



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
REGULAR AGENDA
of
January 27, 2026**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **January 27, 2026**, beginning at **6:00 PM** in the **Council Chambers** at **1109-B Bayou Road La Marque, Texas** as well as via **video-conference hosted through Zoom (bczoom.cityoflamarque.org)**. In accordance with Section 551.127(b) of the Texas 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 HEARINGS

Conduct Public Hearing to hear public input on:

- 5.I. Amending the Zoning District Ordinance from (C-2) to (I-2) Light Industrial for tracts of land being: Lots 1, 2 and 3, La Marque Business Addition, Parcel ID No. 198327, 310 Hwy 3, La Marque, Lots 4 and 5, La Marque Business Addition, Parcel ID No. 198328, 306 Hwy 3, La Marque, TX and +/- 2.67 acres, Harsh Subdivision, Parcel ID No. 737526, 416 Hwy 3, La Marque, TX
- 5.II. Amending the Zoning District Ordinance from (C-1) General Commercial to (R-1) Single Family Residential for portion of Block 18 (1800-2) Division E Cook & Stewart Subdivision, Parcel ID 195695, 714 Bayou Rd., La Marque, Tx

5.III. Amending the Zoning District Ordinance from (R-1) Single Family Residential to (I-2) Industrial for East Part of Block 61 (6100-2) Division K Cook & Stewart Subdivision, J D Moore Survey, Abstract 150, Parcel ID 196142, 2201 Oak St., La Marque, TX

6. NEW BUSINESS

Items presented to the Commission for discussion and possible action:

6.I. Amending the Zoning District Ordinance from (C-2) Restricted Commercial to (I-1) Light Industrial for tracts of land being: Lots 1, 2 and 3, La Marque Business Addition, Parcel ID No. 198327, 310 Hwy 3, La Marque, TX, Lots 4 and 5, La Marque Business Addition, Parcel ID No. 198328, 306 Hwy 3, La Marque, TX, and +/- 2.67 acres, Harsh Subdivision, Parcel ID No. 737526, 416 Hwy 3, La Marque, TX

6.II. Amending the Zoning District Ordinance from (C-1) General Commercial to (R-1) Single Family Residential for a portion of Block 18 (1800-2) Division E Cook & Stewart Subdivision, Parcel ID 195695, 714 Bayou Rd., La Marque, TX

6.III. Amending the Zoning District Ordinance from (R-1) Single Family Residential to (I-2) Industrial for East Part of Block 61 (6100-2) Division K Cook & Stewart Subdivision, J D Moore Survey, Abstract 150, Parcel ID 196142, 2201 Oak St., La Marque, TX

7. REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners of items to be placed on future 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 January 14, 2026 by 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: January 6, 2026

Agenda Item: 306, 310 and 416 Hwy 3

Discussion / possible action regarding a request to change the zoning district for Lots 1, 2 and 3, La Marque Business Addition, Parcel ID No. 198327, 310 Hwy 3, La Marque, TX, from Zoning District (C-2) Restricted Commercial to (I-1) Light Industrial.

Discussion / possible action regarding a request to change the zoning district for Lots 4 and 5, La Marque Business Addition, Parcel ID No. 198328, 306 Hwy 3, La Marque, TX, from Zoning District (C-2) Restricted Commercial to (I-1) Light Industrial.

Discussion / possible action regarding a request to change the zoning district for +/- 2.67 acres, Harsh Subdivision, Parcel ID No. 737526, 416 Hwy 3, La Marque, TX, from Zoning District (C-2) Restricted Commercial to (I-1) Light Industrial.

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: Warehouse business after renovation

Recommendation: Approve as requested.



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityofLaMarque.org

RZ2025-008

Rezone Application

Application Date: 11/24/2025 Smart Gov Project #

Name of Agent: Chris Harrison Phone: (832) 580-0477

Address: 8214 Fm 517 Rd W. City: Dickinson Zip Code: 77539

Name of Owner: Harsh Veur Phone: (832) 366-4918

Address: 925 Texas Ave City: La Marque Zip Code: 77568

Property Legal Description: Harsh SUB(2021) Abst- 150 Tract 1 Parcel ID #: 198228, 198227, 737526

Property Address: 306/310/416 Highway 3 La Marque, Tx 77568

Plot of Area Attached: [] Yes [X] No Metes and Bounds Attached: [] Yes [X] No

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

Reason for Zone Change: New owner plans for ware house businesses after renovation

Desired Outcome: Light Industrial L-2 I-1

APPLICATION CHECKLIST:

- [] SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
[] SURVEY (2 COPIES THAT ARE 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: / / 2022

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: 11/24/2025



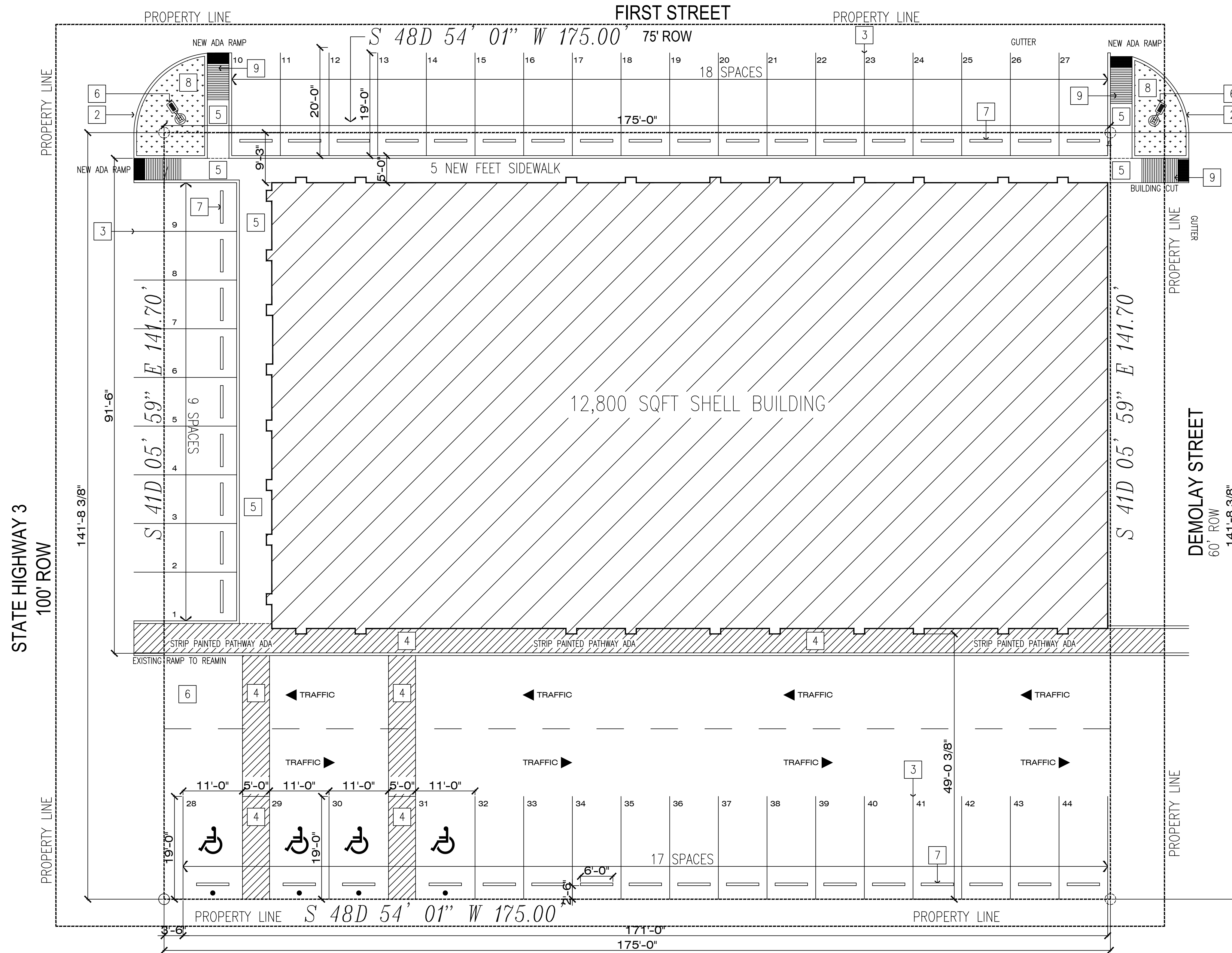
Agent Authorization

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



- 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
TOTAL PARKING SPACES REQUIRED	36
TOTAL PARKING SPACES PROVIDED ON PROPERTY	44
VAN ACCESSIBLE PARKING SPACE REQUIRED	4
HC ACCESSIBLE PARKING SPACE PROVIDED	4
TOTAL PROPOSED PARKING SPACES	44

TOTAL PARKING ANALYSIS	
TOTAL PARKING SPACES PROVIDED INSIDE PROPERTY	44
TOTAL PARKING SPACES REQUIRED OFFICES -RETAILS	36
TOTAL PROPOSED PARKING SPACES	44

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	
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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
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 Fax: (281) 893-3734
 www.archigraphics-vrd.com



City of La Marque
1130 1st 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**

December 18, 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 Special Meeting and Public Hearing on Tuesday, January 6, 2026, 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-2) Restricted Commercial to (I-1) Light Industrial for a tract of land being Lots 1, 2 and 3, LA MARQUE BUSINESS ADDITION, Parcel ID No. 198327. Site address: 310 Hwy 3, La Marque, TX 77568
2. A preliminary report on a request to change the Zoning District from (C-2) Restricted Commercial to (I-1) Light Industrial for a tract of land being Lots 4 and 5, LA MARQUE BUSINESS ADDITION, Parcel ID No. 198328. Site address: 306 Hwy 3, La Marque, TX 77568
3. A preliminary report on a request to change the Zoning District from (C-2) Restricted Commercial to (I-1) Light Industrial for a tract of land being +/- 2.67 acres, Harsh Subdivision, Parcel ID No. 737526. Site address: 416 Hwy 3, 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, or by mail at:

City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568

Respectfully,
Brennan Briggs
Development Services

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:

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](#)

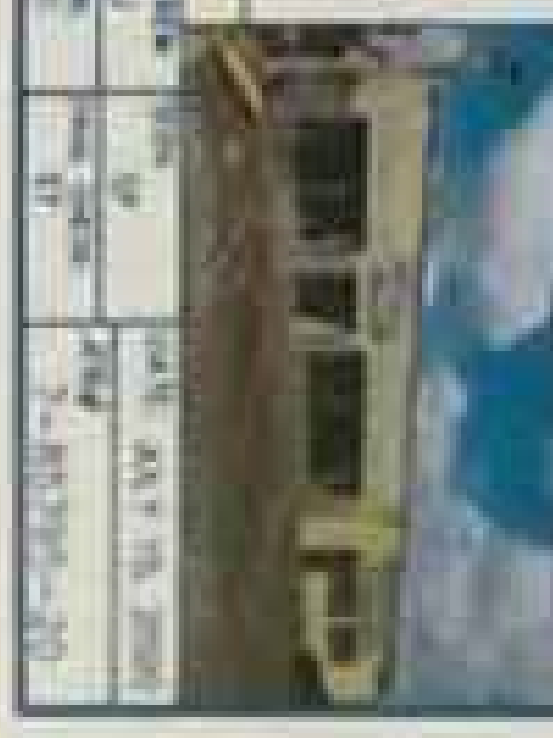
By: _____
Authorized Signatory



NICHOLAS RUSSELL
 SURVEYOR
 STATE OF TEXAS
 No. 10187
 Commission Expires 09/01/2014



