: [Signature] Date: 08/12/25

NOTE: All Planning and Zoning meetings take place on the 2<sup>nd</sup> Tuesday of the each month. Applications must be received 30 days prior to the 2<sup>nd</sup> Tuesday of each month to be considered for that Planning and Zoning Commission meeting.



# City of La Marque Planning & Zoning Commission

## STAFF REPORT

**Meeting Date:** August 26, 2025

**Agenda Item:**

Discussion / possible action regarding a Conditional Use Permit Application for a Proposed Concrete Processing Plant from Texas Coastal Materials, LLC, for a tract of land being +/- 17.027 situated in Lot 21 of the subdivision of the southerly part of the S.C. Bundick League Survey, Abstract 7, Galveston County, Texas. Approximate location is 0.25 miles northwest from the intersection of SPUR 197 and Hwy 3, La Marque, TX, 77568. Galveston County Property ID No. 141161.

**Item Type:** Conditional Use Permit

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

**References:** City Code Chapter 71-6;  
**Chapter 245**, Texas Local Government Code

**Council approval:** Required, Ordinance also required, if approved by council.

**History:** The property is currently zoned (I-2) Industrial. The proposed concrete processing plant is not a specifically named use within the ordinance, however, there are similar type businesses allowed.

**Public comments:**

**Recommendation:**



City of La Marque  
1130 1<sup>st</sup> Street  
La Marque, Texas 77568  
409.938.9204

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

August 12, 2025

**Dear Property Owner:**

This PUBLIC NOTICE is required by the City of La Marque Code of Ordinances, Section 71-6, an application for a Conditional Use Permit in your area has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the Galveston County Appraisal District Tax Records, is located within 200 feet of the property that is being considered for a Conditional Use Permit.

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City of La Marque  
Development Services Department  
1130 1<sup>st</sup> Street  
La Marque, TX 77568

Respectfully,  
*Jason Ellison*  
Director of Development Services

# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	141161	<b>Geographic ID:</b> 2097-0000-0020-002
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>		
<b>Map ID:</b>	308-A	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 7 S C BUNDICK SUR PT OF LOT 20 (20-2) S C BUNDICK SUB UND INT	
<b>Abstract/Subdivision:</b>	S2097	
<b>Neighborhood:</b>	(2097) BUNDICK S C (S/D OF SURVEY)	
<b>Owner</b>		
<b>Owner ID:</b>	387502	
<b>Name:</b>	ESSENTIAL ENTERPRISES LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	% GLYNN NANCE 4502 WATER POINT MISSOURI CITY, TX 77459	
<b>% Ownership:</b>	21.875%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>		\$0 (+)
<b>Improvement Non-Homesite Value:</b>		\$0 (+)
<b>Land Homesite Value:</b>		\$0 (+)
<b>Land Non-Homesite Value:</b>		\$4,355 (+)
<b>Agricultural Market Valuation:</b>		\$0 (+)
<b>Market Value:</b>		\$4,355 (=)
<b>Agricultural Value Loss:</b>		\$0 (-)

<b>Appraised Value:</b>	\$4,355 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$4,355
<b>Ag Use Value:</b>	\$0

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

## Property Taxing Jurisdiction

**Owner:** ESSENTIAL ENTERPRISES LLC **%Ownership:** 21.875%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$4,355	\$4,355	\$17.35	
GGA	GALVESTON COUNTY	0.333460	\$4,355	\$4,355	\$14.52	
J05	MAINLAND COLLEGE	0.267100	\$4,355	\$4,355	\$11.63	
RFL	CO ROAD & FLOOD	0.000040	\$4,355	\$4,355	\$0.00	
S18	TEXAS CITY ISD	1.100500	\$4,355	\$4,355	\$47.93	

**Total Tax Rate:** 2.099601

**Current Estimated Taxes:** \$91.43

**Estimated Taxes Without Exemptions or Limitations:** \$91.43

2024 TAX STATEMENT



CHERYL E. JOHNSON, PCC, CTOP  
 GALVESTON COUNTY TAX ASSESSOR-COLLECTOR  
 722 21st Street  
 Galveston, TX 77550

**Certified Owner:**

THE CHILDRENS CENTER INC  
 PO BOX 2600  
 GALVESTON, TX 77553-2600

**Legal Description:**

ABST 7 S C BUNDICK SUR PT OF LOT 21  
 (21-2) S C BUNDICK SUB

Account No: 141253

Appr. Dist. No.: 209700000021002

Legal Acres: 34.1559

Parcel Address:

As of Date: 08/18/2025

Print Date: 08/18/2025

Market Value		Total Market Value	Assessed Value	Appraised Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$16,810	\$0	\$16,810	\$16,810	\$0	\$0	\$0	\$16,810

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
GALVESTON CO	\$16,810		\$0.00	\$16,810	0.3334600	\$56.05
ROAD & FLOOD	\$16,810		\$0.00	\$16,810	0.0000400	\$0.01
CITY OF LA MARQUE \$18.55	\$16,810		\$0.00	\$16,810	0.3985010	\$66.99
COLL OF THE MAINLAND	\$16,810		\$0.00	\$16,810	0.2671000	\$44.90

Total Tax: \$167.95  
 Total Tax Paid to date: \$167.95  
 Total Tax Remaining: \$0.00

**Exemptions:**

**AMOUNT DUE IF PAID BY:**

09/01/2025	19 + up to 20%	09/30/2025	20 + up to 20%	10/31/2025	21 + up to 20%	12/01/2025	22 + up to 20%	12/31/2025	23 + up to 20%	02/02/2026	24 + up to 20%
	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.77

Print Date: 08/18/2025

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Galveston County Tax Office  
 722 21st Street  
 Galveston, Texas 77550  
 409-766-2481, 1-877-766-2284



141253  
 THE CHILDRENS CENTER INC  
 PO BOX 2600  
 GALVESTON, TX 77553-2600

AMOUNT PAID:  
 \$ \_\_\_\_\_

**SPECIAL WARRANTY DEED  
(COMMERCIAL)**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: June 30, 2025

Grantor: 1518WEALTHFORMULA LLC, a Texas Limited Liability Company

Grantor's Mailing Address:

21327 Aurora Park Drive  
Richmond, Texas 77406

Grantee: TEXAS COASTAL MATERIALS LLC, a Texas Limited Liability Company

Grantee's Mailing Address:

9026 Lambright Road  
Houston, Texas 77075

Consideration: TEN AND NO/100's DOLLARS (\$10.00) ----- and other good and valuable consideration

Property: (including any improvements):

17.022 acres of land situated in Lot 21 of the subdivision of the Southerly part of the S.C. Bundick League, Abstract Number 7, Galveston County, Texas, being that certain Tract 1, called 17.027 acres of land described in deed and recorded in the Official Public Records of Real Property of Galveston County, Texas, under County Clerk's File Number 2017016555, said 17.022 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, conditions, limitations, covenants, exceptions, mineral conveyances, and easements properly of record in the Office of the County Clerk of Galveston County, Texas, if any, affecting the above-described property.

