



**CITY OF LA MARQUE  
PLANNING & ZONING COMMISSION  
SPECIAL AGENDA  
of  
November 19, 2025**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Special Meeting** on **November 19, 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
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

*Conduct Public Hearing to hear public input on:*

- 5.I. Requesting a recommendation to City Council for the rezone of 310 Hwy 3, La Marque Texas, 77568, also known as LOTS 1, 2, & 3 LA MARQUE BUSINESS ADDN, Parcel ID Number: 198327, from (C-1) General Commercial to (L-2) Light Industrial
- 5.II. Requesting a recommendation to City Council for the rezone of 306 Hwy 3, La Marque Texas, 77568, also known as LOTS 4 & 5 LA MARQUE BUSINESS ADDN, Parcel ID Number: 198328, from (C-1) General Commercial to (L-2) Light Industrial

5.III. Requesting a recommendation to City Council for the rezone of 714 Bayou Road, La Marque, Texas, 77568, also known as a portion of PT OF BLK 18 (1800-2) DIV E COOK & STEWART SUB, Parcel ID Number: 195695, from (C-2) Restricted Commercial to (R-1) Single Family Residential

6. NEW BUSINESS

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

6.I. Requesting a recommendation to City Council for the rezone of 310 Hwy 3, La Marque Texas, 77568, also known as LOTS 1, 2, & 3 LA MARQUE BUSINESS ADDN, Parcel ID Number: 198327, from (C-1) General Commercial to (L-2) Light Industrial

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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 November 3, 2025 at 5:00 p.m.

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Kasey Lott  
Deputy City Clerk

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Broward, ss:

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

**PUBLICATION DATES:**

Nov. 2, 2025

**NOTICE ID:** Et7TrUGSRAr1FfaiGzrW

**PUBLISHER ID:** 1361111

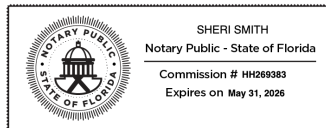
**NOTICE NAME:** PH - P&Z Special Meeting 11.19.2025

**Publication Fee:** \$292.49

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

*Ankit Sachdeva*

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
County of Broward

Subscribed in my presence and sworn to before me on this: 11/04/2025

*S. Smith*

\_\_\_\_\_  
Notary Public

Notarized remotely online using communication technology via Proof.

**Legal Notice**

**CITY OF LA MARQUE**

**PLANNING AND ZONING COMMISSION**

**SPECIAL MEETING / PUBLIC HEARING NOTICE**

Notice is hereby given that the City of La Marque Planning and Zoning Commission will hold a Special Meeting / Public Hearing on Wednesday, November 19, 2025, at 4:00 p.m. in the City Council Chambers, located at 1109-B Bayou Road, La Marque, Texas for the purpose of discussion and possible action on:

a. Requesting a recommendation to City Council for the rezone of 310 Hwy 3, La Marque Texas, 77568, also known as LOTS 1, 2, & 3 LA MARQUE BUSINESS ADDN, Parcel ID Number: 198327, from (C-1) General Commercial to (L-2) Light Industrial;

b. Requesting a recommendation to City Council for the rezone of 306 Hwy 3, La Marque Texas, 77568, also known as LOTS 4 & 5 LA MARQUE BUSINESS ADDN, Parcel ID Number: 198328, from (C-1) General Commercial to (L-2) Light Industrial; and

c. Requesting a recommendation to City Council for the rezone of 714 Bayou Road, La Marque, Texas, 77568, also known as a portion of PT OF BLK 18 (1800-2) DIV E COOK & STEWART SUB, Parcel ID Number: 195695, from (C-2) Restricted Commercial to (R-1) Single Family Residential.

For further information please contact the City Clerk's for the City of La Marque, Texas. Email: [cityclerk@cityoflamarque.org](mailto:cityclerk@cityoflamarque.org)

Published: November 2, 2025



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9219 Permits@CityofLaMarque.org

Rezone Application

Application Date: 9-9-25 Smart Gov Project #
Name of Agent: Chris Harrison Phone: 832-580-0477
Address: 8214 517 Fm. West City: Dickinson Zip Code: 77539
Name of Owner: Harsh Veer Phone: 832-366-4918
Address: 925 Texas Ave. City: La Marque Zip Code: 77568
Property Legal Description: Abst 150 JD Moore SUR Lots 1,2,3 Parcel ID #: 198327
Property Address: 310 Hwy 3 La Marque TX 77568
Plot of Area Attached: [ ] Yes [X] No Metes and Bounds Attached: [ ] Yes [X] No
Present Zoning: [ ] L1 [ ] L2 [X] C1 [ ] C2 [ ] C3 [ ] C4 [ ] R1 [ ] R2 [ ] R3 [ ] A [ ] MHP [ ] RCZ [ ] PD1 [ ] PUB
Reason for Zone Change: New property owner plans for warehouse businesses after renovation
Desired Outcome: Light Industrial L-2

APPLICATION CHECKLIST:

- [ ] DIGITAL SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
[ ] 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: Consuelo Garza Date: 9-9-2025

1130 1st Street, La Marque, Texas 77568



P: 409-938-9219 permits@cityoflamarque.org

# Agent Authorization

July 22, 2025

Please consider this letter as authorization that I, Harsh Veer, owner of said 310 HWY 3 LA MARQUE, TX 77568, ( ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS ADDN) property authorizes Chris Harrison to act as an agent for the purpose of an application for zoning change and permitting to the City of La Marque as well as all the supporting documentation, changes, and corrections for this request.

SIGNATURE:



DATE:

7/23/2025

Printed  
Name:

Harsh Veer

**COMMITMENT FOR TITLE INSURANCE T-7**  
**Issued By**  
**WFG NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE A**

Effective Date: 08/19/2025 at 08:00 AM

GF No.: TX-5200

Commitment No.2688920TX-A, issued 4th day of September, 2025

1. The policy or policies to be issued are:
  - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)  
(Not applicable for improved one-to-four family residential real estate)  
Policy Amount: \$  
PROPOSED INSURED:
  - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE  
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
Policy Amount: \$  
PROPOSED INSURED:
  - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)  
Policy Amount: \$  
PROPOSED INSURED:  
Proposed Borrower: Harsh Veer
  - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)  
Policy Amount: \$  
PROPOSED INSURED:  
Proposed Borrower:
  - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)  
Policy Amount: \$  
PROPOSED INSURED:  
Proposed Borrower:
  - f. OTHER  
Policy Amount: \$  
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is:  
fee simple
3. Record title to the land on the Effective Date appears to be vested in:  
Harsh & Zoe, Inc
4. Legal Description of Land:  
Lots One (1), Two (2), Three (3), of Lamarque Business Addition, an addition in Galveston County, Texas,  
according to the map or plat thereof recorded in Volume 238, Page 97 and transferred to Plat record 12, Map No.  
83, both of the Map Records of Galveston County, Texas.

Countersigned:

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Authorized Signatory  
Sheila Zabrycki, License #: 1885802  
Texas Tradition Title LLC, 2704907

**COMMITMENT FOR TITLE INSURANCE T-7  
ISSUED BY  
WFG NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

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

1. The following restrictive covenants of record itemized below: Those restrictive covenants recorded in Volume 238, Page 97, [Volume 12, Page 83](#) [Volume 696, Page 546](#) of the Real Property Records of County, Galveston Texas, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2025, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2025 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. Terms, conditions, easement, building setback lines and other matters as set out on Plat Map thereof recorded in Volume 238, Page 97 and transferred to Plat [Record 12, Map No. 83](#) , both of the Map Records of Galveston County, Texas.
- b. All liens, covenants, conditions, reservations, or other matters affecting title to the land herein described which are recognized or created in the Deed to the assured or other closing papers.
- c. Rights of parties in possession.
- d. Any claim that the insured lien is invalid because the loan amount includes funds advanced by the lender for closing costs.
- e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- f. 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.
- g. NOTE: Company reserves the right to add additional exceptions upon receipt and review of an acceptable land title survey.
- h. [Click Here for Your Schedule B Document Bundle](#)

**COMMITMENT FOR TITLE INSURANCE T-7  
ISSUED BY  
WFG NATIONAL TITLE INSURANCE COMPANY  
SCHEDULE C**

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

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
  - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
  - b. all standby fees, taxes, assessments and charges against the property have been paid,
  - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
  - d. there is legal right of access to and from the land,
  - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. INFORMATIONAL NOTE: Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
6. The Company requires the following evidence of authority for the Texas corporation which is a party to the subject transaction:
  - a. Current Certificate of Corporate Existence from the Secretary of State,
  - b. Current Certificate of Good Standing from the State Comptroller, and
  - c. Either: (1) a corporate resolution of the Board of Directors of the corporation authorizing the present transaction and naming those officers who will execute instruments on behalf of the corporation or (2) an Incumbency Certificate by the Secretary of the corporation.
7. The Order Application indicates that Harsh Veer is(are) the owner(s) of subject property, however, record title appears as shown on Schedule A. The Company requires determination of what interest, if any, Harsh Veer claims in the subject property and requires joinder in any conveyance, if appropriate.
8. If a Loan Policy of Title Insurance (T-2 or T-2R) is to be issued insuring a lien which secures an extension of credit made pursuant to Subsection (a)(7) of Section 50, Article XVI, Texas Constitution (reverse Mortgage), Company must attach the T-43 Texas Reverse Mortgage Endorsement to said policy in accordance with Procedural Rule P-45.
9. If a Loan Policy of Title Insurance (T-2 or T-2R) is to be issued insuring a lien which secures an extension of credit made pursuant to Subsection (a)(6) of Section 50, Article XVI, Texas Constitution (home equity lien), Company must attach the Equity Loan Mortgage Endorsement (T-42 Endorsement) to said policy in accordance with Procedural Rule P-44. Company may attach the Supplemental Coverage Equity Mortgage Loan Endorsement (T-