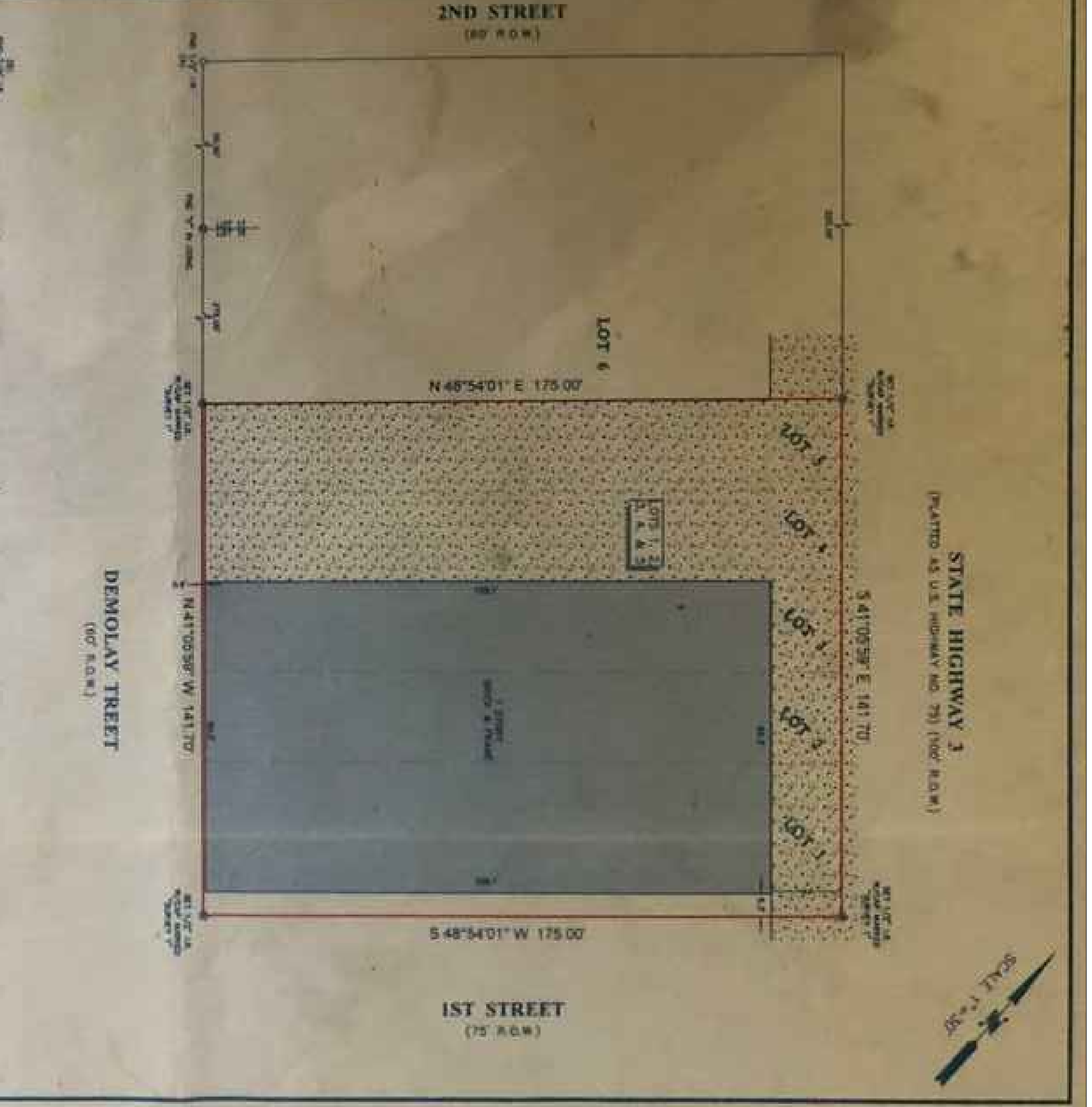
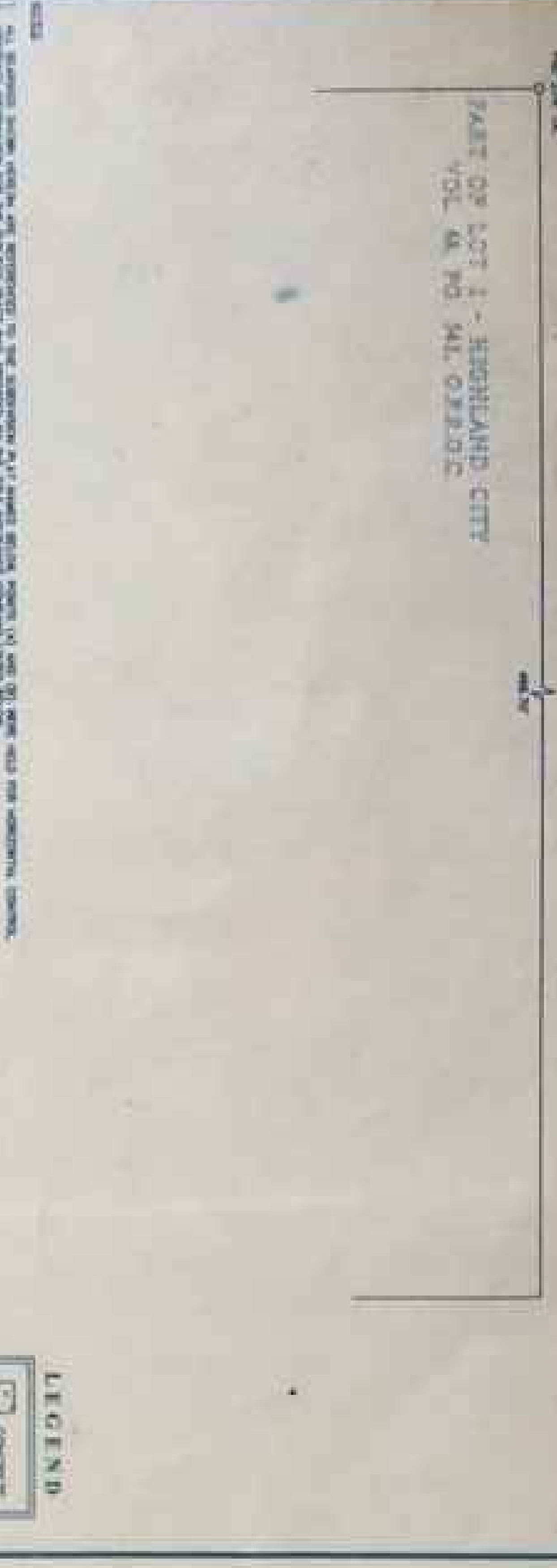
Survey 1, Inc.
 Land Survey Company
 13000 Katy Road, Suite 100
 Houston, Texas 77060
 Phone: (281) 893-3734
 Fax: (281) 893-3734
 Email: info@survey1.com



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

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



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
Client Signature of Approval:	Office Signature of Approval:
Designed By:	Checked By:
EMC	EMC
Drawn By:	Date:
MMC	AS MARKED

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

THE STATE OF TEXAS }
 COUNTY OF GALVESTON }
 KNOW ALL MEN BY THESE PRESENTS
 That I, Harsh Veer, President of Harsh & Zee, Inc., being the owner of that certain tract or parcel of land, lying and being situated in the City of La Marque, in Galveston County, Texas, and being more particularly described as follows: to-wit: that certain subdivision of land known as "HARSH SUBDIVISION", in the City of La Marque and County of Galveston, Texas.

Harsh Veer
 President, Harsh & Zee, Inc.

THE STATE OF TEXAS }
 COUNTY OF GALVESTON }
 KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Harsh Veer, President of Harsh & Zee, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 4th day of November, 2020.



We hereby certify that the above and foregoing Plat of "HARSH SUBDIVISION" was approved by the City Council of the City of La Marque, Texas on the 23rd day of November, 2020, A.D., 2020.

City Manager
 Mayor of the City of La Marque, Texas

THE STATE OF TEXAS }
 COUNTY OF GALVESTON }
 KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the writing instrument was filed for record in my office on December 1, 2020, at 2:12 P.M., instrument # 2020001371, Galveston County records.

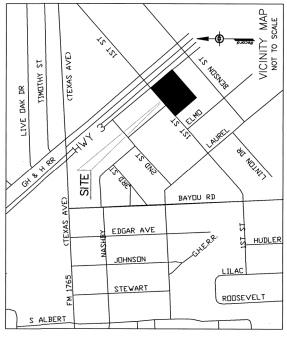
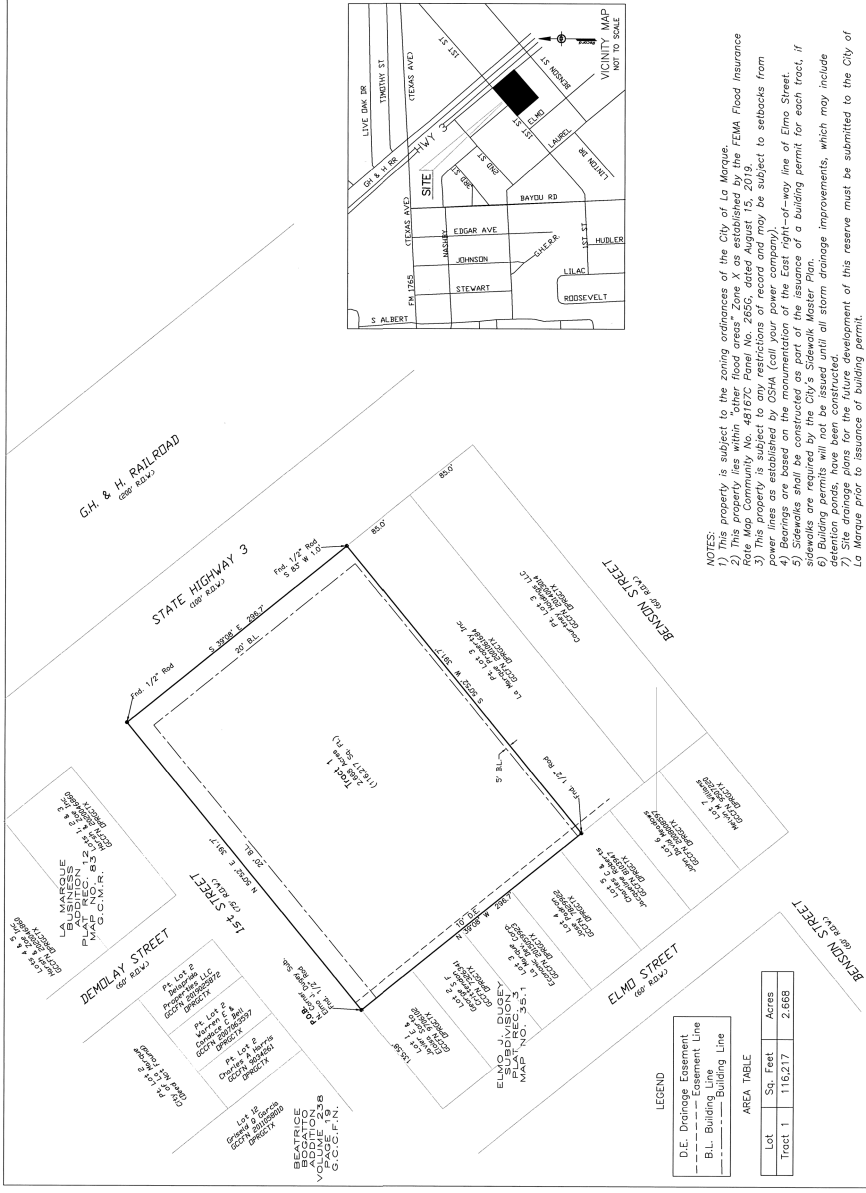
Dwight D. Sullivan, County Clerk
 Galveston County, Texas
 By: [Signature] Deputy