**GF 25-866582B-SG; Cash Deed**

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when such claim is by, through, or under Grantor, but not otherwise.

Grantor hereby disclaims any and all warranties and representations regarding the construction, design, planning, existence of defects, and/or any other conditions or status of the Property. Grantee acknowledges that Grantee has independently inspected the Property and that Grantee has not purchased the Property based upon any representation, warranty, agreement, statement or expression of opinion by Grantor or by any person or entity acting or allegedly acting for or on behalf of Grantor. Grantee agrees that the Property is being sold to and accepted by Grantee in its present condition, **AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED.**

When the context requires, singular nouns and pronouns include the plural.

1518WEALTHFORMULA LLC, a Texas Limited Liability Company

By: *Alecs Young*

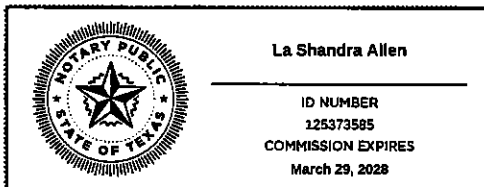
\_\_\_\_\_  
ALECS YOUNG, Managing Member

(Acknowledgment)

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on the 30<sup>th</sup> day of June, 2025, by ALECS YOUNG, Managing Member of 1518WEALTHFORMULA LLC, a Texas Limited Liability Company, on behalf of said entity.



*La Shandra Allen*

\_\_\_\_\_  
Notary Public, State of Texas

Notary's name (printed):

La Shandra Allen

Notary's commission expires: 03/29/2028

**PREPARED IN THE LAW OFFICE OF JAMES JEREL HILL**

Electronically signed and notarized online using the Proof platform.

**GF 25-866582B-SG; Cash Deed**

# EXHIBIT "A"

## DESCRIPTION

17.022 acres of land situated in Lot 21 of the subdivision of the Southerly part of the S.C. Bundick League, Abstract Number 7, Galveston County, Texas, being that certain Tract 1, called 17.027 acres of land described in deed and recorded in the Official Public Records of Real Property of Galveston County, Texas, under County Clerk's File Number 2017016555, said 17.022 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found in the Southwesterly right-of-way line of State Highway 3-State Highway 146 (right-of-way width varies), for the most Northerly corner of that certain residue of Tract II described in deed and recorded in the Official Public Records of Real Property of Galveston County, Texas, under County Clerk's File Number 2008039094 and the most Easterly corner of said 17.027 acre tract, from which a found 5/8 inch iron rod with cap bears N 76°09'05" W, 0.66 feet;

Thence, S 48°53'09" W, along the Northwesterly line of said Tract II and the common line of Lot 21 and Lot 20 of said subdivision, a distance of 1,085.14 feet to a 5/8 inch iron rod with cap set in the Northeasterly line of that certain 100 foot Houston Lighting & Power Company Fee Strip described in deed and recorded under Volume 1121, Page 643 of the Deed Records of Galveston County, Texas, from which a 5/8 inch iron rod with a Texas Department of Transportation aluminum disk found in the Northeasterly right-of-way line of Interstate Highway 45 (Gulf Freeway-300 foot right-of-way), for the most Southerly corner of that certain Tract 2, called 15.514 acres of land described in deed and recorded in the Official Public Records of Real Property of Galveston County, Texas, under County Clerk's File Number 2017016555 bears S 48°53'09" W, 1,051.62 feet;


Thence, N 42°27'51" W, along the Northeasterly line of said 100 foot Houston Lighting & Power Company Fee Strip, a distance of 678.52 feet to a 5/8 inch iron rod with cap set for the most Westerly corner of said 17.027 acre tract, from which a 2 inch iron pipe found in the Northeasterly right-of-way line of said Interstate Highway 45, for the most Westerly corner of said 15.514 acre tract bears S 48°53'09" W, 1,141.29 feet;

Thence, N 48°53'09" E, along the Northwesterly line of said 17.027 acre tract, a distance of 1,101.05 feet to a 5/8 inch iron rod with cap set in the Southwesterly right-of-way line of said State Highway 3-State Highway 146, for the most Northerly corner of said 17.027 acre tract;

Thence, S 41°07'17" E, along the Southwesterly right-of-way line of said State Highway 3-State Highway 146, a distance of 678.33 feet to the POINT OF BEGINNING and containing 17.022 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983 (CENTRAL ZONE NO. 4204).

