



**CITY OF LA MARQUE  
PLANNING & ZONING COMMISSION  
REGULAR AGENDA  
of  
September 23, 2025**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **September 23, 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. Planning and Zoning Meeting Minutes 08.26.2025

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. Requesting a change of the Zoning District from (C-1) General Commercial to (I-1) Light Industrial for a tract of land being Lots 1 & 2 (1-0) L A Murff Subdivision, Stephen F. Austin Survey, Abstract 2, La Marque, Galveston County, Texas. PID No. 133362, 4011 FM 2004, La Marque, TX 77568

5.II. Requesting a change in the Zoning District from (I-1) Light Industrial to (I-3) Heavy Industrial for a tract of land being:

1a. Tract I: a 352.288-acre tract of land situated in the John D. Moore Survey,

Abstract 150, Galveston County, Texas, and being partially out of Divisions M, N, O, P, W and X Cook and Stewart Subdivision, Map of Highland, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, and partially out of Highland Park and Highland Park Annex Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7, Page 54 of the Galveston County Map Records, said 376.327-acre parcel being more fully described by metes and bounds in the attached Tract 1 Metes and Bounds Description

1b. Tract II: a 60.865-acre tract of land situated in the John D. Moore Survey, Abstract 150, Galveston County, Texas, and being partially out of Division M, N, and X Cook and Stewart Subdivision, Map of Highland, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, and partially out of Highland Park and Highland Park Annex Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7, Page 54 of Galveston County Map Records, said 60.865-acre parcel being more fully described in the attached Tract II Metes and Bounds Description

1c. Lots Five (5) through Nine (9) Block 30, Division N Cook & Stewart Subdivision, out of the J D Moore Survey, Abstract 150, +/- 0.703 acres, Galveston County PID No. 196267

1d. Lots One (1) through Five (5), Block 29 and Southwest part of Block 30 Highland Park & Annex & Adj Abandoned ROW, out of the J D Moore Survey, Abstract 150, +/-1.629 acres, Galveston County PID No. 197799

1e. A&F Subdivision, out of the John D Moore Survey, Abstract 150, +/-0.61 acres, Galveston County PID No. 194729

1f. Lots Five (5) through Ten (10) & West 1/2 of Lots Four (4) & Eleven (11) Block 36, Highland Park & Annex Subdivision, out of the J D Moore Survey, Abstract 150, +/-0.96 acres, Galveston County PID No. 197811

## 6. NEW BUSINESS

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

6.I. Requesting a change of the Zoning District from (C-1) General Commercial to (I-1) Light Industrial for a tract of land being Lots 1 & 2 (1-0) L A Murff Subdivision, Stephen F. Austin Survey, Abstract 2, La Marque, Galveston County, Texas. PID No. 133362, 4011 FM 2004, La Marque, TX 77568

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## 7. REQUESTS AND ANNOUNCEMENTS

*Requests by the Commissioners of items to be placed on future Planning and Zoning Commission agendas and announcements on city events/community interests TEX. GOV'T CODE §551.415. (b), "items of community interest" include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the governing body (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and (6) announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda*

## 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 September 16, 2025, at 5:00 p.m.

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Kasey Lott  
Deputy City Clerk



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

1. CALL MEETING TO ORDER

Chairperson Cornett called meeting to order at 4:14 p.m.

2. ROLL CALL

PRESENT:

Greg Cornett	Chairperson
Bradley Stephenson	Commissioner
Jared Williams	Commissioner
Jasline Randle	Commissioner (via Zoom at 1301 Waters Ridge Dr., Louisville, TX 75057)

ABSENT:

Cory McCarra	Commissioner
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CITY OFFICIALS / STAFF:

Dominique Freeman	Permits Coordinator
Kasey Lott	Deputy City Clerk
Barbara Holly	Interim City Manager

3. MINUTES

3.1. Special Planning and Zoning Meeting Minutes - August 7, 2025

Commissioner Stephenson made a motion to approve the Special Planning and Zoning Meeting Minutes from August 7, 2025. Commissioner Williams seconded. **MOTION CARRIED UNANIMOUSLY.**

4. CITIZENS PARTICIPATION

No one spoke during citizens participation.

5. PUBLIC HEARING

***\*\*Chairperson Cornett recessed the Regular Meeting and opened the Public Hearing at 4:20 p.m.***

5.1. 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

There were no public comments.

- 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  
There were no public comments.

6. NEW BUSINESS

*\*\*Chairperson Cornett closed the Public Hearings and reopened the Regular Meeting at 4:21 p.m.*

- 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  
Commissioner Stephenson made a motion to approve the rezoning from (R-1) Single Family Residential to (C-1) General Commercial. Commissioner Williams seconded. **MOTION CARRIED 3 AYES AND 1 ABSENT (RANDLE).**
- 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  
Commissioner Williams made a motion to approve the Conditional Use Permit Application. Commissioner Stephenson seconded. **MOTION CARRIED UNANIMOUSLY.**
- 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  
The Commissioners stated they were unfamiliar with this request for final plat. Loan Allen, an Engineer with ADICO, LLC, stated that this project came before the Commission in 2024 and this would be a new subdivision called Bayou Ridge Park.  
Matt Tucker with EHRA explained that the preliminary plat was already approved by the Commission in 2024 and small changes were made based on discussions with the city's Administration and the City Engineers.

Commissioner Stephenson made a motion to approve the Bayou Ridge Park Final Plat. Commissioner Williams seconded. **MOTION CARRIED UNANIMOUSLY.**

7. REQUESTS AND ANNOUNCEMENTS

No one spoke.

8. ADJOURNMENT

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

*\*\*Meeting was adjourned at 4:28 p.m.*



# PLANNING & ZONING COMMISSION AGENDA FORM

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Meeting Date: September 23, 2025  
Prepared by: \_\_\_\_\_  
Department: Development Services

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

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## **AGENDA ITEM DESCRIPTION:**

### **STAFF BRIEFING:**

Demand is not aligned to the current zoning, potential buyers are requesting light industrial (L-1) from Commercial (C-1).

### **HISTORY:**

06.02.2025 - Application received by Development Services and turned over to Adico, LLC for processing

09.08.2025 — City mailed 200 ft certified letters as required

### **FISCAL IMPACT:**

N/A



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

R22025-0003

**Rezone Application**

Application Date: 6/2/2025 Smart Gov Project # \_\_\_\_\_

Name of Agent: Jimmy L. Owens Phone: 281-910-0988

Address: 8321 N. Humble Camp Rd City: Dickinson Zip Code: 77539

Name of Owner: Jimmy L. Owens Phone: 281-910-0988

Address: 8321 N. Humble Camp Rd City: Dickinson Zip Code: 77539

Property Legal Description: \_\_\_\_\_ Parcel ID #: 133362

Property Address: 4011 Fm 2004 La Marque, TX

Plot of Area Attached:  Yes  No Metes and Bounds Attached:  Yes  No

Present Zoning:  L1  L2  C1  C2  C3  C4  R1  R2  R3  A  MHP  RCZ  PD1  PUB

Reason for Zone Change: Demand is not aligned to current zone. All potential buyers have wanted light industrial.

Desired Outcome: Sale of property C-1 TO L-1

**APPLICATION CHECKLIST:**

- DIGITAL SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES (SIZE: 8.5 x 11, if larger than 8.5 x 11, please fold to appropriate size)
- SURVEY (1 DIGITAL COPY THAT IS TO SCALE)
- CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS
- TITLE REPORT (if purchased in the last 60 days) OR
- PLANNING LETTER
- NON-REFUNDABLE APPLICATION FEE (Payable to the City of La Marque) FEE SCHEDULE ATTACHED

(THIS SECTION FOR CITY OFFICE USE ONLY)

Submitted to the Board on: \_\_\_\_\_ / \_\_\_\_\_ / 2025 2025

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: Jimmy L. Owens Date: 6/2/2025





# CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1<sup>st</sup> St., La Marque, TX 77568

409-938-9219 [Permits@CityofLaMarque.org](mailto:Permits@CityofLaMarque.org)

## Rezone Application

**NOTE: ALL PLANNING & ZONING MEETINGS are held on the 4th TUESDAY OF THE MONTH. Applications for a REZONE must be RECEIVED 30 DAYS prior to the 4th Tuesday of the month to be considered for the next Planning & Zoning Commission Meeting.**

### THE FOLLOWING SCHEDULE OF FEES SHALL APPLY FOR A ZONING CHANGE REQUESTS

**A. 0 – 25 ACRES:**

1. \$600.00 plus \$50.00 for each type of rezoning requested; or
2. \$740.00 if planned development unit

**B. 26 – 50 ACRES:**

1. \$700.00 plus \$50.00 for each type of rezoning requested; or
2. \$850.00 if planned development unit

**C. 51 – 75 ACRES:**

1. \$800.00 plus \$50.00 for each type of rezoning requested; or
2. \$1050.00 if planned development unit

**D. 76 – 100 ACRES:**

1. \$900.00 plus \$50.00 for every type of rezoning requested; or
2. \$1050.00 if planned development unit

**E. 100 + ACRES:**

1. \$1000.00 plus \$50.00 for every type of rezoning requested;  
or
2. \$1250.00 if planned development unit

**F. Re-Plats: NO CHARGE**

**G. Zoning Letter / Certificate of Compliance: \$50.00**

**H. Notification fee per owner: \$9.00 = cost per notice mailed**

**I. Published Notice: (Per LGC Section 231.017) \$150.00 cost per newspaper AD**





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

**Certified Owner:**

**OWENS JIMMY LEE**  
**8321 N HUMBLE CAMP RD**  
**DICKINSON, TX, 77539**

**Legal Description:**

ABST 2 S F AUSTIN SUR LOTS 1 & 2 (1-0)  
 L A MURFF SUB

**4011 FM 2004 77568**

**Parcel Address:** 4011FM 200477568  
**Legal Acres:** 8.6570

**Remit Seq No:** 57415002  
**Receipt Date:** 10/24/2024  
**Deposit Date:** 10/24/2024  
**Print Date:** 10/24/2024 03:19 PM  
**Printed By:** SINGLETON\_A

**Deposit No:** 125102424GV  
**Validation No:** 900000071145655  
**Account No:** **133362**  
**Operator Code:** SINGLETON\_A

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2024	Galveston Co	TL	283,290	0.333460	944.66	0.00	0.00	944.66
2024	Road & Flood	TL	283,290	0.000040	0.11	0.00	0.00	0.11
2024	Hitchcock Isd	TL	283,290	1.066900	3,022.42	0.00	0.00	3,022.42
2024	City Of La Marque	TL	283,290	0.398501	1,128.91	0.00	0.00	1,128.91
2024	Drain Dist #2	TL	283,290	0.044140	125.04	0.00	0.00	125.04
2024	Coll Of The Mainland	TL	283,290	0.267100	756.67	0.00	0.00	756.67
					<b>\$5,977.81</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,977.81</b>

**Check Number(s):**  
 2121

**PAYMENT TYPE:**

**Checks:** \$5,977.81

**Exemptions on this property:**

**Total Applied:** \$5,977.81  
**Total Tendered:** \$5,977.81  
**(for accounts paid on 10/24/2024)**  
**Change Paid:** \$0.00

**CURRENT YEAR TOTAL IS \$0.00**  
**ACCOUNT PAID IN FULL**

**Account No:** 133362  
**PAYER:**  
**OWENS JIMMY LEE**  
**8321 N HUMBLE CAMP RD**  
**DICKINSON, TX 77539**



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**

September 5, 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, September 23, 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.**

1. A preliminary report on a request to change the *Zoning District from (C-1) General Commercial to (I-1) Light Industrial* for a tract of land being Lots 1 & 2 (1-0) L A Murff Subdivision, Stephen F. Austin Survey, Abstract 2, La Marque, Galveston County, Texas. PID No. 133362, 4011 FM 2004, 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,

\_\_\_\_\_  
Director of Development Services

Application to Rezone for Jimmy Owens for PID No. 133362 for property located at 4011 FM 2004

NEWSPAPER ADVERTISEMENT:

Notice of Public Hearing by City of La Marque City Council Meeting: **October 13, 2025**

Notice is hereby given that the City of LaMarque City Council will hold a Regular Meeting and will conduct a public hearing on **Monday, October 13, 2025**, at 6:00 p.m. in City Council Chambers located at 1109-B Bayou Road, La Marque, TX. All interested parties shall have the opportunity to be heard with respect to the following applications:

Zoning District Amendment from (C-1) General Commercial to (I-1) Light Industrial for a tract of land being Lots 1 & 2 (1-0) L A Murff Subdivision, Stephen F. Austin Survey, Abstract 2, La Marque, Galveston County, Texas. PID No. 133362, 4011 FM 2004, La Marque, TX 77568.



# City of La Marque Planning & Zoning Commission

## STAFF REPORT

**Meeting Date:** September 23, 2025

**Agenda Item:**

Discussion / possible action regarding a request to change the **Zoning District** from **(C-1) General Commercial** to **(I-1) Light Industrial** for a tract of land being Lots 1 & 2 (1-0) L A Murff Subdivision, Stephen F. Austin Survey, Abstract 2, La Marque, Galveston County, Texas. PID No. 133362, 4011 FM 2004, 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:** This property is zone C-1 General Commercial. Per the property owner, this property has been on the market for some time. All interest from prospective buyers want businesses in I-1 Light Industrial zoning.

**Recommendation:**



## Galveston Central Appraisal District

GEOID	PID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
5242-0000-0003-001	133363	SALINAS JOHNNY & SILVIA		5609 MITCHELL LN		LA MARQUE	TX	77568
5242-0000-0003-002	133365	SALINAS JOHNNY & SILVIA		5609 MITCHELL LN		LA MARQUE	TX	77568
5242-0000-0042-001	133396	WILLIAMS MARVIN L		5602 MITCHELL LN		LA MARQUE	TX	77568-2409
5242-0000-0042-002	133397	KEELS DAVID		7610 FM 2004 RD		HITCHCOCK	TX	77563
5242-0000-0043-001	301455	WASHINGTON CLEVELAND	AND BARBARA J RENFRO	321 JOHNSON ST		LA MARQUE	TX	77568
5242-0000-0043-002	301457	COCKRELL LAURA B		5402 EVELYN ST		TEXAS CITY	TX	77591-4520
5242-0000-0043-003	301458	SCOTT EUNICE M		6034 JACKSON RD		HITCHCOCK	TX	77563-1114
0071-0001-0001-000	389079	STATE-UNIVERSITY OF HOUSTON	BOARD OF REGENTS	128 EZIEKEL CULLEN BLDG	4302 UNIVERSITY DR	HOUSTON	TX	77204-6001
0002-0099-0003-000	612337	STARSHIP DOWLEN LP		ATTN: SCOTT MONROE	925 MARINA BAY DR	KEMAH	TX	77565-2514

August 27, 2025

File No.: 2700756

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 18th day of August, 2025, the last Deed that we find of record reflects the record owner to be:

MIDWAY DRIVESHAFT AND SMALL ENGINE REPAIR, INC., A TEXAS CORPORATION, by virtue of deed recorded in/under Clerk's File No. [9039119](#) of the Official Records of Montgomery County, Texas.