HARSH SUBDIVISION

A REPLAT OF PART OF THE NORTH 1/2 OF BLOCK 3 OF HIGHLAND CITY GALVESTON COUNTY, TEXAS (VOLUME 68, PAGE 543)

Owner:
 Harsh & Zee, Inc.
 Harsh Veer, President
 925 Texas Avenue
 La Marque, TX, 77568

Surveyor: Brene Addison
 Registered Professional Land Surveyor No. 6598



- NOTES:
- 1) This property is subject to the zoning ordinances of the City of La Marque.
 - 2) This property lies within other flood areas "Zone X" as established by the FEMA Flood Insurance Rate Study of 1999, as amended, and is subject to the restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 4) Bearings are based on the monumentation of the East right-of-way line of Elmo Street.
 - 5) The plat is based on the location of the East right-of-way line of Elmo Street.
 - 6) Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
 - 7) The drainage plans for the future development of this reserve must be submitted to the City of La Marque prior to issuance of building permit.

Being that certain tract or parcel of land, out of the North 1/2 of Block Three (3) of Highland City, in the County of Galveston, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the West corner of the North 1/4 of Block 3, same being the North corner of Elms J. Dwyer Subdivision, in Galveston County, Texas, according to the map thereof recorded in Plat Record 3, Map Number 35.1, in the Office of the County Clerk of Galveston County, Texas, a found 1/2 inch rod;

THENCE North 50° 52' East, along the Northwest line of the North 1/4 of Block Three (3), same being the Southwest right-of-way line of First Street (75' R.O.W.), a distance of 391.70 feet to the Southwest right-of-way line of State Highway 3 and the North corner of the herein described tract, a set 1/2 inch rod;

THENCE South 39° 08' E along the Southwest right-of-way line of State Highway 3 a distance of 296.70 feet to the Southeast corner of the herein described tract a found 1/2 inch rod bearing North 46° West 1.0 feet; a distance of 391.70 feet to the Southwest corner of the herein described tract, a found 1/2 inch rod;

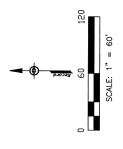
THENCE North 39° 08' West along a line parallel to the Northwest line of the North 1/4 of Block Three (3), a distance of 391.70 feet to the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE North 39° 08' West along the Southwest line of the North 1/4 of Block Three (3) a distance of 296.7 feet to the PLACE OF BEGINNING, and containing 2.668 acres of land, more or less.

PROPERTY DESCRIPTION:

Lot	Sq. Feet	Acres
Treat 1	116,217	2.668

TRICON LAND SURVEYING, LLC
 Mailing: 6341 Stewart Rd, #251
 Houston, TX 77061
 Telephone: 281-272-2200
 Fax: 281-272-2200
 T.B.P.L.S. Firm No. 10184309
 T.S. 20-0618



20200173A1

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

Total Taxes Summary for CAD Account(s): 198327					
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					
Total Taxes :		\$3,344.24	\$0.00	\$0.00	\$0.00

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 77590	Collector Total :	\$1,716.78	\$0.00	\$0.00	\$0.00
409-916-0153					
Total Taxes :		\$3,344.24	\$0.00	\$0.00	\$0.00

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 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
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

Certified Tax Unit(s):

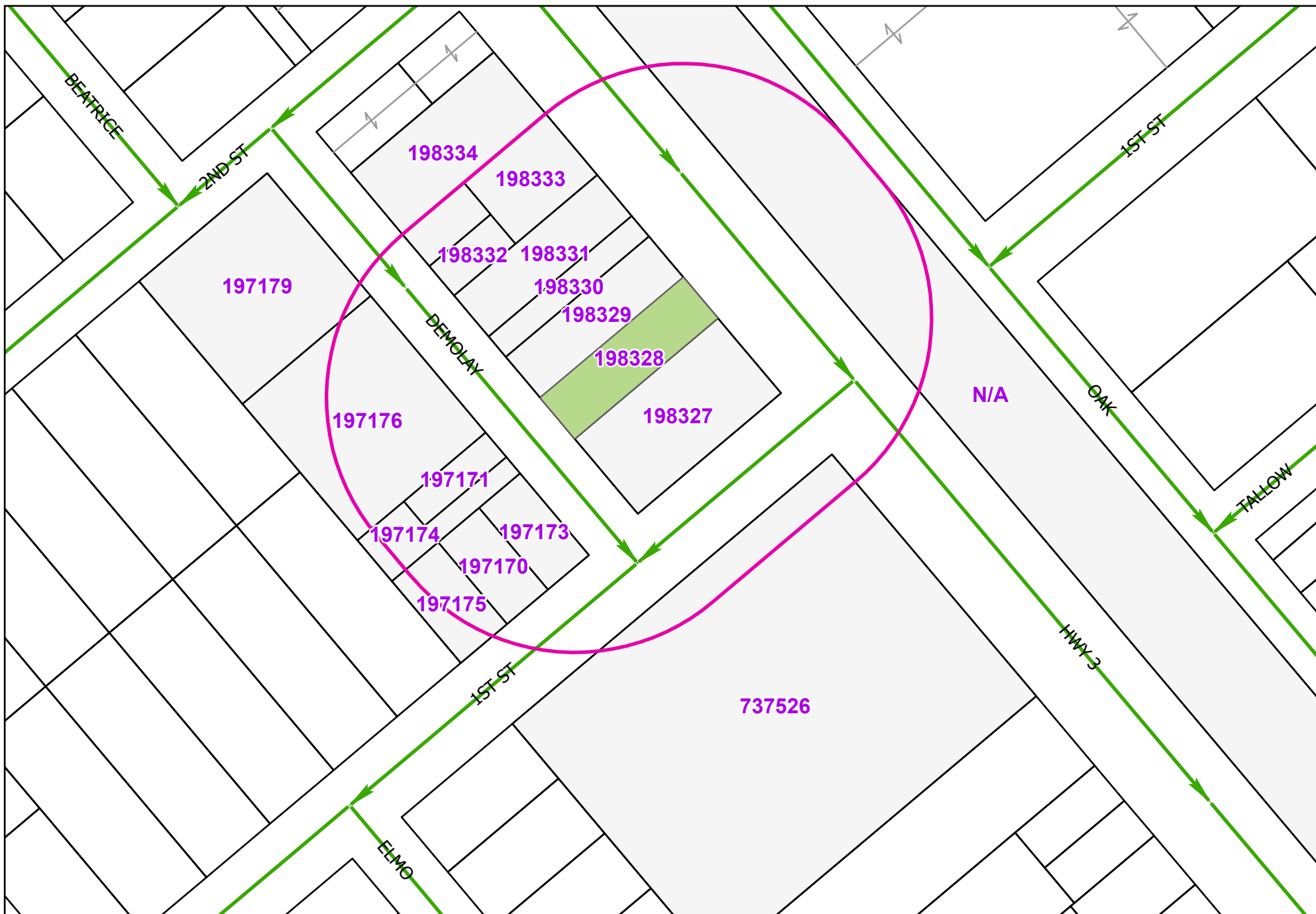
1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

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

Galveston Central Appraisal District

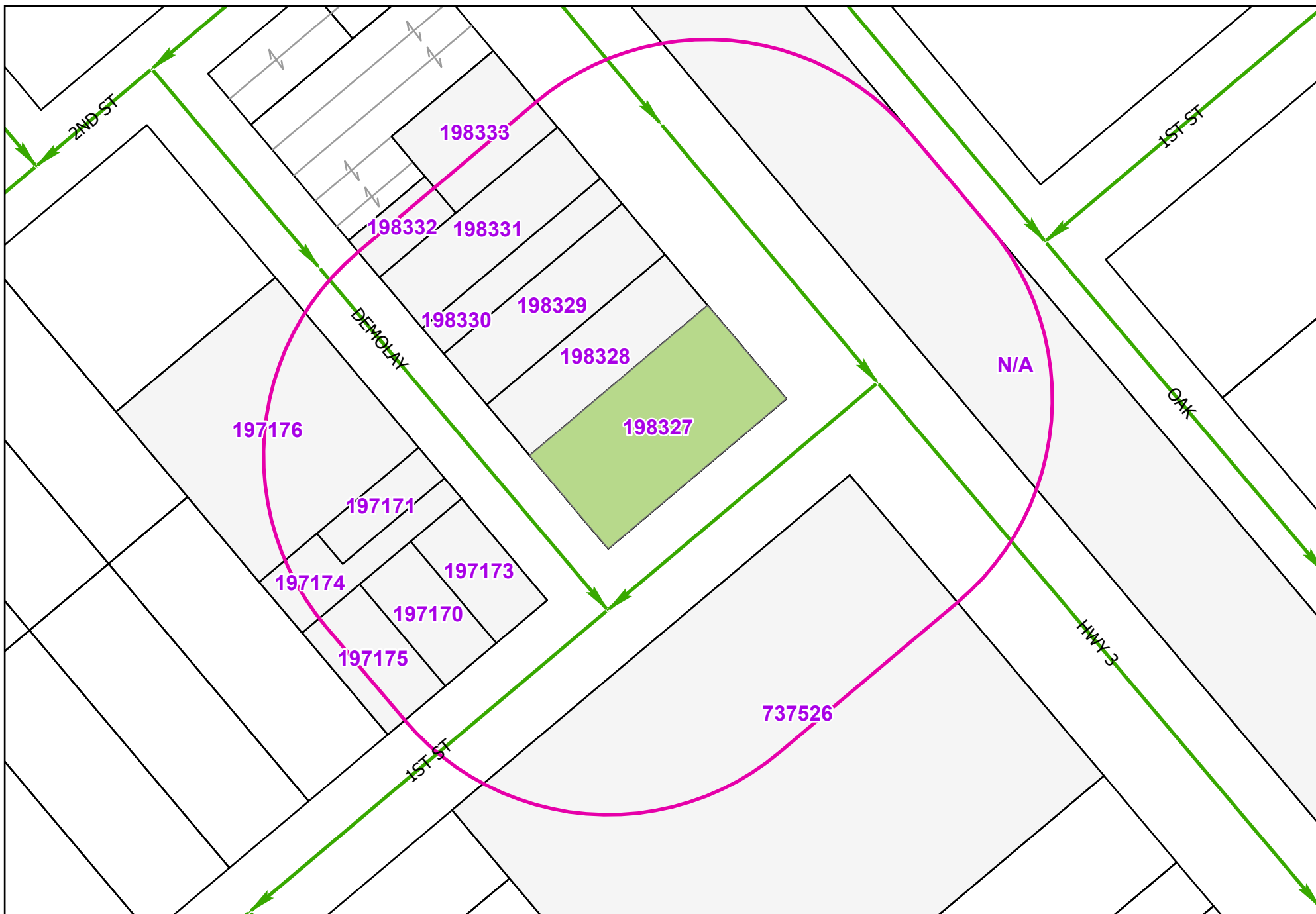


Geospatial or map data maintained by the Galveston Central Appraisal District is for informational purposes and may not have been prepared or be suitable for legal, engineering or surveying purposes. It does not represent and on-the-ground survey and only represents the approximate relative location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