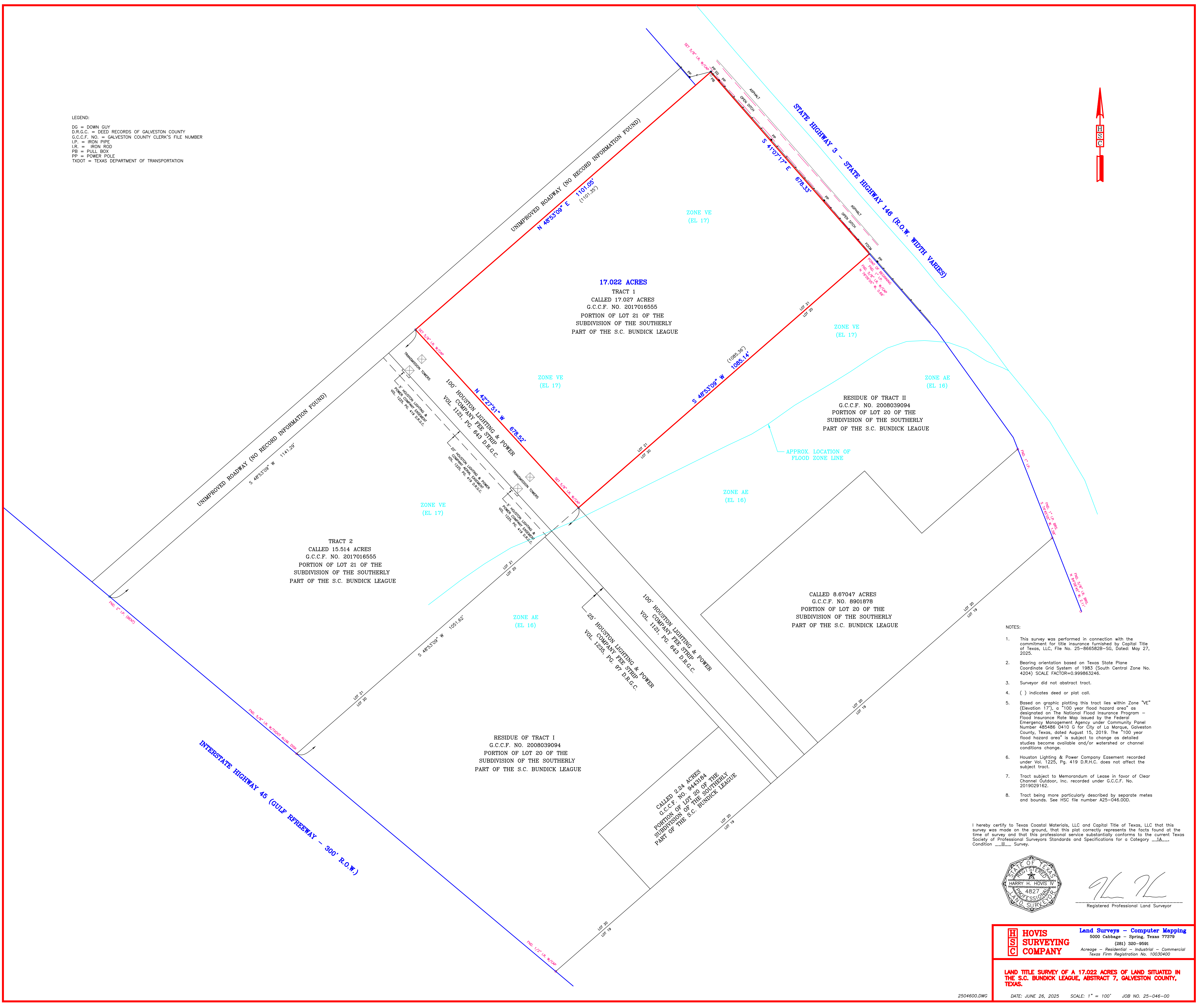
TRACT BEING SHOWN ON MAP (Dwg No. 2504600.dwg)  
HOVIS SURVEYING COMPANY, INC.  
TEXAS FIRM REGISTRATION NO. 10030400

By: 

Date: June 26, 2025  
Job No.: 25-046-00  
File No.: A25-046.00D  
Dwg File: 2504600.dwg



LEGEND:  
 DG = DOWN GUY  
 D.R.G.C. = DEED RECORDS OF GALVESTON COUNTY  
 G.C.C.F. NO. = GALVESTON COUNTY CLERK'S FILE NUMBER  
 I.P. = IRON PIPE  
 I.R. = IRON ROD  
 PB = PULL BOX  
 PP = POWER POLE  
 TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION



17.022 ACRES  
 TRACT 1  
 CALLED 17.027 ACRES  
 G.C.C.F. NO. 2017016555  
 PORTION OF LOT 21 OF THE  
 SUBDIVISION OF THE SOUTHERLY  
 PART OF THE S.C. BUNDICK LEAGUE

TRACT 2  
 CALLED 15.514 ACRES  
 G.C.C.F. NO. 2017016555  
 PORTION OF LOT 21 OF THE  
 SUBDIVISION OF THE SOUTHERLY  
 PART OF THE S.C. BUNDICK LEAGUE

CALLED 8.67047 ACRES  
 G.C.C.F. NO. 8901878  
 PORTION OF LOT 20 OF THE  
 SUBDIVISION OF THE SOUTHERLY  
 PART OF THE S.C. BUNDICK LEAGUE

RESIDUE OF TRACT I  
 G.C.C.F. NO. 2008039094  
 PORTION OF LOT 20 OF THE  
 SUBDIVISION OF THE SOUTHERLY  
 PART OF THE S.C. BUNDICK LEAGUE

CALLLED 2.24 ACRES  
 G.C.C.F. NO. 9443884  
 PORTION OF LOT 20 OF THE  
 SUBDIVISION OF THE SOUTHERLY  
 PART OF THE S.C. BUNDICK LEAGUE

- NOTES:
- This survey was performed in connection with the commitment for title insurance furnished by Capital Title of Texas, LLC, File No. 25-866582B-SG, Dated: May 27, 2025.
  - Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204) SCALE FACTOR=0.99983246.
  - Surveyor did not abstract tract.
  - ( ) indicates deed or plat call.
  - Based on graphic plotting this tract lies within Zone "VE" (Elevation 17), a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 485486 0410 G for City of La Marque, Galveston County, Texas, dated August 15, 2019. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
  - Houston Lighting & Power Company Easement recorded under Vol. 1225, Pg. 419 D.R.H.C. does not affect the subject tract.
  - Tract subject to Memorandum of Lease in favor of Clear Channel Outdoor, Inc. recorded under G.C.C.F. No. 2019028152.
  - Tract being more particularly described by separate metes and bounds. See HSC file number A25-046.000.

I hereby certify to Texas Coastal Materials, LLC and Capital Title of Texas, LLC that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category III Survey.