42.1 Endorsement) to said policy in accordance with Procedural Rule P-47. Pursuant to the above referenced Procedural Rules, Company reserves the right to delete any provision of the T-42 Endorsement and/or the T-42.1 Endorsement if required by the Procedural Rules, or if the Company determines the risk is not insurable. Rate Rule R-28 provides that a premium equal to 10% of the full Basic Premium Rate shall be charged for the T-42 Endorsement, and a premium equal to 15% of the full Basic Premium Rate shall be charged for the T-42.1 Endorsement, and the Company will require that:

The borrower(s) execute the Company's Home Equity Affidavit; The borrower(s) execute the lien in the office of the Company; The lien state, on the face of the document, that it extends credit in accordance with Subsection (a)(6), Section 50, Article XVI, Texas Constitution; If the borrower is married, both spouses execute the lien; No power of attorney be used in the creation of this lien except for a power of attorney from one spouse to another and Company must be satisfied that the power of attorney was executed at the Texas office of a lawyer, a lender or a title company. All documents provided to the Company be completely filled in (i.e. No blanks may appear in any document relating to this transaction, other than those which must be filled in at the time of closing and prior to the signature of the borrower(s) except for the acknowledgment); All of the land must be homestead property of the borrower. The proposed lien must be a first lien on the property, unless each prior lien is either a purchase money lien, a contractual mechanic's lien, an owelty lien, or a refinance of one of the above. Additionally, the Home Equity Lien may not be insured if a Home Equity Lien, or a lien with a Home Equity component, has been recorded within one year prior to the execution of this lien.

10. If a Loan Policy of Title Insurance (T-2 or T-2R) is to be issued insuring a lien which does not secure a home equity lien or reverse mortgage, the loan secured by the insured lien must represent funds advanced to refinance a prior existing lien or liens against the homestead described by any subsection under Subsections (a)(1)-(a)(5) of Section 50, Article XVI, Texas Constitution. Additionally, the amount of the loan secured by the insured lien must be limited to the present unpaid balance of the prior existing lien(s), interest accrued thereon, and reasonable costs necessary to refinance such lien(s) as approved by the underwriting guidelines of the Company.
11. If the proposed transaction is a conventional refinance of an existing home equity loan, Company makes the following additional requirements:
  - Sect. 50(f) A refinance of debt secured by the homestead, any portion of which is an extension of credit described by Subsection (a)(6) of this section, may not be secured by a valid lien against the homestead unless either:
    - (1) the refinance of the debt is an extension of credit described by Subsection (a)(6) or (a)(7) of this section; or
    - (2) all of the following conditions are met:
      - (A) the refinance is not closed before the first anniversary of the date the extension of credit was closed;Note: Company requires that the date the prior home equity deed of trust was filed of record is the closing date of the prior loan.
    - (B) the refinanced extension of credit does not include the advance of any additional funds other than:
      - (i) funds advanced to refinance a debt described by Subsections (a) (1) through (a)(7) of this section; or
      - (ii) actual costs and reserves required by the lender to refinance the debt;
    - (C) the refinance of the extension of credit is of a principal amount that when added to the aggregate total of the outstanding principal balances of all other indebtedness secured by valid encumbrances of record against the homestead does not exceed 80 percent of the fair market value of the homestead on the date the refinance of the extension of credit is made; and
    - (D) the lender provides the owner the following written notice on a separate document not later than the third business day after the date the owner submits the loan application to the lender and at least 12 days before the date the refinance of the extension of credit is closed: (text is contained at Sect. 50(f) of the Texas Constitution.)
    - (E) Owner(s) must submit an Affidavit to Company that lender has complied with the requirements above at (A) through (D).
12. The title insurance policy being issued to you contains an arbitration provision. It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000.00 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. If you are the purchaser or lender in the transaction and request deletion of the arbitration provision, please advise us so prior to closing by executing the Addendum to this Commitment and returning it to us, or inform us in your closing instructions.
13. Procedural Rule P-27, as provided for by Article 9.39 of the Texas Insurance Code, required that Good Funds be received and deposited before a Title Agent may disburse from its trust fund account.
14. Our office may require an Affidavit as to Debts and Liens to be executed at closing.

15. If any party desires an amendment to Item 2 of Schedule B to delete all but "shortages in area" (survey coverage), the Company requires an existing an real property survey and an affidavit verifying the existing survey. If the transaction involves Residential Real Property, the affidavit verifying the existing survey shall be the Form T-47 Residential Real Property Affidavit.
16. Rights of parties in possession shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser(s). If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be issued subject to the rights of parties in possession.
17. Company requires a legible copy of current drivers license or other positive proof of identification of the parties to the closing.
18. We find no pertinent matters against the names of the parties to this transaction other than those specifically shown in the Commitment above.
19. This instrument is issued to show title examination only. WFG Lender Services, LLC will not issue policy on this transaction and is providing title information only. WFG Lender Services, LLC has not made any requirements for the closing of this transaction or the issuance of any title policy. By acceptance of this title examination, you are agreeing to make your own determination to issue a commitment and make your own requirements therein including, but not limited to, your own review of the survey and exceptions thereto. This instrument cannot be used by any party other than the title company for whom it is prepared, for any benefit whatsoever, nor should it be relied upon by any other party for any use whatsoever.
20. Bankruptcy Search the name(s) of the vestee(s) herein revealed the following matter(s):  
NO MATTERS FOUND
21. A search of the name(s) of the vestee(s) herein on the Office of Foreign Assets Control (OFAC) site disclosed:  
NO MATTERS FOUND
22. The following note is for informational purposes only:  
The deed(s) affecting said land were recorded within the last 24 months of the date of the commitment:  
None of Record
23. [Click Here for Your Schedule C Document Bundle](#)

By: \_\_\_\_\_  
Authorized Signatory

# Tax Certificate

**Issue Date : 08/29/2025**

**Certificate Fee :**

Branch :  
 Closer :  
 GF # : tx-5200  
 Version : 1

Remit Certificate Fee To:

Buyer(s) : N/A  
 Address : 310 STATE HWY 3, LA MARQUE, TX, 77568

Owner(s) / Seller(s) : harsh veer  
 Account# : 453500000001000

<b>Total Taxes Summary for CAD Account(s): 198327</b>					
Collector	Tax Year	Base Tax	Base Due	Due By	Due By
				08/31/2025	09/30/2025
<b>GALVESTON COUNTY</b>					
GALVESTON COUNTY TAX COLLECTOR	2024	\$1,627.46	\$0.00	\$0.00	\$0.00
722 21st Street Galveston, TX 77550					
(281) 316-8719		Collector Total :	\$1,627.46	\$0.00	\$0.00
<b>TEXAS CITY ISD</b>					
TEXAS CITY ISD TAX COLLECTOR	2024	\$1,716.78	\$0.00	\$0.00	\$0.00
1700 9TH AVENUE NORTH TEXAS CITY, TX					
77590		Collector Total :	\$1,716.78	\$0.00	\$0.00
409-916-0153					
<b>Total Taxes :</b>		<b>\$3,344.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**IMPORTANT CERTIFICATE COMMENTS**

Texas taxes are usually billed for the calendar year on or around October 1st. Taxes are delinquent on February 1st. Additional penalties apply to current-year delinquencies on July 1st.

The property address and Mailing address do not match. Should the CAD determine this property does not qualify for the HMS exemption, the exemption may be removed and supplemental taxes may become due.

Removal of Circuit Breaker exemption due to the CAD determining non-qualification or owner Porting ("moving") exemption to another property may result in supplemental taxes becoming issued.

2024 Taxes are paid.

The mentioned 2025 values are proposed and are not certified yet.