Galveston Central Appraisal District

GEOID	PID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
3978-0000-0002-001	197170	BELL WARREN E & CANDACE C		16206 BLUE MESA RIDGE DR		FRIENDSWOOD	TX	77546-2459
3978-0000-0002-003	197173	SERIES LA MARQUE PS		18722 WINDING ATWOOD LANE		TOMBALL	TX	77377-2852
3978-0000-0002-004	197175	GEORGE EVELYN		1126 PARK ST		LA MARQUE	TX	77568-4227
3978-0000-0002-005	197176	GAL HOUSTON & HENDERSON RR CO		% UNION PAC RR/ PROP TAX DEPT	1700 FARNAM ST/10TH FL	OMAHA	NE	68102
3978-0000-0002-006	197179	BLACKWATER HOLDINGS 1 LLC		16603 TOWN LAKE CT		HOUSTON	TX	77059
4535-0000-0006-000	198329	NEWTON EDWIN D		505 REDDINGWOOD LN		LA MARQUE	TX	77568
4535-0000-0008-000	198330	SONABEN LLC		10514 SUGARBRIDGE TRL		SUGAR LAND	TX	77498
4535-0000-0011-001	198332	BASSETT FAMILY PROPERTIES LTD	BASSETT GP LLC	2415 MARKET ST		GALVESTON	TX	77550-1415
4535-0000-0011-002	198333	LA MARQUE ECONOMIC DEVEL CORP		1111 BAYOU RD		LA MARQUE	TX	77568
4535-0000-0014-000	198334	HART BONNIE		202 HWY 3		LA MARQUE	TX	77568
3862-0000-0001-000	737526	HARSH & ZOE INC		925 TEXAS AVE		LA MARQUE	TX	77568
1902-0000-0010-000	195199	FLORES DAVID M & MONIQUA		3440 TEXAS AVE		TEXAS CITY	TX	77590
1902-0000-0011-000	195200	KPM FUTURES LLC		1314 HAWAII DR		GALVESTON	TX	77554-6142
1902-0000-0012-000	195201	GARCIA GRISELDA Q		331 ZOE ST		HOUSTON	TX	77020-5041
3085-0001-0001-000	196668	MCCLINE ORA D		PO BOX 385		LA MARQUE	TX	77568-0385
3085-0001-0002-000	196669	URBINA JUAN MANUEL GALVAN & CLEMAI		7670 GREENSTONE		HOUSTON	TX	77087
3085-0001-0003-000	196670	MENDEZ JOSE V & IRMA O		418 ELMO ST		LA MARQUE	TX	77568-4219
3085-0001-0005-000	196672	ZUNIGA RYAN		424 ELMO ST		LA MARQUE	TX	77568-4219
3085-0001-0006-000	196673	QUINN COREY A		430 ELMO ST		LA MARQUE	TX	77568-4219
3085-0002-0001-000	196678	SORTO JAVIER E & ELOISA		403 ELMO		LA MARQUE	TX	77568
3085-0002-0002-000	196679	OCHOA TOMAS		407 ELMO ST		LA MARQUE	TX	77568
3085-0002-0004-000	196681	PADRON JOSE		417 ELMO ST		LA MARQUE	TX	77568-4218
3085-0002-0006-000	196683	LOTT GREGG		429 ELMO ST		LA MARQUE	TX	77568-4218
3085-0002-0007-000	196684	DAVIS DRAKE		435 ELMO STREET		LA MARQUE	TX	77568-4218
3086-0003-0001-000	196685	KJ YORK ENTERPRISES		PO BOX 17050		GALVESTON	TX	77552
3086-0003-0002-000	196690	SALDIVAR JOSE CARLOS & ISAAC TOMOHI		6313 TERRELL DR		PEARLAND	TX	77584-6649
3978-0000-0003-004	197194	NEW CHAPTER BUILDERS INC		1415 S LOOP W		HOUSTON	TX	77054-3815
3978-0000-0003-005	197195	LA MARQUE PROPERTY INC		418 HWY 3		LA MARQUE	TX	77568

Galveston Central Appraisal District

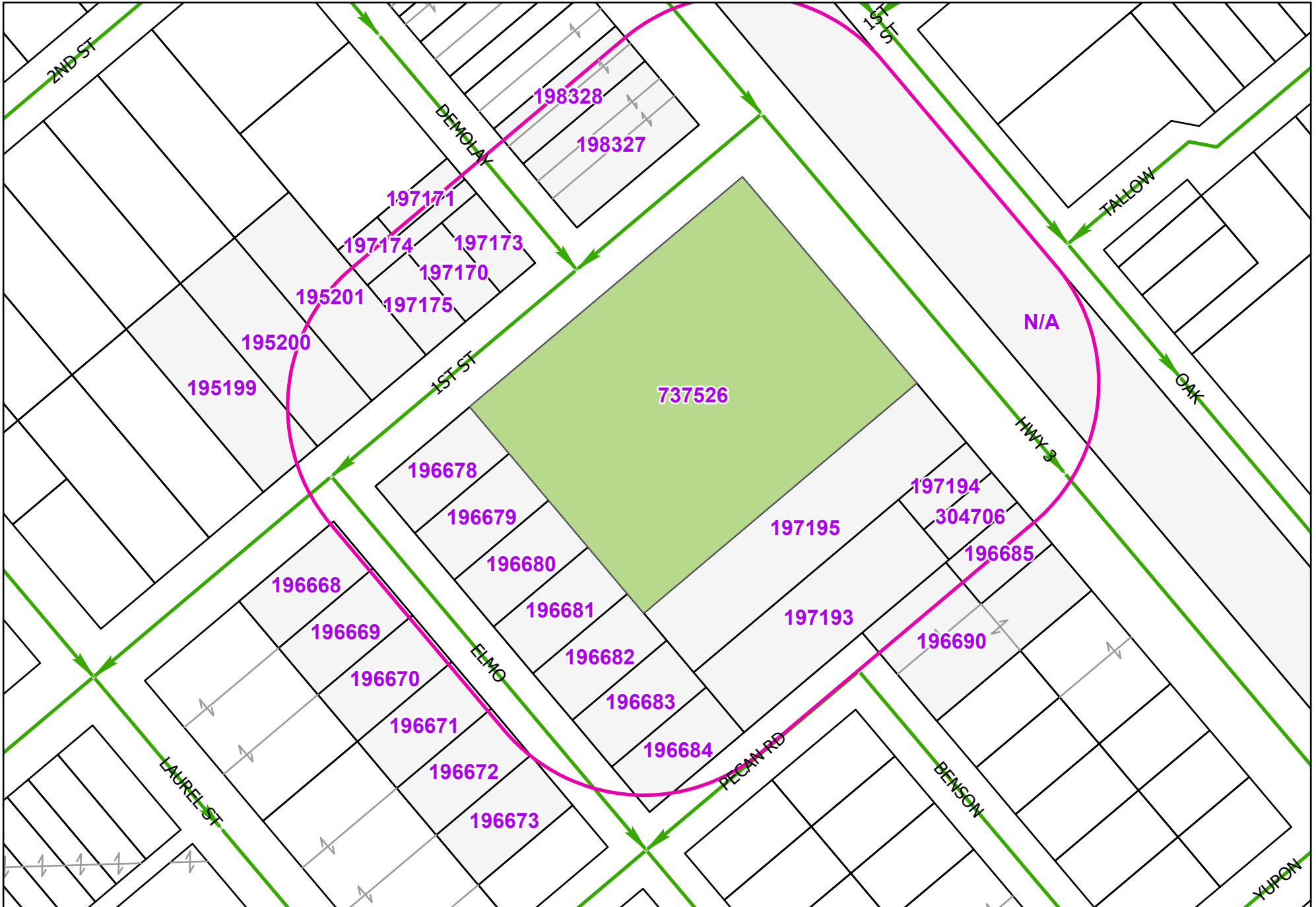


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Galveston Central Appraisal District

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3978-0000-0002-002	197171	UNKNOWN						
3978-0000-0002-003	197173	SERIES LA MARQUE PS		18722 WINDING ATWOOD LANE		TOMBALL	TX	77377-2852
3978-0000-0002-007	197174	CITY-LA MARQUE		1111 BAYOU RD		LA MARQUE	TX	77568-4160
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4535-0000-0009-000	198331	LA MARQUE ECONOMIC DEVEL CORP		1111 BAYOU RD		LA MARQUE	TX	77568
4535-0000-0011-001	198332	BASSETT FAMILY PROPERTIES LTD	BASSETT GP LLC	2415 MARKET ST		GALVESTON	TX	77550-1415
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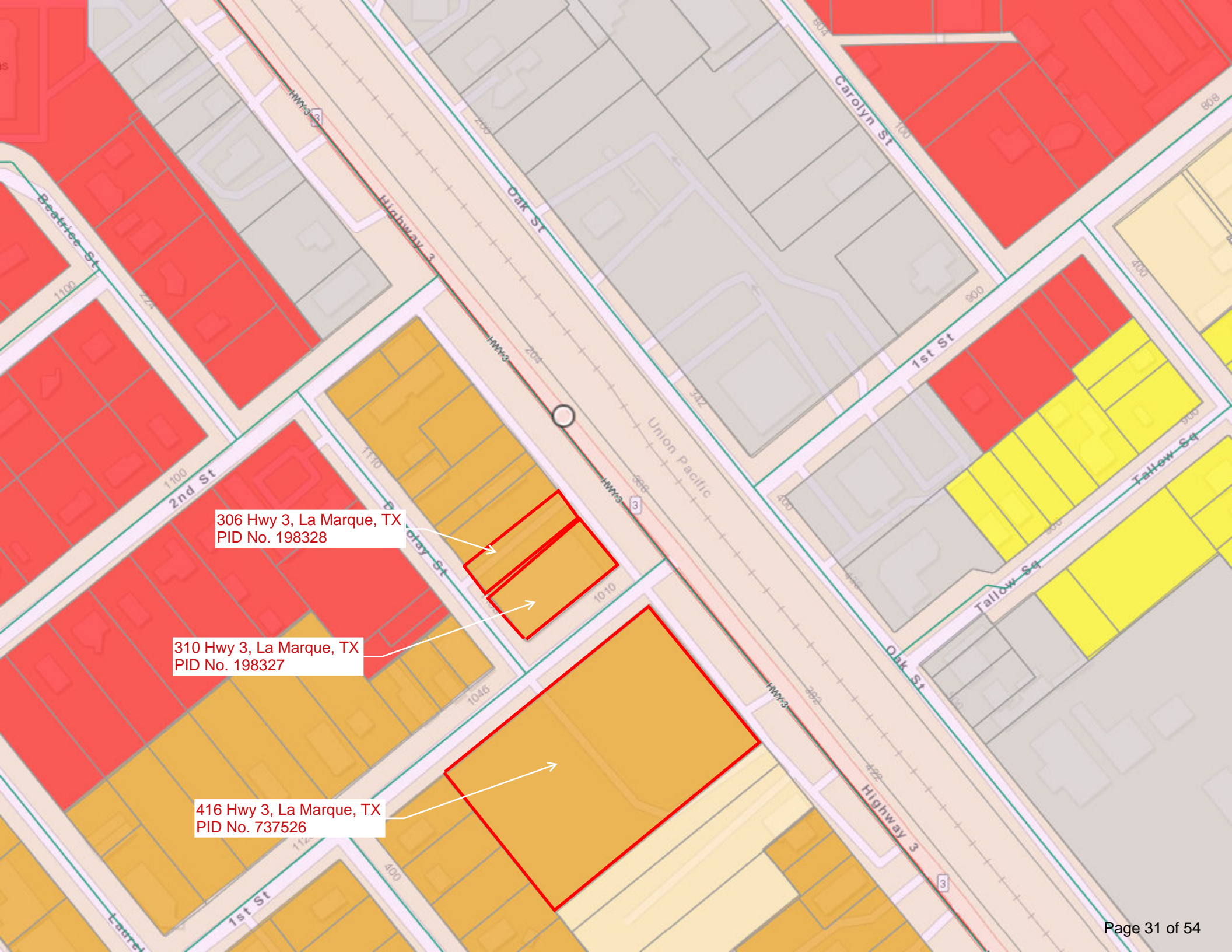
Galveston Central Appraisal District