Legal Description:

Lots One (1) and Two (2), of the L.A. MURFF SUBDIVISION out of the S.F. Austin League of Galveston County, Texas according to the map or plat thereof, recorded in [Volume 215, Page 413](#) in the Office of the County Clerk of Galveston County, Texas, SAVE AND EXCEPT that part of Lot 1 of the L.A. Murff Subdivision heretofore conveyed to the City of La Marque for roadway purposes by Deed of record in [Volume 2219, Page 38](#), in the Office of the County Clerk of Galveston County, Texas.

Subject to the following:

1. Restrictions, Easements and Other Exceptions:

Those recorded in/under [Volume 215, Page 413](#) of the Deed Records of Galveston County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

All those certain utility, drainage, water line(s), etc., easements and building set back lines as shown by the recorded plat of said subdivision, by instrument(s) recorded in [Volume 215, Page 413](#) in the Office of the County Clerk of Galveston County, Texas.

Right-of Way easement(s) as set forth and defined by instrument(s) recorded in [Volume 629, Page 177](#) in the Office of the County Clerk of Galveston County, Texas.

Utility easement(s) as set forth and defined by instrument(s) filed for record under Galveston County Clerk's File No(s). [9443865](#).

2. Liens/Misc:

We find no outstanding voluntary liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded voluntary lien or other indebtedness which could give rise to any security interest claim in the subject property.

No Search has been made as to Abstracts of Judgment, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The Report is issued with the express understanding, evidenced by your acceptance of it, that Stewart Title Company does not give or express any opinion as to the validity or effect of any instruments listed, and this letter is not a guaranty nor warranty of title.

**THIS REPORT IS NOT A COMMITMENT FOR TITLE INSURANCE OR A POLICY OF TITLE INSURANCE AND DOES NOT PROVIDE ANY TITLE INSURANCE.**

Liability hereunder is limited to \$5,000.00. This report is furnished solely as an accommodation to the party requesting same and you may not rely on it as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever to any person or entity for the accuracy of this report nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS STEWART TITLE COMPANY ARISING OUT OF ANY NEGLIGENCE BY STEWART TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy. We have not made any examination as to property taxes, tax suits, special assessments or conflicts.

Sincerely,  
Stewart Title Company



Anthony DeBorde  
Title Operations Manager

# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	133362	<b>Geographic ID:</b> 5242-0000-0001-000
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	4011 FM 2004 LA MARQUE, TX 77568	
<b>Map ID:</b>	259-A	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 2 S F AUSTIN SUR LOTS 1 & 2 (1-0) L A MURFF SUB	
<b>Abstract/Subdivision:</b>	S5242	
<b>Neighborhood:</b>	(STGWH-S14) STORAGE WAREHOUSE	
<b>Owner</b>		
<b>Owner ID:</b>	141935	
<b>Name:</b>	OWENS JIMMY LEE	
<b>Agent:</b>		
<b>Mailing Address:</b>	8321 N HUMBLE CAMP RD DICKINSON, TX 77539	
<b>% Ownership:</b>	100.0%	
<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>	\$150,430 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$129,860 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$280,290 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value: ⓘ</b>	\$280,290 (=)
<b>HS Cap Loss: ⓘ</b>	\$0 (-)
<b>Circuit Breaker: ⓘ</b>	\$0 (-)

<b>Assessed Value:</b>	\$280,290
<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:** OWENS JIMMY LEE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$280,290	\$280,290	\$1,116.96	
D02	DRAINAGE #2	0.044140	\$280,290	\$280,290	\$123.72	
GGA	GALVESTON COUNTY	0.333460	\$280,290	\$280,290	\$934.66	
J05	MAINLAND COLLEGE	0.267100	\$280,290	\$280,290	\$748.65	
RFL	CO ROAD & FLOOD	0.000040	\$280,290	\$280,290	\$0.11	
S14	HITCHCOCK ISD	1.066900	\$280,290	\$280,290	\$2,990.41	

**Total Tax Rate:** 2.110141

**Current Estimated Taxes:** \$5,914.51

**Estimated Taxes Without Exemptions or Limitations:** \$5,914.51

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Property Improvement - Building

Type: COMMERCIAL Living Area: 5400.0 sqft Value: \$122,300

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	SWDA	1973	5400

Description: PORTABLE OFFICE BLDGS Type: COMMERCIAL Living Area: 0 sqft Value: \$28,130

Type	Description	Class CD	Year Built	SQFT
MI	MISCELLANEOUS	*	0	672

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Property Land

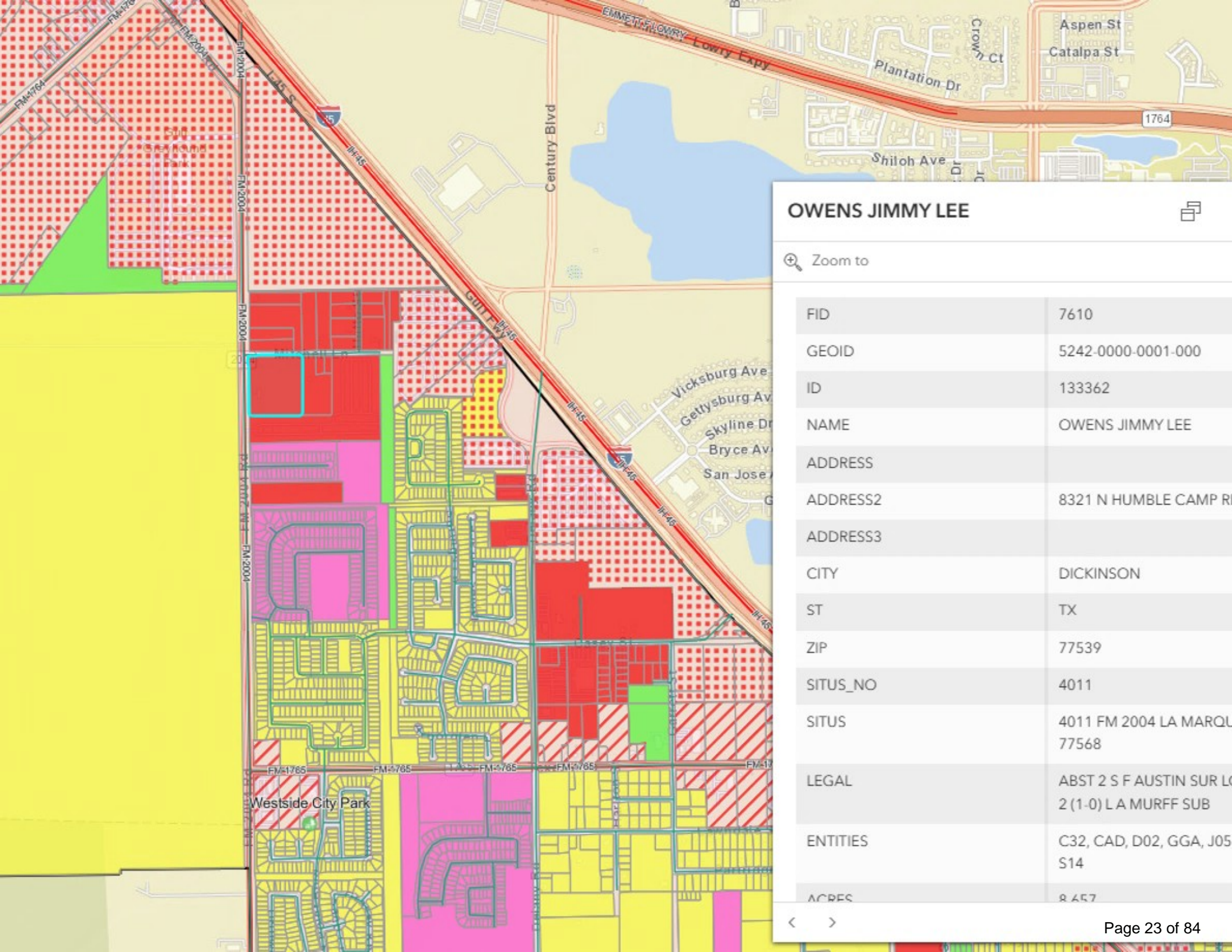
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
PF	PF	8.66	377,098.92			\$129,860	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$150,430	\$129,860	\$0	\$280,290	\$0	\$280,290
2024	\$153,430	\$129,860	\$0	\$283,290	\$0	\$283,290
2023	\$168,230	\$129,860	\$0	\$298,090	\$0	\$298,090
2022	\$170,320	\$129,860	\$0	\$300,180	\$0	\$300,180
2021	\$172,400	\$129,860	\$0	\$302,260	\$0	\$302,260
2020	\$46,800	\$129,860	\$0	\$176,660	\$0	\$176,660
2019	\$34,720	\$129,860	\$0	\$164,580	\$0	\$164,580
2018	\$34,720	\$129,860	\$0	\$164,580	\$0	\$164,580
2017	\$34,720	\$129,860	\$0	\$164,580	\$0	\$164,580
2016	\$34,440	\$98,340	\$0	\$132,780	\$0	\$132,780

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/11/2019	LNC	LEGAL NAME CHANGE	MIDWAY DRIVESHAFT &	OWENS JIMMY LEE			
11/20/1990	CONV	CONVERSION	OWENS J W & OPAL	MIDWAY DRIVESHAFT &		007-28-1480	007-28-1480
11/14/1979	CONV	CONVERSION	OWENS G L & J W	OWENS J W & OPAL	3189	49	



## OWENS JIMMY LEE



Zoom to

FID	7610
GEOID	5242-0000-0001-000
ID	133362
NAME	OWENS JIMMY LEE
ADDRESS	
ADDRESS2	8321 N HUMBLE CAMP R
ADDRESS3	
CITY	DICKINSON
ST	TX
ZIP	77539
SITUS_NO	4011
SITUS	4011 FM 2004 LA MARQU 77568
LEGAL	ABST 2 S F AUSTIN SUR L 2 (1-0) LA MURFF SUB
ENTITIES	C32, CAD, D02, GGA, J05 S14
ACRES	8.457





# PLANNING & ZONING COMMISSION AGENDA FORM

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Meeting Date: September 23, 2025  
Prepared by: \_\_\_\_\_  
Department: Development Services

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

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## **AGENDA ITEM DESCRIPTION:**

### **STAFF BRIEFING:**

Change zoning from (I-1) Light Industrial to (I-3) Heavy Industrial

### **HISTORY:**

Ongoing process with railroad to change from Light Industrial to Heavy Industrial

### **FISCAL IMPACT:**

N/A



**CITY OF LA MARQUE**  
 "Gateway to the Gulf"  
 1130 1st St., La Marque, TX 77568  
 409-938-9219 [Permits@CityofLaMarque.org](mailto:Permits@CityofLaMarque.org)

**Rezone Application**

Application Date: August 22 ,2025 Smart Gov Project # \_\_\_\_\_

Name of Agent: Wilson, Cribbs & Goren, P.C. Phone: (713) 222-9000

Address: 1233 West Loop South, Suite 800 City: Houston Zip Code: 77027

Name of Owner: Texas City Terminal Railway Company Phone: \_\_\_\_\_

Address: 2435 Highway 146 N city: Texas City Zip Code: 77590

Property Legal Description: See attached. Parcel ID #: \_\_\_\_\_

Property Address: Between I-45/ Hwy 3 and Main St (See attached)

Plot of Area Attached:  Yes  No Metes and Bounds Attached:  Yes  No

Present Zoning:  L1  L2  C1  C2  C3  C4  R1  R2  R3  A  MHP  RCZ  PD1  PUB

Reason for Zone Change: \_\_\_\_\_

Desired Outcome: I-3 zoning

**APPLICATION CHECKLIST:**

- DIGITAL SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES  
( SIZE: 8.5 x 11, if larger than 8.5 x 11, please fold to appropriate size)
- SURVEY (1 DIGITAL COPY THAT IS TO SCALE)
- CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS
- TITLE REPORT (if purchased in the last 60 days) OR
- PLANNING LETTER
- NON-REFUNDABLE APPLICATION FEE (Payable to the City of La Marque) FEE SCHEDULE ATTACHED

(THIS SECTION FOR CITY OFFICE USE ONLY)

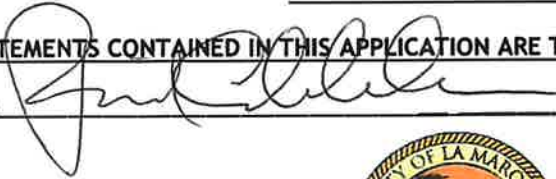
Submitted to the Board on: \_\_\_\_\_ / \_\_\_\_\_ / 2023

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Other: \_\_\_\_\_

Comments: \_\_\_\_\_

**APPLICANTS CERTIFICATE**

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

Signature of Applicant:  Date: 8/22/25

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



P: 409-938-9219 [permits@cityoflamarque.org](mailto:permits@cityoflamarque.org)



## CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1<sup>st</sup> St., La Marque, TX 77568

409-938-9219 [Permits@CityofLaMarque.org](mailto:Permits@CityofLaMarque.org)

### Rezone Application

**NOTE: ALL PLANNING & ZONING MEETINGS are held on the 4th TUESDAY OF THE MONTH. Applications for a REZONE must be RECEIVED 30 DAYS prior to the 4th Tuesday of the month to be considered for the next Planning & Zoning Commission Meeting.**

#### THE FOLLOWING SCHEDULE OF FEES SHALL APPLY FOR A ZONING CHANGE REQUESTS

**A. 0 – 25 ACRES:**

1. \$600.00 plus \$50.00 for each type of rezoning requested; or
2. \$740.00 if planned development unit

**B. 26 – 50 ACRES:**

1. \$700.00 plus \$50.00 for each type of rezoning requested; or
2. \$850.00 if planned development unit

**C. 51 – 75 ACRES:**

1. \$800.00 plus \$50.00 for each type of rezoning requested; or
2. \$1050.00 if planned development unit

**D. 76 – 100 ACRES:**

1. \$900.00 plus \$50.00 for every type of rezoning requested; or
2. \$1050.00 if planned development unit

**E. 100 + ACRES:**

1. \$1000.00 plus \$50.00 for every type of rezoning requested;  
or
2. \$1250.00 if planned development unit

**F. Re-Plats: NO CHARGE**

**G. Zoning Letter / Certificate of Compliance: \$50.00**

**H. Notification fee per owner: \$9.00 = cost per notice mailed**

**I. Published Notice: (Per LGC Section 231.017) \$150.00 cost per newspaper AD**





# City of La Marque Planning & Zoning Commission

## STAFF REPORT

**Meeting Date:** September 23, 2025

**Agenda Item:** Texas City Terminal Railway Company Application for Amendment to Zoning Ordinance.

Discussion / possible action regarding a request to change the **Zoning District from (I-1) Light Industrial to (I-3) Heavy Industrial** for a tract of land being:

Tract I: a 352.288-acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being partially out of Divisions M, N, O, P, W and X Cook and Stewart Subdivision, Map of Highland, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, and partially out of Highland Park and Highland Park Annex Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records, said 376.327-acre parcel being more fully described by metes and bounds in the attached Tract 1 Metes and Bounds Description.