Parcel 1 of 1	
Geographic ID	: 4535-0000-0001-000
Property ID	: 198327
Situs Address	: 310 STATE HWY 3, LA MARQUE, TX, 77568
Assessed Owner(s)	: harsh veer
Mailing Address(es)	: 925 TEXAS AVE LA MARQUE, TX 77568
Deed Reference	: 2020046860
Subdivision	: MOORE SUR LOTS
Acreage	: 0.37

Assessment Data		
	2024 Values	2025 Values
Land :	\$20,860	\$20,860
Improvement:	\$197,140	\$170,750
Agricultural:	\$0	\$0
Appraised :	\$218,000	\$191,610
10% Cap :	\$62,000	\$4,410
Assessed :	\$156,000	\$187,200
Est Taxes w/o:	\$3,344.24	\$4,107.62
Exemptions		
Exemptions:	Circuit Breaker	Circuit Breaker

Legal Description
ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS ADDN

Tax Bill Summary					
Collector	Tax Year	Base Tax	Base Due	Due By 08/31/2025	Due By 09/30/2025
GALVESTON COUNTY GALVESTON COUNTY TAX COLLECTOR 722 21st Street Galveston, TX 77550 (281) 316-8719	2024	\$1,627.46	\$0.00	\$0.00	\$0.00
	Collector Total :	\$1,627.46	\$0.00	\$0.00	\$0.00
TEXAS CITY ISD TEXAS CITY ISD TAX COLLECTOR 1700 9TH AVENUE NORTH TEXAS CITY, TX 77590 409-916-0153	2024	\$1,716.78	\$0.00	\$0.00	\$0.00
	Collector Total :	\$1,716.78	\$0.00	\$0.00	\$0.00
<b>Total Taxes :</b>		<b>\$3,344.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Taxing Jurisdictions - Total Tax Rate: 2.143741						
Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
GALVESTON COUNTY	Galveston Co	2024	0.33346000	\$520.20	2024	\$520.20
GALVESTON COUNTY	Road & Flood	2024	0.00004000	\$0.06	2024	\$0.06
GALVESTON COUNTY	City Of La Marque	2024	0.39850100	\$621.66	2024	\$621.66
GALVESTON COUNTY	Drain Dist #2	2024	0.04414000	\$68.86	2024	\$68.86
GALVESTON COUNTY	Coll Of The Mainland	2024	0.26710000	\$416.68	2024	\$416.68
TEXAS CITY ISD	Texas City Isd	2024	1.10050000	\$1,716.78	2024	\$1,716.78

Bond Information			
Name	Bonds Approved	Bonds Issued	Standby Fees
Galveston Co Drainage District #2	\$0	\$0	\$0

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Galveston County	20%	\$60,000	\$60,000	5K	7.5K	10K	12K
Galveston County Road and Flood	3000+20%	\$60,000	\$60,000	5K	7.5K	10K	12K
City of La Marque		\$20,000	\$10,000	5K	7.5K	10K	12K
Galveston County Drainage District 2		\$25,000	\$10,000	5K	7.5K	10K	12K
College of the Mainland	20%	\$24,000	\$24,000	5K	7.5K	10K	12K
Texas City ISD	25000+20%	\$20,900	\$10,000	5K	7.5K	10K	12K

**Tax Certificate Disclaimer:**

All applicable ad valorem taxes on the above referenced property have been checked and are found to have the status provided except: Status does not cover any changes made to the tax records of the agencies listed after the "Order completed" date hereof. Does not include and is not a certification of any mineral taxes, personal property taxes( including mobile homes ), or any other non-ad valorem taxes. In the event a parcel or tract of real property covered in a request had been previously re-subdivided, whereas previous tax account was assigned, and/or is to be split, creating a new tax account, and specific tax information is not readily available, The Property Tax Service shall only be required to, and claims limited to, furnish Appraisal and Tax Information for the parcel or tract as shown on the Current Records of the Appraisal and Taxing Authority. Proposed Values are strictly preliminary and may change. Proposed Values are obtained directly from the appraisal districts and are provided for informational purposes only. The Property Tax Services is not liable for any pro-ration shortage or overages based on these Proposed Values.

**HOA Certificate**

HOA Completed: 08/29/2025

Property Address :	310 STATE HWY 3
Owner Name :	harsh veer
Mailing Address :	925 TEXAS AVE LA MARQUE, TX 77568
Legal Description :	ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS ADDN
Tax Account Number :	45350000001000
Parcel ID :	198327
Acreage :	0.37
Subcode :	MOORE SUR LOTS

**General Management Company Notes :**

No Mandatory HOA found in our research for this property. Please verify with your listing agent about no mandatory HOA.

**HOA Certificate Disclaimer:**

HOA Assessments being reported are good for 30 days OR through the end of HOA Billing Cycle. Please Request an Update Prior to Closing.

Please Review All Comments and Statements furnished on this Certificate.

Research is conducted through various resources such as Deed Restrictions, online information, etc... however, Information Not Readily Available to us such as the Sales Contract HOA addendums may need to be forwarded to us for further review.

TAX CERTIFICATE



VERARENEE ROBINSON
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR
1700 9TH AVENUE NORTH
TEXAS CITY, TX 77590

Issued To:

HARSH & ZOE INC
925 TEXAS AVE
LA MARQUE, TX 77568

Legal Description

ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA
MARQUE BUSINESS ADDN

Parcel Address: 310 HWY 3

Legal Acres: .3684

Account Number: 4535-0000-0001-000

Print Date: 09/08/2025 12:40:08 PM

Certificate No: 250621039

Paid Date: 09/08/2025

Certificate Fee: \$10.00 CASH

Issue Date: 09/08/2025

Operator ID: ALEX

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:

NHS CAP LOSS

Certified Owner:

HARSH & ZOE INC
925 TEXAS AVE
LA MARQUE, TX 77568

Certified Tax Unit(s):

1 TEXAS CITY ISD

Table with 2 columns: Description and Amount. Rows include 2024 Value (218,000), 2024 Levy (\$1,716.78), 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).

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By: ALEX

VERARENEE ROBINSON
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR



TAX CERTIFICATE



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

Issued To:

HARSH VEER
1629 COUNTY ROAD 130 STE A
PEARLAND, TX 77581-8233

Legal Description

ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA
MARQUE BUSINESS ADDN

Fiduciary Number: 36696482

Parcel Address: 310 HWY 3

Legal Acres: .3684

Account Number: 198327

Print Date: 09/08/2025 04:19:06 PM

Certificate No: 250621095

Paid Date: 09/08/2025

Certificate Fee: \$10.00 CASH

Issue Date: 09/08/2025

Operator ID: NICOARA\_M

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

Exemptions:

NHS CAP LOSS

Certified Owner:

HARSH & ZOE INC
925 TEXAS AVE
LA MARQUE, TX 77568

Certified Tax Unit(s):

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

Table with 2 columns: Description and Amount. Rows include 2024 Value (\$218,000), 2024 Levy (\$1,627.46), 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).

Reference (GF) No: N/A

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

TAX CERTIFICATE



VERARENEE ROBINSON  
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR  
1700 9TH AVENUE NORTH  
TEXAS CITY, TX 77590

Issued To:

HARSH & ZOE INC  
925 TEXAS AVE  
LA MARQUE, TX 77568

Legal Description

ABST 150 J D MOORE SUR LOTS 4 & 5 LA  
MARQUE BUSINESS ADDN

Parcel Address: 306 HWY 3

Legal Acres: .2009

Account Number: 4535-0000-0004-000

Certificate No: 250621380

Certificate Fee: \$10.00 CASH

Print Date: 09/09/2025 12:08:27 PM

Paid Date: 09/09/2025

Issue Date: 09/09/2025

Operator ID: ALEX

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:

NHS CAP LOSS

Certified Owner:

HARSH & ZOE INC  
925 TEXAS AVE  
LA MARQUE, TX 77568

Certified Tax Unit(s):

1 TEXAS CITY ISD

2024 Value:	21,440
2024 Levy:	\$207.99
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By: ALEX

VERARENEE ROBINSON  
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR



TAX CERTIFICATE



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

Issued To:

HARSH VEER
1629 COUNTY ROAD 130 STE A
PEARLAND, TX 77581-8233

Legal Description

ABST 150 J D MOORE SUR LOTS 4 & 5 LA
MARQUE BUSINESS ADDN

Fiduciary Number: 36696482

Parcel Address: 306 HWY 3

Legal Acres: .2009

Account Number: 198328

Print Date: 09/08/2025 04:20:52 PM

Certificate No: 250621097

Paid Date: 09/08/2025

Certificate Fee: \$10.00 CASH

Issue Date: 09/08/2025

Operator ID: NICOARA\_M

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

Exemptions:

NHS CAP LOSS

Certified Owner:

HARSH & ZOE INC
925 TEXAS AVE
LA MARQUE, TX 77568

Certified Tax Unit(s):

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

Table with 2 columns: Description, Amount. Rows include 2024 Value (21,440), 2024 Levy (\$197.17), 2024 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), Total Amount Due (\$0.00).