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Galveston Central Appraisal District

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3085-0001-0003-000	196670	MENDEZ JOSE V & IRMA O		418 ELMO ST		LA MARQUE	TX	77568-4219
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3085-0002-0003-000	196680	LA MARQUE ECONOMIC DEV CORP		1111 BAYOU		LA MARQUE	TX	77568
3085-0002-0004-000	196681	PADRON JOSE		417 ELMO ST		LA MARQUE	TX	77568-4218
3085-0002-0005-000	196682	ZUNIGA RYAN		424 ELMO ST		LA MARQUE	TX	77568-4219
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4535-0000-0004-000	198328	HARSH & ZOE INC		925 TEXAS AVE		LA MARQUE	TX	77568
3978-0000-0003-006	304706	KJ YORK ENTERPRISES		PO BOX 17050		GALVESTON	TX	77552



306 Hwy 3, La Marque, TX
PID No. 198328

310 Hwy 3, La Marque, TX
PID No. 198327

416 Hwy 3, La Marque, TX
PID No. 737526



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: January 6, 2026

Agenda Item: 714 Bayou Rd.

Discussion / possible action regarding a request to change the zoning district for portion of Block 18 (1800-2) Division E Cook & Stewart Subdivision, Parcel ID 195695, 714 Bayou Rd., La Marque, TX, from (C-1) General Commercial to (R-1) Single Family Residential.

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: Approve as requested.



Received 10/13/2025

CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9219 Permits@CityofLaMarque.org

RZ2025-0009

Rezone Application

Application Date: 10-07-2025 Smart Gov Project # _____

Name of Agent: Tricon Land Surveying Phone: 409-497-2772

Address: 6341 Stewart Road, #251 City: Galveston Zip Code: 77551

Name of Owner: Nicholas Falcon Phone: 281-451-9583

Address: 524 Johnson Street City: Pasadena Zip Code: 281-451-9583

Property Legal Description: PT OF BLK 18 DIV E COOK & STEWART SUB Parcel ID #: 195695

Property Address: 714 Bayou Road

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: Property owner is splitting one lot into 2 lots, City is requesting one of the new proposed lots to be rezoned **Current zoning is C-1.**

Desired Outcome: to rezone the proposed Lot.1 to SFR as requested by the City

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

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

Signature of Applicant: *Nicholas Falcon* Date: 10/8/25

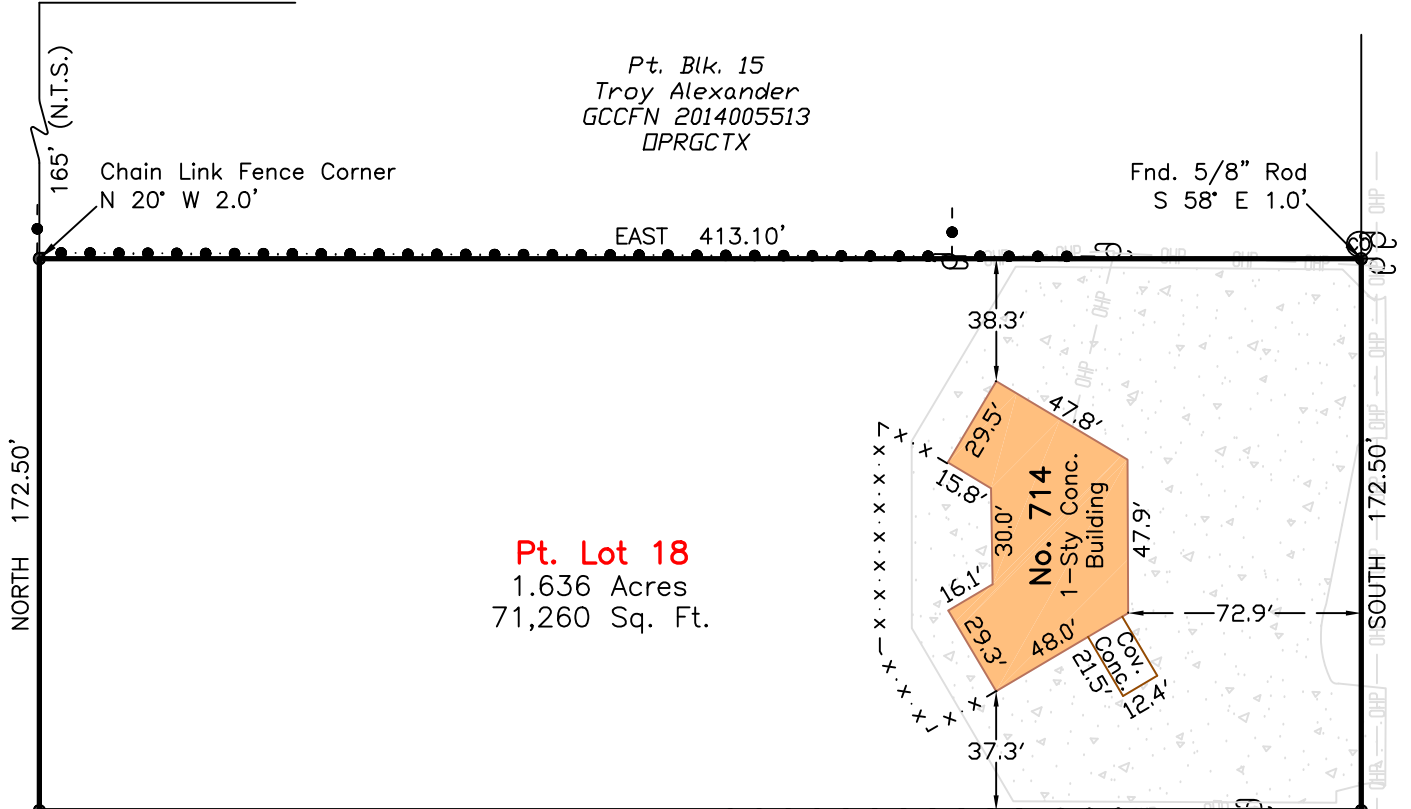


I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

1st STREET

(60' R.O.W.)

HUDLER STREET
(60' R.O.W.)



Pt. Blk. 15
Troy Alexander
GCCFN 2014005513
DPRGCTX

Fnd. 5/8" Rod
S 58° E 1.0'

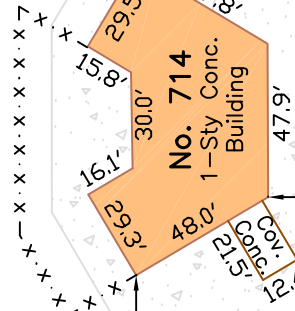
Chain Link Fence Corner
N 20° W 2.0'

EAST 413.10'

NORTH 172.50'

Pt. Lot 18

1.636 Acres
71,260 Sq. Ft.



BAYOU ROAD
(60' R.O.W.)

Fnd. 1/2" Rod
N 48° E 0.5'

Pt. Blk 18
Isiah, Andres, &
Melissa Arambula
GCCFN 2023030534 DPRGCTX

Pt. Blk 18
Hacienda
Services Inc.
GCCFN 2022003428
DPRGCTX

WEST 413.10'

Pt. Blk 18
Sameer Khoja
GCCFN 2006049959
DPRGCTX

Fnd. 1/2" Rod
N 13° E 0.5'

689.93'
(N.T.S.)

Fnd. 1/2" Pipe (C.M.)

245.00'
(N.T.S.)

Fnd. 1/2" Rod (C.M.)

Survey of the North 172.5 feet of the East 413.1 feet of Lot Eighteen (18), of Division "E", of COOK AND STEWART SUBDIVISION, out of the John D. Moore League, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas.



SCALE: 1" = 60'



Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598

NOTES:

- 1) This property is subject the zoning ordinances and/or the building regulations of the City of La Marque. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of La Marque.
- 2) This property lies within 'Other Flood Areas' Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0401G, dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.
- 4) Bearings are record, based on the monumentation of the West right-of-way line of Bayou Road.