Tract II: a 60.865-acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being partially out of Division M, N, and X Cook and Stewart Subdivision, Map of Highland, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and partially out of Highland Park and Highland Park Annex Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of Galveston County Map Records, said 60.865-acre parcel being more fully described in the attached Tract 2 Metes and Bounds Description.

Tract III: Lots Five (5) through Nine (9) Block 30, Division N Cook & Stewart Subdivision, out of the J D Moore Survey, Abstract 150, +/- 0.703 acres, Galveston County PID No. 196267

Tract IV: Lots One (1) through Five (5), Block 29 and Southwest part of Block 30 Highland Park & Annex & Adj Abandoned ROW, out of the J D Moore Survey, Abstract 150, +/-1.629 acres, Galveston County PID No. 197799

Tract V: A&F Subdivision, out of the John D Moore Survey, Abstract 150, +/-0.61 acres, Galveston County PID No. 194729

Tract VI: Lots Five (5) through Ten (10) & West 1/2 of Lots Four (4) & Eleven (11)  
Block 36, Highland Park & Annex Subdivision, out of the J D Moore Survey, Abstract  
150, +/-0.96 acres, Galveston County PID No. 197811

**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:**

**Recommendation:**

## Addendum to Rezone Application

### I-3 District- TCTR Land

#### Name of Owner:

Texas City Terminal Railway Company (TCTR)

#### Requested Rezoning:

1. TCTR tracts described in **Exhibit A** should be rezoned to the new I-3 zoning district.
2. The City Comprehensive/Master Plan should be amended to be consistent with the requested rezoning.

Much of this land was purchased by TCTR from the City or its EDC.

TCTR requests that both requests be brought forward contemporaneously, and a final City Council vote occur on both requests as part of the same agenda item.

TCTR will be filing a Plat for the land shortly.

TCTR requests that final City Council action (2<sup>nd</sup> reading) occur no later than the City Council meeting set for **November 10, 2025**.

The City has waived all rezoning fees and any Site Plan requirement.

#### Reason for Zone Change:

1. *The land is fallow and non-productive:* The land is not currently, and has not been for many, many years, used for any purpose that positively benefits the City. TCTR has owned this land for many years with the right to use it for rail transportation purposes as permitted by federal law, and without regard to the City's zoning or other regulatory scheme. This application proposes the land be added to the new I-3 District approved by the City effective March 10, 2025, and doing so will facilitate development that should yield economic benefits to the City.
2. *The land is not suited for residential, office, retail or other non-industrial uses:* Although once platted for residential use, this southmost portion of the City has instead developed in a manner which is not suited for residential, office, retail or other non-industrial uses. The development and expansion of the Port of Texas City and refineries to the immediate east of the land has brought heavy industrial and rail-served industrial to the land's front door on Highway 3.

3. *The land is not suitable for Green Space/Park use:* The Gulf Freeway has expanded many times and now towers over the land as it has been raised out of the flood plain. Lakeview Country Club and its Golf Course failed many years ago due to the poor location and the adverse impact of the Gulf Freeway. The former Matco Superfund site is in the immediate area. There has never been a credible recommendation or support for this area being appropriate for a City, County or State park or green space.
4. *The highest and best use for the area south of Main Street is use as a business park with heavy and light industrial uses:* The Main Street area has long been primarily vacant, with no realistic prospects that retail activity will return to the area in the future. Market forces have pulled high quality business to the middle and north of the City. However, this rezoning provides an opportunity for the Main Street area to be revitalized as a business park that will provide jobs for the community and a new source of tax revenue for the City.
5. *Much of the land in the area is vacant:* Even excluding the land which is the subject of this rezoning, there is much vacant land within the triangle formed by IH-45 on the west, State Highway 3 on the east and Main Street on the north. Very few new structures have been built in this area in the past 20 years. The likelihood of new structures being developed in the future is low, unless the land is rezoned to I-3.
6. *TCTR plans to develop TCTR Industrial Park:* If rezoned to the I-3 district, TCTR proposes to develop TCTR Industrial Park (the "Park") as a business park providing third party commercial/industrial business activities located on the land described in **Exhibit A** (which is generally an area bounded by IH-45 on the west, Texas Highway 3 on the east and Main Street on the north) and will accommodate and facilitate light and heavy industrial uses permitted in the I-3 district. TCTR anticipates that most of the industrial activities in the Park will relate to the Port of Texas City, which is located directly east of the Park, and is operated by TCTR. The Park is proposed by TCTR to provide sites for industrial activities which require rail services as a primary component, and as a part of its obligation to provide transportation services for the benefit of business, industry and the public. Sites in the Park may be leased or sold. There is no minimum size for any site. The Park may be developed in phases. Active marketing of the Park is not prudent until rezoned to the I-3 district. TCTR has hired LJA Engineering to support the development of the Park.
7. *The land is well located for Industrial use:* The land is appropriately located for heavy industrial uses, being near other industrial or commercial uses and having access to rail service and the Port of Texas City. This land is no longer appropriate for residential use. A former Super Fund site is near the tracts.

8. *Buffer/Screening/Landscaping*: The terms of the I-3 district provide for a 250' buffer, screening and landscaping for the benefit of adjacent residential uses to ensure compatibility. Primarily residential areas of the City outside this area are additionally buffered by adjacent highways on 2 sides, and Main Street to the north.
9. *Economic Benefits*: The uses permitted in I-3 will provide needed jobs and tax revenue to the City.
10. *Alternative use if not rezoned is Railyard*: If the land is not rezoned to facilitate the Park, then TCTR has the right under federal law to construct a railyard, or other transportation uses on the land without the consent of the City. The land would be efficient for use as this purpose, but TCTR desires to develop the Park, if the City will approve the I-3 rezoning.
11. *Resolution of Lawsuit*: If the land is rezoned, a long pending, contentious lawsuit between the City, the EDC and TCTR regarding the sale of the land to TCTR can be settled. That case is currently set for trial.

**Exhibit A – Description of the Property to be Rezoned (Site Plan/Metes and Bounds descriptions/Survey)**

The description of the Property to be rezoned appears in **Exhibit A**. Various small tracts currently owned by the City or its EDC and to be conveyed to TCTR by pending Settlement Agreement, are described as follows:

- I. CITY EXCESS LAND
  - A. Lots 5-9 BK 30N Cook & Stewart Add. GCAD #196267 **.703 ac.**
  - B. Lots 1-5 BK 29 & SW pt. of BK 30 Highland Park 2 (5<sup>th</sup> & Campbell) GCAD #18779910 southerly un-cleared and un-developed portion of the **1.629ac.** tract
  - C. Abst 150 JD Moore Survey- Park - A&F Subdivision GCAD #194729 **.681ac.**
- II. EDC EXCESS LAND
  - A. Lots 5-10 & W1/2 Lots 4&11 BK 36 Highland Park GCAD #197811 **.964 ac.**

All land is to be rezoned, including the roadways (to the middle of the streets).

The area to be rezoned is described on **Exhibit A**, prepared by Ellis Surveying.

**Exhibit B – Evidence Taxes are Paid**

TCTR certifies to the City that it has paid all taxes due on the land and will provide Tax Receipts as soon as possible.

**Exhibit C – Evidence of TCTR Ownership of the Property to be Rezoning (Planning Letter/Deeds)**

TCTR certifies to the City that it owns the land to be rezoned (except the few small tracts owned by the City and EDC) and will provide a Title Commitment or City Planning Letter showing TCTR as owner before City Council consideration. The City is aware of the history of ownership as much as was sold by the City/EDC directly to TCTR. Attached are the Title Policies issued by Stewart Title to TCTR for the property described in **Exhibit A**.

**Exhibit D – Notice List**

TCTR had Ellis Surveying prepare a list of properties to be noticed as part of the rezoning. The list was derived from Galveston County Appraisal District Records and is based on ownership per GCAD records for land within 200' of the rezone area.

Exhibit A- Rezoning Map and Legal


Exhibit B- Tax Receipts

Exhibit C – Title Policies

Exhibit D - Notice List

Rezoning Application/Addendum submitted by:

WILSON CRIBBS & GOREN, P.C.

By: 

Reid Wilson, Chairman

Counsel and Authorized Agent for Texas City Terminal Railway Company

# EXHIBIT A

**TRACT 1**

**METES AND BOUNDS DESCRIPTION**

**BEING** a 352.288 acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being partially out of Divisions M, N, O, P, W, and X COOK AND STEWART SUBDIVISION, MAP OF HIGHLAND, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and partially out of HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records, said 376.327 acre parcel being more fully described by metes and bounds as follows;

**BEGINNING** at a ½ inch iron rod found marking the northwest corner of Lot 9 and the southwest corner of Lot 8 of Division "P" of said COOK AND STEWART SUBDIVISION, located on the east right of way line of Bayou Road (60' right of way), said Beginning Point located at Texas State Coordinate System NAD83, Texas South Central Zone N=13,699,149.29' E= 3,251,478.05';

**THENCE** North 87°16'31" East, with the said north line of Lot 9 Division P, at 2457.99 feet pass the west line of Palm Street (70.5' right of way) and continue for a total distance of 2528.49 feet to a point for corner in the east line of said Palm Street;

**THENCE** North 02°42'13" West, with the east line of said Palm Street, a distance of 305.03 feet to a point for corner on the south line of Walnut Street (80' right of way);

**THENCE** North 87°15'25" East, with the said south line of Walnut Street, a distance of 2369.97 feet to a point in the southwest line of a Centerpoint Energy Fee Strip (100' right of way);

**THENCE** South 42°26'05" East, with said Centerpoint Energy Fee Strip, a distance of 780.84 feet to a point for corner in the west line of 6th Avenue (70.5' right of way);

**THENCE** South 03°03'38" East, with said west line of 6th Avenue, a distance of 576.51 feet to a point in the westerly extension of the south line of a 20' wide alleyway in Block 29 of said HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION;

**THENCE** North 87°15'24" East, with the extension and with the south line of said 20' wide alleyway, a distance of 475.28 feet to a point for corner in the said southwest line of the Centerpoint Energy Fee Strip;

**THENCE** South 42°26'05" East, with said southwest line of the Centerpoint Energy Fee Strip, a distance of 3669.16 feet to a point in the northwest line of the Texas City Terminal Railway 100' wide right of way;

**THENCE** South 49°49'54" West, with said northwest line of Texas City Terminal Railway 100' right of way, a distance of 1460.74 to a point for corner in the northeast line of Interstate Highway No. 45 (right of way varies);

**THENCE** North 49°58'25" West, with said northeast line of Interstate Highway No. 45, a distance of 858.51 feet to the beginning of a curve to the left;

**THENCE**, along said northeast line of Interstate Highway No. 45, being a tangent curve to the left with a radius of 2291.86 feet, the chord of which bears North 57°41'25" West for a distance of 615.52 feet, along the arc of said curve for a distance of 617.38 feet to a point of tangency;

**THENCE** North 65°24'25" West, with said northeast line of Interstate Highway No. 45, a distance of 28.26 feet to a point for corner;

**THENCE** North 62°57'16" West, with said northeast line of Interstate Highway No. 45, a distance of 439.16 feet to a point for corner;

**THENCE** North 65°23'53" West, with said northeast line of Interstate Highway No. 45, a distance of 525.95 feet to a point for corner;

**THENCE** North 02°44'39" West, with said northeast line of Interstate Highway No. 45, a distance of 109.53 feet to a point for corner;

**THENCE** South 87°12'30" West, with said northeast line of Interstate Highway No. 45, a distance of 211.77 feet to a point for corner;

**THENCE** North 65°23'46" West, with said northeast line of Interstate Highway No. 45, a distance of 547.50 feet to a point for corner;

**THENCE** North 24°36'12" East, departing said northeast line of Interstate Highway No. 45, a distance of 60.68 feet to a point for corner;

**THENCE** South 65°23'48" East a distance of 80.00 feet to a point for corner in the northwest line of a pipeline corridor;

**THENCE** North 58°10'39" East, along said pipeline corridor, a distance of 267.40 feet to a point for corner

**THENCE** North 65°25'47" West, at 3888.64 feet passing the northeast corner of CARNES COMMERCIAL SUBDIVISION as per the map or plat thereof recorded at Galveston County Clerk's File No. 2017076191 and continuing for a total distance of 5273.49 feet to a point for corner in the said east line of Bayou Road (60' right of way);

**THENCE** North 02°52'05" West, with the said east line of Bayou Road, a distance of 247.20 feet to the **PLACE OF BEGINNING** .

**CONTAINING:** 352.288 acres, (15,345,645 square feet) of land, more or less.

**BASIS OF BEARING:** Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

PAGE 1 OF 4  
METES AND BOUNDS  
TRACT 1

**TEXAS CITY TERMINAL RAILROAD  
COMPANY - I-3 REZONE**

*Ellis Surveying Services, LLC.  
2805 25th Avenue North  
Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00*

COOK & STEWART SUBDIVISION  
VOL. 81 PG. 526 G.C.D.R.  
JOHN D. MOORE SURVEY A-50  
GALVESTON COUNTY, TEXAS  
PROJ. NO. P3182 DATE: 04/28/2025

**TRACT 2**  
**METES AND BOUNDS DESCRIPTION**

**BEING** a 60.865 acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being partially out of Divisions M, N, and X COOK AND STEWART SUBDIVISION, MAP OF HIGHLAND, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and partially out of HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records, said 60.865 acre parcel being more fully described by metes and bounds as follows;

**BEGINNING** at the intersection of the northwest line of the Texas City Terminal Railway (100' right of way) with the northeast line of the CenterPoint Energy Company 100' fee strip, said Beginning Point located at Texas State Coordinate System NAD83, Texas South Central Zone N: 13,695,914.78 E= 3,259,940.97;

**THENCE** North 42°26'05" West, with the said northeast line of the CenterPoint Energy Company 100' feet strip, a distance of 4223.13 feet to a point for corner in the south line of Poplar Street (70.5' right of way);

**THENCE** North 87°17'27" East, with the said south line of Poplar Street, a distance of 640.27 feet to a point for corner in the west line of 4<sup>th</sup> Ave. (80' right of way);

**THENCE** South 02°42'33" East, with the said west line of 4<sup>th</sup> Ave. a distance of 344.80 feet to a point in north line of Block 27 of said HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION;

**THENCE** North 87°17'26" East, with said north line of Block 27, a distance of 454.71 feet to a point for corner in the west line of that certain tract as described in conveyance to Linda Cox recorded at Galveston County Clerk's File No. 9228869;

**THENCE** South 02°44'37" East, with said west line of the Linda Cox tract, a distance of 305.00 feet to the south line of Lanham Avenue (80' right of way);

**THENCE** North 87°17'26" East, along the said south line of Lanham Ave., a distance of 350.00 feet to the west line of 3<sup>rd</sup> Street (70.5' right of way)

**THENCE** South 02°44'36" East, with the said west line of 3<sup>rd</sup> Street, a distance of 343.00 feet to the south line of Sayers Avenue (80' right of way);

**THENCE** North 87°15'24" East, with the said south line of Sayers Ave., a distance of 491.00 feet to the east line of 2<sup>nd</sup> Ave. (70.5' right of way)

**THENCE** North 02°44'36" West, with the said east line of Sayers Ave., a distance of 342.71 feet to the said south line of Lanham Avenue.