Reference (GF) No: N/A

Issued By: Nicoara

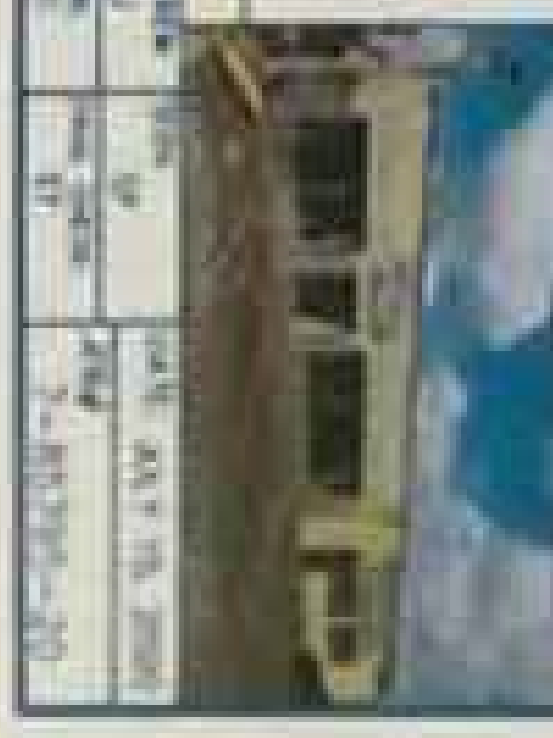
CHERYL E. JOHNSON, PCC, CTOP
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



**NICHOLAS RUSSELL**  
 SURVEYOR  
 STATE OF TEXAS  
 No. 11111



**Survey 1, Inc.**  
 Land Survey Company  
 13000 Katy Road, Suite 100  
 Houston, Texas 77060  
 Phone: (281) 893-3734  
 Fax: (281) 893-3734  
 Email: info@survey1.com

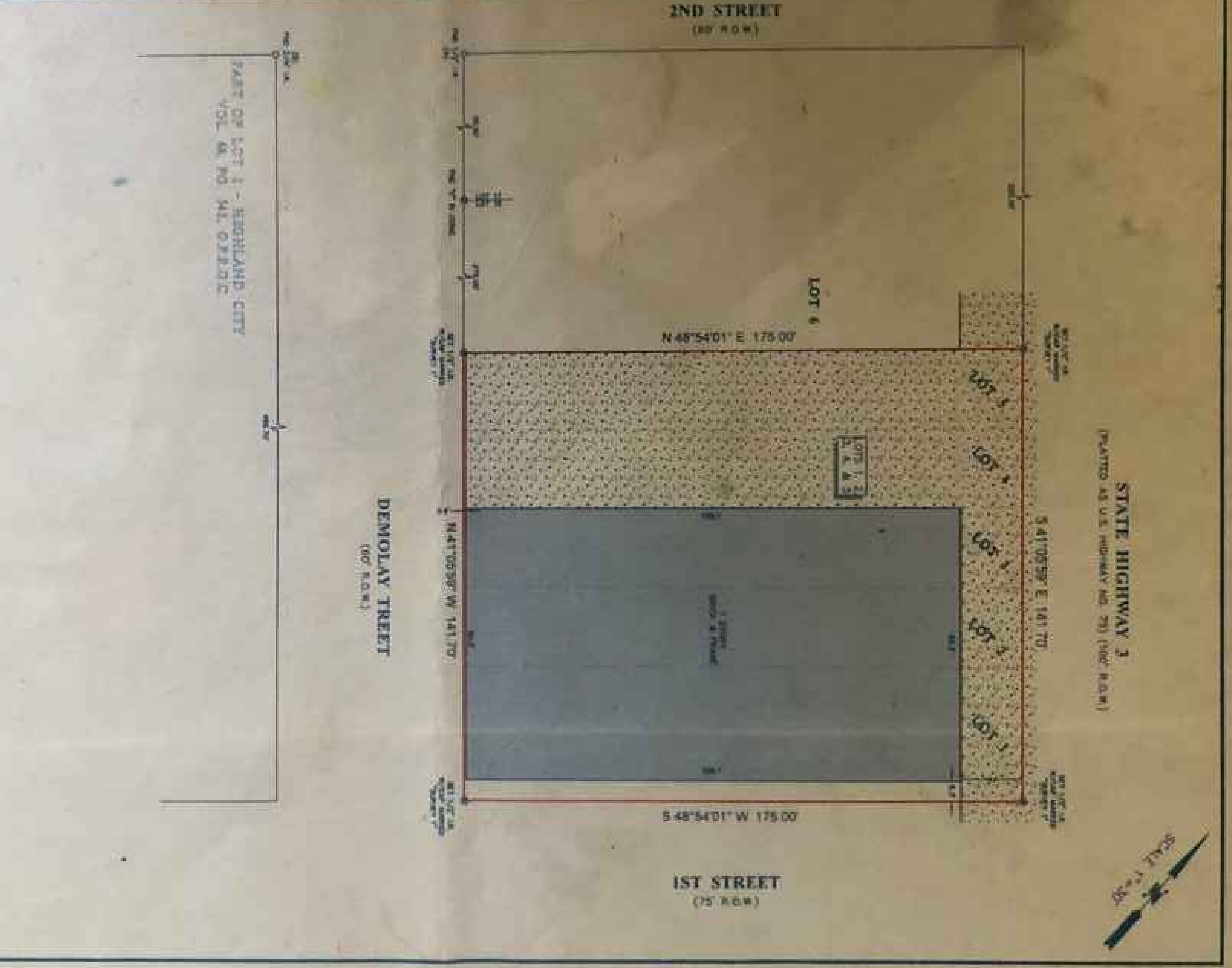


DATE: 04/15/2024  
 SHEET: 4 OF 12  
 PROJECT: 2024-001

CLIENT: MURPHY & SON, INC.  
 ADDRESS: 210 HIGHWAY 3  
 CITY: DALLAS, TEXAS 75201

LEGAL DESCRIPTION: LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGEND  
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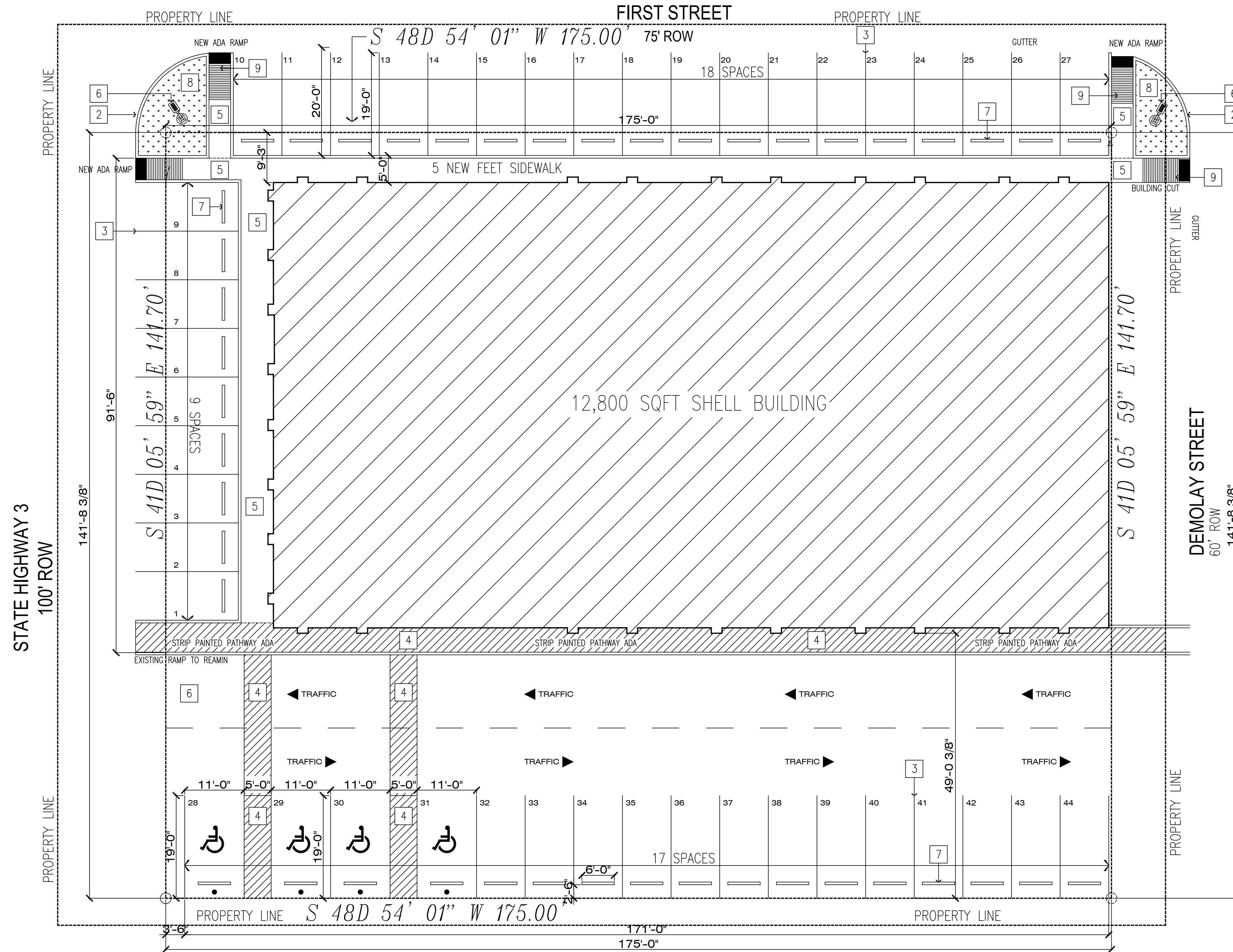
THIS PLAN, IDEAS AND SPECIFICATIONS ARE PROPERTY OF ARCHIGRAPHICS DECON. THE CLIENT'S RIGHT IS CONDITIONAL AND LIMITED TO ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT. THE USE OR REPRODUCTION OF THIS PLAN IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ARCHIGRAPHICS DECON.