South Land Title GF No. TP25107680

Legend:	
	Overhead Power
	Chain Link Fence
	Wood Fence
	Concrete
	Meter Pole
	Power Pole
	Light Pole
	Clean-out
(N.T.S.)	Not to Scale
(C.M.)	Control Monument

TRICON LAND SURVEYING, LLC
 Mailing: 6341 Stewart Rd. #251
 Physical: 2011 59th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.E.L.S. Firm No. 10194309

Drafting: JA Parcel ID: 195695

Surveyed for: Nicholas Falcon



PROPERTY DESCRIPTION:

Survey of the North 172.5 feet of the East 413.1 feet of Lot Eighteen (18), of Division "E", of COOK AND STEWART SUBDIVISION, out of the John D. Moore League, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526 in the Office of the County Clerk of Galveston County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Lot 18, and being the Northeast corner of the herein described tract, a found 5/8 inch rod, bearing S 58° E a distance of 1.0 foot;

THENCE South, along the East line of said Lot 18 and the West right-of-way line of Bayou Road (60' R.O.W.), a distance of 172.50 feet to the Southeast corner of the herein described tract, a found 1/2 inch rod, bearing N 13° E a distance of 0.5 feet;

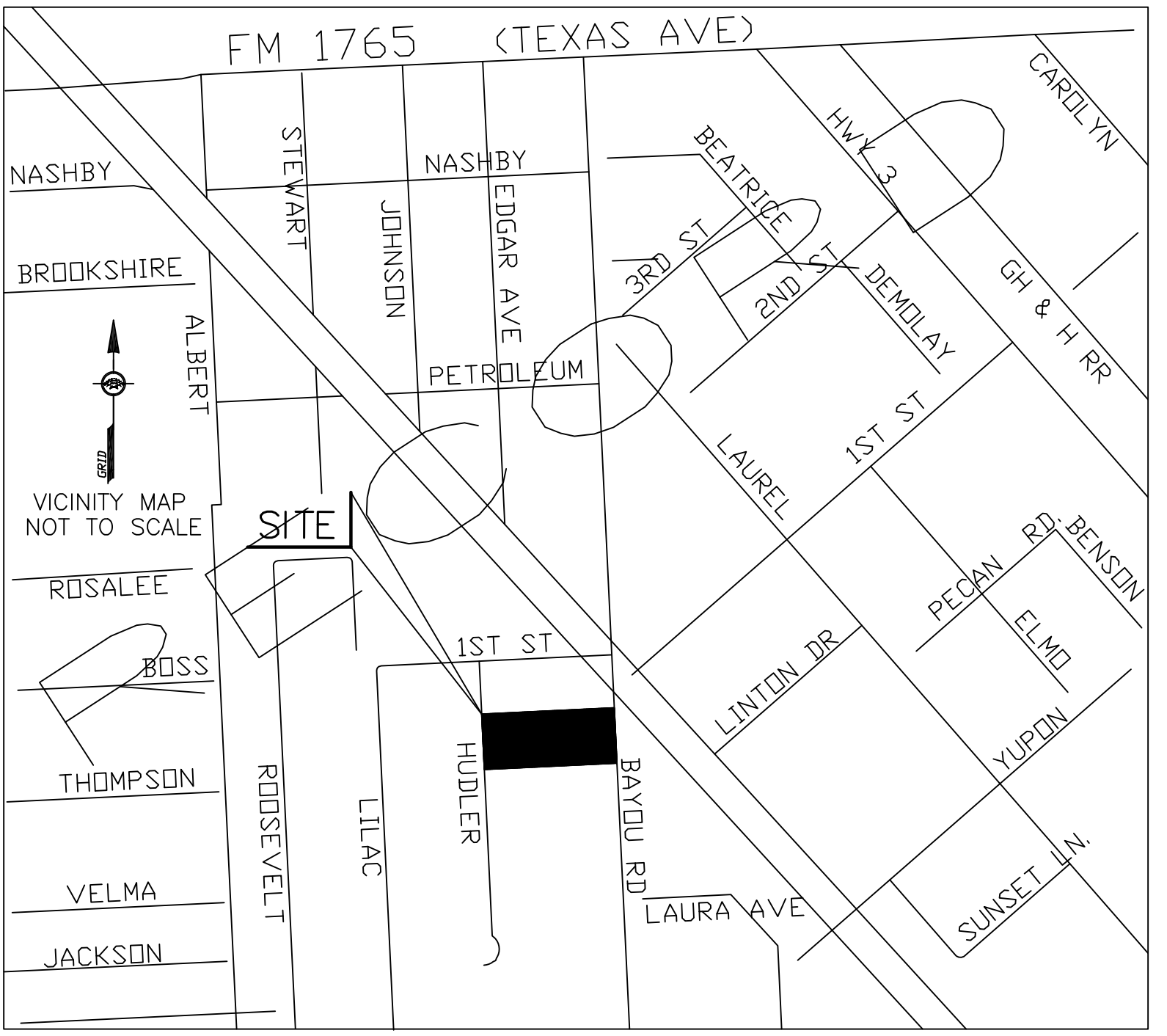
THENCE West, parallel to the North line of said Lot 18, a distance 413.10 feet to the Southwest corner of therein described tract, a found 1/2 inch rod, bearing N 48° E a distance of 0.5 feet;

THENCE North, along the East right-of-way line of Hudler Street (60' R.O.W.), a distance of 172.50 feet to the Northwest corner of the herein described tract, a chain link fence post, bearing N 20° W a distance of 2.0 feet;

THENCE East, along the North line of said Lot 18, a distance of 413.10 feet to the PLACE OF BEGINNING and containing 1.636 acres (71,260 square feet) of land, more or less.

NOTES:

- 1) This property is subject the zoning ordinances and/or the building regulations of the City of La Marque.
- 2) This property lies within 'Other Flood Areas' Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0401G, dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are record, based on the monumentation of the West right-of-way line of Bayou Road.
- 5) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of La Marque, Texas.



I hereby certify that the above foregoing Plat of "Replat of Part of Lot 48" was approved by the City of La Marque, Texas, on the _____ day of _____, A.D., 2025.

Cesar Garcia, City Manager

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

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

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____ Deputy

REPLAT OF PART OF LOT 18, DIVISION "E"

A REPLAT OF PART OF LOT 18, IN DIVISION "E", OF COOK AND STEWART SUBDIVISION IN GALVESTON COUNTY, TEXAS (VOLUME 81, PAGE 526 G.C.D.R.) CITY OF LA MARQUE, COUNTY OF GALVESTON, TEXAS

2 LOTS - 1.636 ACRES

Owners:
Nicholas Falcon
524 Johnson Street,
Pasadena, TX. 77506

Surveyor:
Brene Addison
Registered Professional Land Surveyor No. 6598

AREA TABLE

Lot	Sq. Feet	Acres
Lot 1	17,250	0.396
Lot 2	54,010	1.240

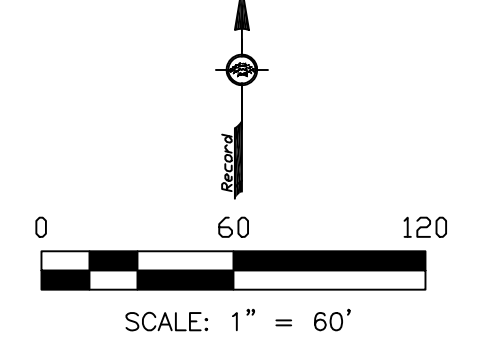
LEGEND

- Easement Line
- Building Line
- B.L. Building Line
- (N.T.S.) Not to Scale
- (C.M.) Control Monument

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have plotted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.



TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
25-0409



THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

That I, Nicholas L. Falcon, Jr., being the owner of that certain tract or parcel of land, lying and being situated in the City of La Marque, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as the "REPLAT OF PART OF LOT 48", in the City of La Marque and County of Galveston, Texas.

Nicholas L. Falcon, Jr.

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

BEFORE ME, the undersigned authority, on this day personally appeared Nicholas L. Falcon, Jr., known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public for the State of Texas
My Commission Expires _____



City of La Marque
1130 1st 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**

December 18, 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 Special Meeting and Public Hearing on Tuesday, January 6, 2026, 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 (R-1) Single Family Residential for a tract of land being a portion of Block 18 (1800-2) Division E Cook & Stewart Subdivision, Parcel ID 195695, Site address: 714 Bayou Road, 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, or by mail at:

City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568

Respectfully,
Brennan Briggs
Development Services



6710 Stewart Road, Suite 200
Galveston, Texas 77551

CITY PLANNING LETTER

June 27, 2025

**City Planning Commission
901 Bagby
Houston, Texas 77002**

RE: File No. TP25107680

To Whom It May Concern:

This company (South Land Title, LLC) certifies that a diligent search of the real property records of South Land Title, LLC's title plant has been made, as to the herein described property and as of 8:00 AM on the 19th day of June, 2025, we find the following:

Record Owner:

NICHOLAS L. FALCON, JR.

Legal Description:

The North 172.5 feet of the East 413.1 feet of Lot Eighteen (18) of Division "E" of THE COOK & STEWART SUBDIVISION, out of the John D. Moore League, in Galveston County, Texas, according to the map or plat thereof of said Cook & Stewart Subdivision of record in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.

Subject to the following:

1. Restrictions:

None

2. Easements:

None

3. Liens:

Deed of Trust dated December 21, 2020, filed for record under Galveston County Clerk's File No. 2020082283, executed by NICHOLAS L. FALCON. JR., to Malcolm S. Morris, Trustee(s), and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, securing one promissory note of even date therewith in the principal amount of \$168,300.00 (One Hundred Sixty Eight Thousand Three Hundred and 00/100), payable as therein provided to the order of CHARLIE LEON GORDY .

Partial Release file June 2, 2020 in Galveston County Clerk's File No. 2025025254.

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall insure to the benefit of PLATTING. Liability of South Land Title, LLC for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that South Land Title, LLC does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, 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. South Land Title, LLC assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY SOUTHLAND TITLE, LLC (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Micheal Morrison - Southland Title, L.L.C.

TAX CERTIFICATE



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

Issued To:

TRICON LAND SURVEYING, LLC
6341 STEWART ROAD #251
GALVESTON, TX 77551

Legal Description

ABST 150 J D MOORE SUR PT OF BLK 18
(1800-2) DIV E COOK & STEWART SUB

Fiduciary Number: 26484356

Parcel Address: 714 BAYOURD

Legal Acres: 1.6359

<---

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Account Number: **195695**

Print Date: 07/23/2025 12:32:14 PM

Certificate No: 250567119

Paid Date: 07/23/2025

Certificate Fee: \$10.00 CREDIT

Issue Date: 07/23/2025

Operator ID: RAMOS_A

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:

FALCON NICOLAS L JR
524 JOHNSON ST
PASADENA, TX 77506

Certified Tax Unit(s):