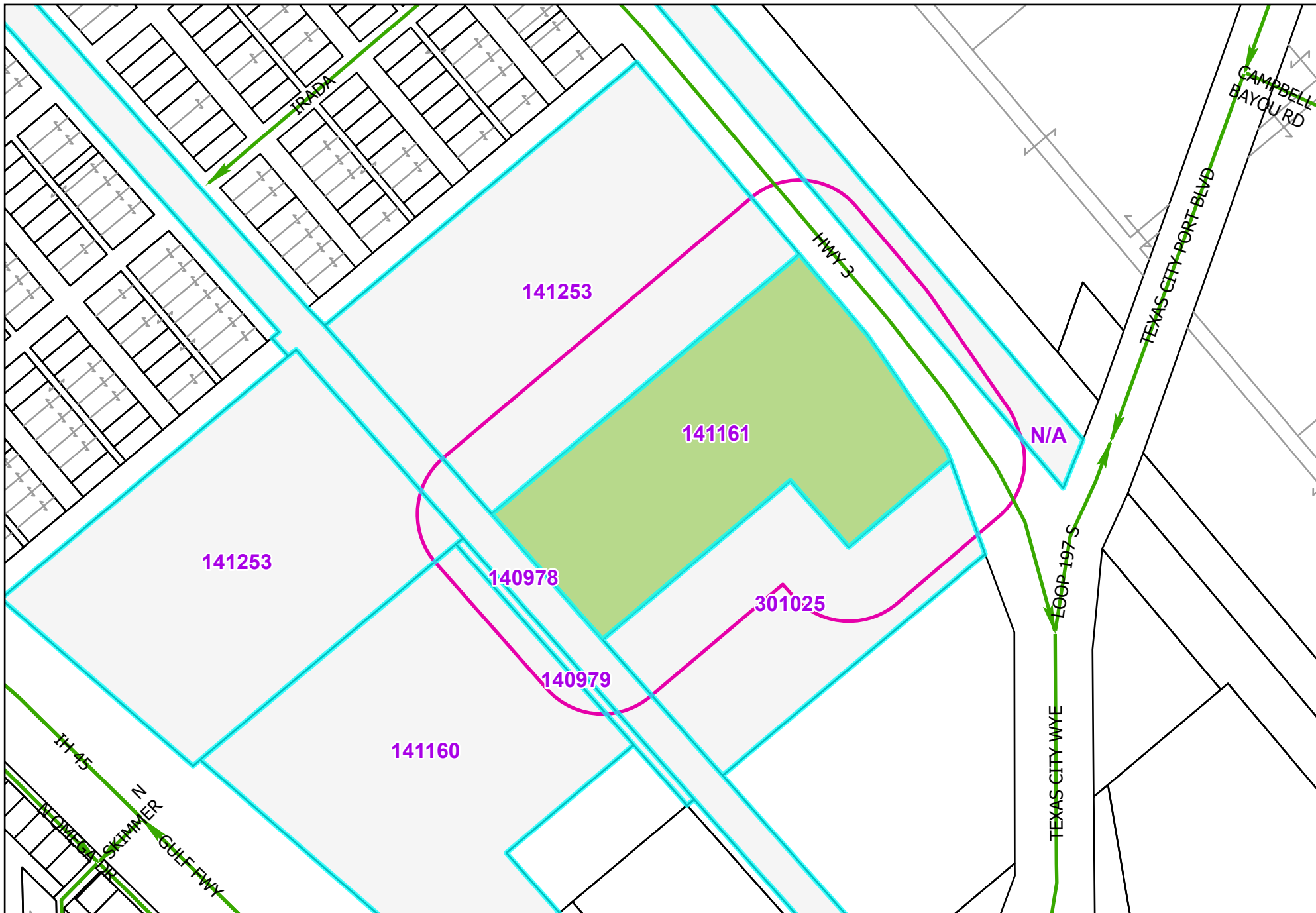


J. L. L.  
 Registered Professional Land Surveyor

**H S C**  
**HOVIS SURVEYING COMPANY**  
 Land Surveys - Computer Mapping  
 5000 Cabbage - Spring, Texas 77379  
 (811) 380-9591  
 Acceage - Residential - Industrial - Commercial  
 Texas Firm Registration No. 10030400

LAND TITLE SURVEY OF A 17.022 ACRES OF LAND SITUATED IN THE S.C. BUNDICK LEAGUE, ABSTRACT 7, GALVESTON COUNTY, TEXAS.

# Galveston Central Appraisal District



Geospatial or map data maintained by the Galveston Central Appraisal District is for informational purposes and may not have been prepared or be suitable for legal, engineering or surveying purposes. It does not represent and on-the-ground survey and only represents the approximate relative location of the property boundaries.

## Galveston Central Appraisal District

GEOID	PID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
0007-0024-0000-000	140978	CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475
2097-0000-0020-012	140979	CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475
2097-0000-0020-001	141160	ESSENTIAL ENTERPRISES LLC		% GLYNN NANCE	4502 WATER POINT	MISSOURI CITY	TX	77459
2097-0000-0021-002	141253	THE CHILDRENS CENTER INC		PO BOX 2600		GALVESTON	TX	77553-2600
2097-0000-0021-002	141253	THE CHILDRENS CENTER INC		PO BOX 2600		GALVESTON	TX	77553-2600
2097-0000-0020-011	301025	MOTCO SITE TRUST FUND		ATTN: DAWN ROUDYBUSH	2917 HIGHWAY 3	LA MARQUE	TX	77568-6000



# PLANNING & ZONING COMMISSION AGENDA FORM

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Meeting Date: August 26, 2025  
Prepared by: \_\_\_\_\_  
Department: City Clerk

Agenda Item: 6.III.  
Reviewed by: \_\_\_\_\_

---

## **AGENDA ITEM DESCRIPTION:**

### **STAFF BRIEFING:**

Letter of approval created by ADICO on August 18, 2025.

### **HISTORY:**

04.28.2025 - Application received w/o payment at Development Services

07.21.2025 - Payment received and application processed

### **FISCAL IMPACT:**

N/A



# City of La Marque Planning & Zoning Commission

## STAFF REPORT

**Meeting Date:** August 26, 2025

**Agenda Item:**

Discussion and possible action on Bayou Ridge Park Final Plat, being a subdivision of 46.333 acres out of the S.F. Austin League Survey, No. 4, Abstract A-2, Galveston County, Texas. Bayou Ridge Park contains 128 lots, 4 Blocks and 10 Reserves, Galveston County ID No. 131373 and 131374.