REVISIONS	
1	
2	
3	
4	
5	
6	

Client Name: RETAIL SPACES  
 Office Signature of Approval: \_\_\_\_\_  
 Office Signature of Approval: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Checked by: EMC  
 Drawn By: MMC  
 Scale: AS MARKED  
 Job #

Archigraphics  
**DECON**  
 RESIDENTIAL & COMMERCIAL  
 13822 WILLOW CENTRE DR., #C  
 HOUSTON, TEXAS 77066  
 Tel: (281) 893-3734  
 Fax: (281) 893-3734  
 www.archigraphics-vrd.com





- KEYED NOTES:**
- 1 NEW DUMPSTER SPACE
  - 2 NEW 6" CONC. CURB
  - 3 NEW 4" WIDE PARKING STRIPPING
  - 4 4" WIDE PAINT STRIPPING AT ACCESSIBLE ROUTE
  - 5 NEW CONC. SIDEWALK
  - 6 LIGHT POLE
  - 7 WHEEL STOPPER
  - 8 GRASS
  - 9 ADA RAMP

PARKING SPACE ANALYSIS	
CLASS 8 : RETAIL SERVICES C) RETAIL STORE 4.0 PARKING SPACES FOR EVERY 1000 SQFT OF GFA	
RETAIL SPACE= 3,743 SQSF OF GFA. PARKING REQUIRED=3,743 x 4/1000=15 STALLS	15
CLASS 1 : OFFICE A) OFFICE 2.5 PARKING SPACES FOR EVERY 1000 SQFT OF GFA	
OFFICE= 8,500 SQSF OF GFA. PARKING REQUIRED=8,500 x 2.5/1000=21.25 STALLS	21
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>36</b>
<b>TOTAL PARKING SPACES PROVIDED ON PROPERTY</b>	<b>44</b>
VAN ACCESSIBLE PARKING SPACE REQUIRED	4
HC ACCESSIBLE PARKING SPACE PROVIDED	4
<b>TOTAL PROPOSED PARKING SPACES</b>	<b>44</b>

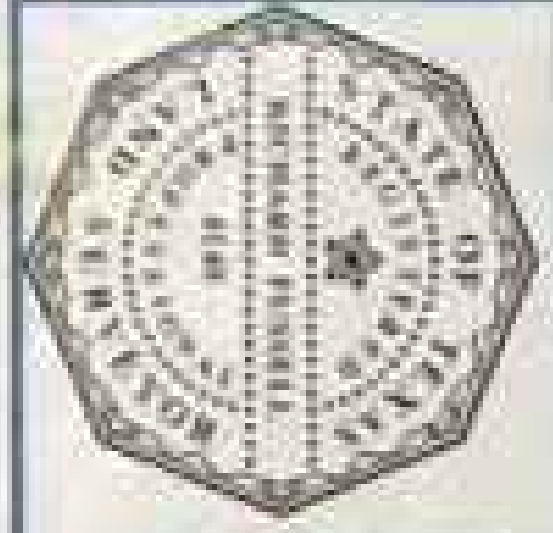
TOTAL PARKING ANALYSIS	
TOTAL PARKING SPACES PROVIDED INSIDE PROPERTY	44
TOTAL PARKING SPACES REQUIRED OFFICES -RETAILS	36
<b>TOTAL PROPOSED PARKING SPACES</b>	<b>44</b>

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REVISIONS	
1	
2	
3	
4	
5	
6	

Client Name:	RETAIL SPACES	Office Signature of Approval:	Job #
Client Signature of Approval:		Date:	AS MARKED
Designed By:	EMC	Checked by:	EMC
Drawn By:	MMC	Scale:	

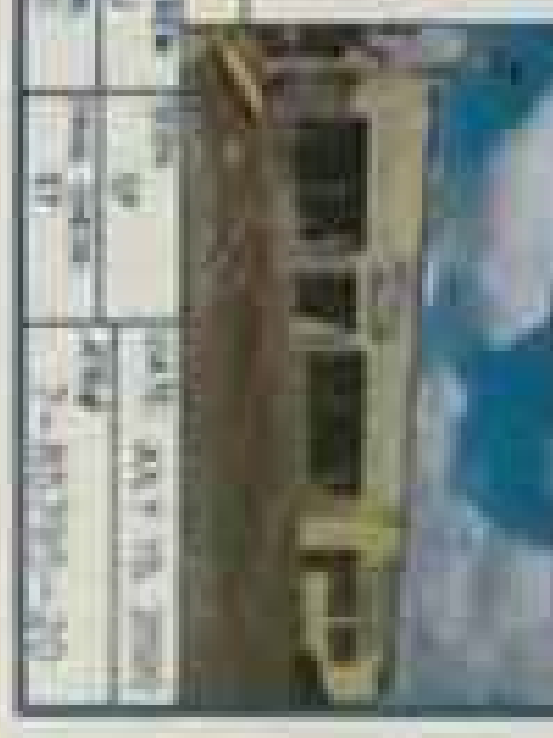
**Archigraphics DECON**  
RESIDENTIAL & COMMERCIAL  
12822 WILLOW CREEK DR. #C  
HOUSTON, TEXAS 77066  
Tel: (281) 893-5754  
Fax: (281) 893-3734  
[www.archigraphics-vrd.com](http://www.archigraphics-vrd.com)



**NICHOLAS RUSSELL**  
 SURVEYOR  
 STATE OF TEXAS  
 No. 11111  
 Commission Expires 09/01/2014



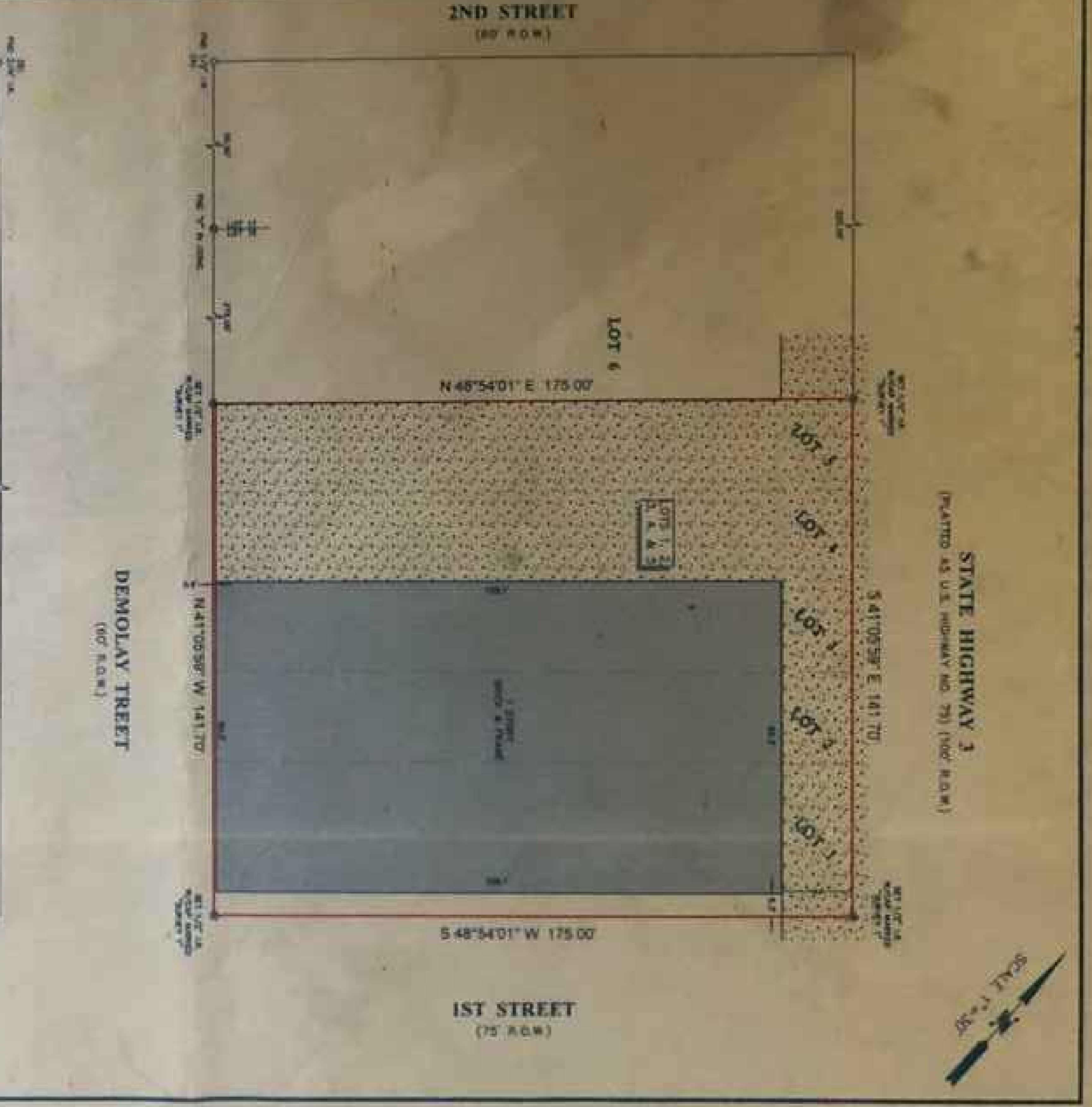
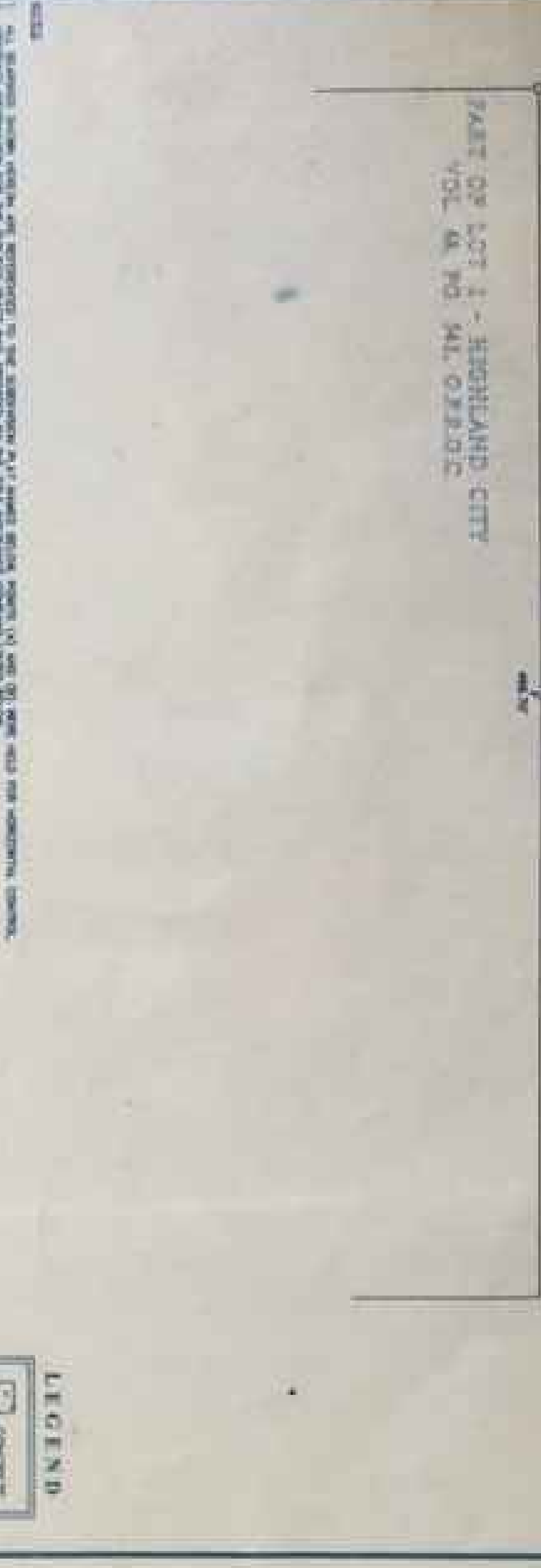
**Survey 1, Inc.**  
 Land Survey Company  
 13000 Katy Road, Suite 100  
 Houston, Texas 77060  
 Phone: (281) 893-3734  
 Fax: (281) 893-3734  
 Email: info@survey1.com