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

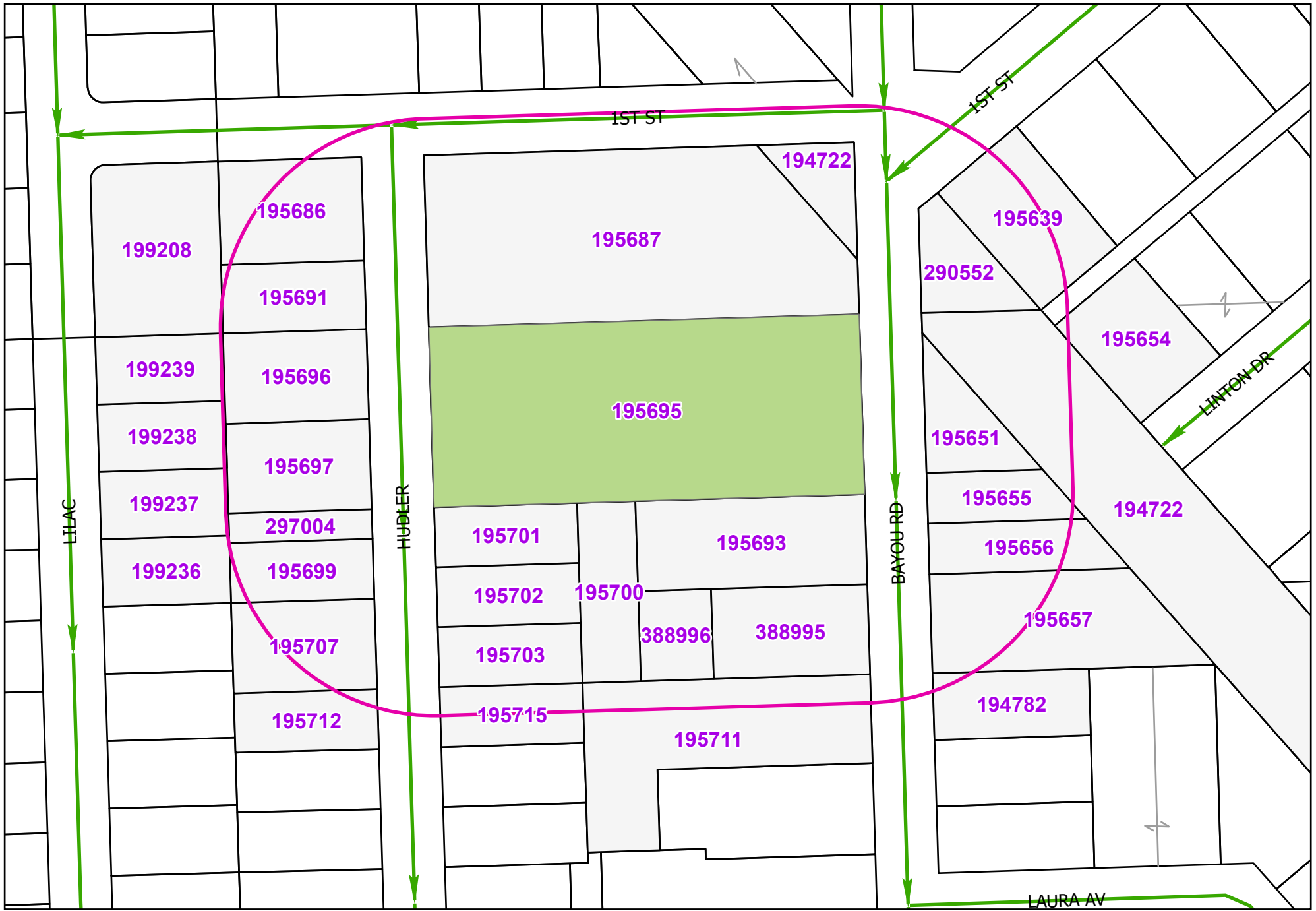
2024 Value:	300,000
2024 Levy:	\$2,889.49
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Issued By: *A Ramos*

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

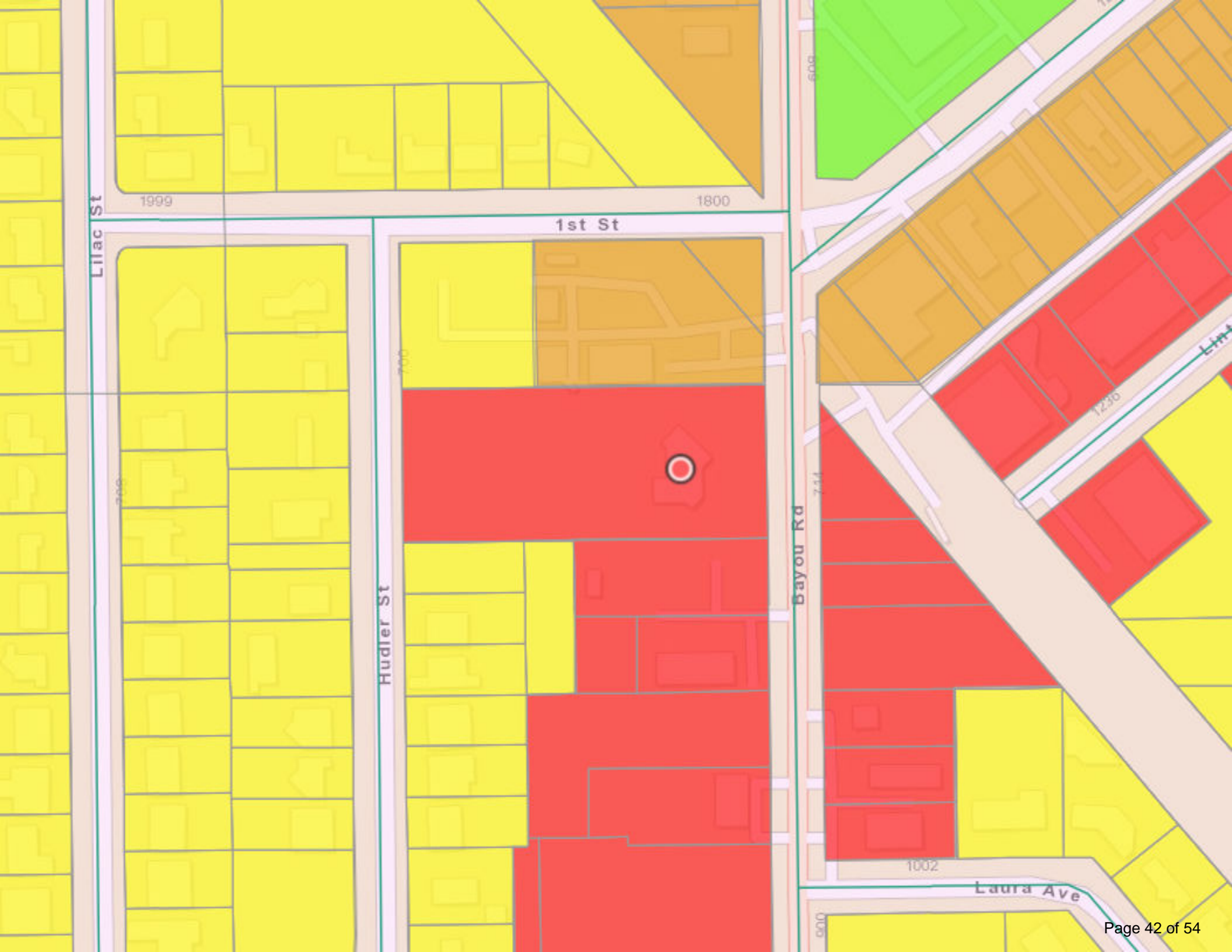
Galveston Central Appraisal District



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

Galveston Central Appraisal District

GEOID	PID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
0150-0012-0000-000	194722	CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475
0150-0012-0000-000	194722	CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475
1165-0000-0018-000	194782	RANDLE TERRI L		3322 BEACON VIEW CT		PEARLAND	TX	77584
2775-0004-0300-002	195639	SMITH & MACK LLC		P O BOX 36		LA MARQUE	TX	77568-0036
2775-0004-0400-002	195651	SMITH & MACK LLC		P O BOX 36		LA MARQUE	TX	77568-0036
2775-0004-0400-003	195654	SMITH & MACK LLC		P O BOX 36		LA MARQUE	TX	77568-0036
2775-0004-0400-004	195655	SMITH & MACK LLC		P O BOX 36		LA MARQUE	TX	77568-0036
2775-0004-0400-005	195656	SMITH & MACK LLC		P O BOX 36		LA MARQUE	TX	77568-0036
2775-0004-0400-006	195657	SMITH & MACK LLC		P O BOX 36		LA MARQUE	TX	77568-0036
2775-0005-1500-005	195686	BARKER SCOTT		1903 1ST ST		LA MARQUE	TX	77568
2775-0005-1500-006	195687	ALEXANDER TROY DEAN		PO BOX 405		LA MARQUE	TX	77568
2775-0005-1500-010	195691	WILLIAMS KATHERINE A		810 HUDLER ST		LA MARQUE	TX	77568-4108
2775-0005-1800-001	195693	AKSS VENTURES INC		1410 GARDEN GLEN LN		PEARLAND	TX	77581-6548
2775-0005-1800-003	195696	JJ INVESTMENTS		PO BOX 3171		GALVESTON	TX	77552
2775-0005-1800-004	195697	ZEIDAN MAZEN		2518 SISKIN TRL		LEAGUE CITY	TX	77573-2278
2775-0005-1800-005	195699	ARIETA RENE A & ASHLEY A ARIETA GONZALEZ		800 HUDLER ST		LA MARQUE	TX	77568-4108
2775-0005-1800-006	195700	HACIENDA SERVICES INC		1800 AUGUSTA DR STE 340		HOUSTON	TX	77057-3131
2775-0005-1800-007	195701	ARAMBULA ISIAH T & ANDRES ARAMBULA & MELISSA ARAMBULA		731 HUDLER STREET		LA MARQUE	TX	77568-4181
2775-0005-1800-008	195702	OTTO MIKAH		801 HUDLER STREET		LA MARQUE	TX	77568-4107
2775-0005-1800-009	195703	SOLIS JAVIER A		803 HUDLER		LA MARQUE	TX	77568
2775-0005-1800-012	195707	DSF FUNDING LLC		9100 SOUTHWEST FWY		HOUSTON	TX	77074-1524
2775-0005-1900-003	195711	DANGS ENTERPRISES INC		2010 HOLMES RD		HOUSTON	TX	77045
2775-0005-1900-004	195712	PROUTY JEFFREY O		2542 22ND AVE N		TEXAS CITY	TX	77590
2775-0005-1900-007	195715	PROUTY JEFFREY O		2542 22ND AVE N		TEXAS CITY	TX	77590
6030-0000-0019-000	199208	HARGROVE MATTHEW V & WF		709 LILAC ST		LA MARQUE	TX	77568-4112
6031-0000-0013-000	199236	MCCRAY EVELYN J		729 LILAC		LA MARQUE	TX	77568
6031-0000-0014-000	199237	MARTIN MORRIS JR & ANTINELL		725 LILAC		LA MARQUE	TX	77568
6031-0000-0015-000	199238	SARMIENTO NESTOR & ELIZABETH		721 LILAC		LA MARQUE	TX	77568
6031-0000-0016-000	199239	BONHOMME JOAQUIN SR & KELLY D		717 LILAC ST		LA MARQUE	TX	77568-4112
0150-0010-0000-000	290552	CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475
2775-0005-1800-013	297004	COMPEAN MARCELINO P		1028 DUROUX RD		LA MARQUE	TX	77568-3420
2775-0005-1800-014	388995	COASTAL AREA HEALTH		EDUCATION CENTER, INC	PO BOX 391	PEARLAND	TX	77588-0391
2775-0005-1800-015	388996	DANG'S ENTERPRISES INC		2010 HOLMES RD		HOUSTON	TX	77045





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: January 6, 2026

Agenda Item: 2201 Oak St.

Discussion / possible action regarding a request to change the zoning district for East Part of Block 61 (6100-2) Division K Cook & Stewart Subdivision, J D Moore Survey, Abstract 150, Parcel ID 196142, 2201 Oak St., La Marque, TX, from Zoning District (R-1) Single Family Residential to (I-2) Industrial.

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:



Rezone Application

Application Date: 11/24/2025 Smart Gov Project # _____

Name of Agent: John Kuhn Phone: 281-380-8487

Address: 2951 Marina Bay Dr. #130-301 City: League City Zip Code: 77573

Name of Owner: Ocean Assets, LLC Phone: 281-380-8487

Address: 2951 Marina Bay Dr. #130-301 City: League City Zip Code: 77573

Property Legal Description: Subdivision K Cook + Stewart Parcel ID #: 2022023443 CF#: _____
Subdivision Block 61

Property Address: 2201 Oak Street La Marque, TX 77568 196142

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: Change zoning from R1 to L-2 for locating business.