**Item Type:** Final Plat

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

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

**Council approval:** Required.

**Public comments:**

**History:**

**Recommendation:** Approve per Letter of Recommendation by Adico, LLC.

Monday, August 18, 2025

Matt Tucker  
EHRA, Inc.  
10011 Meadowglen Lane  
Houston, TX 77042  
[mtucker@ehra.team](mailto:mtucker@ehra.team)

Re: Bayou Ridge Park Final Plat  
Letter of Recommendation to Approve  
COLM Project No. PZ2025-005  
Adico, LLC Project No. 712-25-002-007


Dear Mr. Tucker:

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal of Bayou Ridge Park Final, being +/-46.33 acres out of the S.F. Austin Leage Survey No. 4, Abstract 2, Galveston County, Texas, a proposed subdivision of 128 Lots, 4 Blocks and +/- 20.14 acres of Reserves, received on or about August 12, 2025.

Based on our review, we have no objection to the final plat as resubmitted on August 12, 2025. Please provide two (2) sets of signed mylars and six (6) prints of the plat to Cassandra Guitierrez, Development Services, 1130 1<sup>st</sup> St., La Marque, TX 77568, by no later than Wednesday, August 20, 2025, for consideration at the Tuesday, August 26 2025, Planning and Zoning Commission meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Permits  
File: 712-25-002-007

STATE OF TEXAS
COUNTY OF GALVESTON

That Century Holdings of Texas, LLC, a Colorado limited liability company, acting herein by and through its duly authorized officers, does hereby dedicate the herein above described property as Bayou Ridge Park, on addition to the City of La Marque, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plot for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plot. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and use thereof and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements and any public utility shall at all times have the right of ingress and egress to and from an upon any said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

Century Holdings Texas, LLC, a Colorado limited liability company, does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whosever lawfully claiming or to claim the same or any part thereof. This plot approved subject to all pitting ordinances, rules, regulations, and resolutions.

IN TESTIMONY WHEREOF THIS DAY OF 2025.

OWNER: Century Holdings of Texas, LLC, a Colorado limited liability company

By: Attest:

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, and known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2025.

Notary Public in and for the State of Texas
My Commission expires:

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned A. Munroe Kelsay, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plot is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

A. Munroe Kelsay, Registered Professional Land Surveyor Texas Registration No. 5580

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on 2025, at O'clock, a.m., and duly recorded on 2025, at O'clock, a.m., Instrument # Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

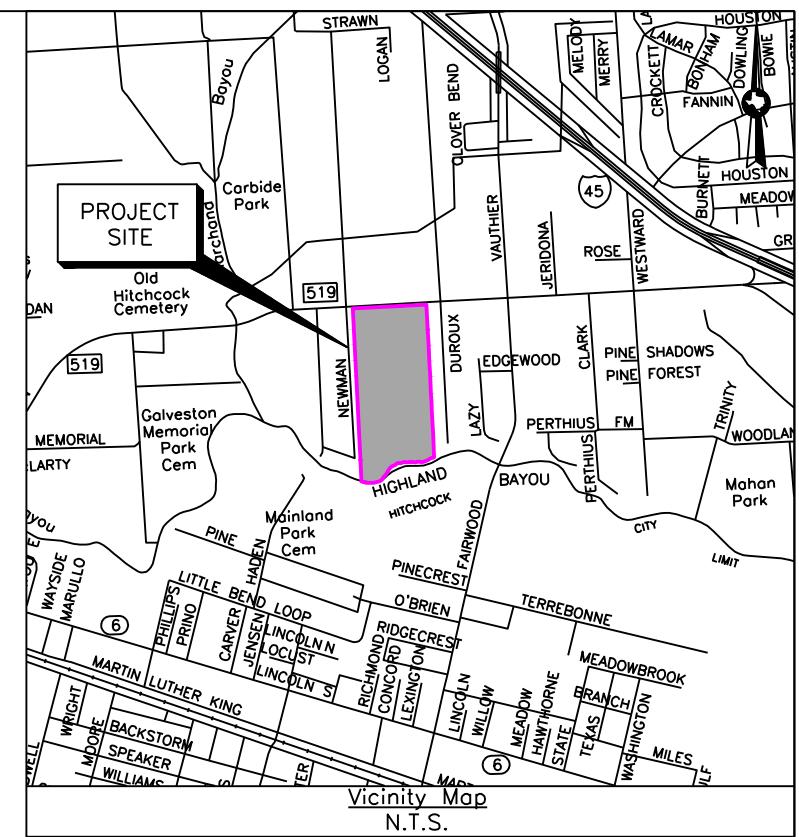
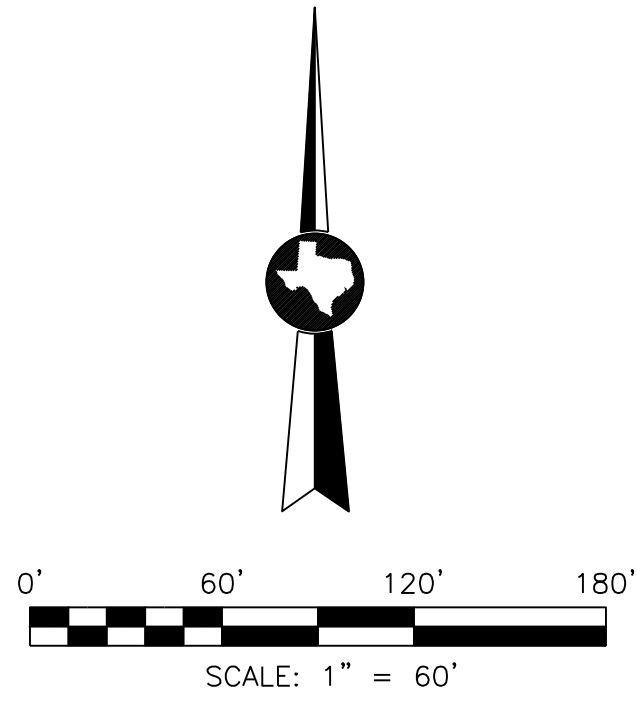
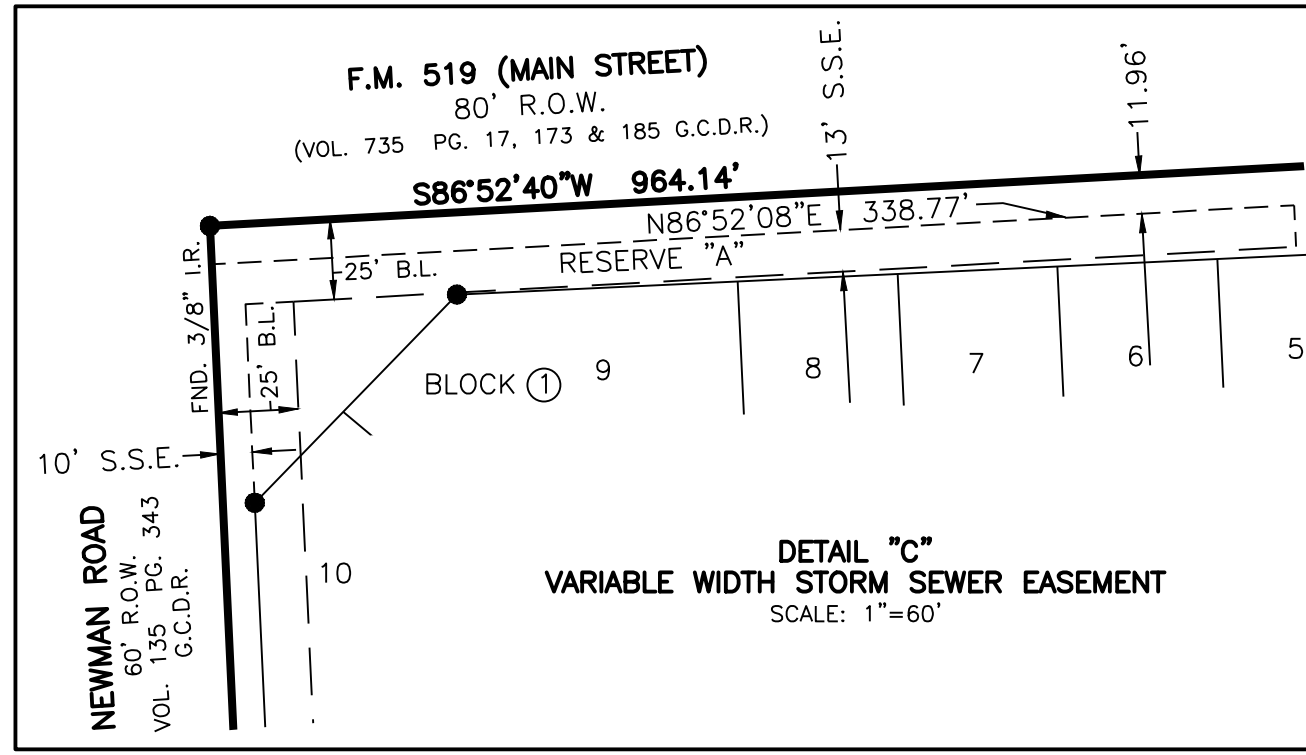
Dwight D. Sullivan, County Clerk Galveston County, Texas