CLIENT: MURPHY & ZEE, INC.  
 ADDRESS: 210 HIGHWAY 3  
 CITY: CANTON

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGEND  
 CORNER



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REVISIONS	
1	
2	
3	
4	
5	
6	

Client Name: RETAIL SPACES	
Client Signature of Approval:	Office Signature of Approval:
Designed By: EMC	Drawn By: MMC
Checked By: EMC	Checked by: EMC
Date:	Scale: AS MARKED
Date:	Job #

**Archigraphics DECON**  
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 www.archigraphics-vrd.com

TAX CERTIFICATE



VERARENEE ROBINSON  
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR  
1700 9TH AVENUE NORTH  
TEXAS CITY, TX 77590

**Issued To:**

HARSH & ZOE INC  
925 TEXAS AVE  
LA MARQUE, TX 77568

**Legal Description**

ABST 150 J D MOORE SUR LOTS 4 & 5 LA  
MARQUE BUSINESS ADDN

**Parcel Address:** 306 HWY 3

**Legal Acres:** .2009

**Account Number:** 4535-0000-0004-000

**Certificate No:** 250621380

**Certificate Fee:** \$10.00 CASH

**Print Date:** 09/09/2025 12:08:27 PM

**Paid Date:** 09/09/2025

**Issue Date:** 09/09/2025

**Operator ID:** ALEX

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:**

NHS CAP LOSS

**Certified Owner:**

HARSH & ZOE INC  
925 TEXAS AVE  
LA MARQUE, TX 77568

**Certified Tax Unit(s):**

1 TEXAS CITY ISD

<b>2024 Value:</b>	21,440
<b>2024 Levy:</b>	\$207.99
<b>2024 Levy Balance:</b>	\$0.00
<b>Prior Year Levy Balance:</b>	\$0.00
<b>Total Levy Due:</b>	\$0.00
<b>P&amp;I + Attorney Fee:</b>	\$0.00
<b>Total Amount Due:</b>	\$0.00

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

**Reference (GF) No:** N/A

**Issued By:** ALEX

VERARENEE ROBINSON  
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR



TAX CERTIFICATE



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

Issued To:
HARSH VEER
1629 COUNTY ROAD 130 STE A
PEARLAND, TX 77581-8233

Legal Description
ABST 150 J D MOORE SUR LOTS 4 & 5 LA
MARQUE BUSINESS ADDN

Fiduciary Number: 36696482

Parcel Address: 306 HWY 3
Legal Acres: .2009

Account Number: 198328

Print Date: 09/08/2025 04:20:52 PM
Paid Date: 09/08/2025
Issue Date: 09/08/2025
Operator ID: NICOARA\_M

Certificate No: 250621097
Certificate Fee: \$10.00 CASH

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:
NHS CAP LOSS

Certified Owner:
HARSH & ZOE INC
925 TEXAS AVE
LA MARQUE, TX 77568

Table with 2 columns: Description, Amount. Rows include 2024 Value (21,440), 2024 Levy (\$197.17), 2024 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), Total Amount Due (\$0.00).

Certified Tax Unit(s):
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Reference (GF) No: N/A
Issued By: Nicoara
CHERYL E. JOHNSON, PCC, CTOP
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



VERARENEE ROBINSON
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR
1700 9TH AVENUE NORTH
TEXAS CITY, TX 77590

Issued To:

HARSH & ZOE INC
925 TEXAS AVE
LA MARQUE, TX 77568

Legal Description

ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA
MARQUE BUSINESS ADDN

Parcel Address: 310 HWY 3

Legal Acres: .3684

Account Number: 4535-0000-0001-000

Print Date: 09/08/2025 12:40:08 PM

Certificate No: 250621039

Paid Date: 09/08/2025

Certificate Fee: \$10.00 CASH

Issue Date: 09/08/2025

Operator ID: ALEX

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:

NHS CAP LOSS

Certified Owner:

HARSH & ZOE INC
925 TEXAS AVE
LA MARQUE, TX 77568

Certified Tax Unit(s):
1 TEXAS CITY ISD

Table with 2 columns: Description and Amount. Rows include 2024 Value (218,000), 2024 Levy (\$1,716.78), 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).

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A

Issued By: ALEX

VERARENEE ROBINSON
TEXAS CITY ISD TAX ASSESSOR-COLLECTOR



TAX CERTIFICATE



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

Issued To:

HARSH VEER
1629 COUNTY ROAD 130 STE A
PEARLAND, TX 77581-8233

Legal Description

ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA
MARQUE BUSINESS ADDN

Fiduciary Number: 36696482

Parcel Address: 310 HWY 3

Legal Acres: .3684

Account Number: 198327

Print Date: 09/08/2025 04:19:06 PM

Certificate No: 250621095

Paid Date: 09/08/2025

Certificate Fee: \$10.00 CASH

Issue Date: 09/08/2025

Operator ID: NICOARA\_M

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

Exemptions:

NHS CAP LOSS

Certified Owner:

HARSH & ZOE INC
925 TEXAS AVE
LA MARQUE, TX 77568

Table with 2 columns: Description and Amount. Rows include 2024 Value (218,000), 2024 Levy (\$1,627.46), 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: N/A

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

**COMMITMENT FOR TITLE INSURANCE T-7**  
**Issued By**  
**WFG NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE A**

Effective Date: 08/19/2025 at 08:00 AM

GF No.: TX-5200

Commitment No.2688920TX-A, issued 4th day of September, 2025

1. The policy or policies to be issued are:
  - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)  
(Not applicable for improved one-to-four family residential real estate)  
Policy Amount: \$  
PROPOSED INSURED:
  - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE  
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
Policy Amount: \$  
PROPOSED INSURED:
  - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)  
Policy Amount: \$  
PROPOSED INSURED:  
Proposed Borrower: Harsh Veer
  - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)  
Policy Amount: \$  
PROPOSED INSURED:  
Proposed Borrower:
  - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)  
Policy Amount: \$  
PROPOSED INSURED:  
Proposed Borrower:
  - f. OTHER  
Policy Amount: \$  
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is:  
fee simple
3. Record title to the land on the Effective Date appears to be vested in:  
Harsh & Zoe, Inc
4. Legal Description of Land:  
Lots One (1), Two (2), Three (3), of Lamarque Business Addition, an addition in Galveston County, Texas,  
according to the map or plat thereof recorded in Volume 238, Page 97 and transferred to Plat record 12, Map No.  
83, both of the Map Records of Galveston County, Texas.