**THENCE** North 87°17'26" East, with the said south line of Lanham Avenue, a distance of 172.91 feet to southwest line of State Highway No. 3 (right of way width varies);

**THENCE** South 41°07'17" East, with said southwest line of State Highway No. 3, a distance of 422.50 feet to a point for corner;

**THENCE** South 02°44'36" East, with said southwest line of State Highway No. 3, a distance of 53.25 feet to a point for corner;

**THENCE** North 87°15'24" East, with said southwest line of State Highway No. 3, a distance of 42.17 to a point for corner;

**THENCE** South 41°07'17" East, with said southwest line of State Highway No. 3, a distance of 133.46 feet to a point for corner in the west line of 1<sup>st</sup> Ave. (66' right of way) as shown on the A & F SUBDIVISION OF HIGHLAND map or plat thereof recorded at Volume 11 Page 8 of the Galveston County Map Records;

**THENCE** South 02°44'36" East, with the said west line of 1<sup>st</sup> Ave., a distance of 1619.36 feet to a point for corner in the south line of Sycamore Street (80' right of way);

**THENCE** North 87°15'25" East, with the said south line of Sycamore Street, a distance of 842.18 feet to a point for corner in said northwest line of the Texas City Terminal Railway (100' right of way);

**THENCE** South 49°51'20" West, with said northwest line of Texas City Terminal Railway, a distance of 807.00 feet to the **PLACE OF BEGINNING** of the tract herein described;

**CONTAINING:** 60.865 acres, (2,651,300 square feet) of land, more or less.

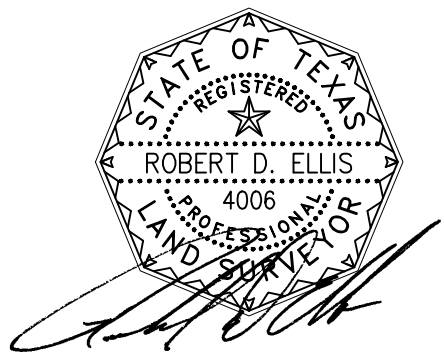
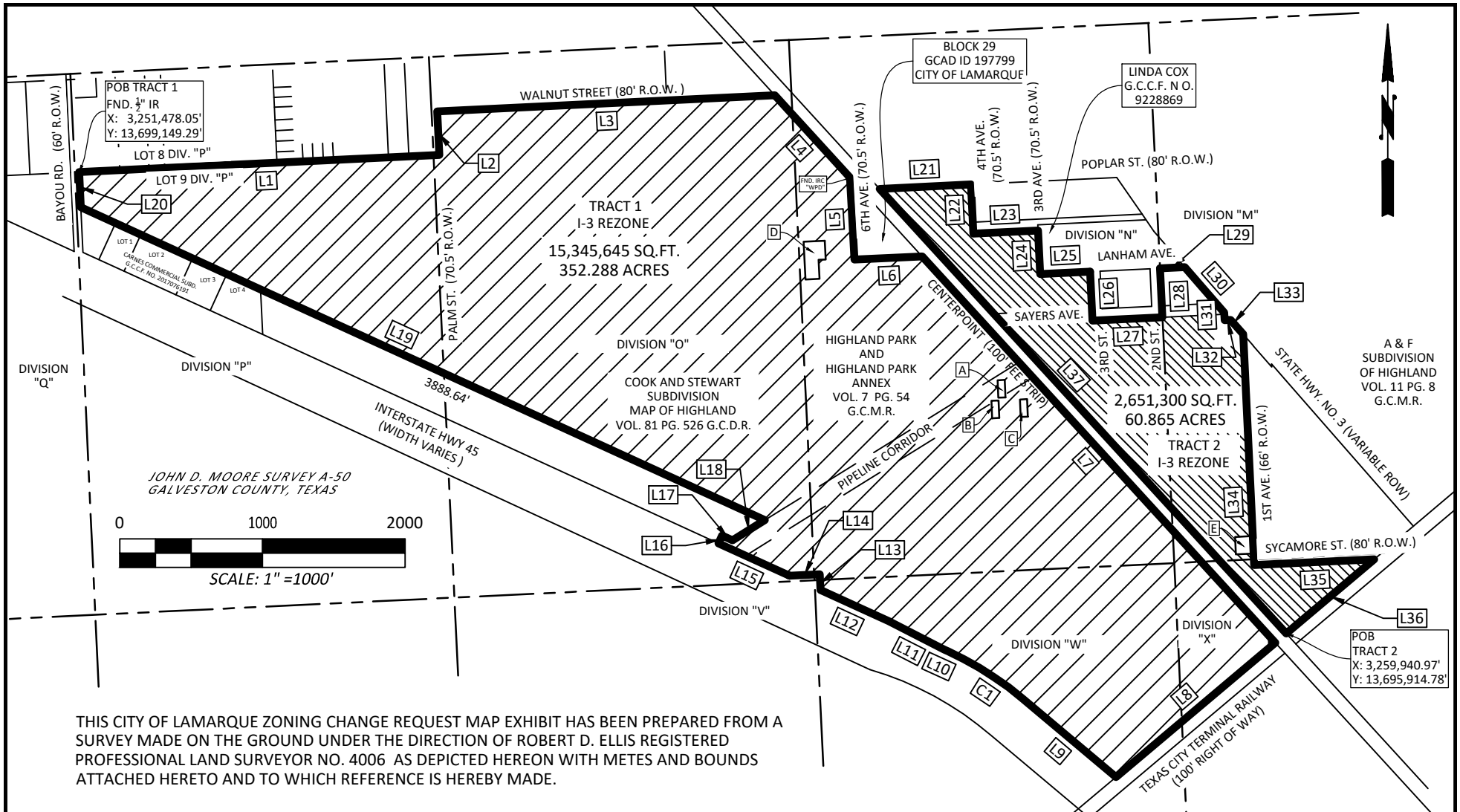
**BASIS OF BEARING:** Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

PAGE 2 OF 4  
METES AND BOUNDS  
TRACT 2

**TEXAS CITY TERMINAL RAILROAD  
COMPANY I-3 REZONE**

*Ellis Surveying Services, LLC.*  
2805 25th Avenue North  
Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

COOK & STEWART SUBDIVISION  
VOL. 81 PG. 526 G.C.D.R.  
JOHN D. MOORE SURVEY A-50  
GALVESTON COUNTY, TEXAS  
PROJ. NO. P3182 DATE: 04/28/2025



Ellis Surveying Services, LLC.  
 2805 25th Avenue North  
 Texas City, TX 77590  
 Tel: (409) 938-8700 Fax (866) 678-7685  
 Texas Firm Reg. No. 100340-00

PAGE 3 OF 4 - REZONING MAP EXHIBIT  
 TEXAS CITY TERMINAL RAILROAD  
 COMPANY - I-3 REZONE

COOK & STEWART SUBDIVISION  
 VOL. 81 PG. 526 G.C.D.R.  
 JOHN D. MOORE SURVEY A-50  
 GALVESTON COUNTY, TEXAS

PROJ. NO. P3182 DATE: 04/28/2025

Line Table		
Line #	Direction	Length
L1	N87°16'31"E	2528.49'
L2	N02°42'13"W	305.03'
L3	N87°15'25"E	2369.97'
L4	S42°26'05"E	780.84'
L5	S03°03'38"E	576.51'
L6	N87°15'24"E	475.28'
L7	S42°26'05"E	3669.16'
L8	S49°49'54"W	1460.74'
L9	N49°58'25"W	858.61'
L10	N65°24'25"W	28.26'
L11	N62°57'16"W	439.16'
L12	N65°23'53"W	525.95'
L13	N02°44'39"W	109.53'
L14	S87°12'30"W	211.77'
L15	N65°23'46"W	547.50'
L16	N24°36'12"E	60.68'
L17	S65°23'48"E	80.00'
L18	N58°10'39"E	267.40'
L19	N65°25'47"W	5273.49'
L20	N02°52'05"W	247.20'

Line Table		
Line #	Direction	Length
L21	N87°17'27"E	640.27'
L22	S02°42'33"E	344.80'
L23	N87°17'26"E	454.71'
L24	S02°44'37"E	305.00'
L25	N87°17'26"E	350.00'
L26	S02°44'36"E	343.00'
L27	S87°15'24"W	491.00'
L28	N02°44'36"W	342.71'
L29	N87°17'26"E	172.91'
L30	S41°07'17"E	422.50'
L31	S02°44'36"E	53.25'
L32	N87°15'24"E	42.17'
L33	S41°07'17"E	133.46'
L34	S02°44'36"E	1619.36'
L35	N87°15'25"E	842.18'
L36	S49°51'20"W	807.00'
L37	N42°26'05"W	4223.13'

Curve Table				
Curve #	Radius	Arc Length	CH. Bearing	CH. Length
C1	2291.86'	617.38	N57°41'25"W	615.52'

TRACT 1 SAVE & EXCEPT PARCELS				
TRACT NO.	GCAD NO.	LEGAL	SUBDIVISION	ACREAGE
A	197827	LT 7 BLK 46	HIGHLAND PARK & ANNEX	0.141
B	197825	LT 9 BLK 46	HIGHLAND PARK & ANNEX	0.141
C	197830	LT 13 BLK 46	HIGHLAND PARK & ANNEX	0.141
D	196267	LTS 5, 7, 8 BLK 30	HIGHLAND PARK & ANNEX	0.757
<b>SAVE &amp; EXCEPT TRACT 1</b>				<b>1.18</b>

TRACT 2 SAVE & EXCEPT PARCEL				
TRACT NO.	GCAD NO.	LEGAL	SUBDIVISION	ACREAGE
E	197794	LTS 10 & 11 BLK 22	HIGHLAND PARK & ANNEX	0.351
<b>SAVE &amp; EXCEPT TRACT 2</b>				<b>0.351</b>

1) Basis of Bearing & Coordinate Values: Grid North  
Texas State Coordinate System, NAD83, South Central  
Zone  
2) S.F. = 0.99986724

*Ellis Surveying Services, LLC.*  
2805 25th Avenue North  
Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

PAGE 4 OF 4 - LINE TABLE &  
SAVE/EXCEPT PARCELS  
**TEXAS CITY TERMINAL RAILROAD  
COMPANY I-3 REZONE**

COOK & STEWART SUBDIVISION  
VOL. 81 PG. 526 G.C.D.R.  
JOHN D. MOORE SURVEY A-50  
GALVESTON COUNTY, TEXAS

PROJ. NO. P3182 DATE: 04/28/2025

# EXHIBIT B

TAX CERTIFICATE



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

Issued To:

TEXAS CITY TERMINAL RAILWAY COMPANY
2425 STATE HWY 146 NORTH
TEXAS CITY, TX 77590--8811

Legal Description

ABST 150 J D MOORE SUR LOTS 5,10 & W PT
OF LOTS 4 & 11 & E PT OF LOTS 6 & 9 BLK
22 DIV N COOK & STEWART SUB

Fiduciary Number: 20839471

Parcel Address: 323 POPLAR

Legal Acres: .5838

Account Number: 196257

Print Date: 08/20/2025 01:04:47 PM

Certificate No: 250597402

Paid Date: 08/20/2025

Certificate Fee: \$10.00 CREDIT

Issue Date: 08/20/2025

Operator ID: MADDOX\_K

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TEXAS CITY TERMINAL RAILWAY CO
ATTN PROPERTY TAX DEPT
2425 HIGHWAY 146 N
TEXAS CITY, TX 77590-8811

Table with 2 columns: Description and Amount. Rows include 2024 Value (\$8,740), 2024 Levy (\$915.34), 2024 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and 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: 196257
Issued By: [Signature]
CHERYL E. JOHNSON, PCC, CTOP
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



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

Issued To:

TEXAS CITY TERMINAL RAILWAY COMPANY
2425 STATE HWY 146 NORTH
TEXAS CITY, TX 77590--8811

Legal Description

ABST 150 J D MOORE SUR PT OF BLKS 8 &
10 (800-1) DIV X COOK & STEWART SUB

Fiduciary Number: 20839471

Parcel Address:

Legal Acres: 5.4200

Account Number: 196502

Print Date: 08/20/2025 01:03:25 PM

Certificate No: 250597400

Paid Date: 08/20/2025

Certificate Fee: \$10.00 CREDIT

Issue Date: 08/20/2025

Operator ID: MADDOX\_K

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TEXAS CITY TERMINAL RAILWAY CO
ATTN PROPERTY TAX DEPT
2425 HIGHWAY 146 N
TEXAS CITY, TX 77590

Table with 2 columns: Description and Amount. Rows include 2024 Value (186,520), 2024 Levy (\$1,945.84), 2024 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and 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 (CR) No: 196502

Issued By: [Signature]
CHERYL E. JOHNSON, PCC, CTOP
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



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

Issued To:

TEXAS CITY TERMINAL RAILWAY COMPANY
2425 STATE HWY 146 NORTH
TEXAS CITY, TX 77590--8811

Legal Description

ABST 150 J D MOORE SUR PT OF DIVS
N,O,P,W, X & ABND STREETS (701-1) COOK
& STEWART SUB & VARIOUS ADJ BLKS
HIGHLAND PARK SUB & ANNEX

Fiduciary Number: 20839471

Parcel Address: 1219 WALNUT ST

Legal Acres: 380.9505

Account Number: 196306

Print Date: 08/20/2025 01:01:23 PM

Certificate No: 250597399

Paid Date: 08/20/2025

Certificate Fee: \$10.00 CREDIT

Issue Date: 08/20/2025

Operator ID: MADDOX\_K

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TEXAS CITY TERMINAL RAILWAY CO
2425 HIGHWAY 146 N
TEXAS CITY, TX 77590-8811

Table with 2 columns: Description and Amount. Rows include 2024 Value (3,913,470), 2024 Levy (\$40,826.94), 2024 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and 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: 196306

Issued By: [Signature]
CHERYL E. JOHNSON, PCC, CTOP
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



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**

September 5, 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 Hearing(s):**

**The City of La Marque Planning and Zoning Commission will hold a Regular Meeting and Public Hearing on Tuesday, September 23, 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.**

1. A preliminary report on a request to change the *Zoning District from (I-1) Light Industrial to (I-3) Heavy Industrial* for a tract of land being:

Tract I: a 352.288-acre tract of land situated in the John D. Moore Survey, Abstract 150, Galveston County, Texas, and being partially out of Divisions M, N, O, P, W and X Cook and Stewart Subdivision, Map of Highland, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81, Page 526 of the Galveston County Deed Records, and partially out of Highland Park and Highland Park Annex Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records, said 376.327-acre parcel being more fully described by metes and bounds in the attached Tract 1 Metes and Bounds Description.

Tract II: a 60.865-acre tract of land situated in the John D. Moore Survey, Abstract 150, Galveston County, Texas, and being partially out of Division M, N, and X Cook and Stewart Subdivision, Map of Highland, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and partially out of Highland Park and Highland Park Annex Subdivision, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of Galveston County Map Records, said 60.865-acre parcel being more fully described in the attached Tract II Metes and Bounds Description.