Desired Outcome: Obtain L-2 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: [Signature] Date: 11/24/25

1130 1st Street, La Marque, Texas 77568



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



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9219 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.

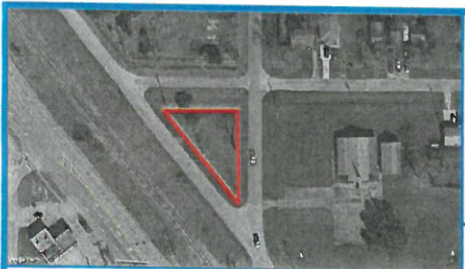
THE FOLLOWING SCHEDULE OF FEES SHALL APPLY FOR A ZONING CHANGE REQUESTS

- 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**

1130 1st Street, La Marque, Texas 77568

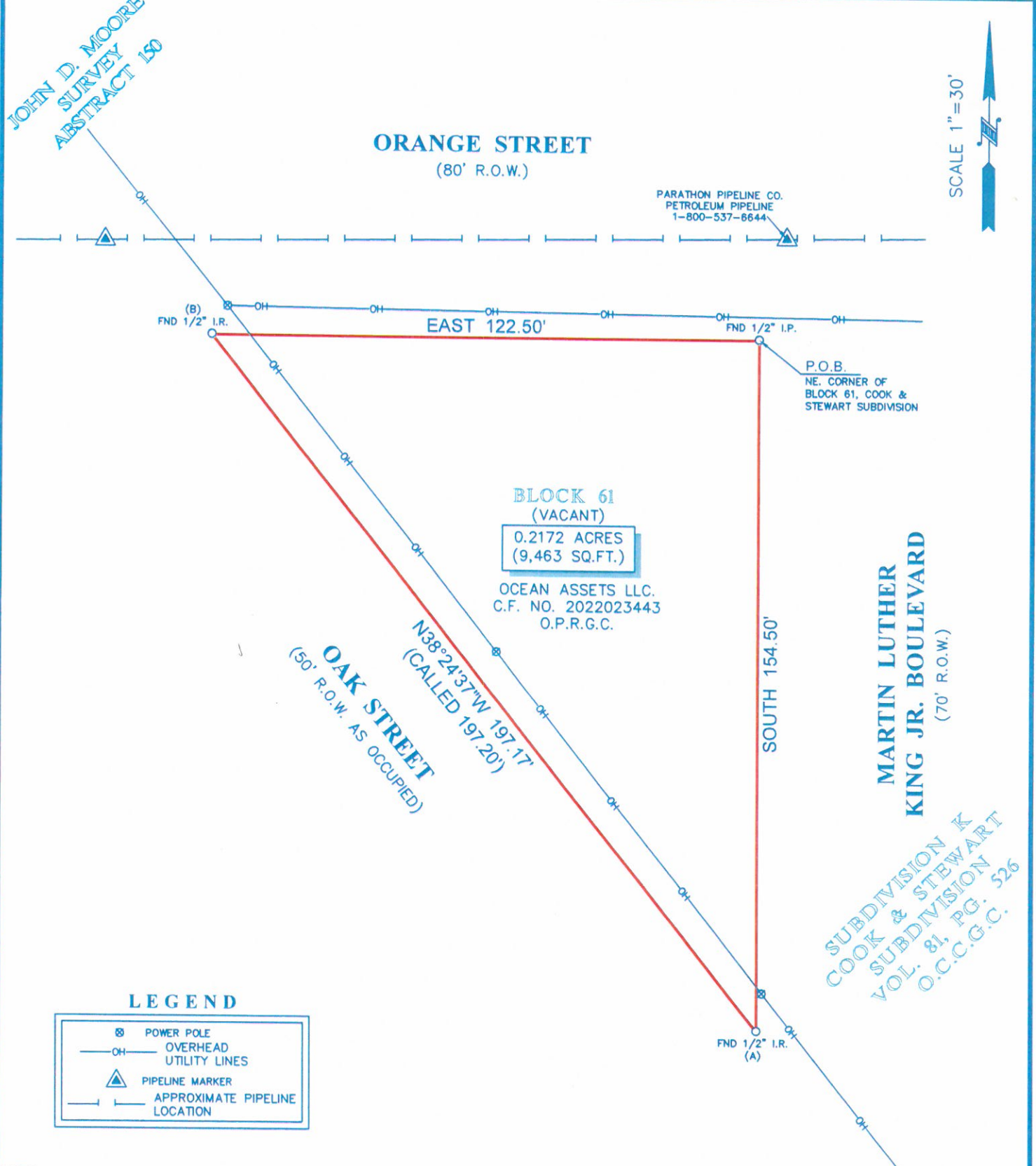


P: 409-938-9219 permits@cityoflamarque.org



TITLE COMPANY:
INDEPENDENCE
TITLE COMPANY

G.F. #: 2214656-CLHD ISSUE DATE: MAR. 25, 2022



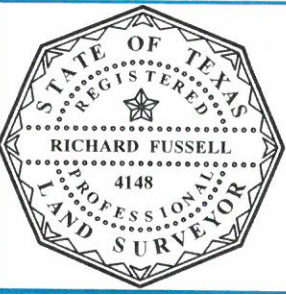
LEGEND

	POWER POLE
	OVERHEAD UTILITY LINES
	PIPELINE MARKER
	APPROXIMATE PIPELINE LOCATION

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO OCEAN ASSETS LLC., RECORDED IN COUNTY CLERK'S FILE NO. 2022023443 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- EASEMENT TO H.L.&P. AS RECORDED IN VOL. 1543, PG. 375 D.R. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2172 ACRES (9,463 SQUARE FEET) SITUATED IN THE JOHN D. MOORE SURVEY, ABSTRACT 150, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON APR. 29, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
 RICHARD FUSSELL
 RPLS #148

CLIENT: OCEAN ASSETS LLC.	
ADDRESS: 2201 OAK STREET	
www.survey1inc.com survey1@survey1inc.com	
FIELD CREW: JJ	TECH: SF
DRAFTER: SF	FINAL CHECK: EF
DATE: MAY 4, 2022	
JOB# 4-111217-22	



County, Texas. Said 0.2172-acre tract being more particularly described by metes and bounds as follows:

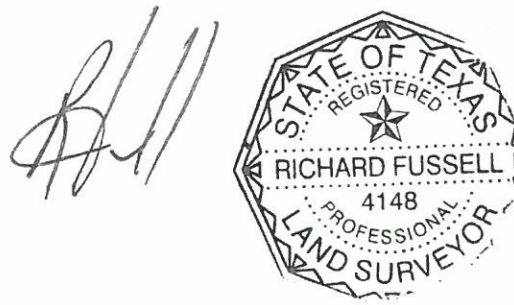
BEGINNING at a found 1/2-inch iron pipe at the intersection of the south right-of-way line of Orange Street (80 feet wide) with the west right-of-way line of Martin Luther King Jr. Boulevard (70 feet wide) for the northeast corner of said Block 61 and the northeast corner of the said tract herein described;

THENCE South, with said west right-of-way line and the east line of said Block 61, a distance of 154.50 feet to a found 1/2-inch iron rod at the intersection of said west right-of-way line with the northeast right-of-way line of Oak Street (50 feet wide as occupied) for the south corner of the said tract herein described;

THENCE North $38^{\circ}24'37''$ West, with said northeast right-of-way line, a distance of 197.17 feet (called 197.20 feet) to a found 1/2-inch iron rod at the intersection of said northeast right-of-way line with the south right-of-way line of said Orange Street, being in the north line of said Block 61, and for the northwest corner of the said tract herein described;

THENCE East, with said south right-of-way line and the north line of said Block 61, a distance of 122.50 feet to the POINT OF BEGINNING and containing 0.2172 acres (9,463 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated May 4, 2022, job number 4-111217-22.



www.survey1inc.com | survey1@survey1inc.com | P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382 | May 4, 2022

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

General Warranty Deed

Date: April 1, 2022

Grantor: DANIEL HERNANDEZ DURANZA and ANAELYS MUGICA, a married couple

Grantee: OCEAN ASSETS, LLC

Grantee's Mailing Address:

OCEAN ASSETS, LLC
6531 LOST PINES BEND
HOUSTON, TX 77049

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

SEE EXHIBIT "A".

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining



City of La Marque
1130 1st 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**

December 18, 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 Special Meeting and Public Hearing on Tuesday, January 6, 2026, 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 (R-1) Single Family Residential to (I-2) Industrial for a tract of land being a portion of East Part of Block 61 (6100-2) Division K Cook & Stewart Subdivision, J D Moore Survey, Abstract 150, Parcel ID 196142, Site address: 2201 Oak St., La Marque, TX 77568

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

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

City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568

Respectfully,
Brennan Briggs
Development Services

Galveston CAD Property Search

Property Details

Account		
Property ID:	196142	Geographic ID: 2775-0011-6100-002
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	2201 OAK LA MARQUE, TX 77568	
Map ID:	284-B	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR E PT OF BLK 61 (6100-2) DIV K COOK & STEWART SUB	
Abstract/Subdivision:	S2775	
Neighborhood:	(2775.3) COOK & STEWART	
Owner		
Owner ID:	711846	
Name:	OCEAN ASSETS LLC	
Agent:		
Mailing Address:	2951 MARINA BAY DR #130-301 LEAGUE CITY, TX 77573	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$33,240 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$33,240 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value:	\$33,240 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$19,560 (-)
Assessed Value:	\$13,680
Ag Use Value:	\$0
<p>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.</p>	

Property Taxing Jurisdiction

Owner: OCEAN ASSETS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418501	\$33,240	\$13,680	\$57.25	
D02	DRAINAGE #2	0.045080	\$33,240	\$13,680	\$6.17	
GGA	GALVESTON COUNTY	0.322660	\$33,240	\$13,680	\$44.14	
J05	MAINLAND COLLEGE	0.263800	\$33,240	\$13,680	\$36.09	
RFL	CO ROAD & FLOOD	0.003000	\$33,240	\$13,680	\$0.41	
S18	TEXAS CITY ISD	1.154300	\$33,240	\$13,680	\$157.91	

Total Tax Rate: 2.207341

Current Estimated Taxes: \$301.97

Estimated Taxes Without Exemptions or Limitations: \$733.72

Galveston Central Appraisal District



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Galveston Central Appraisal District

GEOID	PID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
2775-0011-6001-000	196141	JESUS IS LORD OF		TRUTH MINISTRY	2200 3RD AVENUE	LA MARQUE	TX	77568
2775-0011-5709-000	196123	ROBINSON RHONDA R		224 ORANGE ST		LA MARQUE	TX	77568
2775-0011-5710-000	196124	BROWN MILFORD		6809 CAROTHERS ST		HOUSTON	TX	77028-2121
2775-0011-5708-000	196122	YEN YOU-HSIN EUGENE		13907 CLEAR FOREST DR		SUGARLAND	TX	77498
2775-0011-6100-002	196142	OCEAN ASSETS LLC		2951 MARINA BAY DR #130-301		LEAGUE CITY	TX	77573
2775-0011-5000-002	606243	COTTER AND ALEXANDER LLC		1900 OAK ST		LA MARQUE	TX	77568-6021

