



**CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
AMENDED REGULAR AGENDA
of
February 24, 2026**

Notice is hereby given that the Planning & Zoning Commission of the City of La Marque, Texas will conduct a **Regular Meeting on February 24, 2026**, beginning at 4:00 PM in the **Council Chambers at 1109-B Bayou Road La Marque, Texas as well as via video-conference hosted through Zoom (bczoom.cityoflamarque.org)**. In accordance with Section 551.127(b) of the Texas Government Code, the presiding officer and a quorum of the La Marque Planning and Zoning Commission intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public.

The Commission will meet for the purpose of considering the following agenda:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to the Commission (limited to three (3) minutes). If wishing to speak give the Chair or presiding officer your full legal name and the item you wish to speak about. In compliance with Texas Open Meeting Act, the City may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. *Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet or computer, or stand if attending in person, and the presiding officer will call on you in turn.*

4. PUBLIC HEARINGS

Conduct Public Hearing to hear public input on:

- 4.1. A preliminary report on a Zoning District amendment from (C-4) Interstate Commercial to (I-1) Light Industrial for a tract of land +/-23.942 acres of land situated in the John D. Moore Survey, Abstract 50 Galveston County, and being out of Division "O" and Division "P" Highland Cook & Stewart, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and being out of and a part of that certain 307.2157 acre tract described as "Tract One" in conveyance to Texas City Terminal Railroad Company recorded at Galveston County Clerk's File No. 2016005324, 2026 Parcel ID No. 700282

5. NEW BUSINESS

Items presented to the Commission for discussion and possible action:

- 5.I. A preliminary report on a Zoning District amendment from (C-4) Interstate Commercial to (I-1) Light Industrial for a tract of land +/-23.942 acres of land situated in the John D. Moore Survey, Abstract 50 Galveston County, and being out of Division "O" and Division "P" Highland Cook & Stewart, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and being out of and a part of that certain 307.2157 acre tract described as "Tract One" in conveyance to Texas City Terminal Railroad Company recorded at Galveston County Clerk's File No. 2016005324, 2026 Parcel ID No. 700282
- 5.II. Approving the recommendation for The Shops at La Marque Preliminary Plat, being +/- 16.95 acres out of the William K. Wilson League Survey, Abstract No. 208, La Marque, TX. PID No. 759675 and 751616
- 5.III. Electing a Chairperson and Vice-Chairperson for calendar year 2026

6. 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 5551.415. (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

7. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on or before February 18, 2026 at 4:00 p.m.

Kasey Lott
Deputy City Clerk

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC and duly authorized agent of the The Galveston County Daily News, a Daily newspaper published in Texas City, State of Texas, and in general circulation within Galveston County, that the attached printed material was published in said newspaper.

PUBLICATION DATES:

Feb. 13, 2026

NOTICE ID: DRgywhNRo2sJJlbfKPPS

PUBLISHER ID: 1383316

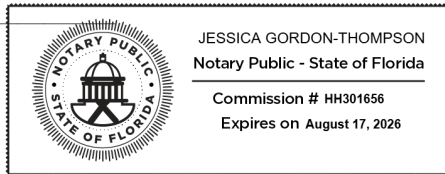
NOTICE NAME: PH P&Z 02.24.2026

Publication Fee: \$254.52

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

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: **02/17/2026**

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

Legal Notice

Notice is hereby given that the City of La Marque Planning and Zoning Commission will hold a Regular Meeting and will conduct a public hearing on Tuesday, February 24, 2026, at 4:00 p.m. in City Council Chambers located at 1109-B Bayou Road, La Marque, TX. All interested parties shall have the opportunity to be heard with respect to the following applications:

Zoning District amendment from (C-4) Interstate Commercial to (I-1) Light Industrial for a tract of land +/-23.942 acres of land situated in the John D. Moore Survey, Abstract 50 Galveston County, and being out of Division "O" and Division "P" Highland Cook & Stewart, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and being out of and a part of that certain 307.2157 acre tract described as "Tract One" in conveyance to Texas City Terminal Railroad Company recorded at Galveston County Clerk's File No. 2016005324, 2026 Parcel ID No. 700282.

Kierra Nance, City Clerk
City of La Marque

Published: February 13, 2026



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9219 Permits@CityofLaMarque.org

Rezone Application

Application Date: 2/4/2026 Smart Gov Project # _____

Name of Agent: Alex Getty Phone: 409-938-9258

Address: 1130 1st Street City: La Marque Zip Code: 77568

Name of Owner: La Marque Economic Development Corp. Phone: 409-938-9258

Address: 1130 1st Street City: La Marque Zip Code: 77568

Property Legal Description: See attached letter from GCAD with legal Parcel ID #: 770282

Property Address: Undeveloped; no addressed assigned

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: To create the opportunity for compatible development.

Desired Outcome: The La Marque Economic Development Corporation Board of Director's are requesting a rezone to I-1 Light Industrial.

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:  (as agent) Date: 2/4/2026

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

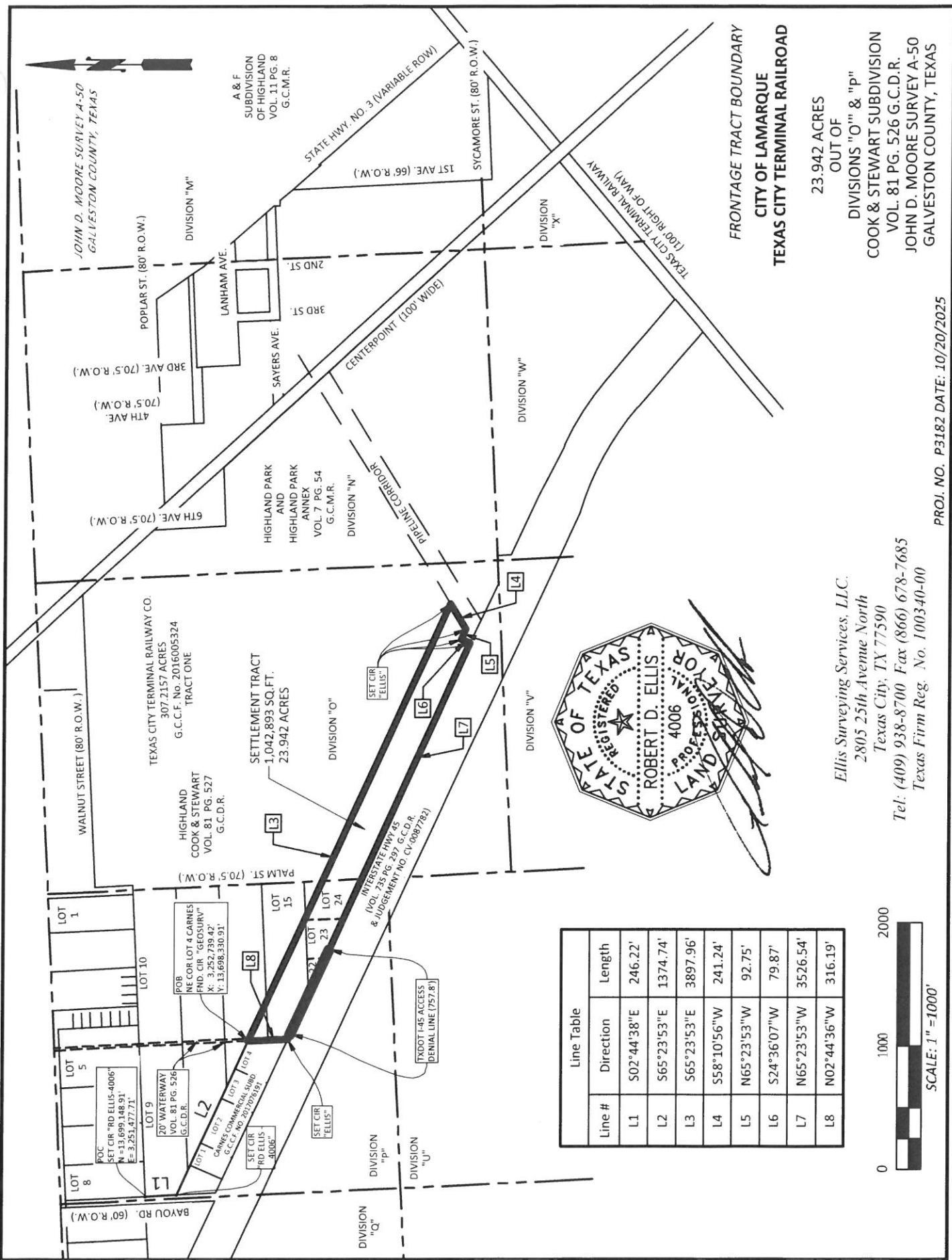
F. Re-Plats: NO CHARGE

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





Line Table		
Line #	Direction	Length
L1	S02°44'38"E	246.22'
L2	S65°23'53"E	1374.74'
L3	S65°23'53"E	3897.96'
L4	S58°10'56"W	241.24'
L5	N65°23'53"W	92.75'
L6	S24°36'07"W	79.87'
L7	N65°23'53"W	3526.54'
L8	N02°44'36"W	316.19'