Countersigned:

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Authorized Signatory  
Sheila Zabrycki, License #: 1885802  
Texas Tradition Title LLC, 2704907

**COMMITMENT FOR TITLE INSURANCE T-7  
ISSUED BY  
WFG NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

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

1. The following restrictive covenants of record itemized below: Those restrictive covenants recorded in Volume 238, Page 97, Volume 12, Page 83 Volume 696, Page 546 of the Real Property Records of County, Galveston Texas, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2025, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2025 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. Terms, conditions, easement, building setback lines and other matters as set out on Plat Map thereof recorded in Volume 238, Page 97 and transferred to Plat [Record 12, Map No. 83](#) , both of the Map Records of Galveston County, Texas.
- b. All liens, covenants, conditions, reservations, or other matters affecting title to the land herein described which are recognized or created in the Deed to the assured or other closing papers.
- c. Rights of parties in possession.
- d. Any claim that the insured lien is invalid because the loan amount includes funds advanced by the lender for closing costs.
- e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- f. 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.
- g. NOTE: Company reserves the right to add additional exceptions upon receipt and review of an acceptable land title survey.
- h. [Click Here for Your Schedule B Document Bundle](#)

**COMMITMENT FOR TITLE INSURANCE T-7  
ISSUED BY  
WFG NATIONAL TITLE INSURANCE COMPANY  
SCHEDULE C**

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

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
  - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
  - b. all standby fees, taxes, assessments and charges against the property have been paid,
  - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
  - d. there is legal right of access to and from the land,
  - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. INFORMATIONAL NOTE: Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.
6. The Company requires the following evidence of authority for the Texas corporation which is a party to the subject transaction:
  - a. Current Certificate of Corporate Existence from the Secretary of State,
  - b. Current Certificate of Good Standing from the State Comptroller, and
  - c. Either: (1) a corporate resolution of the Board of Directors of the corporation authorizing the present transaction and naming those officers who will execute instruments on behalf of the corporation or (2) an Incumbency Certificate by the Secretary of the corporation.
7. The Order Application indicates that Harsh Veer is(are) the owner(s) of subject property, however, record title appears as shown on Schedule A. The Company requires determination of what interest, if any, Harsh Veer claims in the subject property and requires joinder in any conveyance, if appropriate.
8. If a Loan Policy of Title Insurance (T-2 or T-2R) is to be issued insuring a lien which secures an extension of credit made pursuant to Subsection (a)(7) of Section 50, Article XVI, Texas Constitution (reverse Mortgage), Company must attach the T-43 Texas Reverse Mortgage Endorsement to said policy in accordance with Procedural Rule P-45.
9. If a Loan Policy of Title Insurance (T-2 or T-2R) is to be issued insuring a lien which secures an extension of credit made pursuant to Subsection (a)(6) of Section 50, Article XVI, Texas Constitution (home equity lien), Company must attach the Equity Loan Mortgage Endorsement (T-42 Endorsement) to said policy in accordance with Procedural Rule P-44. Company may attach the Supplemental Coverage Equity Mortgage Loan Endorsement (T-

42.1 Endorsement) to said policy in accordance with Procedural Rule P-47. Pursuant to the above referenced Procedural Rules, Company reserves the right to delete any provision of the T-42 Endorsement and/or the T-42.1 Endorsement if required by the Procedural Rules, or if the Company determines the risk is not insurable. Rate Rule R-28 provides that a premium equal to 10% of the full Basic Premium Rate shall be charged for the T-42 Endorsement, and a premium equal to 15% of the full Basic Premium Rate shall be charged for the T-42.1 Endorsement, and the Company will require that:

The borrower(s) execute the Company's Home Equity Affidavit; The borrower(s) execute the lien in the office of the Company; The lien state, on the face of the document, that it extends credit in accordance with Subsection (a)(6), Section 50, Article XVI, Texas Constitution; If the borrower is married, both spouses execute the lien; No power of attorney be used in the creation of this lien except for a power of attorney from one spouse to another and Company must be satisfied that the power of attorney was executed at the Texas office of a lawyer, a lender or a title company. All documents provided to the Company be completely filled in (i.e. No blanks may appear in any document relating to this transaction, other than those which must be filled in at the time of closing and prior to the signature of the borrower(s) except for the acknowledgment); All of the land must be homestead property of the borrower. The proposed lien must be a first lien on the property, unless each prior lien is either a purchase money lien, a contractual mechanic's lien, an owelty lien, or a refinance of one of the above. Additionally, the Home Equity Lien may not be insured if a Home Equity Lien, or a lien with a Home Equity component, has been recorded within one year prior to the execution of this lien.

10. If a Loan Policy of Title Insurance (T-2 or T-2R) is to be issued insuring a lien which does not secure a home equity lien or reverse mortgage, the loan secured by the insured lien must represent funds advanced to refinance a prior existing lien or liens against the homestead described by any subsection under Subsections (a)(1)-(a)(5) of Section 50, Article XVI, Texas Constitution. Additionally, the amount of the loan secured by the insured lien must be limited to the present unpaid balance of the prior existing lien(s), interest accrued thereon, and reasonable costs necessary to refinance such lien(s) as approved by the underwriting guidelines of the Company.
11. If the proposed transaction is a conventional refinance of an existing home equity loan, Company makes the following additional requirements:
  - Sect. 50(f) A refinance of debt secured by the homestead, any portion of which is an extension of credit described by Subsection (a)(6) of this section, may not be secured by a valid lien against the homestead unless either:
    - (1) the refinance of the debt is an extension of credit described by Subsection (a)(6) or (a)(7) of this section; or
    - (2) all of the following conditions are met:
      - (A) the refinance is not closed before the first anniversary of the date the extension of credit was closed;Note: Company requires that the date the prior home equity deed of trust was filed of record is the closing date of the prior loan.
    - (B) the refinanced extension of credit does not include the advance of any additional funds other than:
      - (i) funds advanced to refinance a debt described by Subsections (a) (1) through (a)(7) of this section; or
      - (ii) actual costs and reserves required by the lender to refinance the debt;
    - (C) the refinance of the extension of credit is of a principal amount that when added to the aggregate total of the outstanding principal balances of all other indebtedness secured by valid encumbrances of record against the homestead does not exceed 80 percent of the fair market value of the homestead on the date the refinance of the extension of credit is made; and
    - (D) the lender provides the owner the following written notice on a separate document not later than the third business day after the date the owner submits the loan application to the lender and at least 12 days before the date the refinance of the extension of credit is closed: (text is contained at Sect. 50(f) of the Texas Constitution.)
    - (E) Owner(s) must submit an Affidavit to Company that lender has complied with the requirements above at (A) through (D).
12. The title insurance policy being issued to you contains an arbitration provision. It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000.00 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. If you are the purchaser or lender in the transaction and request deletion of the arbitration provision, please advise us so prior to closing by executing the Addendum to this Commitment and returning it to us, or inform us in your closing instructions.
13. Procedural Rule P-27, as provided for by Article 9.39 of the Texas Insurance Code, required that Good Funds be received and deposited before a Title Agent may disburse from its trust fund account.
14. Our office may require an Affidavit as to Debts and Liens to be executed at closing.