By Deputy

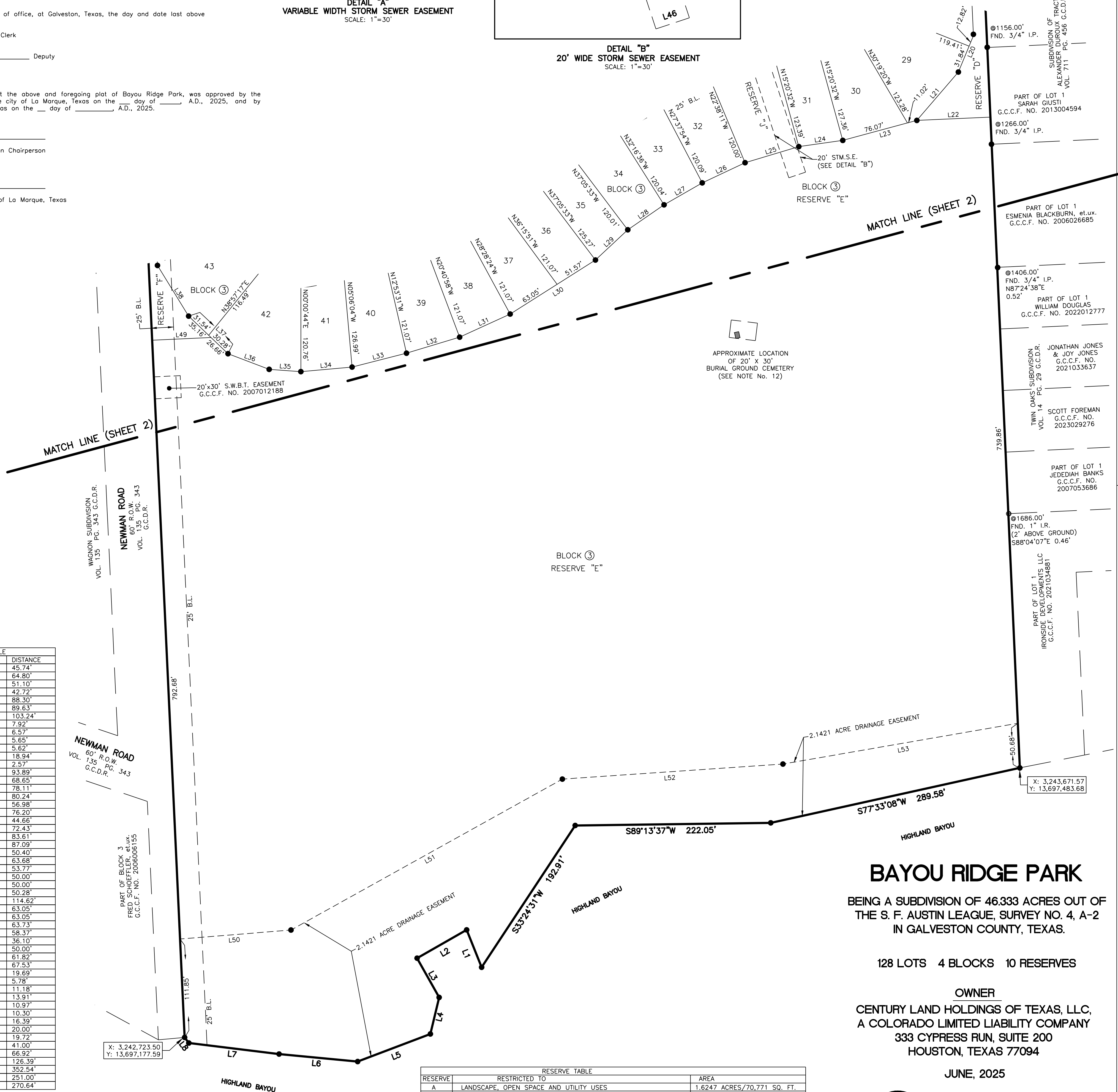
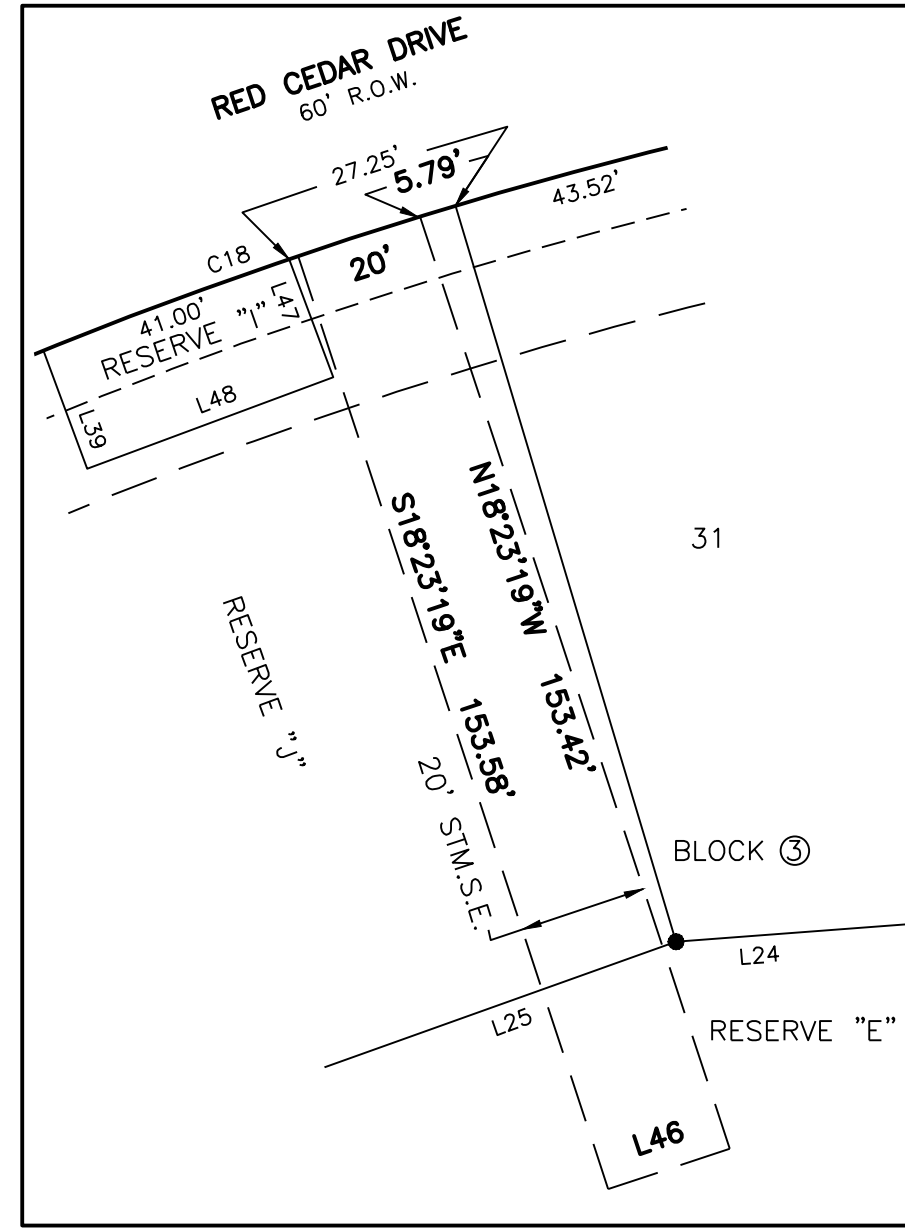
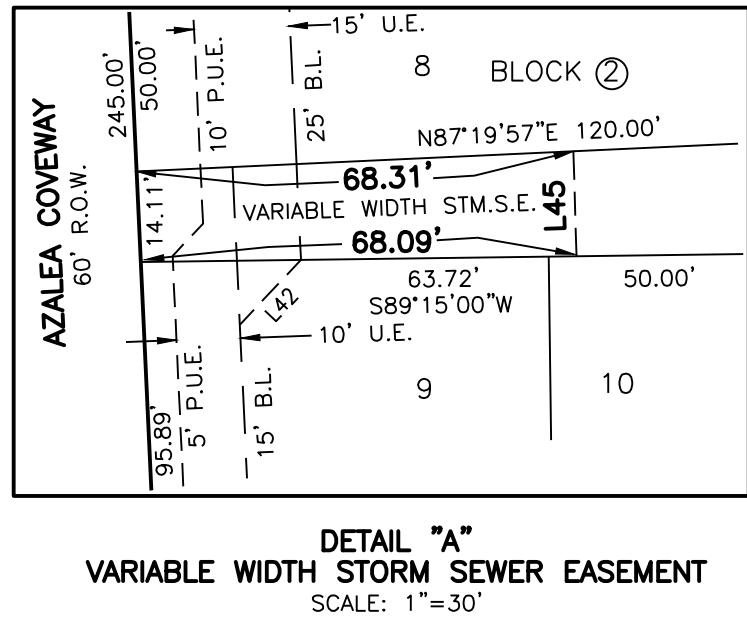
We hereby certify that the above and foregoing plot of Bayou Ridge Park, was approved by the planning commission of the city of La Marque, Texas on the day of A.D., 2025, and by the city of La Marque, Texas on the day of A.D., 2025.

Signed: Greg Comett Planning Commission Chairperson

Signed: Keith Bell Mayor of the City of La Marque, Texas



CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C47 with their respective measurements.



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L53 with their respective bearings and distances.

RESERVE TABLE with columns: RESERVE, RESTRICTED TO, AREA. Lists reserves A through J with their respective uses and areas.