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

FRONTAGE TRACT BOUNDARY
 CITY OF LAMARQUE
 TEXAS CITY TERMINAL RAILROAD

23,942 ACRES
 OUT OF

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

PROJ. NO. P3182 DATE: 10/20/2025

FRONTAGE TRACT BOUNDARY SURVEY
METES AND BOUNDS DESCRIPTION

BEING a 23.942 acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being out of Division "O" and Division "P" HIGHLAND COOK & STEWART, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and being out of and a part of that certain 307.2157 acre tract described as "Tract One" in conveyance to Texas City Terminal Railroad Company recorded at Galveston County Clerk's File No. 2016005324, said 23.942 acre parcel being more fully described by metes and bounds as follows;

COMMENCING at a CIR (capped iron rod) stamped "RD ELLIS - 4006" set at the northwest corner of Lot 9 and the southwest corner of Lot 8 of Division "P" of said COOK AND STEWART SUBDIVISION, located on the east right of way line of Bayou Road (60' right of way), said Beginning Point located at Texas State Coordinate System NAD83, Texas South Central Zone N=13,699,148.91' E= 3,251,477.71';

THENCE South 02°44'38" East, with the said east right of way line of Bayou Road, a distance of 246.22 feet to ½ inch iron rod found for the northwest corner of that certain tract described in conveyance to Kenny Bleakney recorded at Galveston County Clerk's File No. 2012024229;

THENCE South 65°23'53" East, at 268.08 feet pass the northeast corner of said Bleakney tract and continue with the north line of CARNES COMMERCIAL SUBDIVISIONS, a subdivision in Galveston County Texas as per the map or plat thereof recorded at Galveston County Clerk's File No. 2017076191, for a total distance of 1374.74 feet to a capped iron rod stamped "GEOSURV" found for the northeast corner of said CARNES COMMERCIAL SUBDIVISION and the northwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE South 65°23'53" East, crossing said Division P & O, a distance of 3897.96 feet to capped iron rod (CIR) stamped "RD ELLIS - 4006" set in the northwest line of a pipeline corridor and being the northeast corner of the herein described tract;

THENCE South 58°10'56" West, along the northwest line of said pipeline corridor, a distance of 241.24 feet to set capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE North 65°23'53" West a distance of 92.75 feet to set capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE South 24°36'07" West a distance of 79.87 feet to capped iron rod (CIR) stamped "RD ELLIS - 4006" set in the northeast line of Interstate Highway 45 as described in Galveston County Court Judgement No. CV-0087782;

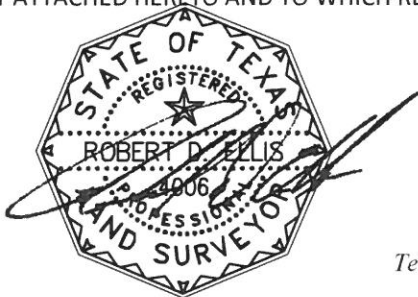
THENCE North 65°23'53" West, along the said northeast line of Interstate Highway 45, a distance of 3526.54 feet to a capped iron rod (CIR) stamped "RD ELLIS - 4006" set for the southwest corner of the herein described tract;

THENCE North 02°44'36" West, along the east line of said CARNES COMMERCIAL SUBDIVISION, a distance of 316.19 feet to the **PLACE OF BEGINNING** of the tract herein described;

CONTAINING: 23.942 acres, (1,042,893 square feet) of land, more or less.

BASIS OF BEARING: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone, (S.F.= 0.99986724).

THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED OCT. 15, 2025 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.



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

CITY OF LAMARQUE
TEXAS CITY TERMINAL RAILROAD
FRONTAGE TRACT BOUNDARY
23.942 ACRES
OUT OF
DIVISIONS "O" & "P"
COOK & STEWART SUBDIVISION
VOL. 81 PG. 526 G.C.D.R.
JOHN D. MOORE SURVEY A-50
GALVESTON COUNTY, TEXAS
PROJ. NO. P3182 DATE: 10/20/2025

TAX CERTIFICATE



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

Issued To:

LA MARQUE ECONOMIC DEVELOPMENT CORPORATI
1130 1ST ST
LA MARQUE, TX 77568

Legal Description

ABST 150 J D MOORE SUR PT OF DIV P &
ABND STREETS (701-1) COOK & STEWART SUB
& VARIOUS ADJ BLKS HIGHLAND PARK SUB

Parcel Address:

Legal Acres: 23.9420

< - - -

- - - >

Account Number: 770282

Certificate No: 254314652

Certificate Fee: \$10.00 CREDIT

Print Date: 02/04/2026 03:59:03 PM

Paid Date: 02/04/2026

Issue Date: 02/04/2026

Operator ID: NASH_R

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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

PRORATED-EXXV

Certified Owner:

LA MARQUE ECONOMIC DEVELOPMENT CORPORATI
1130 1ST ST
LA MARQUE, TX 77568

Certified Tax Unit(s):

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

Table with 2 columns: Description, Amount. Rows include 2025 Value, 2025 Levy, 2025 Levy Balance, Prior Year Levy Balance, Total Levy Due, P&I + Attorney Fee, Total Amount Due.

Reference (GE) No: N/A

Issued By: [Signature]

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

2025 TAX STATEMENT



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

Certified Owner:

LA MARQUE ECONOMIC DEVELOPMENT CORPORATI
 1130 1ST ST
 LA MARQUE, TX 77568

Legal Description:

ABST 150 J D MOORE SUR PT OF DIV P &
 ABND STREETS (701-1) COOK & STEWART SUB
 & VARIOUS ADJ BLKS HIGHLAND PARK SUB

Account No: 770282

Appr. Dist. No.: 277500150701001

Legal Acres: 23.9420

Parcel Address:

As of Date: 02/04/2026

Print Date: 02/04/2026

Market Value		Total Market Value	Assessed Value	Appraised Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$203,507	\$0	\$203,507	\$203,507	\$0	\$0	\$0	\$203,507

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
GALVESTON CO	\$203,507	EXXV	\$36,241.00	\$167,266	0.3226600	\$539.70
ROAD & FLOOD	\$203,507	EXXV	\$36,241.00	\$167,266	0.0030000	\$5.02
CITY OF LA MARQUE \$197.25	\$203,507	EXXV	\$36,241.00	\$167,266	0.4185010	\$700.01
DRAIN DIST #2	\$203,507	EXXV	\$36,241.00	\$167,266	0.0450800	\$75.40
COLL OF THE MAINLAND	\$203,507	EXXV	\$36,241.00	\$167,266	0.2638000	\$441.25

Total Tax: \$1,761.38
 Total Tax Paid to date: \$1,761.38
 Total Tax Remaining: \$0.00

Exemptions:

EXXV PRORATED-EXXV

AMOUNT DUE IF PAID BY:

03/02/2026 0%	03/31/2026 7%	04/30/2026 9%	06/01/2026 11%	06/30/2026 13%	07/31/2026 17 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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

4.178 ✂

Print Date: 02/04/2026

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

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



770282
 LA MARQUE ECONOMIC DEVELOPMENT CORPORATI
 1130 1ST ST
 LA MARQUE, TX 77568

AMOUNT PAID:
 \$ _____

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2759041	Effective Date: October 15, 2025 at 8:00AM
CLOSER: Tammy Bage	Issued: October 29, 2025 9:26PM

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: \$766,140.00
PROPOSED INSURED: La Marque Economic Development Corporation
- 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: La Marque Economic Development Corporation
- 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)
Binder 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:

Texas City Terminal Railway Company

4. Legal description of land:

See Exhibit "A" Attached Hereto

**COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2759041

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THENCE North 02°44'36" West, along the east line of said CARNES COMMERCIAL SUBDIVISION, a distance of 316.19 feet to the PLACE OF BEGINNING of the tract herein described;

CONTAINING: 23.942 acres, (1,042,893 square feet) of land, more or less.