- 1a. Lots Five (5) through Nine (9) Block 30, Division N Cook & Stewart Subdivision, out of the J D Moore Survey, Abstract 150, +/- 0.703 acres, Galveston County PID No. 196267

- 1b. Lots One (1) through Five (5), Block 29 and Southwest part of Block 30 Highland Park & Annex & Adj Abandoned ROW, out of the J D Moore Survey, Abstract 150, +/-1.629 acres, Galveston County PID No. 197799
- 1c. A&F Subdivision, out of the John D Moore Survey, Abstract 150, +/-0.61 acres, Galveston County PID No. 194729
- 1d. Lots Five (5) through Ten (10) & West 1/2 of Lots Four (4) & Eleven (11) Block 36, Highland Park & Annex Subdivision, out of the J D Moore Survey, Abstract 150, +/- 0.96 acres, Galveston County PID No. 197811

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,  
Dominique Freeman  
Development Services

## Galveston Central Appraisal District

GEOID	PID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
2775-0016-0700-004	196346	1727 MAIN STREET LLC		175 SW 7TH ST		MIAMI	FL	77010
2775-0014-1701-000	196250	ALVAREZ-LEON JOSE G & JUANA A HERRERA-ALVAREZ		2909 DANFORTH DR	SUITE 1605	TEXAS CITY	TX	77590-6844
3985-0022-0010-000	197794	AUXILIARY POLICE DEPARTMENT		P O BOX 944		LA MARQUE	TX	77568
2297-0001-0002-000	722199	BALENTINE JAY W		2228 SEAWALL BLVD		GALVESTON	TX	77550-8940
2775-0016-1200-003	196354	BLEAKNEY KENNY		207 KONA DR		GALVESTON	TX	77554-8625
2297-0001-0003-000	722200	BOI HOLDINGS LLC		721 BLUME DR		GALVESTON	TX	77554
2775-0014-0701-000	196200	BOOTHBY SANDRA		2404 6TH AVE		LA MARQUE	TX	77568-6310
2775-0014-0608-000	196195	BURMASTER SHERI L		2616 45TH ST		GALVESTON	TX	77550
2297-0001-0004-000	722201	CARNES FUNERAL HOME INC		3100 GULF FREEWAY		TEXAS CITY	TX	77591
2775-0014-0710-001	196207	CARRAZALES JESUS & ELSA RODRIGUEZ		2406 6TH AVE		LA MARQUE	TX	77568
1000-0001-0018-000	194727	CASTRO HUGO		PO BOX 841902		PEARLAND	TX	77584-0026
0150-0010-0000-000	290552	CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475
2775-0015-0508-000	196310	CHARLES MARIE WARREN		11218 HALLS GREENS CT		HOUSTON	TX	77075-1406
3985-0036-0001-000	197807	CHEVRON CHEMICAL CO		CHEVRON PHILLIPS CHEMICAL LP	10001 SIX PINES DR ROOM 7056 A	THE WOODLANDS	TX	77380
3985-0029-0001-000	197799	CITY-LA MARQUE		1111 BAYOU RD		LA MARQUE	TX	77568-4160
2775-0015-0403-000	196282	COOPER DONALD A		220 BARRACUDA		BAYOU VISTA	TX	77563
2775-0024-0500-001	196481	COUNTY-GALVESTON		LEVEE		MC		
3985-0026-0001-000	197796	COX LINDA		408 AZALEA DR		LA MARQUE	TX	77568-4404
2775-0015-0308-002	196280	DAVIS GARY WAYNE		PO BOX 24039		HOUSTON	TX	77229-4039
4445-0000-0010-000	198196	DONJUAN VICTOR ALFONSO & DAISY LISETTE		1503 SYLVIA ST		LA MARQUE	TX	77568-6328
2775-0014-0705-000	196202	DUDLEY CLARA LANDIN	LIFE ESTATE	621 WALNUT ST		LA MARQUE	TX	77568
4445-0000-0008-000	198194	DUKE PAUL E		2417 DOWNEY ST		LA MARQUE	TX	77568-6358
2775-0014-0706-000	196203	DURAN GERARDO		10623 NORTH P STREET		LA PORTE	TX	77571-9441
3985-0046-0013-000	197830	ETHEL S KNOWLTON REVOCABLE TRUST		% DAVID L KNOWLTON	107 SANDY POINT RD	CENTER BARNSTEAD	NH	03225
2775-0016-0400-005	196330	EXP-DRAINAGE DIST #2		PO BOX 624		LA MARQUE	TX	77568-0624
2775-0016-0400-004	196328	FARRIS PHILLIP L		PO BOX 1675		LA MARQUE	TX	77568
4445-0000-0013-000	198199	FLORES HECTOR ENRIQUE CRUZ		1201 BAYOU SHORE DR		GALVESTON	TX	77551
2775-0015-0414-001	196291	GAMBOA JUAN CARLOS AND	ANA PATRICIA CARDONA	2302 10TH AVE		LA MARQUE	TX	77568-6341
2775-0015-0413-002	196292	GARCIA JAVIER & GINA MARIE		2213 NECHES DR		DEER PARK	TX	77536-4762
2775-0013-2700-001	196170	GARRETT ARNOLD P		PO BOX 1580		LA MARQUE	TX	77568-1580
2775-0013-2700-002	196171	GARRETT PAT		P O BOX 1580		LA MARQUE	TX	77568
2775-0016-0100-003	196314	GOEBEL WM D SR & WF		1308 MAIN ST		LA MARQUE	TX	77568-5633
2775-0017-0100-003	380796	GRIFFITH COMMONS INVESTORS II LLC		1329 E LARK STREET		SPRINGFIELD	MO	65804-7351
2775-0015-0205-000	290492	GROVE MICKEY & JUDITH		406 LING ST		HITCHCOCK	TX	77563-2603
2775-0014-0707-000	196204	HACIENDA SERVICES INC		1800 AUGUSTA DR STE 340		HOUSTON	TX	77057-3131
3985-0046-0007-000	197827	HANSEN ARTHUR C ET AL		% ARTHUR C HANSEN	606 13TH ST	GALVESTON	TX	77550-5037
4445-0000-0009-000	198195	HERING RICHARD W AND JOEL R HERING		4035 COUNTRY ROAD 181		ALVIN	TX	77511
3985-0046-0009-000	197825	HERN EVA COOK ESTATE		% HERN H H	3121 TAYLOR ST	LA MARQUE	TX	77568-9625
2775-0015-0409-000	196287	JONES PAMELA AND BEVERLY PLOWMAN		2508 LAZY LN		LA MARQUE	TX	77568
2775-0015-0408-000	196286	JONES THOMAS ROY & PAMELA ANN JONES		2508 LAZY LN		LA MARQUE	TX	77568
4445-0000-0014-000	198200	JUAREZ JOSE		1506 SYLVIA ST		LA MARQUE	TX	77568
3985-0036-0005-000	197811	LA MARQUE ECONOMIC DEVEL CORP		1111 BAYOU RD		LA MARQUE	TX	77568
2775-0013-2200-002	196169	LA MARQUE ECONOMIC DEVELOPMENT CORPORATION		1130 1ST ST		LA MARQUE	TX	77568
2775-0016-0100-006	761785	LA MARQUE REAL ESTATE INVESTORS LLC		1233 WEST LOOP S STE 800		HOUSTON	TX	77027-9106
1000-0002-0023-000	194738	LEARNMOUTH DOROTHY IND EXEC		317 REMUDA DR		FORT WORTH	TX	76108-9572
1000-0002-0011-000	194734	LEE ANDREA		2719 AVENUE P APT 6		GALVESTON	TX	77550
2775-0016-0400-003	196326	MCGAFFEY LOUIS S & ROSA		2314 DOWNEY ST		LA MARQUE	TX	77568-6319
2775-0014-1609-000	196247	MCKENZIE BEATRICE D & JEFF A SR		404 POPLAR ST		LA MARQUE	TX	77568-6325
2775-0013-2800-001	196172	MCLAREN KEITH & ETAL		3304 HWY 3		LA MARQUE	TX	77568
2775-0014-1510-000	196238	MEJIA JESSE JR		5902 WEBER AVE		GALVESTON	TX	77551
1000-0002-0013-000	194735	MICHELETTI MATTHEW		2806 JOHN ST		LA MARQUE	TX	77568
1000-0002-0015-000	194736	MURPHY STEVEN ALAN & SANDRA LEE SHANER		4437 FM 646 RD N LOT 4		SANTA FE	TX	77510
2775-0015-0613-002	196304	NALL CASEY J		3422 1ST AVE SOUTH		TEXAS CITY	TX	77590
2775-0015-0506-000	196296	OGEA FERNST & DIANA L PADGETT-OGEA		1117 MAIN ST		LA MARQUE	TX	77568-5628
2775-0014-2214-001	375139	PAYNE LEONARD T & ALYCE		2728 3RD AVE		LA MARQUE	TX	77568-6368
4445-0000-0007-000	198193	PEREZ JOSE		3009 WOODLAND DR		DICKINSON	TX	77539
2775-0015-0108-001	196270	RAMOS ALFREDO		2804 8TH ST N		TEXAS CITY	TX	77590
4445-0000-0006-001	198192	RAMSEY CLEVELAND RANDOLPH		2410 DOWNEY		LA MARQUE	TX	77568
2775-0015-0308-001	196279	REZNICEK MARTIN		2307 10TH AVE		LA MARQUE	TX	77568-6312
2775-0015-0613-001	196301	RICHARDSON-COLE MERA		2310 12TH AVE		LA MARQUE	TX	77568-6382
2775-0014-1608-000	196246	RODRIGUEZ BLANCA E		425 BEECH		LA MARQUE	TX	77568
2775-0014-1801-001	196251	RODRIGUEZ DANIEL G		2410 6TH AVE		LA MARQUE	TX	77568
2775-0015-0602-001	196303	SALAZAR ALBERT GONZALES		7014 SUN CREEK DR		HITCHCOCK	TX	77563-4684
2775-0015-0606-001	196299	SAUNDERS JAMES R III		3499 E BAYSHORE ROAD # 25		REDWOOD CITY	CA	94063-4615
2775-0015-0604-000	196305	SMITH VERNON		1219 MAIN ST		LA MARQUE	TX	77568-5630
1000-0001-0006-000	194726	STATE-TEXAS DEPT OF TRANS		125 E 11TH STREET		AUSTIN	TX	78701-2483
1000-0001-0017-000	736874	STEWART ALEXIS VICTORIA		607 BAYOU CREST DRIVE		DICKINSON	TX	77539-6101
2775-0017-1000-001	196375	STEWART TITLE GUARANTY CO	attn: Property Tax	1360 POST OAK BLVD STE 100		HOUSTON	TX	77056
1000-0002-0017-000	194737	TANKSLEY MELISSA GAYLE & JOSH AARON TANKSLEY		2501 BOWIE ST		LEAGUE CITY	TX	77573-7186
2775-0016-0800-001	196347	TBS PROPERTY CO 30 LLC		3475 VINSON RD		WYLLIE	TX	75098-6362
2775-0016-0200-002	196318	TEMPLE DELIVERANCE WORSHIP CENTER		1400 SYLVIA ST		LA MARQUE	TX	77568
3985-0031-0010-000	197802	TEXAS ISLAND LLC		24016 SEMINOLE CT		NOVI	MI	48375
2775-0015-0504-000	196295	THOMPSON HELEN FRANCES	C/O SHANA HANSEN	12144 13TH ST		SANTA FE	TX	77510
2775-0015-0300-001	737060	TRAN JAMES M		12615 KINGSTON SPRINGS CT		HOUSTON	TX	77089
2775-0014-2208-000	196259	VAVRA SHERRY LYNN		2727 4TH AVE		LA MARQUE	TX	77568-6308
2775-0015-0300-000	415572	VFW POST 8248		PO BOX 731		LA MARQUE	TX	77568-0731
2775-0015-0113-001	196272	WELCH JAMES D		623 MAIN ST		LA MARQUE	TX	77568-5618
4445-0000-0005-000	198191	WILLIAMS CORINTHIA		2406 DOWNEY		LA MARQUE	TX	77568
2775-0016-0100-004	196315	WILLIAMS JOHN F *		2603 Augusta Drive, Suite 900		HOUSTON	TX	77057
2775-0014-1613-000	196249	WOOD GEORGE & LIAM ELLEN KUHLMANN		29 ELLIS RD		LEAGUE CITY	TX	77573

\*Through his Ad Litem Attorney Jeffrey B. Hardaway



# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	197799	<b>Geographic ID:</b> 3985-0029-0001-000
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	@5TH AVE & CAMPBELL LA MARQUE, TX 77568	
<b>Map ID:</b>	284-D	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 150 J D MOORE SUR LOTS 1 THRU 5 (1-0) BLK 29 & SW PT OF BLK 30 HIGHLAND PARK & ANNEX & ADJ ABND ROW	
<b>Abstract/Subdivision:</b>	S3985	
<b>Neighborhood:</b>	(MANFCT-S18) MANUFACTURING	
<b>Owner</b>		
<b>Owner ID:</b>	125745	
<b>Name:</b>	CITY-LA MARQUE	
<b>Agent:</b>		
<b>Mailing Address:</b>	1111 BAYOU RD LA MARQUE, TX 77568-4160	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	EX-XV - For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$361,970 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$4,420 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$366,390 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$366,390 (=)

<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$366,390
<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:** CITY-LA MARQUE %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$366,390	\$0	\$0.00	
D02	DRAINAGE #2	0.044140	\$366,390	\$0	\$0.00	
GGA	GALVESTON COUNTY	0.333460	\$366,390	\$0	\$0.00	
J05	MAINLAND COLLEGE	0.267100	\$366,390	\$0	\$0.00	
RFL	CO ROAD & FLOOD	0.000040	\$366,390	\$0	\$0.00	
S18	TEXAS CITY ISD	1.100500	\$366,390	\$0	\$0.00	

**Total Tax Rate:** 2.143741

**Current Estimated Taxes:** \$0.00

**Estimated Taxes Without Exemptions or Limitations:** \$7,854.45

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## Property Improvement - Building

**Type:** COMMERCIAL **Living Area:** 989.0 sqft **Value:** \$40,930

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	MABA	1970	989

**Description:** SHED **Type:** COMMERCIAL **Living Area:** 0 sqft **Value:** \$320

Type	Description	Class CD	Year Built	SQFT
SHED	SHED	MANB	0	208

**Description:** TMT PLANT **Type:** COMMERCIAL **Living Area:** 0 sqft **Value:** \$320,720

Type	Description	Class CD	Year Built	SQFT
TMT-PLNT	TMT PLNT	MANB	0	0

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	2.16	94,215.92	0.00	0.00	\$4,420	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$361,970	\$4,420	\$0	\$366,390	\$0	\$366,390
2024	\$361,970	\$4,420	\$0	\$366,390	\$0	\$366,390
2023	\$361,970	\$4,420	\$0	\$366,390	\$0	\$366,390
2022	\$361,970	\$4,420	\$0	\$366,390	\$0	\$366,390
2021	\$361,970	\$4,420	\$0	\$366,390	\$0	\$366,390
2020	\$379,460	\$4,420	\$0	\$383,880	\$0	\$383,880
2019	\$278,270	\$4,420	\$0	\$282,690	\$0	\$282,690
2018	\$278,270	\$4,420	\$0	\$282,690	\$0	\$282,690
2017	\$278,270	\$2,420	\$0	\$280,690	\$0	\$280,690
2016	\$254,514	\$2,420	\$0	\$256,934	\$0	\$256,934

# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	196267	<b>Geographic ID:</b> 2775-0014-3005-000
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>		
<b>Map ID:</b>	284-C	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 150 J D MOORE SUR LOTS 5 THRU 9 BLK 30 DIV N COOK & STEWART SUB	
<b>Abstract/Subdivision:</b>	S2775	
<b>Neighborhood:</b>	(2775.4) COOK & STEWART	
<b>Owner</b>		
<b>Owner ID:</b>	125745	
<b>Name:</b>	CITY-LA MARQUE	
<b>Agent:</b>		
<b>Mailing Address:</b>	1111 BAYOU RD LA MARQUE, TX 77568-4160	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	EX-XV - 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>	\$86,360 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$86,360 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$86,360 (=)
<b>HS Cap Loss:</b>	\$0 (-)

<b>Circuit Breaker:</b> ⓘ	\$68,720 (-)
<b>Assessed Value:</b>	\$17,640
<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:** CITY-LA MARQUE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$86,360	\$0	\$0.00	
D02	DRAINAGE #2	0.044140	\$86,360	\$0	\$0.00	
GGA	GALVESTON COUNTY	0.333460	\$86,360	\$0	\$0.00	
J05	MAINLAND COLLEGE	0.267100	\$86,360	\$0	\$0.00	
RFL	CO ROAD & FLOOD	0.000040	\$86,360	\$0	\$0.00	
S18	TEXAS CITY ISD	1.100500	\$86,360	\$0	\$0.00	

**Total Tax Rate:** 2.143741

**Current Estimated Taxes:** \$0.00

**Estimated Taxes Without Exemptions or Limitations:** \$1,851.34

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**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CL	CL	0.70	30,623.00	0.00	0.00	\$86,360	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$86,360	\$0	\$86,360	\$0	\$17,640
2024	\$0	\$86,360	\$0	\$86,360	\$0	\$14,700
2023	\$0	\$12,250	\$0	\$12,250	\$0	\$12,250
2022	\$0	\$12,250	\$0	\$12,250	\$0	\$12,250
2021	\$0	\$12,250	\$0	\$12,250	\$0	\$12,250
2020	\$0	\$12,250	\$0	\$12,250	\$0	\$12,250
2019	\$0	\$12,250	\$0	\$12,250	\$0	\$12,250
2018	\$0	\$12,250	\$0	\$12,250	\$0	\$12,250
2017	\$0	\$12,250	\$0	\$12,250	\$0	\$12,250
2016	\$0	\$12,250	\$0	\$12,250	\$0	\$12,250

# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	194729	<b>Geographic ID:</b> 1000-0000-0000-001
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>		
<b>Map ID:</b>	284-D	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 150 J D MOORE SUR PARK (0-1) A & F SUB	
<b>Abstract/Subdivision:</b>	S1000	
<b>Neighborhood:</b>	(1000) A & F SD	
<b>Owner</b>		
<b>Owner ID:</b>	125745	
<b>Name:</b>	CITY-LA MARQUE	
<b>Agent:</b>		
<b>Mailing Address:</b>	1111 BAYOU RD LA MARQUE, TX 77568-4160	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	EX-XV - 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>	\$2,010 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$2,010 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$2,010 (=)
<b>HS Cap Loss:</b>	\$0 (-)

<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$2,010
<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:** CITY-LA MARQUE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$2,010	\$0	\$0.00	
D02	DRAINAGE #2	0.044140	\$2,010	\$0	\$0.00	
GGA	GALVESTON COUNTY	0.333460	\$2,010	\$0	\$0.00	
J05	MAINLAND COLLEGE	0.267100	\$2,010	\$0	\$0.00	
RFL	CO ROAD & FLOOD	0.000040	\$2,010	\$0	\$0.00	
S18	TEXAS CITY ISD	1.100500	\$2,010	\$0	\$0.00	

**Total Tax Rate:** 2.143741

**Current Estimated Taxes:** \$0.00

**Estimated Taxes Without Exemptions or Limitations:** \$43.09

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**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.68	29,700.00	0.00	0.00	\$2,010	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2024	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2023	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2022	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2021	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2020	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2019	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2018	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2017	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010
2016	\$0	\$2,010	\$0	\$2,010	\$0	\$2,010

# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	197811	<b>Geographic ID:</b> 3985-0036-0005-000
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>		
<b>Map ID:</b>	284-D	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 150 J D MOORE SUR LOTS 5 THRU 10 & W 1/2 OF LOTS 4 & 11 BLK 36 HIGHLAND PARK & ANNEX	
<b>Abstract/Subdivision:</b>	S3985	
<b>Neighborhood:</b>	(3985) HIGHLAND PARK	
<b>Owner</b>		
<b>Owner ID:</b>	520990	
<b>Name:</b>	LA MARQUE ECONOMIC DEVEL CORP	
<b>Agent:</b>		
<b>Mailing Address:</b>	1111 BAYOU RD LA MARQUE, TX 77568	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	EX-XV - 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>	\$2,040 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$2,040 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$2,040 (=)

<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$2,040
<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:** LA MARQUE ECONOMIC DEVEL CORP %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$2,040	\$0	\$0.00	
D02	DRAINAGE #2	0.044140	\$2,040	\$0	\$0.00	
GGA	GALVESTON COUNTY	0.333460	\$2,040	\$0	\$0.00	
J05	MAINLAND COLLEGE	0.267100	\$2,040	\$0	\$0.00	
RFL	CO ROAD & FLOOD	0.000040	\$2,040	\$0	\$0.00	
S18	TEXAS CITY ISD	1.100500	\$2,040	\$0	\$0.00	

**Total Tax Rate:** 2.143741

**Current Estimated Taxes:** \$0.00

**Estimated Taxes Without Exemptions or Limitations:** \$43.73

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**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.96	42,000.00			\$2,040	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2024	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2023	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2022	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2021	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2020	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2019	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2018	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2017	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040
2016	\$0	\$2,040	\$0	\$2,040	\$0	\$2,040

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/6/2017	SWD	SPECIAL WARRANTY DEED	HSC PIPELINE PARTNERSHIP LLC	LA MARQUE ECONOMIC DEVEL CORP	2017061308	2017061308	2017061308
9/8/2016	SWD	SPECIAL WARRANTY DEED	CAMPBELL BEVERLY J	HSC PIPELINE PARTNERSHIP LLC		2016054896	2016054896
9/4/2009	PW	PROBATED WILL	REDMAN WM J & JOYCE	CAMPBELL BEVERLY J		2009051549	2009051549

# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	196257	<b>Geographic ID:</b> 2775-0014-2205-000
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	323 POPLAR LA MARQUE, TX 77568	
<b>Map ID:</b>	284-D	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 150 J D MOORE SUR LOTS 5,10 & W PT OF LOTS 4 & 11 & E PT OF LOTS 6 & 9 BLK 22 DIV N COOK & STEWART SUB	
<b>Abstract/Subdivision:</b>	S2775	
<b>Neighborhood:</b>	(2775.4) COOK & STEWART	
<b>Owner</b>		
<b>Owner ID:</b>	122739	
<b>Name:</b>	TEXAS CITY TERMINAL RAILWAY CO	
<b>Agent:</b>		
<b>Mailing Address:</b>	ATTN PROPERTY TAX DEPT 2425 HIGHWAY 146 N TEXAS CITY, TX 77590-8811	
<b>% Ownership:</b>	100.0%	
<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>	\$87,740 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$87,740 (=)
<b>Agricultural Value Loss:?</b>	\$0 (-)
<b>Appraised Value:?</b>	\$87,740 (=)

<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$87,740
<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:** TEXAS CITY TERMINAL RAILWAY CO %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$87,740	\$87,740	\$349.64	
D02	DRAINAGE #2	0.044140	\$87,740	\$87,740	\$38.73	
GGA	GALVESTON COUNTY	0.333460	\$87,740	\$87,740	\$292.58	
J05	MAINLAND COLLEGE	0.267100	\$87,740	\$87,740	\$234.35	
RFL	CO ROAD & FLOOD	0.000040	\$87,740	\$87,740	\$0.04	
S18	TEXAS CITY ISD	1.100500	\$87,740	\$87,740	\$965.58	

**Total Tax Rate:** 2.143741

**Current Estimated Taxes:** \$1,880.92

**Estimated Taxes Without Exemptions or Limitations:** \$1,880.92

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**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RL	0.58	25,431.00	0.00	0.00	\$87,740	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$87,740	\$0	\$87,740	\$0	\$87,740
2024	\$0	\$87,740	\$0	\$87,740	\$0	\$87,740
2023	\$0	\$10,170	\$0	\$10,170	\$0	\$10,170
2022	\$0	\$10,170	\$0	\$10,170	\$0	\$10,170
2021	\$0	\$10,170	\$0	\$10,170	\$0	\$10,170
2020	\$0	\$10,170	\$0	\$10,170	\$0	\$10,170
2019	\$0	\$10,170	\$0	\$10,170	\$0	\$10,170
2018	\$0	\$10,170	\$0	\$10,170	\$0	\$10,170
2017	\$0	\$10,170	\$0	\$10,170	\$0	\$10,170
2016	\$0	\$10,170	\$0	\$10,170	\$0	\$10,170

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/12/2023	WD	WARRANTY DEED	YOUNG WILBERT JOSEPH JR & DOROTHY SHEPHERD	TEXAS CITY TERMINAL RAILWAY CO	2023049252	2023049252	2023049252
6/8/2021	WV	WARRANTY DEED	NEXTLOTS NOW LLC	YOUNG WILBERT JOSEPH JR & DOROTHY SHEPHERD	2021045562	2021045562	2021045562
6/21/2017	TD	TRUSTEE'S DEED	COUNTY-GALVESTON TR	NEXTLOTS NOW LLC	2017037460	2017037460	2017037460

# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	196306	<b>Geographic ID:</b> 2775-0015-0701-000
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	1219 WALNUT ST LA MARQUE, TX 77568	
<b>Map ID:</b>	284-C	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 150 J D MOORE SUR PT OF DIVS N,O,P,W, X & ABND STREETS (701-1) COOK & STEWART SUB & VARIOUS ADJ BLKS HIGHLAND PARK SUB & ANNEX	
<b>Abstract/Subdivision:</b>	S2775	
<b>Neighborhood:</b>	(INDSTG-S18) INDUSTRIAL STORAGE	
<b>Owner</b>		
<b>Owner ID:</b>	602143	
<b>Name:</b>	TEXAS CITY TERMINAL RAILWAY CO	
<b>Agent:</b>	OCONNOR & ASSOCIATES	
<b>Mailing Address:</b>	2425 HIGHWAY 146 N TEXAS CITY, TX 77590-8811	
<b>% Ownership:</b>	100.0%	
<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>	\$675,390 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$3,238,080 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$3,913,470 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value: ⓘ</b>	\$3,913,470 (=)
<b>HS Cap Loss: ⓘ</b>	\$0 (-)

<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$3,913,470
<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:** TEXAS CITY TERMINAL RAILWAY CO %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$3,913,470	\$3,913,470	\$15,595.22	
D02	DRAINAGE #2	0.044140	\$3,913,470	\$3,913,470	\$1,727.41	
GGA	GALVESTON COUNTY	0.333460	\$3,913,470	\$3,913,470	\$13,049.86	
J05	MAINLAND COLLEGE	0.267100	\$3,913,470	\$3,913,470	\$10,452.88	
RFL	CO ROAD & FLOOD	0.000040	\$3,913,470	\$3,913,470	\$1.57	
S18	TEXAS CITY ISD	1.100500	\$3,913,470	\$3,913,470	\$43,067.74	

**Total Tax Rate:** 2.143741

**Current Estimated Taxes:** \$83,894.68

**Estimated Taxes Without Exemptions or Limitations:** \$83,894.68

## Property Improvement - Building

**Description:** GARAGE **Type:** COMMERCIAL **Living Area:** 12000.0 sqft **Value:** \$653,400

Type	Description	Class CD	Year Built	SQFT
GA	GARAGE	CCCF	1980	1000
MA	MAIN AREA	ISTGD	1983	12000

**Description:** NEW PRO SHOP **Type:** COMMERCIAL **Living Area:** 3900.0 sqft **Value:** \$228,810

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CCCL	2004	3900
OP	OPEN PORCH	CCCA	2004	80
OP	OPEN PORCH	CCCA	2004	650

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CO	CO	380.95	16,594,203.78	0.00	0.00	\$3,238,080	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$675,390	\$3,238,080	\$0	\$3,913,470	\$0	\$3,913,470
2024	\$675,390	\$3,238,080	\$0	\$3,913,470	\$0	\$3,913,470
2023	\$561,920	\$3,238,080	\$0	\$3,800,000	\$0	\$3,800,000
2022	\$511,920	\$3,238,080	\$0	\$3,750,000	\$0	\$3,750,000
2021	\$432,160	\$3,317,840	\$0	\$3,750,000	\$0	\$3,750,000
2020	\$159,020	\$3,317,840	\$0	\$3,476,860	\$0	\$3,476,860
2019	\$116,610	\$3,317,840	\$0	\$3,434,450	\$0	\$3,434,450
2018	\$116,610	\$3,317,840	\$0	\$3,434,450	\$0	\$3,434,450
2017	\$116,610	\$3,317,840	\$0	\$3,434,450	\$0	\$3,434,450
2016	\$116,610	\$3,317,840	\$0	\$3,434,450	\$0	\$3,434,450

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/29/2016	DD	DEED	GREIG ROBERT	TEXAS CITY TERMINAL RAILWAY CO		2016005324	2016005324
5/4/2010	TD	TRUSTEE'S DEED	LOA HOLDINGS LLC	GREIG ROBERT		2010020792	2010020792
8/14/2009	WV	WARRANTY DEED	GREIG ROBERT	LOA HOLDINGS LLC		2009045894	2009045894

# Galveston CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	196502	<b>Geographic ID:</b> 2775-0024-0800-001
<b>Type:</b>	R	
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>		
<b>Map ID:</b>	307-B	<b>Mapsco:</b>
<b>Legal Description:</b>	ABST 150 J D MOORE SUR PT OF BLKS 8 & 10 (800-1) DIV X COOK & STEWART SUB	
<b>Abstract/Subdivision:</b>	S2775	
<b>Neighborhood:</b>	(2775) COOK & STEWART	
<b>Owner</b>		
<b>Owner ID:</b>	159593	
<b>Name:</b>	TEXAS CITY TERMINAL RAILWAY CO	
<b>Agent:</b>		
<b>Mailing Address:</b>	ATTN PROPERTY TAX DEPT 2425 HIGHWAY 146 N TEXAS CITY, TX 77590	
<b>% Ownership:</b>	100.0%	
<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>	\$186,520 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$186,520 (=)
<b>Agricultural Value Loss:?</b>	\$0 (-)
<b>Appraised Value:?</b>	\$186,520 (=)