BAYOU RIDGE PARK
BEING A SUBDIVISION OF 46.333 ACRES OUT OF THE S. F. AUSTIN LEAGUE, SURVEY NO. 4, A-2 IN GALVESTON COUNTY, TEXAS.
128 LOTS 4 BLOCKS 10 RESERVES
OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY
333 CYPRESS RUN, SUITE 200 HOUSTON, TEXAS 77094



JUNE, 2025
10011 MEADOWGLEN LN HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300





# City Planning Letter

2400 Dallas Parkway, Suite 560  
Plano, TX 75093  
972-682-2700

File No.: **OE-11603-UP2**  
Creation Date: **July 8, 2025**  
Search Date: **January 17, 2024 to June 24, 2025**

To Whom It Make Concern:

This company certifies that a diligent search of the Real Property Records of Capital Title of Texas, LLC abstract plant has been made of the herein described property, as of **June 24, 2025**. The last Deed that found of record, reflects the record owner to be:

**Century Land Holdings of Texas, LLC**

**Title vested by virtue of Special Warranty Deed, recorded in Document No. 2024020812, Real Property Records of Galveston County, Texas.**

### PROPERTY INFORMATION:

**Address:** Bayou Ridge, , TX  
**County:** Galveston  
**Legal:** SEE ATTACHED EXHIBIT "A"

The instruments listed below have been filed of record in the office of the County Clerk of **Galveston** County, Texas, and affect title to the property described above during the search dates as set out herein:

### LIENS:

Appears to be clear of liens

### RESTRICTIONS:

None.

### EASEMENTS:

Easement granted to Community Public Service Company, as set forth in instrument recorded in [Volume 579, Page 411](#), of the Deed Records of Galveston County, Texas.

Pipeline right-of-way granted to Pan American Gas Company, as set forth in instrument recorded in [Volume 647, Page 500](#). of the Deed Records of Galveston County, Texas.

Pipeline right-of-way granted to Pan American Gas Company, as set forth in instruments recorded in [Volume 665, Page 552](#) and [Volume 771, Page 655](#). of the Deed Records of Galveston County, Texas. Amended by instrument recorded in Clerk's File No. [2024046378](#), Real Property Records, Galveston County, Texas.

Easement granted to Southwestern Bell Telephone, L.P., d/b/a AT&T Texas, as set forth in instrument filed under Clerk's File No. [2007012188](#), Real Property Records, Galveston County, Texas.

Any and all portion of the subject property used as a cemetery or burial ground, including but

not limited to, rights of interment therein; rights of ingress and egress to all portions thereof; prior sale or use of all or any portion thereof as burial sites or plots; rights of the public and of individuals in and to said premises; and obligations of maintenance and care imposed by law, and also as set forth in the deed recorded in [Volume 2807, Page 780](#) of the Deed Records of Galveston, Texas.

Terms and provisions of the Waiver of Special Appraisal For The Benefit of Galveston County Municipal Utility District No. 68, filed for record under Clerk's File No. [2024018324](#), Real Property Records, Galveston County, Texas

Terms and provisions of Encroachment Agreement by and between Kinder Morgan Tejas Pipeline LLC and Century Communities dated October 2, 2024, filed October 14, 2024, recorded in Clerk's File No. [2024046377](#), Real Property Records, Galveston County, Texas.

#### Disclaimer

This report is issued in consideration of **\$100.00** paid by the benefited party named above and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein, by accepting this search, benefited party agrees that the said sum and no more shall constitute full measure of 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 herein above mentioned or the validity or the authority of those executing 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 estates affecting subject property, nor any documents creating and/or affecting said estates, nor any rights, privileges and immunities relating thereto.

Sincerely,  
Capital Title of Texas, LLC



**Gary Berden**

## EXHIBIT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N 83o02'06" W, a distance of 103.24 feet.

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

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

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC, CTOP  
 GALVESTON COUNTY TAX ASSESSOR-COLLECTOR  
 722 21st Street  
 Galveston, TX 77550

Issued To:

EDMINISTER, HINSHAW, RUSS & ASSOCIATES, INC.  
 10011 MEADOWGLEN LN  
 HOUSTON, TX 77042

Legal Description

ABST 2 S F AUSTIN SUR TRACT 238, 31.96  
 ACRES

Fiduciary Number: 36517775

Parcel Address: 3227 MAIN

Legal Acres: 31.9600

Account Number: **131373**

Print Date: 07/10/2025 10:12:58 AM

Certificate No: 250565617

Paid Date: 07/10/2025

Certificate Fee: \$10.00 CHECK NO. 3420

Issue Date: 07/10/2025

Operator ID: NICOARA\_M

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 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

CENTURY LAND HOLDINGS OF TEXAS LLC  
 333 CYPRESS RUN STE 200  
 HOUSTON, TX 77094-1318

Certified Tax Unit(s):

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

2024 Value:	228,610
2024 Levy:	\$32.29
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Issued By: *Nicoara*

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



TAX CERTIFICATE



CHERYL E. JOHNSON, P.C., CTOF  
 GALVESTON COUNTY TAX ASSESSOR-COLLECTOR  
 722 21st Street  
 Galveston, TX 77550

Issued To:

ADMINISTER, HINSHAW, RUSS & ASSOCIATES, INC.  
 10011 MEADOWGLEN LN  
 HOUSTON, TX 77042

Legal Description

ABT 2 S F AUSTIN SUR TRACT 239, 14.37  
 ACRES

Fiduciary Number: 36517775

Parcel Address:

Legal Acres: 14.3700

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Account Number: 131374

Print Date: 07/10/2025 10:14:52 AM

Certificate No: 250565620

Paid Date: 07/10/2025

Certificate Fee: \$10.00 CHECK NO. 3420

Issue Date: 07/10/2025

Operator ID: NICOARA\_M

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(O) 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 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

CENTURY LAND HOLDINGS OF TEXAS LLC  
 333 CYPRESS RUN STE 200  
 HOUSTON, TX 77094-1318

<u>2024 Value:</u>	107,780
<u>2024 Levy:</u>	\$10.55
<u>2024 Levy Balance:</u>	\$0.00
<u>Prior Year Levy Balance:</u>	\$0.00
<u>Total Levy Due:</u>	\$0.00
<u>P&amp;I + Attorney Fee:</u>	\$0.00
<u>Total Amount Due:</u>	\$0.00

Certified Tax Unit(s):

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



Reference (GF) No: N/A

Issued By: *Nicoara*

CHERYL E. JOHNSON, P.C., CTOF  
 GALVESTON COUNTY TAX ASSESSOR-COLLECTOR