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

COMMITMENT FOR TITLE INSURANCE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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 (We must either insert specific recording data or delete this exception.):~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon receipt of an approved survey, Schedule B, Item 2 may be modified to read in its entirety, "Shortages in area" (Loan Policy only or Owner's Title Policy with prescribed premium.)
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 20___ 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 20___ 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)

COMMITMENT FOR TITLE INSURANCE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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) Rights of parties in possession. (Owner Title Policy only)
- b) Option to purchase and/or right of first refusal in favor of La Marque Economic Development Corporation, recorded in/under Clerk's File No. [2017000465](#) of the Official Public Records of Galveston County, Texas.
- c) Rights of Tenants, and assigns, as tenants only, under currently effective lease agreements. This exception may be deleted or limited to identified leases on the basis of an acceptable affidavit from the current owner.
- d) Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
- e) Pipeline right-of-way easement in favor of Pan American Gas Company as set forth in instrument recorded in/under [Volume 657, Page 4](#) and [Volume 775, Page 342](#), and transferred to Products Pipeline Company by [Volume 1081, Page 44](#), all of the Deed Records of Galveston County, Texas.
- f) Pipeline right-of-way easement in favor of Defense Plant Corporation as set forth in instrument recorded in/under [Volume 661, Page 658](#), transferred to the Dow Chemical Company by [Volume 811, Page 131](#), and amended in [Volume 1360, Page 455](#), of the Deed Records of Galveston County, Texas.
- g) Pipeline right-of-way easement in favor of Monsanto Chemical Company as set forth in instrument recorded in/under [Volume 1457, Pages 340 and 342](#) of the Deed Records of Galveston County, Texas.
- h) Pipeline right-of-way easement in favor of Dow Hydrocarbons and Resources, LLC as set forth in instrument recorded in/under Clerk's File No. [2013048300](#) of the Official Public Records of Galveston County, Texas.
- i) A right of way granted to the City of La Marque by instrument recorded in/under [Volume 1389, Page 95](#) of the Deed Records of Galveston County, Texas.
- j) An electric line easement granted to Texas New Mexico Power Company by instrument recorded in/under Clerk's File No. [8712853](#) of the Official Public Records of Galveston County, Texas.
- k) A right of way granted to Praxair, Inc., by instrument recorded in/under Clerk's File No. [2015058529](#) of the Official Public Records of Galveston County, Texas.
- l) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- m) 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.

COMMITMENT FOR TITLE INSURANCE SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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:
 - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - all standby fees, taxes, assessments and charges against the property have been paid,
 - 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 materialman's liens have attached to the property,
 - there is legal right of access to and from the land,
 - (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. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.
6. FOR INFORMATION ONLY: The vesting on Schedule A is by virtue of Special Warranty Deed recorded in/under Clerk's File No. [2016005324](#) of the Official Public Records of Galveston County, Texas.
7. We find no outstanding voluntary liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded voluntary lien or other indebtedness which could give rise to any security interest claim in the subject property.
8. Company requires that the record owner execute an Affidavit as to Debts and Liens evidencing the fact that no mortgages or other indebtedness affect the property in question.
9. Company requires for its review satisfactory documentation from Texas City Terminal Railway Company authorizing this transaction and naming the party(ies) authorized to sign on its behalf. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions.
10. As to La Marque Economic Development Corporation; The Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions.

COMMITMENT FOR TITLE INSURANCE SCHEDULE D

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Policy Commitment No.: 2759041

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to **Stewart Title Guaranty Company**, the "Underwriter" herein, the following disclosures are made as of **January 1, 2025**:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, David C. Hisey, Elizabeth Giddens, Erin Sheckler, Iain M. Bryant, Brian K. Glaze, Pamela B. O'Brien, and Mary P. Thomas.

A-3. The designated officers of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer - Secretary & Assistant Treasurer; Scott Gray, Senior Vice President - Finance, Treasurer & Assistant Secretary; Brian K. Glaze, Corporate Controller & Assistant Treasurer - Banking Relations; Elizabeth Giddens, Chief Legal Officer; John Hamm, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Emily Kain, Chief Human Resources Officer; Erin Sheckler, Group President; Iain M. Bryant, Group President - Agency Services; Pamela O'Brien, Senior Vice President - General Counsel; Mary P. Thomas, Senior Vice President - Chief Compliance & Regulatory Officer; Kelly Rickenbach, Senior Vice President - Chief Claims Counsel; Charles M. Craig, Senior Vice President - Associate General Counsel & Senior Underwriting Counsel; Wilhelmina Kightlinger, Senior Vice President - Chief Underwriting Counsel; John Rothermel, Senior Vice President - Senior Underwriting Counsel; Heidi Junge, Senior Vice President - Regional Underwriting Counsel.

As to **Stewart Title Company** (Title Insurance Agent), the following disclosures are made:

B-1 Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows: Stewart Title Guaranty Company – 100%

B-2 Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of Title Insurance Agent are as follows:
Stewart Information Services Corporation - 100%

B-3 If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

Frederick H. Eppinger, David C. Hisey, Elizabeth Giddens

B-4 If Title Insurance Agent is a corporation, the following is a list of its officers:

Frederick H. Eppinger	Chairman, Chief Executive Officer and President
David C. Hisey	Chief Financial Officer and Assistant Secretary-Treasurer
Elizabeth Giddens	Executive Vice President – Chief Legal Officer
Julie Warnock	Secretary and Assistant Treasurer
Scott Gray	Treasurer and Assistant Secretary

C-1. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$4,343.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	
Total	\$4,343.00

Of this total amount 15% will be paid to Stewart Title Guaranty Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Service
\$ (or %)		
\$ (or %)		
\$ (or %)		

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

T-7 Commitment Schedule D Revised 1/1/2025



DISCLOSURE REGARDING FUNDS FOR CLOSING
(to be provided with or within the Commitment for Title Insurance)

As Escrow Agent for the Real Estate transaction Stewart Title Company, ("Escrow Agent") has received and/or will receive the buyer's/borrower's funds and/or funds from the buyer's/borrower's lender for disbursement at closing of the transaction.

The seller and the buyer (or the borrower in a refinancing transaction) may request that escrow funds be invested in an interest-bearing account subject to a reasonable administrative fee charged by Escrow Agent and any account terms and conditions negotiated with the financial institution offering the interest bearing account. Otherwise, Escrow Agent shall deposit the earnest money in a demand deposit account that is federally insured to the maximum extent permitted by law. Demand deposit accounts offer immediately available funds for withdrawal after a check has cleared.

Escrow Agent may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand deposit accounts and other relationships with the financial institution, Escrow Agent is eligible to participate in a program whereby it may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.



Krystal McKinney, RPA, CCA
Chief Appraiser

January 15, 2026

LA MARQUE ECON DEV CORP
1130 1ST ST
LA MARQUE, TX 77568

Re: 196306 / 2775-0015-0701-000
ABST 150 J D MOORE SUR PT OF DIVS N,O,P,W, X & ABND STREETS (701-1)
COOK & STEWART SUB & VARIOUS ADJ BLKS HIGHLAND PARK SUB & ANNEX

To whom it may concern:

We completed processing deed # 2025055358 for the above-referenced property. The following accounts are the result:

TEXAS CITY TERMINAL RAILWAY CO
196306 / 2775-0015-0701-000
ABST 150 J D MOORE SUR PT OF DIVS N,O,P,W, X & ABND STREETS (701-1) COOK &
STEWART SUB & VARIOUS ADJ BLKS HIGHLAND PARK SUB & ANNEX

New account:

LA MARQUE ECONOMIC DEVELOPMENT CORPORATION
770282 / 2775-0015-0701-001
ABST 150 J D MOORE SUR PT OF DIV P & ABND STREETS (701-1) COOK & STEWART SUB
& VARIOUS ADJ BLKS HIGHLAND PARK SUB

Feel free to reach out to us if you have additional questions! If you have a lender that pays your taxes through escrow, please make sure to notify them. **This split out was performed for the 2026 tax year.**

¡No dude en comunicarse con nosotros si tiene preguntas adicionales! Si tiene un prestamista que paga sus impuestos mediante depósito en garantía, asegúrese de notificarlo. **Esta división se realizó para el año fiscal 2026.**

Sincerely,
Mapping Department
mapping@galvestoncad.org
409-935-1980, dial 6 for the Mapping Department

Galveston CAD Property Search

Property Details

Account

Property ID: 770282 **Geographic ID:** 2775-0015-0701-001

Type: R

Property Use: **Condo:**

Location

Situs Address:

Map ID: 284-C **Mapsco:**

Legal Description: ABST 150 J D MOORE SUR PT OF DIV P & ABND STREETS (701-1) COOK & STEWART SUB & VARIOUS ADJ BLKS HIGHLAND PARK SUB

Abstract/Subdivision: S2775

Neighborhood: (INDSTG-S18) INDUSTRIAL STORAGE

Owner

Owner ID: 644056

Name: LA MARQUE ECONOMIC DEVELOPMENT CORPORATION

Agent:

Mailing Address: 1130 1ST ST
LA MARQUE, TX 77568

% Ownership: 100.0%

Exemptions: EX-XV -
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: \$203,507 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$203,507 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$203,507 (=)

HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$203,507
Ag Use Value:	\$0

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

Property Taxing Jurisdiction

Owner: LA MARQUE ECONOMIC DEVELOPMENT CORPORATION **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418501	\$203,507	\$167,266	\$700.01	
D02	DRAINAGE #2	0.045080	\$203,507	\$167,266	\$75.40	
GGA	GALVESTON COUNTY	0.322660	\$203,507	\$167,266	\$539.70	
J05	MAINLAND COLLEGE	0.263800	\$203,507	\$167,266	\$441.25	
RFL	CO ROAD & FLOOD	0.003000	\$203,507	\$167,266	\$5.02	
S18	TEXAS CITY ISD	1.154300	\$203,507	\$167,266	\$1,930.75	

Total Tax Rate: 2.207341

Current Estimated Taxes: \$3,692.13

Estimated Taxes Without Exemptions or Limitations: \$4,492.10

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CO	CO	23.94	1,042,913.52	0.00	0.00	\$203,510	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$203,507	\$0	\$203,507	\$0	\$203,507

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/28/2025	SWD	SPECIAL WARRANTY DEED	TEXAS CITY TERMINAL RAILWAY CO	LA MARQUE ECONOMIC DEVELOPMENT CORPORATION	2025055358	2025055358	2025055358
1/29/2016	DD	DEED	GREIG ROBERT B	TEXAS CITY TERMINAL RAILWAY CO		2016005324	2016005324
1/29/2016	DD	DEED	GREIG ROBERT	TEXAS CITY TERMINAL RAILWAY CO		2016005324	2016005324

Sec. 71-18. - I-1 light industrial.

- (a) *Purpose.* The I-1 district is established to provide locations for outlets offering goods and services to a targeted segment of the general public as well as industrial users. The district allows for assembly, packaging, and manufacturing of nonhazardous, nonvolatile products.
- (b) *Generally.* Uses permitted in the I-1 district are subject to the following conditions:
- (1) All business, servicing, or processing, except for off-street parking, off-street loading, display of merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed buildings, unless otherwise indicated in this section;
 - (2) All storage within 100 feet of a residence district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening, not less than six feet nor more than eight feet in height, provided no storage located within 50 feet of such screening shall exceed the maximum height of such screening.
- (c) *Uses permitted.* The following uses shall be permitted:
- (1) Any use permitted in the C-1 or C-2, with the exception of residential uses;
 - (2) Advertising products, such as signs and billboards;
 - (3) Awnings, venetian blinds, and window shades;
 - (4) Building materials yard, contractor's yard, lumberyard;
 - (5) Cameras and other photographic equipment;
 - (6) Cosmetics and toiletries, drugs, perfumes, and perfumed soaps, and pharmaceutical products;
 - (7) Electrical appliances, such as lighting fixtures, irons, fans, and toasters;
 - (8) Electrical equipment assembly, such as home radio and television receivers and home-movie equipment, but not including electrical machinery;
 - (9) Electrical supplies, manufacturing and assembly, such as wire and cable assembly, switches, lamps, insulation and dry-cell batteries;
 - (10) Electronic instruments;
 - (11) Jewelry;
 - (12) Medical, dental, and optical supplies;
 - (13) Musical instruments;
 - (14) Orthopedic and medical appliances, such as artificial limbs, braces, supports, and stretchers;
 - (15) Photo finishing associated with a manufacturing process;
 - (16) Scientific and precision instruments;
 - (17) Existing commercial and residential uses in use as such on the effective date of this chapter;
 - (18)

Trailer sales and rental, for use with private passenger motor vehicles;

(19) Wholesaling establishments;

(20) Other wholesale, manufacturing, construction or service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment, or value of any property;

(21) Factory outlet retail or wholesale store for the sales and servicing of goods or materials on the same premises as the manufacturing company to which they are related, including sales and service in a separate building or buildings.

(d) *Conditional uses.* The following conditional uses may be allowed in the I-1 district, subject to the provisions of [section 71-6](#), and the distances specified in this subsection shall prevail, unless they are modified by the board of adjustment in accordance with the provisions of [section 71-6](#).

(1) Public utility and public services;

(2) Hotels and motels provided that the zoning lot shall be not less than two acres;

(3) Dwelling units, restricted to a total gross floor area of 5,000 square feet above the ground floor of a commercial building.

(e) *Area; yard; height; and lot coverage requirement.* The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of [section 71-27](#), schedule of district regulations, and other applicable provisions of [section 71-21](#), supplementary district regulations.

(f) *Automobile parking space regulations.* For parking space regulations, see [section 71-29](#).

(Ord. No. 953, 12-12-2005; [Ord. No. O-2021-0008](#), § 1, 6-21-2021)

Editor's note— [Ord. No. O-2021-0008](#), § 1, adopted June 21, 2021, renumbered the former § 71-15 as § 71-18 and enacted a new § 71-18 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568

409-938-9219 Permits@CityofLaMarque.org

Rezone Application

Application Date: 2/4/2026 Smart Gov Project # _____

Name of Agent: Alex Getty Phone: 409-938-9258

Address: 1130 1st Street City: La Marque Zip Code: 77568

Name of Owner: La Marque Economic Development Corp. Phone: 409-938-9258

Address: 1130 1st Street City: La Marque Zip Code: 77568

Property Legal Description: See attached letter from GCAD with legal Parcel ID #: 770282

Property Address: Undeveloped; no addressed assigned

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: To create the opportunity for compatible development.

Desired Outcome: The La Marque Economic Development Corporation Board of Director's are requesting a rezone to I-1 Light Industrial.

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:  (as agent) Date: 2/4/2026

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

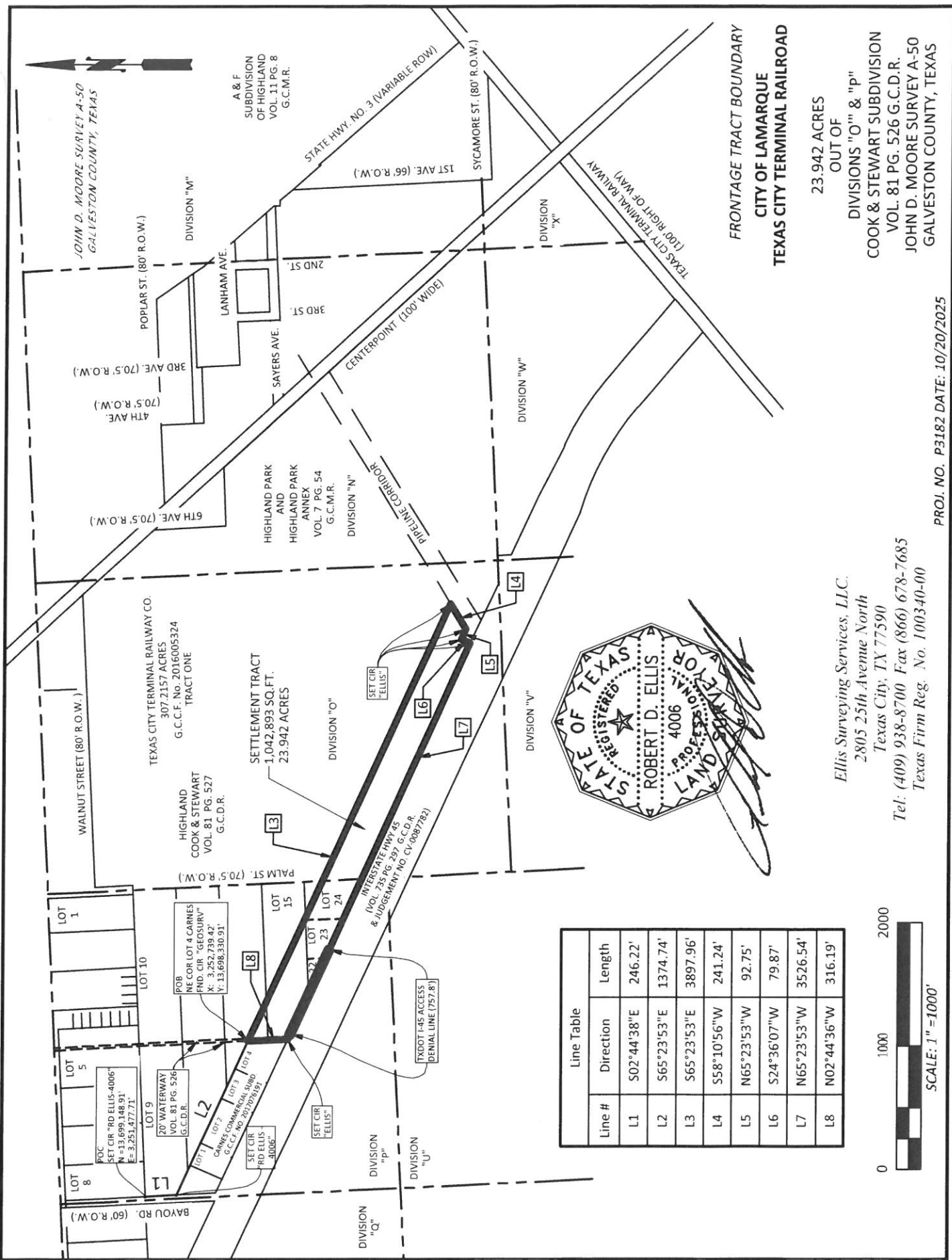
F. Re-Plats: NO CHARGE

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





Line Table		
Line #	Direction	Length
L1	S02°44'38"E	246.22'
L2	S65°23'53"E	1374.74'
L3	S65°23'53"E	3897.96'
L4	S58°10'56"W	241.24'
L5	N65°23'53"W	92.75'
L6	S24°36'07"W	79.87'
L7	N65°23'53"W	3526.54'
L8	N02°44'36"W	316.19'



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

FRONTAGE TRACT BOUNDARY
 CITY OF LAMARQUE
 TEXAS CITY TERMINAL RAILROAD

23,942 ACRES
 OUT OF

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

PROJ. NO. P3182 DATE: 10/20/2025

FRONTAGE TRACT BOUNDARY SURVEY
METES AND BOUNDS DESCRIPTION

BEING a 23.942 acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being out of Division "O" and Division "P" HIGHLAND COOK & STEWART, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and being out of and a part of that certain 307.2157 acre tract described as "Tract One" in conveyance to Texas City Terminal Railroad Company recorded at Galveston County Clerk's File No. 2016005324, said 23.942 acre parcel being more fully described by metes and bounds as follows;

COMMENCING at a CIR (capped iron rod) stamped "RD ELLIS - 4006" set at the northwest corner of Lot 9 and the southwest corner of Lot 8 of Division "P" of said COOK AND STEWART SUBDIVISION, located on the east right of way line of Bayou Road (60' right of way), said Beginning Point located at Texas State Coordinate System NAD83, Texas South Central Zone N=13,699,148.91' E= 3,251,477.71';

THENCE South 02°44'38" East, with the said east right of way line of Bayou Road, a distance of 246.22 feet to ½ inch iron rod found for the northwest corner of that certain tract described in conveyance to Kenny Bleakney recorded at Galveston County Clerk's File No. 2012024229;

THENCE South 65°23'53" East, at 268.08 feet pass the northeast corner of said Bleakney tract and continue with the north line of CARNES COMMERCIAL SUBDIVISIONS, a subdivision in Galveston County Texas as per the map or plat thereof recorded at Galveston County Clerk's File No. 2017076191, for a total distance of 1374.74 feet to a capped iron rod stamped "GEOSURV" found for the northeast corner of said CARNES COMMERCIAL SUBDIVISION and the northwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE South 65°23'53" East, crossing said Division P & O, a distance of 3897.96 feet to capped iron rod (CIR) stamped "RD ELLIS - 4006" set in the northwest line of a pipeline corridor and being the northeast corner of the herein described tract;

THENCE South 58°10'56" West, along the northwest line of said pipeline corridor, a distance of 241.24 feet to set capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE North 65°23'53" West a distance of 92.75 feet to set capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE South 24°36'07" West a distance of 79.87 feet to capped iron rod (CIR) stamped "RD ELLIS - 4006" set in the northeast line of Interstate Highway 45 as described in Galveston County Court Judgement No. CV-0087782;

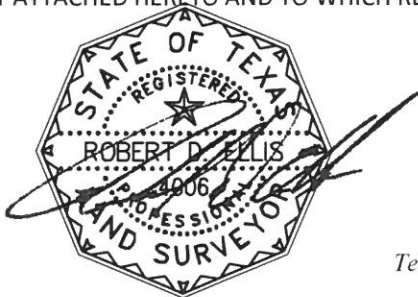
THENCE North 65°23'53" West, along the said northeast line of Interstate Highway 45, a distance of 3526.54 feet to a capped iron rod (CIR) stamped "RD ELLIS - 4006" set for the southwest corner of the herein described tract;

THENCE North 02°44'36" West, along the east line of said CARNES COMMERCIAL SUBDIVISION, a distance of 316.19 feet to the **PLACE OF BEGINNING** of the tract herein described;

CONTAINING: 23.942 acres, (1,042,893 square feet) of land, more or less.

BASIS OF BEARING: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone, (S.F.= 0.99986724).

THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED OCT. 15, 2025 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.



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

CITY OF LAMARQUE
TEXAS CITY TERMINAL RAILROAD
FRONTAGE TRACT BOUNDARY
23.942 ACRES
OUT OF
DIVISIONS "O" & "P"
COOK & STEWART SUBDIVISION
VOL. 81 PG. 526 G.C.D.R.
JOHN D. MOORE SURVEY A-50
GALVESTON COUNTY, TEXAS
PROJ. NO. P3182 DATE: 10/20/2025

TAX CERTIFICATE



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

Issued To:

LA MARQUE ECONOMIC DEVELOPMENT CORPORATI
1130 1ST ST
LA MARQUE, TX 77568

Legal Description

ABST 150 J D MOORE SUR PT OF DIV P &
ABND STREETS (701-1) COOK & STEWART SUB
& VARIOUS ADJ BLKS HIGHLAND PARK SUB

Parcel Address:

Legal Acres: 23.9420

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Account Number: 770282

Certificate No: 254314652

Certificate Fee: \$10.00 CREDIT

Print Date: 02/04/2026 03:59:03 PM

Paid Date: 02/04/2026

Issue Date: 02/04/2026

Operator ID: NASH_R

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 2025, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

PRORATED-EXXV

Certified Owner:

LA MARQUE ECONOMIC DEVELOPMENT CORPORATI
1130 1ST ST
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

2025 Value:	203,507
2025 Levy:	\$1,761.38
2025 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 (GE) No: N/A

Issued By: *Nash 159*

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

2025 TAX STATEMENT



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

Certified Owner:

LA MARQUE ECONOMIC DEVELOPMENT CORPORATI
 1130 1ST ST
 LA MARQUE, TX 77568

Legal Description:

ABST 150 J D MOORE SUR PT OF DIV P &
 ABND STREETS (701-1) COOK & STEWART SUB
 & VARIOUS ADJ BLKS HIGHLAND PARK SUB

Account No: 770282

Appr. Dist. No.: 277500150701001

Legal Acres: 23.9420

Parcel Address:

As of Date: 02/04/2026

Print Date: 02/04/2026

Market Value		Total Market Value	Assessed Value	Appraised Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$203,507	\$0	\$203,507	\$203,507	\$0	\$0	\$0	\$203,507

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
GALVESTON CO	\$203,507	EXXV	\$36,241.00	\$167,266	0.3226600	\$539.70
ROAD & FLOOD	\$203,507	EXXV	\$36,241.00	\$167,266	0.0030000	\$5.02
CITY OF LA MARQUE \$197.25	\$203,507	EXXV	\$36,241.00	\$167,266	0.4185010	\$700.01
DRAIN DIST #2	\$203,507	EXXV	\$36,241.00	\$167,266	0.0450800	\$75.40
COLL OF THE MAINLAND	\$203,507	EXXV	\$36,241.00	\$167,266	0.2638000	\$441.25

Total Tax: \$1,761.38
 Total Tax Paid to date: \$1,761.38
 Total Tax Remaining: \$0.00

Exemptions:

EXXV PRORATED-EXXV

AMOUNT DUE IF PAID BY:

03/02/2026 0%	03/31/2026 7%	04/30/2026 9%	06/01/2026 11%	06/30/2026 13%	07/31/2026 17 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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

4.178 ✂

Print Date: 02/04/2026

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

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



770282
 LA MARQUE ECONOMIC DEVELOPMENT CORPORATI
 1130 1ST ST
 LA MARQUE, TX 77568

AMOUNT PAID:
 \$ _____

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2759041	Effective Date: October 15, 2025 at 8:00AM
CLOSER: Tammy Bage	Issued: October 29, 2025 9:26PM

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: \$766,140.00
PROPOSED INSURED: La Marque Economic Development Corporation
 - 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: La Marque Economic Development Corporation
 - 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)
Binder 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:

Texas City Terminal Railway Company
4. Legal description of land:

See Exhibit "A" Attached Hereto

**COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2759041

BEING a 23.942 acre tract of land situated in the John D. Moore Survey, Abstract 50, Galveston County, Texas, and being out of Division "O" and Division "P" HIGHLAND COOK & STEWART, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and being out of and a part of that certain 307.2157 acre tract described as "Tract One" in conveyance to Texas City Terminal Railroad Company recorded at Galveston County Clerk's File No. 2016005324, said 23.942 acre parcel being more fully described by metes and bounds as follows;

COMMENCING at a CIR (capped iron rod) stamped "RD ELLIS - 4006" set at the northwest corner of Lot 9 and the southwest corner of Lot 8 of Division "P" of said COOK AND STEWART SUBDIVISION, located on the east right of way line of Bayou Road (60' right of way), said Beginning Point located at Texas State Coordinate System NAD83, Texas South Central Zone N=13,699,148.91' E= 3,251,477.71';

THENCE South 02°44'38" East, with the said east right of way line of Bayou Road, a distance of 246.22 feet to ½ inch iron rod found for the northwest corner of that certain tract described in conveyance to Kenny Bleakney recorded at Galveston County Clerk's File No. 2012024229;

THENCE South 65°23'53" East, at 268.08 feet pass the northeast corner of said Bleakney tract and continue with the north line of CARNES COMMERCIAL SUBDIVISIONS, a subdivision in Galveston County Texas as per the map or plat thereof recorded at Galveston County Clerk's File No. 2017076191, for a total distance of 1374.74 feet to a capped iron rod stamped "GEOSURV" found for the northeast corner of said CARNES COMMERCIAL SUBDIVISION and the northwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE South 65°23'53" East, crossing said Division P & O, a distance of 3897.96 feet to capped iron rod (CIR) stamped "RD ELLIS - 4006" set in the northwest line of a pipeline corridor and being the northeast corner of the herein described tract;

THENCE South 58°10'56" West, along the northwest line of said pipeline corridor, a distance of 241.24 feet to set capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE North 65°23'53" West a distance of 92.75 feet to set capped iron rod (CIR) stamped "RD ELLIS - 4006";

THENCE South 24°36'07" West a distance of 79.87 feet to capped iron rod (CIR) stamped "RD ELLIS - 4006" set in the northeast line of Interstate Highway 45 as described in Galveston County Court Judgement No. CV-0087782;

THENCE North 65°23'53" West, along the said northeast line of Interstate Highway 45, a distance of 3526.54 feet to a capped iron rod (CIR) stamped "RD ELLIS - 4006" set for the southwest corner of the herein described tract;

THENCE North 02°44'36" West, along the east line of said CARNES COMMERCIAL SUBDIVISION, a distance of 316.19 feet to the PLACE OF BEGINNING of the tract herein described;

CONTAINING: 23.942 acres, (1,042,893 square feet) of land, more or less.

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

COMMITMENT FOR TITLE INSURANCE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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 (We must either insert specific recording data or delete this exception.):~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon receipt of an approved survey, Schedule B, Item 2 may be modified to read in its entirety, "Shortages in area" (Loan Policy only or Owner's Title Policy with prescribed premium.)
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 20__ 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 20__ 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)

COMMITMENT FOR TITLE INSURANCE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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) Rights of parties in possession. (Owner Title Policy only)
- b) Option to purchase and/or right of first refusal in favor of La Marque Economic Development Corporation, recorded in/under Clerk's File No. [2017000465](#) of the Official Public Records of Galveston County, Texas.
- c) Rights of Tenants, and assigns, as tenants only, under currently effective lease agreements. This exception may be deleted or limited to identified leases on the basis of an acceptable affidavit from the current owner.
- d) Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
- e) Pipeline right-of-way easement in favor of Pan American Gas Company as set forth in instrument recorded in/under [Volume 657, Page 4](#) and [Volume 775, Page 342](#), and transferred to Products Pipeline Company by [Volume 1081, Page 44](#), all of the Deed Records of Galveston County, Texas.
- f) Pipeline right-of-way easement in favor of Defense Plant Corporation as set forth in instrument recorded in/under [Volume 661, Page 658](#), transferred to the Dow Chemical Company by [Volume 811, Page 131](#), and amended in [Volume 1360, Page 455](#), of the Deed Records of Galveston County, Texas.
- g) Pipeline right-of-way easement in favor of Monsanto Chemical Company as set forth in instrument recorded in/under [Volume 1457, Pages 340 and 342](#) of the Deed Records of Galveston County, Texas.
- h) Pipeline right-of-way easement in favor of Dow Hydrocarbons and Resources, LLC as set forth in instrument recorded in/under Clerk's File No. [2013048300](#) of the Official Public Records of Galveston County, Texas.
- i) A right of way granted to the City of La Marque by instrument recorded in/under [Volume 1389, Page 95](#) of the Deed Records of Galveston County, Texas.
- j) An electric line easement granted to Texas New Mexico Power Company by instrument recorded in/under Clerk's File No. [8712853](#) of the Official Public Records of Galveston County, Texas.
- k) A right of way granted to Praxair, Inc., by instrument recorded in/under Clerk's File No. [2015058529](#) of the Official Public Records of Galveston County, Texas.
- l) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- m) 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.

COMMITMENT FOR TITLE INSURANCE SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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:
 - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - all standby fees, taxes, assessments and charges against the property have been paid,
 - 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 materialman's liens have attached to the property,
 - there is legal right of access to and from the land,
 - (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. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.
6. FOR INFORMATION ONLY: The vesting on Schedule A is by virtue of Special Warranty Deed recorded in/under Clerk's File No. [2016005324](#) of the Official Public Records of Galveston County, Texas.
7. We find no outstanding voluntary liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded voluntary lien or other indebtedness which could give rise to any security interest claim in the subject property.
8. Company requires that the record owner execute an Affidavit as to Debts and Liens evidencing the fact that no mortgages or other indebtedness affect the property in question.
9. Company requires for its review satisfactory documentation from Texas City Terminal Railway Company authorizing this transaction and naming the party(ies) authorized to sign on its behalf. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions.
10. As to La Marque Economic Development Corporation; The Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time the Company is furnished these items, the Company may make additional requirements and/or exceptions.

COMMITMENT FOR TITLE INSURANCE SCHEDULE D

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Policy Commitment No.: 2759041

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to **Stewart Title Guaranty Company**, the "Underwriter" herein, the following disclosures are made as of **January 1, 2025**:

- A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows:
Stewart Information Services Corporation -100%
- A-2. The members of the Board of Directors of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, David C. Hisey, Elizabeth Giddens, Erin Sheckler, Iain M. Bryant, Brian K. Glaze, Pamela B. O'Brien, and Mary P. Thomas.
- A-3. The designated officers of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer - Secretary & Assistant Treasurer; Scott Gray, Senior Vice President - Finance, Treasurer & Assistant Secretary; Brian K. Glaze, Corporate Controller & Assistant Treasurer - Banking Relations; Elizabeth Giddens, Chief Legal Officer; John Hamm, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Emily Kain, Chief Human Resources Officer; Erin Sheckler, Group President; Iain M. Bryant, Group President - Agency Services; Pamela O'Brien, Senior Vice President - General Counsel; Mary P. Thomas, Senior Vice President - Chief Compliance & Regulatory Officer; Kelly Rickenbach, Senior Vice President - Chief Claims Counsel; Charles M. Craig, Senior Vice President - Associate General Counsel & Senior Underwriting Counsel; Wilhelmina Kightlinger, Senior Vice President - Chief Underwriting Counsel; John Rothermel, Senior Vice President - Senior Underwriting Counsel; Heidi Junge, Senior Vice President - Regional Underwriting Counsel.

As to **Stewart Title Company** (Title Insurance Agent), the following disclosures are made:

- B-1 Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows: Stewart Title Guaranty Company – 100%
- B-2 Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of Title Insurance Agent are as follows:
Stewart Information Services Corporation - 100%
- B-3 If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:
Frederick H. Eppinger, David C. Hisey, Elizabeth Giddens
- B-4 If Title Insurance Agent is a corporation, the following is a list of its officers:

Frederick H. Eppinger	Chairman, Chief Executive Officer and President
David C. Hisey	Chief Financial Officer and Assistant Secretary-Treasurer
Elizabeth Giddens	Executive Vice President – Chief Legal Officer
Julie Warnock	Secretary and Assistant Treasurer
Scott Gray	Treasurer and Assistant Secretary

C-1. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$4,343.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	
Total	\$4,343.00

Of this total amount 15% will be paid to Stewart Title Guaranty Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Service
\$ (or %)		
\$ (or %)		
\$ (or %)		

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

T-7 Commitment Schedule D Revised 1/1/2025



DISCLOSURE REGARDING FUNDS FOR CLOSING
(to be provided with or within the Commitment for Title Insurance)

As Escrow Agent for the Real Estate transaction Stewart Title Company, ("Escrow Agent") has received and/or will receive the buyer's/borrower's funds and/or funds from the buyer's/borrower's lender for disbursement at closing of the transaction.

The seller and the buyer (or the borrower in a refinancing transaction) may request that escrow funds be invested in an interest-bearing account subject to a reasonable administrative fee charged by Escrow Agent and any account terms and conditions negotiated with the financial institution offering the interest bearing account. Otherwise, Escrow Agent shall deposit the earnest money in a demand deposit account that is federally insured to the maximum extent permitted by law. Demand deposit accounts offer immediately available funds for withdrawal after a check has cleared.

Escrow Agent may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand deposit accounts and other relationships with the financial institution, Escrow Agent is eligible to participate in a program whereby it may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.



Krystal McKinney, RPA, CCA
Chief Appraiser

January 15, 2026

LA MARQUE ECON DEV CORP
1130 1ST ST
LA MARQUE, TX 77568

Re: 196306 / 2775-0015-0701-000
ABST 150 J D MOORE SUR PT OF DIVS N,O,P,W, X & ABND STREETS (701-1)
COOK & STEWART SUB & VARIOUS ADJ BLKS HIGHLAND PARK SUB & ANNEX

To whom it may concern:

We completed processing deed # 2025055358 for the above-referenced property. The following accounts are the result:

TEXAS CITY TERMINAL RAILWAY CO
196306 / 2775-0015-0701-000
ABST 150 J D MOORE SUR PT OF DIVS N,O,P,W, X & ABND STREETS (701-1) COOK &
STEWART SUB & VARIOUS ADJ BLKS HIGHLAND PARK SUB & ANNEX

New account:

LA MARQUE ECONOMIC DEVELOPMENT CORPORATION
770282 / 2775-0015-0701-001
ABST 150 J D MOORE SUR PT OF DIV P & ABND STREETS (701-1) COOK & STEWART SUB
& VARIOUS ADJ BLKS HIGHLAND PARK SUB

Feel free to reach out to us if you have additional questions! If you have a lender that pays your taxes through escrow, please make sure to notify them. **This split out was performed for the 2026 tax year.**

¡No dude en comunicarse con nosotros si tiene preguntas adicionales! Si tiene un prestamista que paga sus impuestos mediante depósito en garantía, asegúrese de notificarlo. **Esta división se realizó para el año fiscal 2026.**

Sincerely,
Mapping Department
mapping@galvestoncad.org
409-935-1980, dial 6 for the Mapping Department

Galveston CAD Property Search

Property Details

Account

Property ID: 770282 **Geographic ID:** 2775-0015-0701-001

Type: R

Property Use: **Condo:**

Location

Situs Address:

Map ID: 284-C **Mapsco:**

Legal Description: ABST 150 J D MOORE SUR PT OF DIV P & ABND STREETS (701-1) COOK & STEWART SUB & VARIOUS ADJ BLKS HIGHLAND PARK SUB

Abstract/Subdivision: S2775

Neighborhood: (INDSTG-S18) INDUSTRIAL STORAGE

Owner

Owner ID: 644056

Name: LA MARQUE ECONOMIC DEVELOPMENT CORPORATION

Agent:

Mailing Address: 1130 1ST ST
LA MARQUE, TX 77568

% Ownership: 100.0%

Exemptions: EX-XV -
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:	\$203,507 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$203,507 (=)
Agricultural Value Loss:?	\$0 (-)
Appraised Value:?	\$203,507 (=)

HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$203,507
Ag Use Value:	\$0

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

Property Taxing Jurisdiction

Owner: LA MARQUE ECONOMIC DEVELOPMENT CORPORATION **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418501	\$203,507	\$167,266	\$700.01	
D02	DRAINAGE #2	0.045080	\$203,507	\$167,266	\$75.40	
GGA	GALVESTON COUNTY	0.322660	\$203,507	\$167,266	\$539.70	
J05	MAINLAND COLLEGE	0.263800	\$203,507	\$167,266	\$441.25	
RFL	CO ROAD & FLOOD	0.003000	\$203,507	\$167,266	\$5.02	
S18	TEXAS CITY ISD	1.154300	\$203,507	\$167,266	\$1,930.75	

Total Tax Rate: 2.207341

Current Estimated Taxes: \$3,692.13

Estimated Taxes Without Exemptions or Limitations: \$4,492.10

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CO	CO	23.94	1,042,913.52	0.00	0.00	\$203,510	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$203,507	\$0	\$203,507	\$0	\$203,507

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/28/2025	SWD	SPECIAL WARRANTY DEED	TEXAS CITY TERMINAL RAILWAY CO	LA MARQUE ECONOMIC DEVELOPMENT CORPORATION	2025055358	2025055358	2025055358
1/29/2016	DD	DEED	GREIG ROBERT B	TEXAS CITY TERMINAL RAILWAY CO		2016005324	2016005324
1/29/2016	DD	DEED	GREIG ROBERT	TEXAS CITY TERMINAL RAILWAY CO		2016005324	2016005324

Sec. 71-18. - I-1 light industrial.

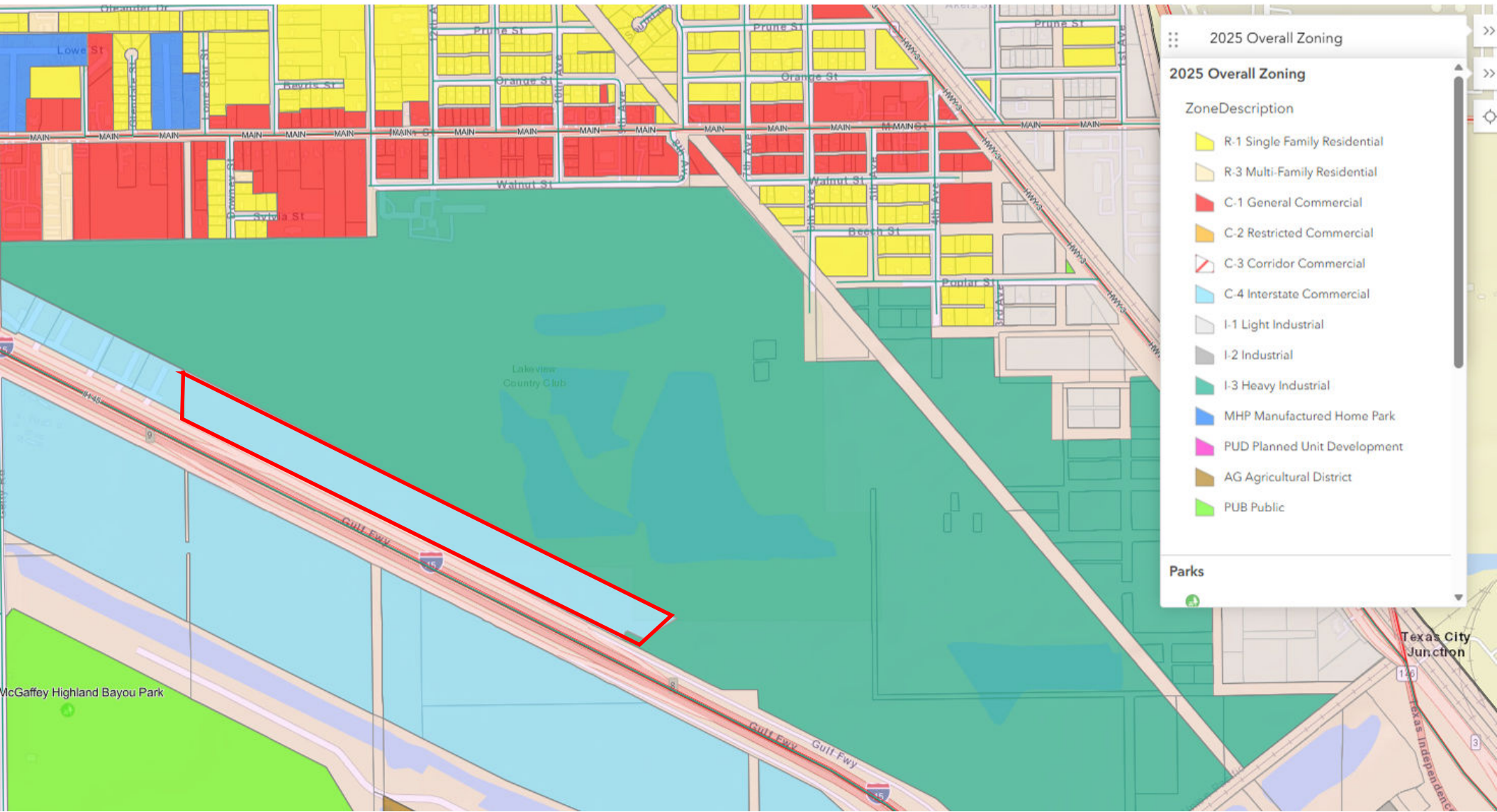
- (a) *Purpose.* The I-1 district is established to provide locations for outlets offering goods and services to a targeted segment of the general public as well as industrial users. The district allows for assembly, packaging, and manufacturing of nonhazardous, nonvolatile products.
- (b) *Generally.* Uses permitted in the I-1 district are subject to the following conditions:
- (1) All business, servicing, or processing, except for off-street parking, off-street loading, display of merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed buildings, unless otherwise indicated in this section;
 - (2) All storage within 100 feet of a residence district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening, not less than six feet nor more than eight feet in height, provided no storage located within 50 feet of such screening shall exceed the maximum height of such screening.
- (c) *Uses permitted.* The following uses shall be permitted:
- (1) Any use permitted in the C-1 or C-2, with the exception of residential uses;
 - (2) Advertising products, such as signs and billboards;
 - (3) Awnings, venetian blinds, and window shades;
 - (4) Building materials yard, contractor's yard, lumberyard;
 - (5) Cameras and other photographic equipment;
 - (6) Cosmetics and toiletries, drugs, perfumes, and perfumed soaps, and pharmaceutical products;
 - (7) Electrical appliances, such as lighting fixtures, irons, fans, and toasters;
 - (8) Electrical equipment assembly, such as home radio and television receivers and home-movie equipment, but not including electrical machinery;
 - (9) Electrical supplies, manufacturing and assembly, such as wire and cable assembly, switches, lamps, insulation and dry-cell batteries;
 - (10) Electronic instruments;
 - (11) Jewelry;
 - (12) Medical, dental, and optical supplies;
 - (13) Musical instruments;
 - (14) Orthopedic and medical appliances, such as artificial limbs, braces, supports, and stretchers;
 - (15) Photo finishing associated with a manufacturing process;
 - (16) Scientific and precision instruments;
 - (17) Existing commercial and residential uses in use as such on the effective date of this chapter;
 - (18)

Trailer sales and rental, for use with private passenger motor vehicles;

- (19) Wholesaling establishments;
 - (20) Other wholesale, manufacturing, construction or service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment, or value of any property;
 - (21) Factory outlet retail or wholesale store for the sales and servicing of goods or materials on the same premises as the manufacturing company to which they are related, including sales and service in a separate building or buildings.
- (d) *Conditional uses.* The following conditional uses may be allowed in the I-1 district, subject to the provisions of [section 71-6](#), and the distances specified in this subsection shall prevail, unless they are modified by the board of adjustment in accordance with the provisions of [section 71-6](#).
- (1) Public utility and public services;
 - (2) Hotels and motels provided that the zoning lot shall be not less than two acres;
 - (3) Dwelling units, restricted to a total gross floor area of 5,000 square feet above the ground floor of a commercial building.
- (e) *Area; yard; height; and lot coverage requirement.* The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of [section 71-27](#), schedule of district regulations, and other applicable provisions of [section 71-21](#), supplementary district regulations.
- (f) *Automobile parking space regulations.* For parking space regulations, see [section 71-29](#).

(Ord. No. 953, 12-12-2005; [Ord. No. O-2021-0008](#), § 1, 6-21-2021)

Editor's note— [Ord. No. O-2021-0008](#), § 1, adopted June 21, 2021, renumbered the former § 71-15 as § 71-18 and enacted a new § 71-18 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.



2025 Overall Zoning

2025 Overall Zoning

ZoneDescription

- R-1 Single Family Residential
- R-3 Multi-Family Residential
- C-1 General Commercial
- C-2 Restricted Commercial
- C-3 Corridor Commercial
- C-4 Interstate Commercial
- I-1 Light Industrial
- I-2 Industrial
- I-3 Heavy Industrial
- MHP Manufactured Home Park
- PUD Planned Unit Development
- AG Agricultural District
- PUB Public

Parks

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
2297-0001-0004-000	722201	CARNES FUNERAL HOME INC		3100 GULF FREEWAY		TEXAS CITY	TX	77591
2775-0015-0701-000	196306	TEXAS CITY TERMINAL RAILWAY CO		2425 HIGHWAY 146 N		TEXAS CITY	TX	77590-8811



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**

February 11, 2026

Dear Property Owner:

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

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

The City of La Marque Planning and Zoning Commission will hold a Regular Meeting and Public Hearing on Tuesday, February 24, 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.

A preliminary report on a Zoning District amendment from (C-4) Interstate Commercial to (I-1) Light Industrial for a tract of land +/-23.942 acres of land situated in the John D. Moore Survey, Abstract 50 Galveston County, and being out of Division "O" and Division "P" Highland Cook & Stewart, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 81 Page 526 of the Galveston County Deed Records, and being out of and a part of that certain 307.2157 acre tract described as "Tract One" in conveyance to Texas City Terminal Railroad Company recorded at Galveston County Clerk's File No. 2016005324, 2026 Parcel ID No. 700282.

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,


Development Services



WINDROSE

LAND SURVEYING | PLATTING

LETTER OF TRANSMITTAL

TO:	CITY OF LA MARQUE 1130 1st St. La Marque, TX 77568	FROM:	Amanda Rabijs, Platting Project Manager - Windrose
		DATE:	02/16/2026
ATTN:	Joshua McConnell Director of Development Services	PHONE:	713-458-2281
PHONE:	409-938-9204		
PROJECT:	P136677 - The Shops at La Marque (56352) PRELIMINARY		

ITEM#	COPIES	DESCRIPTION
1.	6	24" x 36" Plat Copies - Folded
2.	1	Preliminary Plat No Objection Letter

Please let me know if you need anything else.

Sincerely,

Amanda Rabijs

AMANDA RABIJS
PLATTING PROJECT MANAGER

WINDROSE LAND SURVEYING

5353 W. SAM HOUSTON N., STE 150 | HOUSTON, TX 77041

☎: [\(713\) 458-2281](tel:7134582281)

WINDROSESERVICES.COM | FIRM REGISTRATION NO. 10108800

Do Not Bill	Bill All
U.S. Mail	
UPS	
Courier	
Hand Deliver	X
ASAP	2hr 4hr 6hr

Monday, February 16, 2026

Steven Henderson
Windrose Surveying
5353 W. Sam Houston Parkway N., Ste. 150
Houston, TX 77041
steven.henderson@windroseservices.com

Re: The Shops at La Marque Preliminary Plat
+/- 16.95 acres out of the W.K. Wilson Survey, Abstract No. 208
Letter of Recommendation to Approve
COLM Project No. PZ2026-001
Adico, LLC Project No. 712-26-002-001

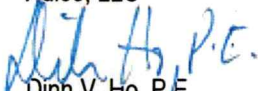
Dear Mr. Henderson:

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal of The Shops at La Marque Preliminary Plat, being +/-16.95 acres out of the W.K. Wilson Survey, Abstract No. 208, City of La Marque, Galveston, TX, received on or about February 10, 2026.

Based on our review, we have no objection to the preliminary plat as resubmitted on February 10, 2026. Please provide six (6) folded prints of the plat to Joshua McConnell, Director of Development Services, 1130 1st St., La Marque, TX 77568, by no later than Wednesday, February 18, 2026, for consideration at the February 24, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Permits
File: 712-26-002-001