<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$186,520
<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:** TEXAS CITY TERMINAL RAILWAY CO %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.398501	\$186,520	\$186,520	\$743.28	
D02	DRAINAGE #2	0.044140	\$186,520	\$186,520	\$82.33	
GGA	GALVESTON COUNTY	0.333460	\$186,520	\$186,520	\$621.97	
J05	MAINLAND COLLEGE	0.267100	\$186,520	\$186,520	\$498.19	
RFL	CO ROAD & FLOOD	0.000040	\$186,520	\$186,520	\$0.07	
S18	TEXAS CITY ISD	1.100500	\$186,520	\$186,520	\$2,052.65	

**Total Tax Rate:** 2.143741

**Current Estimated Taxes:** \$3,998.49

**Estimated Taxes Without Exemptions or Limitations:** \$3,998.49

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**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UN	UN	5.42	236,095.20			\$186,520	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$186,520	\$0	\$186,520	\$0	\$186,520
2024	\$0	\$186,520	\$0	\$186,520	\$0	\$186,520
2023	\$0	\$810	\$0	\$810	\$0	\$810
2022	\$0	\$810	\$0	\$810	\$0	\$810
2021	\$0	\$810	\$0	\$810	\$0	\$810
2020	\$0	\$810	\$0	\$810	\$0	\$810
2019	\$0	\$810	\$0	\$810	\$0	\$810
2018	\$0	\$810	\$0	\$810	\$0	\$810
2017	\$0	\$810	\$0	\$810	\$0	\$810
2016	\$0	\$810	\$0	\$810	\$0	\$810

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/7/2024	WD	WARRANTY DEED	BAILEY ALLAN A JR	TEXAS CITY TERMINAL RAILWAY CO	2023010496	2023010496	2023010496
2/17/2000	SWD	SPECIAL WARRANTY DEED	BAILEY ALLAN A JR	MARINA BAY DEVELOPMENT CORP		2000009693	2000009693
1/17/1990	CONV	CONVERSION	BAILEY ALLAN	BAILEY ALLAN A JR		006-80-0746	006-80-0746

The Report is issued with the express understanding, evidenced by your acceptance of it, that Stewart Title Company does not give or express any opinion as to the validity or effect of any instruments listed, and this letter is not a guaranty nor warranty of title.

THIS REPORT IS NOT A COMMITMENT FOR TITLE INSURANCE OR A POLICY OF TITLE INSURANCE AND DOES NOT PROVIDE ANY TITLE INSURANCE.

Liability hereunder is limited to \$5,000.00. This report is furnished solely as an accommodation to the party requesting same and you may not rely on it as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever to any person or entity for the accuracy of this report nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS Stewart Title Company ARISING OUT OF ANY NEGLIGENCE BY Stewart Title Company (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy. We have not made any examination as to property taxes, tax suits, special assessments or conflicts.

## TITLE REPORT

**FILE NO.:** 2714723  
**EFFECTIVE DATE:** September 1, 2025 @ 8:00 A.M.  
**EXAMINER:**  
**APPLICANT:** No Buyer Report Only

Examination from: Records of Stewart Title Company

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

### OWNER OF RECORD APPEARS TO BE:

Texas City Terminal Railway Company

### CORRECT DESCRIPTION OF THE PROPERTY:

TRACT 1

### METES AND BOUNDS DESCRIPTION

BEING a 352.288 acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being partially out of Divisions M, N, O, P, W, and X COOK AND STEWART SUBDIVISION, MAP OF HIGHLAND, a subdivision in Galveston County Texas according to the map or plat thereof recorded in [Volume 81 Page 526](#) of the Galveston County Deed Records, and partially out of HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in [Volume 7 Page 54](#) of the Galveston County Map Records, said 376.327 acre parcel being more fully described by metes and bounds as follows;

BEGINNING at a ½ inch iron rod found marking the northwest corner of Lot 9 and the southwest corner of Lot 8 of Division "P" of said COOK AND STEWART SUBDIVISION, located on the east right of way line of Bayou Road (60' right of way), said Beginning Point located at Texas State Coordinate System NAD83, Texas South Central Zone N=13,699,149.29' E= 3,251,478.05';

THENCE North 87°16'31" East, with the said north line of Lot 9 Division P, at 2457.99 feet pass the west line of Palm Street (70.5' right of way) and continue for a total distance of 2528.49 feet to a point for corner in the east line of said Palm Street;

THENCE North 02°42'13" West, with the east line of said Palm Street, a distance of 305.03 feet to a point for corner on the south line of Walnut Street (80' right of way);

THENCE North 87°15'25" East, with the said south line of Walnut Street, a distance of 2369.97 feet to a point in the southwest line of a Centerpoint Energy Fee Strip (100' right of way);

THENCE South 42°26'05" East, with said Centerpoint Energy Fee Strip, a distance of 780.84 feet to a point for corner in the west line of 6th Avenue (70.5' right of way);

THENCE South 03°03'38" East, with said west line of 6th Avenue, a distance of 576.51 feet to a point in the westerly extension of the south line of a 20' wide alleyway in Block 29 of said HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION;

THENCE North 87°15'24" East, with the extension and with the south line of said 20' wide alleyway, a distance of 475.28 feet to a point for corner in the said southwest line of the Centerpoint Energy Fee Strip;

THENCE South 42°26'05" East, with said southwest line of the Centerpoint Energy Fee Strip, a distance of 3669.16 feet to a point in the northwest line of the Texas City Terminal Railway 100' wide right of way;

THENCE South 49°49'54" West, with said northwest line of Texas City Terminal Railway 100' right of way, a distance of 1460.74 to a point for corner in the northeast line of Interstate Highway No. 45 (right of way varies);

THENCE North 49°58'25" West, with said northeast line of Interstate Highway No. 45, a distance of 858.51 feet to the beginning of a curve to the left;

THENCE, along said northeast line of Interstate Highway No. 45, being a tangent curve to the left with a radius of 2291.86 feet, the chord of which bears North 57°41'25" West for a distance of 615.52 feet, along the arc of said curve for a distance of 617.38 feet to a point of tangency;

THENCE North 65°24'25" West, with said northeast line of Interstate Highway No. 45, a distance of 28.26 feet to a point for corner;

THENCE North 62°57'16" West, with said northeast line of Interstate Highway No. 45, a distance of 439.16 feet to a point for corner;

THENCE North 65°23'53" West, with said northeast line of Interstate Highway No. 45, a distance of 525.95 feet to a point for corner;

THENCE North 02°44'39" West, with said northeast line of Interstate Highway No. 45, a distance of 109.53 feet to a point for corner;

THENCE South 87°12'30" West, with said northeast line of Interstate Highway No. 45, a distance of 211.77 feet to a point for corner;

THENCE North 65°23'46" West, with said northeast line of Interstate Highway No. 45, a distance of 547.50 feet to a point for corner;

THENCE North 24°36'12" East, departing said northeast line of Interstate Highway No. 45, a distance of 60.68 feet to a point for corner;

THENCE South 65°23'48" East a distance of 80.00 feet to a point for corner in the northwest line of a pipeline corridor;

THENCE North 58°10'39" East, along said pipeline corridor, a distance of 267.40 feet to a point for corner;

THENCE North 65°25'47" West, at 3888.64 feet passing the northeast corner of CARNES COMMERCIAL SUBDIVISION as per the map or plat thereof recorded at Galveston County Clerk's File No. 2017076191 and continuing for a total distance of 5273.49 feet to a point for corner in the said east line of Bayou Road (60' right of way);

THENCE North 02°52'05" West, with the said east line of Bayou Road, a distance of 247.20 feet to the PLACE OF BEGINNING CONTAINING: 352.288 acres, (15,345,645 square feet) of land, more or less.

BASIS OF BEARING: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

LESS, SAVE and EXCEPT THEREFROM the following-described four (4) tracts:

- a) Lots 7 and 7-1/2, in Block 46 of HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records;
- b) Lots 9, in Block 46 of HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records;
- c) Lot 13, in Block 46 of HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records; and
- d) Lots 10 and 11, in Block 22 of HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records.

## TRACT 2

### METES AND BOUNDS DESCRIPTION

BEING a 60.865 acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being partially out of Divisions M, N, and X COOK AND STEWART SUBDIVISION, MAP OF HIGHLAND, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and partially out of HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 7 Page 54 of the Galveston County Map Records, said 60.865 acre parcel being more fully described by metes and bounds as follows;

BEGINNING at the intersection of the northwest line of the Texas City Terminal Railway (100' right of way) with the northeast line of the CenterPoint Energy Company 100' fee strip, said Beginning Point located at Texas State Coordinate System NAD83, Texas South Central Zone N: 13,695,914.78 E= 3,259,940.97;

THENCE North 42°26'05" West, with the said northeast line of the CenterPoint Energy Company 100' feet strip, a distance of 4223.13 feet to a point for corner in the south line of Poplar Street (70.5' right of way);

THENCE North 87°17'27" East, with the said south line of Poplar Street, a distance of 640.27 feet to a point for corner in the west line of 4th Ave. (80' right of way);

THENCE South 02°42'33" East, with the said west line of 4th Ave. a distance of 344.80 feet to a point in north line of Block 27 of said HIGHLAND PARK AND HIGHLAND PARK ANNEX SUBDIVISION;

THENCE North 87°17'26" East, with said north line of Block 27, a distance of 454.71 feet to a point for corner in the west line of that certain tract as described in conveyance to Linda Cox recorded at Galveston County Clerk's File No. 9228869;

THENCE South 02°44'37" East, with said west line of the Linda Cox tract, a distance of 305.00 feet to the south line of Lanham Avenue (80' right of way);

THENCE North 87°17'26" East, along the said south line of Lanham Ave., a distance of 350.00 feet to the west line of 3rd Street (70.5' right of way)

THENCE South 02°44'36" East, with the said west line of 3rd Street, a distance of 343.00 feet to the south line of Sayers Avenue (80' right of way);

THENCE North 87°15'24" East, with the said south line of Sayers Ave., a distance of 491.00 feet to the east line of 2nd Ave. (70.5' right of way);

THENCE North 02°44'36" West, with the said east line of Sayers Ave., a distance of 342.71 feet to the said south line of Lanham Avenue.

THENCE North 87°17'26" East, with the said south line of Lanham Avenue, a distance of 172.91 feet to southwest line of State Highway No. 3 (right of way width varies);

THENCE South 41°07'17" East, with said southwest line of State Highway No. 3, a distance of 422.50 feet to a point for corner;

THENCE South 02°44'36" East, with said southwest line of State Highway No. 3, a distance of 53.25 feet to a point for corner;

THENCE North 87°15'24" East, with said southwest line of State Highway No. 3, a distance of 42.17 to a point for corner;

THENCE South 41°07'17" East, with said southwest line of State Highway No. 3, a distance of 133.46 feet to a point for corner in the west line of 1st Ave. (66' right of way) as shown on the A & F SUBDIVISION OF HIGHLAND map or plat thereof recorded at Volume 11 Page 8 of the Galveston County Map Records;

THENCE South 02°44'36" East, with the said west line of 1st Ave., a distance of 1619.36 feet to a point for corner in the south line of Sycamore Street (80' right of way);

THENCE North 87°15'25" East, with the said south line of Sycamore Street, a distance of 842.18 feet to a point for corner in said northwest line of the Texas City Terminal Railway (100' right of way);

THENCE South 49°51'20" West, with said northwest line of Texas City Terminal Railway, a distance of 807.00 feet to the PLACE OF BEGINNING of the tract herein described;

CONTAINING: 60.865 acres, (2,651,300 square feet) of land, more or less.

BASIS OF BEARING: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

LESS, SAVE and EXCEPT THEREFROM the following-described tract:

Lots 5 thru 9, in Block 30, in Division N, COOK AND STEWART SUBDIVISION, MAP OF HIGHLAND, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

**SUBJECT TO:**

**RESTRICTIONS, EASEMENTS AND OTHER EXCEPTIONS:**

Easement, Right of Way and/or Agreement by and between Texas City Terminal Railway Company, a Texas corporation, d/b/a the Port of Texas City, and Gulf Coast Water Authority, by instrument dated December 15, 2022, to be effective March 21, 2023, filed March 24, 2023, recorded in/under County Clerk's File No. [2023013239](#), Official Public Records, Galveston County, Texas.

Right of way easement, together with the terms, conditions, and stipulations thereof, from the Texas City National Bank to Defense Plant Corporation, dated March 9, 1943, as set forth and described by instrument recorded in [Volume 665, Pages 183 and 184](#) of the Official Public Records of Real Property of Galveston County, Texas. Said easement having been conveyed/transferred to the Dow Chemical Company by instrument dated September 30, 1947, as recorded in/under [Volume 811, Page 131](#) of the Official Public Records of Real Property of Galveston County, Texas. Subsequently, said easement having been conveyed again to Dow Hydrocarbons and Resources, Inc., by instrument dated March 28, 1994, as recorded in/under Clerk's File No. [9416731](#) of the Official Public Records of Real Property of Galveston County, Texas.

A right of way easement for electric transmission and distribution lines, and all necessary or desirable appurtenances, from the Texas City National Bank to Houston Lighting & Power Company, dated August 4, 1933, as recited in instrument dated July 10, 1957, recorded in/under [Volume 1315, Page 436](#) of the Official Public Records of Real Property of Galveston County, Texas.

A right of way easement for electric transmission and distribution lines, and all necessary or desirable appurtenances, from the Texas City National Bank to Houston Lighting & Power Company, dated November 16, 1935, as recited in instrument dated July 10, 1957, recorded in/under [Volume 1315, Page 436](#) of the Official Public Records of Real Property of Galveston County, Texas.

A right of way easement for electric transmission and distribution lines, and all necessary or desirable appurtenances, from the Texas City National Bank to Houston Lighting & Power Company, dated May 24, 1956, as recited in instrument dated July 10, 1957, recorded in/under [Volume 1315, Page 436](#) of the Official Public Records of Real Property of Galveston County, Texas.

Pipeline right of way easement in favor of Seadrift Pipeline Company, together with the terms, conditions, and stipulations thereof, as set forth and described by instrument dated September 23, 1960, recorded in/under [Volume 1421, Page 397](#) of the Official Public Records of Real Property of Galveston County, Texas.

Right of way pipeline easement in favor of Seadrift Pipeline Corporation from Robert O. Biering, et al, together with the terms, conditions, and stipulations thereof, as set forth by instrument dated January 11, 1961, as recorded in/under [Volume 1435, Page 144](#) of the Official Public Records of Real Property of Galveston County, Texas.

A Right-of-Way granted to Seadrift Pipeline Company as set forth in instrument recorded in/under [Volume 2609 Page 363 \(7522103\)](#) of the Official Public Records of Real Property of Galveston County, Texas.

Pipeline right of way easement in favor of Seadrift Pipeline Company, together with the terms, conditions, and stipulations thereof, as set forth and described by instrument dated October 13, 1975, recorded in/under [Volume 2617, Page 295](#) of the Official Public Records of Real Property of Galveston County, Texas.. Same being Ratified by Ratification Agreement dated May 26, 1976, as set forth by instrument recorded in/under [Volume 2688, Page 371](#), and refiled in/under [Volume 2727, Page 318](#) of the Official Public Records of Real Property of Galveston County, Texas.