15. If any party desires an amendment to Item 2 of Schedule B to delete all but "shortages in area" (survey coverage), the Company requires an existing an real property survey and an affidavit verifying the existing survey. If the transaction involves Residential Real Property, the affidavit verifying the existing survey shall be the Form T-47 Residential Real Property Affidavit.
16. Rights of parties in possession shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser(s). If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be issued subject to the rights of parties in possession.
17. Company requires a legible copy of current drivers license or other positive proof of identification of the parties to the closing.
18. We find no pertinent matters against the names of the parties to this transaction other than those specifically shown in the Commitment above.
19. This instrument is issued to show title examination only. WFG Lender Services, LLC will not issue policy on this transaction and is providing title information only. WFG Lender Services, LLC has not made any requirements for the closing of this transaction or the issuance of any title policy. By acceptance of this title examination, you are agreeing to make your own determination to issue a commitment and make your own requirements therein including, but not limited to, your own review of the survey and exceptions thereto. This instrument cannot be used by any party other than the title company for whom it is prepared, for any benefit whatsoever, nor should it be relied upon by any other party for any use whatsoever.
20. Bankruptcy Search the name(s) of the vestee(s) herein revealed the following matter(s):  
NO MATTERS FOUND
21. A search of the name(s) of the vestee(s) herein on the Office of Foreign Assets Control (OFAC) site disclosed:  
NO MATTERS FOUND
22. The following note is for informational purposes only:  
The deed(s) affecting said land were recorded within the last 24 months of the date of the commitment:  
None of Record
23. [Click Here for Your Schedule C Document Bundle](#)

By: \_\_\_\_\_  
Authorized Signatory

# Tax Certificate

**Issue Date : 08/29/2025**

**Certificate Fee :**

Branch :  
 Closer :  
 GF # : tx-5200  
 Version : 1

Remit Certificate Fee To:

Buyer(s) : N/A  
 Address : 310 STATE HWY 3, LA MARQUE, TX, 77568

Owner(s) / Seller(s) : harsh veer  
 Account# : 453500000001000

<b>Total Taxes Summary for CAD Account(s): 198327</b>					
Collector	Tax Year	Base Tax	Base Due	Due By	Due By
			08/31/2025      09/30/2025		
<b>GALVESTON COUNTY</b>					
GALVESTON COUNTY TAX COLLECTOR	2024	\$1,627.46	\$0.00	\$0.00	\$0.00
722 21st Street Galveston, TX 77550	Collector Total :	\$1,627.46	\$0.00	\$0.00	\$0.00
(281) 316-8719					
<b>TEXAS CITY ISD</b>					
TEXAS CITY ISD TAX COLLECTOR	2024	\$1,716.78	\$0.00	\$0.00	\$0.00
1700 9TH AVENUE NORTH TEXAS CITY, TX	Collector Total :	\$1,716.78	\$0.00	\$0.00	\$0.00
77590					
409-916-0153					
<b>Total Taxes :</b>		<b>\$3,344.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**IMPORTANT CERTIFICATE COMMENTS**

Texas taxes are usually billed for the calendar year on or around October 1st. Taxes are delinquent on February 1st. Additional penalties apply to current-year delinquencies on July 1st.

The property address and Mailing address do not match. Should the CAD determine this property does not qualify for the HMS exemption, the exemption may be removed and supplemental taxes may become due.

Removal of Circuit Breaker exemption due to the CAD determining non-qualification or owner Porting ("moving") exemption to another property may result in supplemental taxes becoming issued.

2024 Taxes are paid.

The mentioned 2025 values are proposed and are not certified yet.

Parcel 1 of 1	
Geographic ID	: 4535-0000-0001-000
Property ID	: 198327
Situs Address	: 310 STATE HWY 3, LA MARQUE, TX, 77568
Assessed Owner(s)	: harsh veer
Mailing Address(es)	: 925 TEXAS AVE LA MARQUE, TX 77568
Deed Reference	: 2020046860
Subdivision	: MOORE SUR LOTS
Acreage	: 0.37

Assessment Data		
	2024 Values	2025 Values
Land :	\$20,860	\$20,860
Improvement:	\$197,140	\$170,750
Agricultural:	\$0	\$0
Appraised :	\$218,000	\$191,610
10% Cap :	\$62,000	\$4,410
Assessed :	\$156,000	\$187,200
Est Taxes w/o:	\$3,344.24	\$4,107.62
Exemptions		
Exemptions:	Circuit Breaker	Circuit Breaker

Legal Description
ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS ADDN

Tax Bill Summary					
Collector	Tax Year	Base Tax	Base Due	Due By	Due By
				08/31/2025	09/30/2025
GALVESTON COUNTY					
GALVESTON COUNTY TAX COLLECTOR	2024	\$1,627.46	\$0.00	\$0.00	\$0.00
722 21st Street Galveston, TX 77550	Collector Total :	\$1,627.46	\$0.00	\$0.00	\$0.00
(281) 316-8719					
TEXAS CITY ISD					
TEXAS CITY ISD TAX COLLECTOR	2024	\$1,716.78	\$0.00	\$0.00	\$0.00
1700 9TH AVENUE NORTH TEXAS CITY, TX	Collector Total :	\$1,716.78	\$0.00	\$0.00	\$0.00
77590					
409-916-0153					
<b>Total Taxes :</b>		<b>\$3,344.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Taxing Jurisdictions - Total Tax Rate: 2.143741						
Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
GALVESTON COUNTY	Galveston Co	2024	0.33346000	\$520.20	2024	\$520.20
GALVESTON COUNTY	Road & Flood	2024	0.00004000	\$0.06	2024	\$0.06
GALVESTON COUNTY	City Of La Marque	2024	0.39850100	\$621.66	2024	\$621.66
GALVESTON COUNTY	Drain Dist #2	2024	0.04414000	\$68.86	2024	\$68.86
GALVESTON COUNTY	Coll Of The Mainland	2024	0.26710000	\$416.68	2024	\$416.68
TEXAS CITY ISD	Texas City Isd	2024	1.10050000	\$1,716.78	2024	\$1,716.78

Bond Information			
Name	Bonds Approved	Bonds Issued	Standby Fees
Galveston Co Drainage District #2	\$0	\$0	\$0

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Galveston County	20%	\$60,000	\$60,000	5K	7.5K	10K	12K
Galveston County Road and Flood	3000+20%	\$60,000	\$60,000	5K	7.5K	10K	12K
City of La Marque		\$20,000	\$10,000	5K	7.5K	10K	12K
Galveston County Drainage District 2		\$25,000	\$10,000	5K	7.5K	10K	12K
College of the Mainland	20%	\$24,000	\$24,000	5K	7.5K	10K	12K
Texas City ISD	25000+20%	\$20,900	\$10,000	5K	7.5K	10K	12K

**Tax Certificate Disclaimer:**

All applicable ad valorem taxes on the above referenced property have been checked and are found to have the status provided except: Status does not cover any changes made to the tax records of the agencies listed after the "Order completed" date hereof. Does not include and is not a certification of any mineral taxes, personal property taxes( including mobile homes ), or any other non-ad valorem taxes. In the event a parcel or tract of real property covered in a request had been previously re-subdivided, whereas previous tax account was assigned, and/or is to be split, creating a new tax account, and specific tax information is not readily available, The Property Tax Service shall only be required to, and claims limited to, furnish Appraisal and Tax Information for the parcel or tract as shown on the Current Records of the Appraisal and Taxing Authority. Proposed Values are strictly preliminary and may change. Proposed Values are obtained directly from the appraisal districts and are provided for informational purposes only. The Property Tax Services is not liable for any pro-ration shortage or overages based on these Proposed Values.

**HOA Certificate**

HOA Completed: 08/29/2025

Property Address :	310 STATE HWY 3
Owner Name :	harsh veer
Mailing Address :	925 TEXAS AVE LA MARQUE, TX 77568
Legal Description :	ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS ADDN
Tax Account Number :	45350000001000
Parcel ID :	198327
Acreage :	0.37
Subcode :	MOORE SUR LOTS

**General Management Company Notes :**

No Mandatory HOA found in our research for this property. Please verify with your listing agent about no mandatory HOA.

**HOA Certificate Disclaimer:**

HOA Assessments being reported are good for 30 days OR through the end of HOA Billing Cycle. Please Request an Update Prior to Closing.

Please Review All Comments and Statements furnished on this Certificate.

Research is conducted through various resources such as Deed Restrictions, online information, etc... however, Information Not Readily Available to us such as the Sales Contract HOA addendums may need to be forwarded to us for further review.

# Agent Authorization

July 22, 2025

Please consider this letter as authorization that I, Harsh Veer, owner of said 310 HWY 3 LA MARQUE, TX 77568, ( ABST 150 J D MOORE SUR LOTS 1,2 & 3 LA MARQUE BUSINESS ADDN) property authorizes Chris Harrison to act as an agent for the purpose of an application for zoning change and permitting to the City of La Marque as well as all the supporting documentation, changes, and corrections for this request.

**SIGNATURE:**  **DATE:** 7/23/2025

Printed Name: Harsh Veer



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9219 Permits@CityofLaMarque.org

Rezone Application

Application Date: 9-9-25 Smart Gov Project #
Name of Agent: Chris Harrison Phone: 832-580-0477
Address: 8214 517 Fm. West City: Dickinson Zip Code: 77539
Name of Owner: Harsh Veer Phone: 832-366-4918
Address: 925 Texas Ave. City: La Marque Zip Code: 77568
Property Legal Description: Abst 150 JD Moore SUR Lots 1,2,3 Parcel ID #: 198327
Property Address: 310 Hwy 3 La Marque TX 77568
Plot of Area Attached: [ ] Yes [X] No Metes and Bounds Attached: [ ] Yes [X] No
Present Zoning: [ ] L1 [ ] L2 [X] C1 [ ] C2 [ ] C3 [ ] C4 [ ] R1 [ ] R2 [ ] R3 [ ] A [ ] MHP [ ] RCZ [ ] PD1 [ ] PUB
Reason for Zone Change: New property owner plans for warehouse businesses after renovation
Desired Outcome: Light Industrial L-2

APPLICATION CHECKLIST:

- [ ] DIGITAL SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
[ ] 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: Consuelo Garza Date: 9-9-2025

1130 1st Street, La Marque, Texas 77568



P: 409-938-9219 permits@cityoflamarque.org