Grant for right of way and pipeline easement in favor of Gulf Oil Corporation, together with all the terms, conditions, and stipulations thereof, as set forth and defined by instrument dated October 2, 1981, recorded in/under Clerk's File No. [8132290](#) of the Official Public Records of Real Property of Galveston County, Texas.

Grant for right of way and pipeline easement in favor of Gulf Oil Corporation, together with all the terms, conditions, and stipulations thereof, as set forth and defined by instrument dated October 2, 1981, recorded in/under Clerk's File No. [8132297](#) of the Official Public Records of Real Property of Galveston County, Texas.

Grant for right of way and pipeline easement in favor of Gulf Oil Corporation, together with all the terms, conditions, and stipulations thereof, as set forth and defined by instrument dated September 22, 1981, recorded in/under Clerk's File No. [8132298](#) of the Official Public Records of Real Property of Galveston County, Texas.

Perpetual Pipeline Right-of-Way Easement in favor of United States of America, as set forth and described by instrument dated June 12, 1986, recorded under Clerk's File No. [8622134](#) in the Official Public Records of Real Property of Galveston County, Texas.

Perpetual Pipeline Right-of-Way Easement in favor of United States of America, as set forth and described by instrument dated September 16, 1986, recorded under Clerk's File No. [8635352](#) in the Official Public Records of Real Property of Galveston County, Texas.

A perpetual easement and right of way for water pipeline easement being an 0.0714 acre tract out of Block 14 of the Highland Park & Highland Park Annex, in favor of Gulf Coast Water Authority from Gerald L. Smith, Clyde E. Smith, Jr., and Robert W. Smith, together with the terms, conditions, and stipulations thereof, as set forth and described by instrument dated September 29, 1999, recorded in/under Clerk's File No. [9950532](#) of the Official Public Records of Real Property of Galveston County, Texas.

A permanent right of way and perpetual easement 30 feet in width, together with the terms, conditions, and stipulations thereof, in favor of Lavaca Pipe Line Company from Clyde E. Smith, Jr., Robert W. Smith, and Gerald L. Smith, as set forth and described by instrument dated January 13, 2000, recorded in/under Clerk's File No. [2000005343](#) of the Official Public Records of Real Property of Galveston County, Texas.

Right-of-Way Agreement between La Marque Economic Development Corporation and Dow Hydrocarbons and Resources LLC as set forth in instrument recorded in/under Clerk's File No. [2013075703](#) of the Official Public Records of Real Property of Galveston County, Texas.

Pipeline Right-of-Way and Easement granted to Praxair, Inc., a Delaware corporation as set forth in instrument recorded in/under Clerk's File No. [2015050804](#) of the Official Public Records of Real Property of Galveston County, Texas.

Pipeline Right-of-Way and Easement granted to HSC Pipeline Partnership LLC, as set forth in instrument recorded in/under Clerk's File No. [2016077536](#) of the Official Public Records of Real Property of Galveston County, Texas.

A 1/16th of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same, whether expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under [Volume 1315, Page 436](#), in the Office of the County Clerk of Galveston County, Texas, reference to which instrument is here made for all purposes. Title to said interest not checked subsequent to the date of said instrument.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [2009068288](#) of the Official Public Records of Real Property of Galveston County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under [Volume 1291 Page 530](#) of the Official Public Records of Real Property of Galveston County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under [Volume 2133, Page 419 \(7013385\)](#) of the Official Public Records of Real Property of Galveston County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under [Volume 2159, Page 34 \(7101292\)](#) of the Official Public Records of Real Property of Galveston County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [2015077960](#) of the Official Public Records of Real Property of Galveston County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [2016037909](#) of the Official Public Records of Real Property of Galveston County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [2016010034](#) of the Official Public Records of Real Property of Galveston County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [2012053473](#) of the Official Public Records of Real Property of Galveston County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Oil, gas and mineral lease (if still in effect) recorded in/under [Volume 3007, Page 199](#) in the Official Public Records of Real Property in Galveston County, Texas, in favor of The Superior Oil Company, together with all rights of ingress and egress thereto. (Title to said lease not checked subsequent to its date of execution.)

All terms, conditions, and provisions of that certain Option to Purchase and Right of First Refusal by and between the Texas City Terminal Railway Company, and La Marque Economic Development Corporation, recorded January 04, 2017 in/under County Clerk's File No. [2017000465](#) of the Official Public Records of Galveston County, Texas.

All terms, conditions, and provisions of that certain Ordinance No. O-2017-005, providing for the vacating, abandonment, and closing of road and ally rights-of-way, recorded July 20, 2018 in/under County Clerk's File No. [2018043588](#) of the Official Public Records of Galveston County, Texas.

Pipeline right-of-way in favor of Pan American Gas Company as set forth in instrument recorded in [Volume 657, Page 4](#), in Volume 775, Page 342, and transferred to Products Pipeline Company by instrument of record in Volume 1081, Page 44, all in the Office of the County Clerk of Galveston County, Texas.

Right-of-way to the City of La Marque as set forth in instrument of record in [Volume 1389, Page 95](#), in the Office of the County Clerk of Galveston County, Texas.

Pipeline right-of-way in favor of Gulf Oil Corporation as set forth in instrument recorded under Clerk's File No. [8132301](#) in the Official Public Records of Real Property in Galveston County, Texas.

Right-of-way to Texas New Mexico Power Company as set forth in instrument recorded under Clerk's File No. [8712853](#) in the Official Public Records of Real Property in Galveston County, Texas.

Pipeline right-of-way in favor of Defense Plant Corporation, as set forth in instrument recorded in [Volume 661, Page 658](#), in the Office of the County Clerk of Galveston County, Texas; transferred to the Dow Chemical Company as set forth in instrument recorded in [Volume 811, Page 131](#), and amended in [Volume 1360, Page 455](#), in the Official Public Records of Real Property in Galveston County, Texas. (Exxon pipeline)

Pipeline right-of-way in favor of Gulf Oil Corporation, as set forth in instrument recorded under Clerk's File No. [8135178](#) in the Official Public Records of Real Property of Galveston County, Texas.

Pipeline right-of-way in favor of United States of America, as set forth in instrument recorded under Clerk's File No. [8628362](#) in the Official Public Records of Real Property of Galveston County, Texas.

Unlocated pipeline right-of-way easement in favor of Monsanto Chemical Company, as set forth in instruments recorded in [Volume 1457, Pages 340](#) and [342](#), both, in the Office of the County Clerk of Galveston County, Texas.

Unlocated pipeline right-of-way easement in favor of Seadrift Pipeline Corporation, as set forth in instruments recorded in [Volume 2661, Page 625](#), [Volume 2661, Page 634](#), [Volume 2661, Page 643](#), in the Official Public Records of Real Property in Galveston County, Texas.

Unlocated pipeline right-of-way easement in favor of Lavaca Pipe Line Company, as set forth in instruments recorded under Film Code Nos. 014-30-2451, 014-30-2454, 014-30-2457, 014-30-2460, 014-30-2462, 014-30-2466, 014-30-2470, 014-30-2474, 014-30-2477, 014-30-2480, 014-30-2483, 014-30-2486, 014-30-2489, 014-30-2492, 014-30-2495, 014-30-2498, 014-30-2501, 014-30-2504, 014-30-2507, 014-30-2510, 014-30-2513, 014-30-2516, 014-30-2519, 014-30-2522, 014-30-2525, 014-30-2528, 014-30-2531 and 015-70-1876, all in the Official Public Records of Real Property of Galveston County, Texas.

Pipeline right-of-way easement granted to Dow Hydrocarbons and Resources, LLC, as reflected by instrument dated July 18, 2011, and recorded in/under Clerk's File No. [2013048300](#) in the Official Public records of Real Property in the office of the County Clerk of Galveston County, Texas.

Right of way granted to Praxair, Inc., as set forth in instrument recorded in/under Clerk's File No. [2015058529](#) of the Official Public Records of Real Property of Galveston County, Texas.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same, whether expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in [Volume 833, Page 626](#), in the Office of the County Clerk of Galveston County, Texas, reference to which instrument is here made for all purposes. Title to said interest not checked subsequent to the date of said instrument.

A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom, as the same is set forth in instrument recorded in [Volume 489, Page 50](#), in the Office of the County Clerk of Galveston County, Texas. Title to said interest not checked subsequent to the date of said instrument.

Reservation of all oil, gas, coal, lignite, iron, uranium, thorium, molybdenum and other minerals by whatever method produced or extracted in and under and that may be produced from the herein described property; together with the right of ingress and egress over and across the surface of the herein described property at all times for the purposes of mining, drilling, exploring, operating and developing the herein described property for said oil, gas, coal, lignite, iron, uranium, thorium, molybdenum and other minerals herein reserved and removing the same therefrom as set forth in Deed dated April 27, 2007 from Stewart Title Guaranty Company to Robert Greig recorded in the Office of the County Clerk of Galveston County, Texas on April 27, 2007 under said County Clerk's File No. [2007027320](#).

Oil, gas and mineral lease (if still in effect) recorded in [Volume 590, Page 177](#), in the Office of the County Clerk of Galveston County, Texas, in favor of Maco Stewart, et al, together with all rights of ingress and egress incident thereto. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral leases (if still in effect) recorded in [Volume 755, Page 495](#) , [Volume 728, Page 410](#) and [Volume 727, Page 67](#); all in the Office of the County Clerk of Galveston County, Texas, in favor of Stewart Petroleum Company, together with all rights of ingress and egress incident thereto. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease (if still in effect) recorded in [Volume 668, Page 498](#), and [Volume 668 and 501](#), in the Office of the County Clerk of Galveston County, Texas, in favor of Stewarts, a partnership, together with all rights of ingress and egress incident thereto. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral leases (if still in effect) recorded under Film Code Nos. [007-47-1816](#), [007-47-1818](#), [007-47-1839](#), [007-47-1844](#), [007-47-1846](#), [007-47-1850](#), [007-47-1852](#), [007-47-1854](#), [007-47-1856](#), [007-47-1858](#), [007-47-1860](#), [007-47-1862](#), [007-47-1864](#), [007-47-1866](#), [007-47-1868](#), [007-47-1870](#), [007-47-1872](#), [007-47-1874](#), [007-47-1876](#), [007-47-1878](#), [007-47-1884](#), [007-47-1886](#), [007-47-1891](#), [007-51-1200](#), [007-51-1204](#) and [007-51-1206](#), all in the Official Public Records of Real Property in Galveston County, Texas, in favor of Roger A. Soape, Inc., together with all rights of ingress and egress thereto. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral leases (if still in effect) recorded under Film Code Nos. [007-47-1823](#), [007-47-1831](#), [007-47-1880](#) and [007-81-1816](#), all in the Official Public Records of Real Property in Galveston County, Texas, in favor of Sandefer Oil & Gas, Inc., together with all rights of ingress and egress thereto. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease (if still in effect) recorded under Film Code No. [011-91-1033](#) in the Official Public Records of Real Property in Galveston County, Texas, in favor of Cinco Land & Exploration, Inc., together with all rights of ingress and egress thereto. (Title to said lease not checked subsequent to its date of execution.)

Terms, conditions and stipulations of those certain Memorandum of Oil, gas and mineral leases (if still in effect) recorded under Film Code Nos. [012-15-1870](#), [012-15-1872](#) and [012-15-1874](#), all in the Official Public Records of Real Property in Galveston County, Texas, in favor of Aspect Resources Limited-Liability Company, together with all rights of ingress and egress thereto. (Title to said lease not checked subsequent to its date of execution.)

All of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same, whether expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under Clerk's File No. [2004059425](#) in the Official Public Records of Real Property of Galveston County, Texas, reference to which instrument is here made for all purposes. Title to said interest not checked subsequent to the date of said instrument.

All of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same, whether expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under Clerk's File No. [2004059426](#) in the Official Public Records of Real Property of Galveston County, Texas, reference to which instrument is here made for all purposes. Title to said interest not checked subsequent to the date of said instrument.

All of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same, whether expressed or implied, all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in Quit-Claim Deed executed by Lena L. Pelata, to H. F. Pelata, Dolly M. Stewart and Julie L. Doyle, by instrument recorded in [Volume 2543, Pages 783 and 784](#), in the Office of the County Clerk of Galveston County, Texas, reference to which instrument is here made for all purposes. Title to said interest not checked subsequent to the date of said instrument. [Property described only as "that certain tract in the Hitchcock Field, in Galveston County, Texas, which I may have by virtue of the Fred Thomas, et al, lease."]

A reservation of All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [2007039612](#) of the Real Property Records of Galveston County, Texas.

A reservation of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. [2008045280](#) of the Real Property Records of Galveston County, Texas.

Oil, gas and mineral lease (if still in effect) recorded in [Volume 829, Page 331](#), in the Office of the County Clerk of Galveston County, Texas, in favor of Stewart Petroleum Company, together with all rights of ingress and egress incident thereto. (Title to said lease not checked subsequent to its date of execution.) (Tract Four) Oil, gas and mineral lease (if still in effect) recorded in [Volume 829, Page 331](#), in the Office of the County Clerk of Galveston County, Texas, in favor of Stewart Petroleum Company, together with all rights of ingress and egress incident thereto. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease (if still in effect) recorded in [Volume 3049, Page 385](#), in the Office of the County Clerk of Galveston County, Texas, in favor of The Superior Oil Company, together with all rights of ingress and egress incident thereto. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease (if still in effect) recorded under Film Code No. [004-51-0408](#) and Clerk's File No. [8613931](#) in the Official Public Records of Real Property in Galveston County, Texas, in favor of Donald C. Slawson, together with all rights of ingress and egress thereto. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease (if still in effect) recorded under Film Code No. [005-44-0830](#) (Clerk's File No. 8733722 in the Official Public Records of Real Property in Galveston County, Texas, in favor of Cities Service Oil and Gas Corporation, together with all rights of ingress and egress thereto. (Title to said lease not checked subsequent to its date of execution.)

Rights of any party to cross the property for purposes of accessing the "Less, Save and Except" tracts shown in the descriptions of Tracts 1 and 2.

Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.

Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

Restrictions on access to the Subject Property by use of Interstate Highway 45, along that certain Access Denial Line, as set forth in Judgment rendered March 18, 2021 under Cause No. CV-0087782, a Certified Copy being filed of record April 06, 2021 in/under County Clerk's File No. [2021024279](#) of the Official Public Records of Galveston County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

#### **MINERALS AND/OR ROYALTIES:**

N/A

#### **LIENS:**

We find no outstanding liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.

#### **MISCELLANEOUS:**

FOR INFORMATION ONLY: The vesting on Schedule A is by virtue of General Warranty Deed recorded in/under County Clerk's File No. [2017003359](#), and Special Warranty Deed recorded in/under County Clerk's File No. [2016005324](#) of the Official Public Records of Galveston County, Texas.

In regards to Texas City Terminal Railway Company, the Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state

of its incorporation. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions.