



**CITY OF LA MARQUE
CITY COUNCIL
REGULAR AGENDA
of
March 9, 2026**

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a **Regular Meeting on March 9, 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 (councilzoom.cityoflamarque.org)**. In accordance with Section 551.127(b) of the Texas Government Code the presiding officer and a quorum of the La Marque City Council intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public and the meeting will be broadcast at this location, on Channel 16, and via YouTube (<https://www.youtube.com/watch?v=L6G8ypjyEDo>).

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

1. CALL MEETING TO ORDER
2. ROLL CALL
3. INVOCATION AND PLEDGE OF ALLEGIANCE
4. PRESENTATIONS
 - 4.I. Presentation – City of La Marque, Texas Public Information Policies and Procedures

5. **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 Council (limited to three (3) minutes). If wishing to speak give the Mayor 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 mayor will call on you in turn.*

6. **NEW BUSINESS**

Items presented to the Council for discussion and possible action:

- 6.I. Ordinance No. O-2026-0008
Granting a Right-of-Way easement to BANGL, LLC Making various findings; and

providing for an effective date – *Administration/Legal* **THIS IS THE FIRST READING**

- 6.II. Ordinance No. O-2026-0009
Amending the Zoning District Ordinance 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 - *Development Services*
- 6.III. Resolution No. R-2026-0006
Approving the aerial spraying of mosquitos by Galveston County Mosquito Control District, as required on a yearly basis by the Federal Aviation Administration -*City Clerk*
- 6.IV. Resolution No. R-2026-0007
Finding that Texas-New Mexico Power Company's application to change rates within the city should be denied - *Administration/Legal*
- 6.V. Resolution No. R-2026-0008
Suspending the proposal by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy to implement interim GRIP rate adjustments for gas utility investment -*Legal*
- 6.VI. RFQ 26-0002
Awarding a contract for City Manager Recruitment Services as advertised in RFQ 26-0002 -*Council* **THIS ITEM WAS TABLED 02.23.2026**
- 6.VII. Preliminary Plat
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 -*Development Services*
- 6.VIII. Finance Committee
Considering recommendations from the Finance Committee - *Finance*
- 6.IX. Virtual Meetings
Authorizing the continuation or discontinuation of virtual meeting participation for boards, commissions, council, and committee meetings – *City Clerk*

7. CITY MANAGER REPORT

A submitted report to update Council and the Community on the standard operations of the City. This report can be acknowledged as a whole or discussed at the pleasure of Council.

- 7.I. Public Works Report

- 7.II. 2025 Annual Water Loss Report
- 7.III. Finance Report
- 7.IV. City Clerk's Report
- 7.V. Items for the Good of the Order

8. EXECUTIVE SESSION

The City Council for the City of La Marque, Texas reserves the right to adjourn into executive session at any time during this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code Section 551.071 (Consultation with Attorney), 551.072(Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development)

9. ACTIONS TAKEN FROM EXECUTIVE SESSION

10. REQUESTS AND ANNOUNCEMENTS

Requests by Mayor and Council Members of items to be placed on future City Council 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

11. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on March 3, 2026 at 2:00 p.m.

Kierra K. Nance, TRMC
City Clerk



CITY COUNCIL AGENDA FORM

Meeting Date: March 9, 2026

Prepared by: _____

Department: City Clerk

Agenda Item: 6.I.

Reviewed by: Galilea Berrera,
Executive Assistant

AGENDA ITEM DESCRIPTION:

Granting a Right-of-Way easement to BANGL, LLC Making various findings; and providing for an effective date — *Administration/Legal* **THIS IS THE FIRST READING.**

STAFF BRIEFING:

HISTORY:

FISCAL IMPACT:

ORDINANCE NO. O-2026-00[]

AN ORDINANCE OF THE CITY OF LA MARQUE, TEXAS, GRANTING A RIGHT-OF-WAY EASEMENT TO BANGL, LLC; MAKING VARIOUS FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, BANGL, LLC (“BANGL”) has requested permission to place a natural gas pipeline in unimproved rights-of-way owned by the City of La Marque, Texas.

WHEREAS, The City Council of the City of La Marque, Texas finds that granting this right-of-way easement serves a public purpose and that the consideration in the amount of \$324,125.00 offered by BANGL is adequate and sufficient.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, THAT:

Section 1. The findings and recitals set out in the preamble to this Ordinance are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

Section 2. The form Right-of Way Easement Agreement attached as Exhibit 1 is hereby approved and the City Manager or her designee is authorized to execute the Right-of-Way Easement Agreement on behalf of the City and deliver it to BANGL.

Section 3. Severability. In the event any clause, phrase, provision sentence, or part of this Ordinance or the application of the same to any person or circumstance for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it is the intention of the City Council that the invalidity or unconstitutionality of the one or more parts shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision other than the part declared to be invalid or unconstitutional; and the City Council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. Publication and Effective Date. This Ordinance shall be effective immediately after final passage by the City Council, a public hearing in accordance with Section 2.19 of the City Charter, and publication of this Ordinance or a caption that summarizes the purpose of this Ordinance.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of La Marque on First Reading this ____ day of _____, **2026**; and

PASSED, APPROVED, AND ADOPTED by the City Council of the City of La Marque on Second and Final Reading this _____ day of _____, **2026**.

CITY OF LA MARQUE, TEXAS

Keith Bell, Mayor

ATTEST:

Kierra Nance, TRMC, City Clerk

APPROVED AS TO FORM:

Gus Knebel, Consulting City Attorney



Marathon Pipe Line LLC

Marathon Pipe Line LLC
200 East Hardin Street
Findlay, OH 45840
Telephone 419/422-2121

As represented by:
SunCoast Land Services, Inc.
7070 Knights Ct., Ste. 1603
Missouri City, TX 77459
832.506.4780

February 12, 2026

City of La Marque
1111 Bayou Road
La Marque, Texas 77568

**Re: Sweeny to Texas City 20" NGL Pipeline – Offer to Acquire Easement
Tract#: SW-TC-225.010
Galveston County, Texas**

To whom it may concern;

As you are aware, BANGL, LLC (“BANGL”) is in the process of locating and constructing one (1) pipeline, along with appurtenant facilities that may be necessary and useful to support the pipeline. In order to complete the installation of the pipeline, BANGL must acquire an easement (the “Easement”) on a portion of property that you own in Galveston County, Texas (the “Property”).

BANGL is offering a one-time payment in the amount of \$324,125.00 as full monetary compensation for the Easement and reasonably anticipated damages during the initial construction and installation of the pipeline.

Length of pipeline: 148.75 rods
Compensation: \$2,300.00 / rod

Total Compensation: \$324,125.00

If you are agreeable to the compensation offer amount, please indicate by signing below.

Offer Acceptance: City of La Marque

Signature: _____

Name: _____

Title: _____

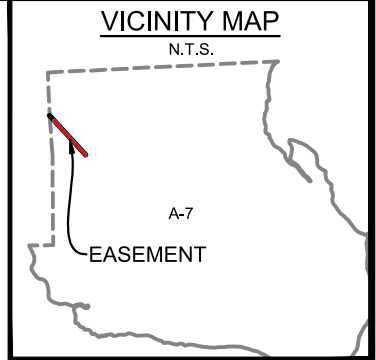
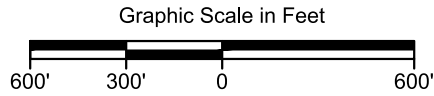
Date: _____

Respectfully,

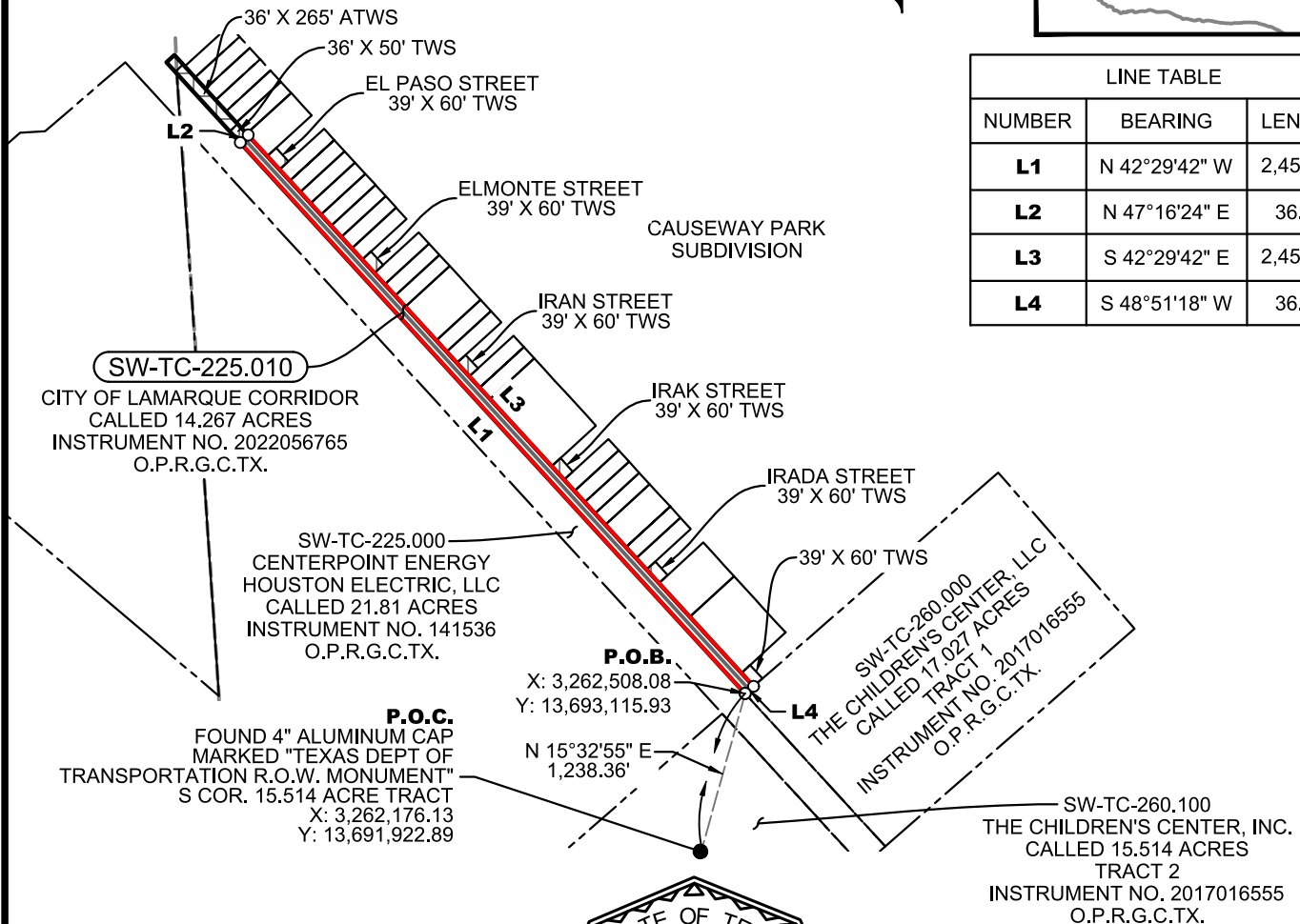
Austin Guyer
Right of Way Major Projects Manager
BANGL LLC, by its operator Marathon Pipe Line LLC

EXHIBIT "B" GALVESTON COUNTY, TEXAS

SAMUEL C. BUNDICK SURVEY
ABSTRACT NO. 7

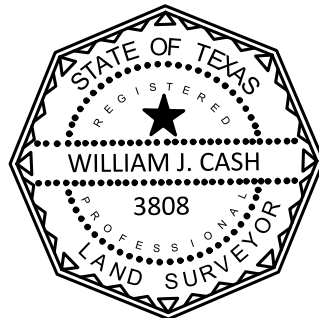


LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N 42°29'42" W	2,450.95'
L2	N 47°16'24" E	36.00'
L3	S 42°29'42" E	2,451.94'
L4	S 48°51'18" W	36.01'



LEGEND

- P.O.C.** POINT OF COMMENCEMENT
- P.O.B.** POINT OF BEGINNING
- P.O.T.** POINT OF TERMINATION
- O.P.R.G.C.T.X. OFFICIAL PUBLIC RECORDS, GALVESTON COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIPE
- N.T.S. NOT TO SCALE
- FOUND MONUMENT - AS DESCRIBED
- POINT OF INTERSECTION
- PROPERTY LINE
- CENTERLINE OF PERMANENT EASEMENT
- SECTION LINE



NOTES:

- THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 2, ROUTE SURVEY.
- BASIS OF BEARING: NAD83, TEXAS STATE PLANE SOUTH CENTRAL, US SURVEY FOOT
- OWNERSHIP AND DEED REFERENCES DETERMINED BY MARATHON.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT - LIMITED TITLE PROVIDED BY MARATHON.

TOTAL LENGTH OF CENTERLINE: 2454.44 FEET = 148.75 RODS
 PIPELINE EASEMENT: 88,252 SQ. FT. = 2.03 AC.
 TEMPORARY WORKSPACE (TWS): 15,840 SQ. FT. = 0.36 AC.
 ADDITIONAL TEMP. WORKSPACE (ATWS): 9,540 SQ. FT. = 0.22 AC.

William Cash 2/02/2026

WILLIAM J. CASH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3808

MARATHON
SWEENEY TO TEXAS CITY PIPELINE - SWTC
CITY OF LAMARQUE CORRIDOR
GALVESTON COUNTY, TEXAS

REV	DATE	BY	DESCRIPTION	CHK
0	01/31/26	CDV	ISSUED FOR ACQUISITION	WJC

DRAWN BY: CDV	DATE: 01/31/26	DWG. NO.	REV.
CHECKED BY: WJC	DATE: 01/31/26	SW-TC-225.010 REV 0	0
SCALE: 1" = 600'	PROJ. NO. 66701	SHEET 1 OF 1	



ENCOMPASS SERVICES, LLC
14800 ST. MARY'S LANE SUITE 230
HOUSTON, TEXAS 77079
OFFICE NUMBER: 832-781-4800
TBP LSI# - 10194561

EXHIBIT "A"
GALVESTON COUNTY, TEXAS

SAMUEL C. BUNDICK SURVEY
ABSTRACT NO. 7

BEING AN AREA DESCRIPTION OF A PIPELINE EASEMENT AND RIGHT-OF-WAY, LOCATED IN SAMUEL C. BUNDICK SURVEY, ABSTRACT NO. 7, GALVESTON COUNTY, TEXAS, BEING OUT OF AND A PART OF A TRACT OF LAND, CALLED 14.267 ACRES, AS DESCRIBED IN DEED UNTO CITY OF LAMARQUE CORRIDOR, RECORDED IN INSTRUMENT NUMBER 2022056765, OF THE OFFICIAL PUBLIC RECORDS, GALVESTON COUNTY, TEXAS; SAID AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS AND DISTANCES CITED HEREIN ARE GRID BASED ON THE NAD 83, TEXAS STATE PLANES COORDINATE SYSTEM, SOUTH CENTRAL ZONE, US SURVEY FEET):

COMMENCING AT A 4 INCH ALUMINUM CAP MARKED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" (X: 3,262,176.13, Y: 13,691,922.89) FOUND FOR THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO THE CHILDREN'S CENTER, INC., CALLED 15.514 ACRES, TRACT 2, AS RECORDED UNDER INSTRUMENT NUMBER 2017016555 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE, NORTH 15°32'55" EAST, A DISTANCE OF 1,238.36 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID 14.267 ACRE TRACT FOR THE **POINT OF BEGINNING** (X: 3,262,508.08, Y: 13,693,115.93) OF THE HEREIN DESCRIBED EASEMENT;

THENCE, ALONG SAID SOUTHWEST LINE, NORTH 42°29'42" WEST, A DISTANCE OF 2,450.95 FEET TO AN ANGLE POINT;

THENCE, NORTH 47°16'24" EAST, A DISTANCE OF 36.00 FEET TO A POINT ON THE NORTHEAST LINE OF SAID 14.267 ACRE TRACT FOR AN ANGLE POINT;

THENCE, ALONG SAID NORTHEAST LINE, SOUTH 42°29'42" EAST, A DISTANCE OF 2,451.94 FEET TO AN ANGLE POINT;

THENCE, SOUTH 48°51'18" WEST, A DISTANCE OF 36.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 88,252 SQUARE FEET OR 2.03 ACRES, MORE OR LESS.

TEMPORARY WORKSPACE

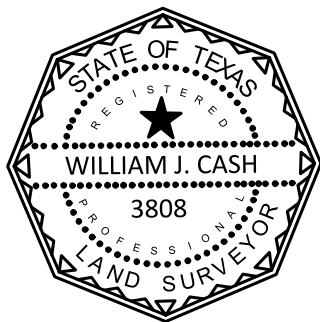
TEMPORARY WORKSPACE IS SHOWN ON THE ACCOMPANYING PLAT DATED 01/31/2026, HAVING A TOTAL AREA OF 15,820 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

ADDITIONAL TEMPORARY WORKSPACE

ADDITIONAL TEMPORARY WORKSPACE IS SHOWN ON THE ACCOMPANYING PLAT DATED 01/31/2026, HAVING A TOTAL AREA OF 9,571 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.


BEARINGS ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE DETERMINED BY GPS OBSERVATIONS.

I, WILLIAM J. CASH, JR., CERTIFY THAT THE ROUTE FOR THE ABOVE-DESCRIBED EASEMENT WAS SURVEYED ON THE GROUND. THAT THIS DESCRIPTION CORRECTLY REPRESENTS THE FACTS FOUND AT THE DATE SHOWN ON THE ACCOMPANYING PLAT - EXHIBIT "B" OF THE FIELD SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT DOES MEET THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE TEXAS PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD FOR A CATEGORY 2, ROUTE SURVEY.



William Cash 2/02/2026

WILLIAM J. CASH
REGISTERED PROFESSIONAL LAND
SURVEYOR TEXAS REGISTRATION NO. 3808

					MARATHON SWEENEY TO TEXAS CITY PIPELINE - SWTC CITY OF LAMARQUE CORRIDOR GALVESTON COUNTY, TEXAS				
0	01/31/26	CDV	ISSUED FOR ACQUISITION	WJC					
REV	DATE	BY	DESCRIPTION	CHK					
 ENCOMPASS SERVICES, LLC 14800 ST. MARY'S LANE SUITE 230 HOUSTON, TEXAS 77079 OFFICE NUMBER: 832-781-4800 TBPLSF - 10194561					DRAWN BY: CDV		DATE: 01/31/26	DWG. NO.	REV.
					CHECKED BY: WJC		DATE: 01/31/26	SW-TC-225.010 REV 0	
					SCALE: N.T.S.		PROJ. NO. 66701	SHEET 1 OF 1	
					0				



CITY COUNCIL AGENDA FORM

Meeting Date: March 9, 2026

Prepared by: _____

Department: Development Services

Agenda Item: 6.II.

Reviewed by: Galilea Berrera,
Executive Assistant

AGENDA ITEM DESCRIPTION:

Amending the Zoning District Ordinance 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 - *Development Services*

STAFF BRIEFING:

The Planning and Zoning Commission held a public hearing and recommended approval of an approval of amendment to the Zoning Ordinance from C-4 to I-1 on February 24, 2026.

HISTORY:

The Planning and Zoning Commission held a public hearing and recommended approval an Amendment to the Zoning Ordinance from C-4 to I-1 on February 24, 2026.

FISCAL IMPACT:



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

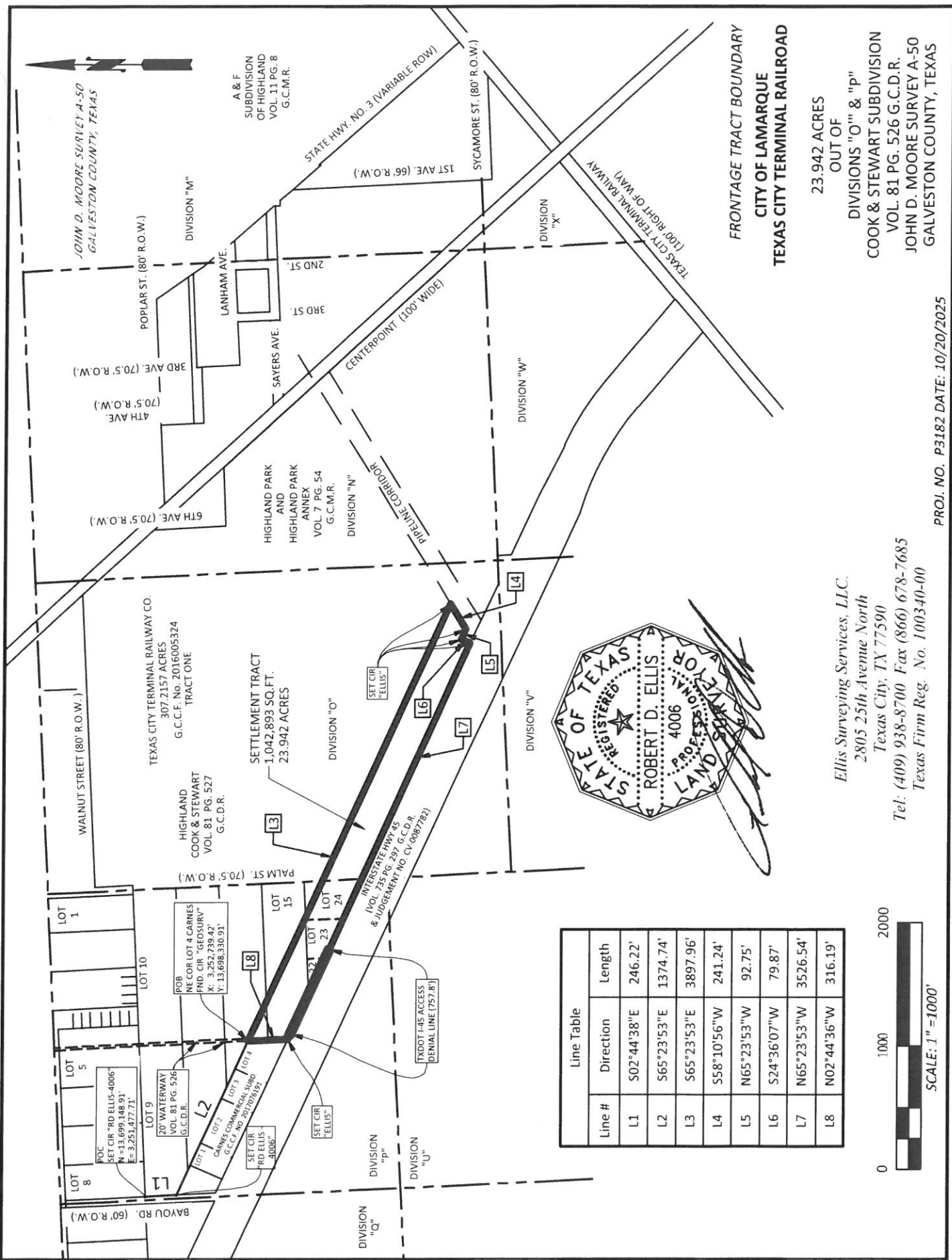
F. Re-Plats: NO CHARGE

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





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

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'



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, CTOP
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 and Amount. Rows include 2025 Value, 2025 Levy, 2025 Levy Balance, Prior Year Levy Balance, Total Levy Due, P&I + Attorney Fee, and Total Amount Due.

Reference (GE) No: N/A

Issued By: [Signature]

CHERYL E. JOHNSON, PCC, CTOP
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

As of Date: 02/04/2026

Parcel Address:

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.



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

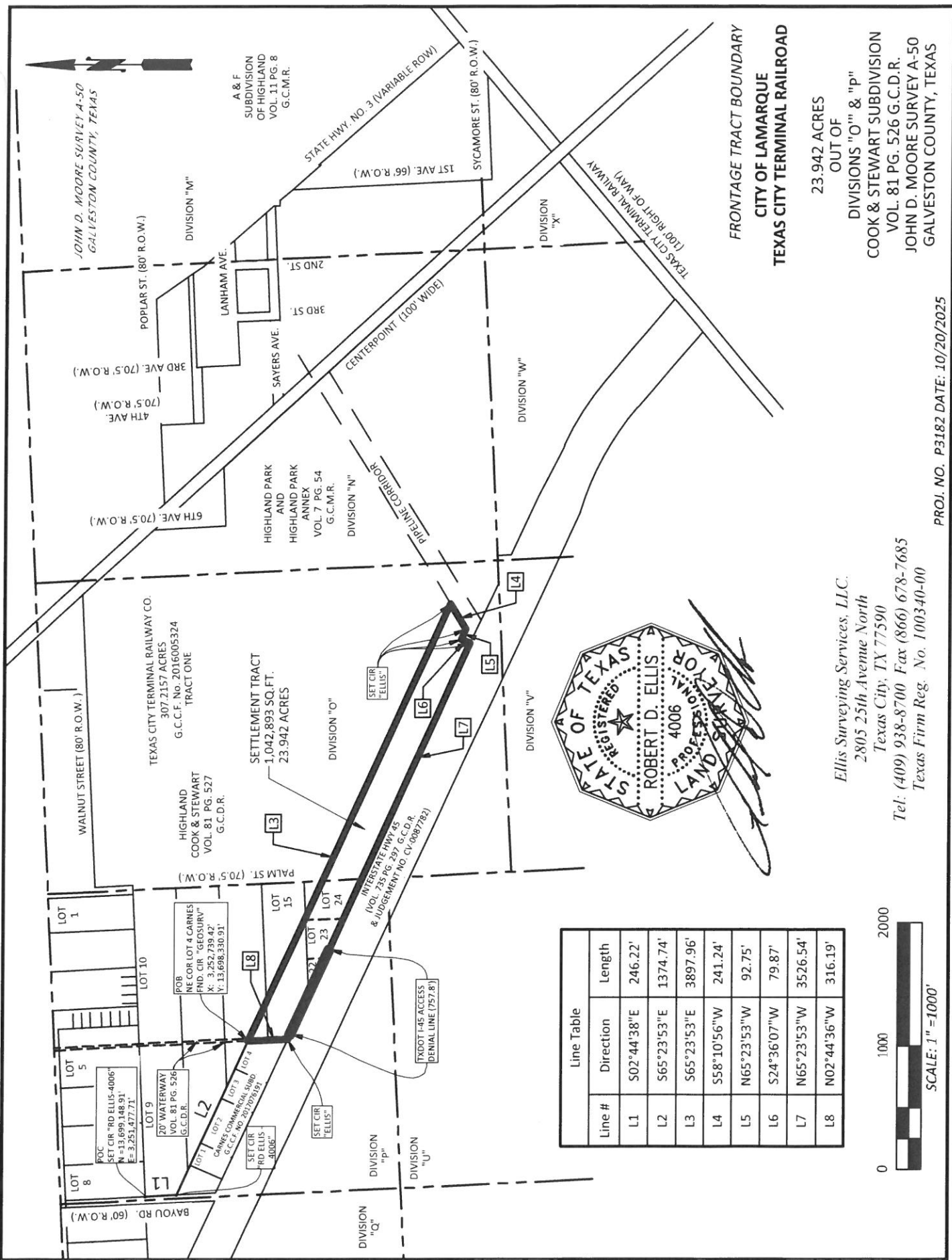
F. Re-Plats: NO CHARGE

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;

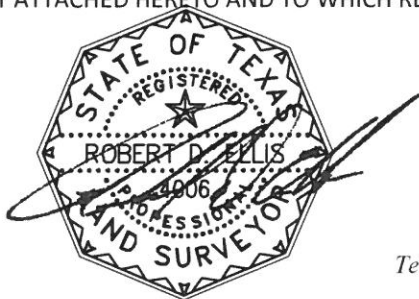
THENCE North 65°23'53" West, along the said northeast line of Interstate Highway 45, a distance of 3526.54 feet to a capped iron rod (CIR) stamped "RD ELLIS - 4006" set for the southwest corner of the herein described tract;

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

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;

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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	<u>\$4,343.00</u>
Loan Policy	<u>\$0.00</u>
Endorsement Charges	<u>\$0.00</u>
Other	<u> </u>
Total	<u>\$4,343.00</u>

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;

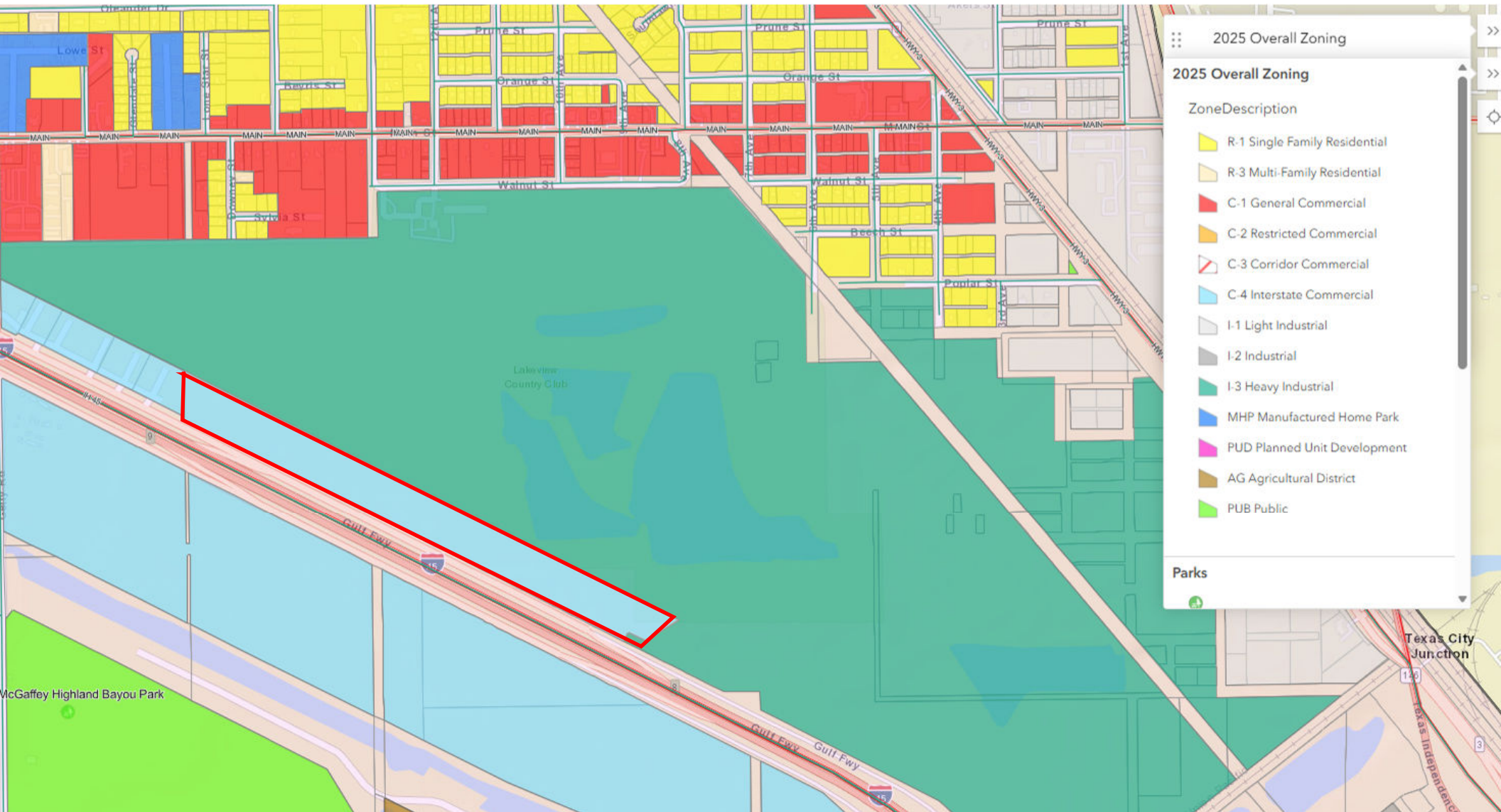
(3) Dwelling units, restricted to a total gross floor area of 5,000 square feet above the ground floor of a commercial building.

(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

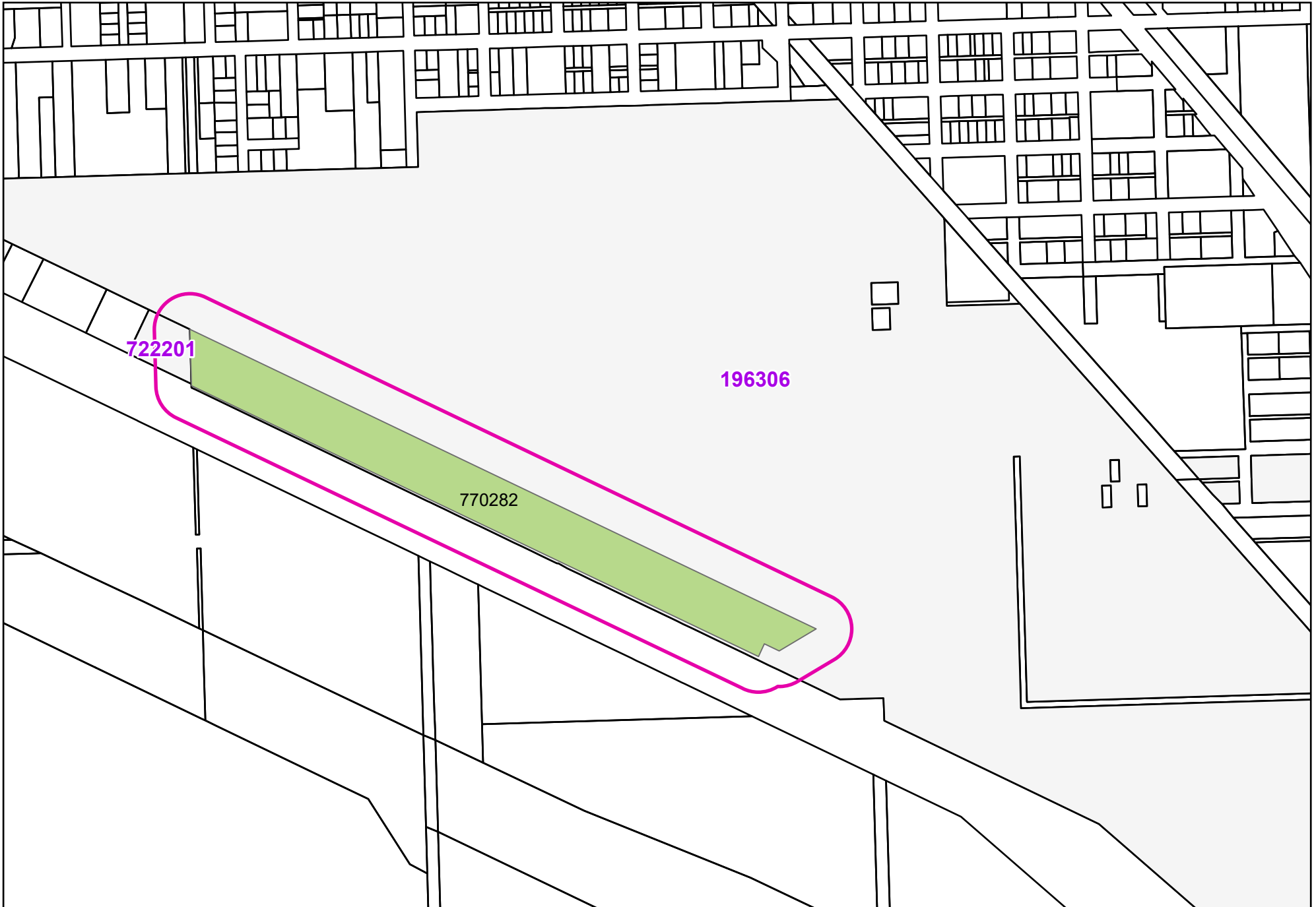
2025 Overall Zoning

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

Ordinance No. O-2026-00[]

AN ORDINANCE OF THE CITY OF LA MARQUE, TEXAS AMENDING THE CITY'S ZONING MAP AND COMPREHENSIVE PLAN BY CHANGING THE ZONING DISTRICT CLASSIFICATION 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, PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION; PROVIDING AN EFFECTIVE DATE; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, the City Council of La Marque, Texas, pursuant to the application of the property owner of the property described in the caption of this Ordinance, has considered a proposed zoning change for the property described herein; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on February 24, 2026, and by the City Council on _____, 2026 with proper notice given as required by law and the City Code of Ordinances, and all interested parties were given the opportunity to be heard; and

WHEREAS, the City Council finds the proposed change in zoning district is consistent with the City's comprehensive plan, and the comprehensive plan and zoning map of the City should be amended.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS THAT

Section 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part thereof for all purposes as findings of fact.

Section 2. The official zoning map of the City of La Marque is hereby amended to rezone the following described property from Zoning District (C-4) Interstate Commercial to (I-1) Light Industrial:

LEGAL DESCRIPTION:

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.

The City's comprehensive plan is amended in accordance with this Ordinance.

Section 3 Penalty. As provided by Section 71-3 of the City Code, any person who shall violate any of the provisions of this ordinance or who shall erect or alter any building, or who shall commence to erect or alter any building in violation of any detailed statement of plan submitted or approved hereunder, shall for each violation or noncompliance be deemed guilty of a misdemeanor, and upon conviction, shall be fined as provided in Section 1-7 of the City Code. The owner of that building or premises or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, agent, person, or corporation employed in connection therewith who may have assisted in the commission of any such violation shall be subject to the penalties herein provided.

Section 4 Repeal. This ordinance is intended to be cumulative and shall not repeal any provision of a previous ordinance or City Code provision, except to the extent that a provision is inconsistent and cannot be reconciled with this ordinance.

Section 5 Severability. In the event any clause, phrase, provision sentence, or part of this ordinance or the application of the same to any person or circumstance for any reason by adjudged invalid or held unconstitutional by a court of competent jurisdiction, it is the intention of the City Council that the invalidity or unconstitutionality of the one or more parts shall not affect, impair, or invalidate this ordinance as a whole or any part or provision other than the part declared to be invalid or unconstitutional; and the City Council of the City of La Marque, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 6 Publication and Effective Date. This ordinance shall be effective immediately upon final adoption, conducting of a public hearing in accordance with Section 2.19 of the City Charter, and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in accordance with Chapter 52 of the Texas Local Government Code and Article II of the City Charter.

PASSED, AND APPROVED by the City Council of the City of La Marque on First Reading this _____ of _____ 2026; and

PASSED, APPROVED, AND ADOPTED by the City Council of the City of La Marque on Second Reading this _____, of _____, 2026

CITY OF LA MARQUE, TEXAS

Keith Bell, Mayor

ATTEST:

Kierra Nance, TRMC, City Clerk

APPROVED AS TO FORM:

Gus Knebel
Consulting City Attorney



CITY COUNCIL AGENDA FORM

Meeting Date: March 9, 2026

Prepared by: Kierra Nance

Department: City Clerk

Agenda Item: 6.III.

Reviewed by: Galilea Berrera,
Executive Assistant

AGENDA ITEM DESCRIPTION:

Approving the aerial spraying of mosquitos by Galveston County Mosquito Control District, as required on a yearly basis by the Federal Aviation Administration - *City Clerk*

STAFF BRIEFING:

At the beginning of each year, before the start of "mosquito season", a resolution is requested from each city within Galveston County, approving the aerial spraying of mosquitoes by the Galveston County Mosquito Control District within the city limits. This program is county funded and has no fiscal impact on the City of La Marque.

The City of La Marque has also implemented a mosquito control program through the Public Works Department. That will run congruently with the county program.

HISTORY:

- 01.27.2025- Resolution No. R-2025-0004 passed
- 02.26.2024- Resolution No. R-2024-0011 passed
- 03.13.2023- Resolution No. R-2023-0015 passed
- 02.14.2022- Resolution No. R-2022-0005 passed
- 02.08.2021- Resolution No. R-2021-0004 passed
- 02.10.2020- Resolution No. R-2020-0003 passed

FISCAL IMPACT:

There is no fiscal impact.

RESOLUTION NO. R-2026-00XX

A RESOLUTION OF THE CITY OF LA MARQUE AUTHORIZING THE GALVESTON COUNTY MOSQUITO CONTROL DISTRICT AERIAL SPRAYING FOR MOSQUITOES THAT THE FEDERAL AVIATION ADMINISTRATION REQUIRES APPROVAL FOR ON A YEARLY BASIS;

WHEREAS, the Galveston County Mosquito Control District is responsible for the operation of the county-wide Mosquito Control Program, and

WHEREAS, the Federal Aviation Administration has indicated that governmental approval is necessary to provide aerial spraying services over the territories of general-purpose governments, and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of La Marque approves the aerial spraying over its territory for the abatement of mosquitoes providing such spraying is conducted within the regulations and constraints of the Federal Aviation Administration, the Environmental Protection Agency, and other authoritative federal and state agencies.

PASSED, APPROVED AND ADOPTED by City Council of the City of La Marque on this the _____ day of _____, 202__.

CITY OF LA MARQUE, TEXAS

Keith Bell, Mayor
City of La Marque

ATTEST:

Kierra K. Nance, TRMC
City Clerk

MODEL STAFF REPORT REGARDING DENIAL OF TEXAS-NEW MEXICO POWER COMPANY'S REQUESTED RATE CHANGE

*****FINAL ACTION MUST BE TAKEN TO DENY THE REQUESTED RATE CHANGE
BY MARCH 19, 2026*****

Purpose:

On November 14, 2025, Texas-New Mexico Power Company (“TNMP” or “Company”) filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$34 million. The Company asks the City to approve a 6.4% increase in residential rates and an overall increase of 5% in rates. The Company is also proposing a 6.6% decrease for streetlighting customers, but significant increases for commercial customers. Monthly rates would increase by approximately \$5.20 for an average residential customer.

In a prior City action, TNMP’s rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Cities Served by Texas-New Mexico Power Company (“Cities”), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by Cities, TNMP’s request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by TNMP. Once the Resolution is adopted, TNMP will have 30 days to appeal the decision to the Public Utility Commission of Texas (“PUC”), where the appeal will be consolidated with TNMP’s filing (PUC Docket No. 58964) currently pending at the PUC.

All cities with original jurisdiction will need to adopt the Resolution **by March 19, 2026**.

Explanation of “Be It Resolved” Sections:

1. This paragraph finds that the Company’s application is unreasonable and should be denied.
2. This section states that the Company’s current rates shall not be changed.
3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to TNMP for reimbursement.
4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides TNMP and counsel for Cities will be notified of the City’s action through a copy of the approved and signed resolution.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF _____, TEXAS FINDING THAT TEXAS-NEW MEXICO POWER COMPANY'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of _____, Texas ("City") is an electric utility customer of Texas-New Mexico Power Company ("TNMP" or "Company"), and a regulatory authority with an interest in the rates and charges of TNMP; and

WHEREAS, the City is a member of the Cities Served by Texas-New Mexico Power Company ("Cities"), a coalition of similarly situated cities served by TNMP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in TNMP's service area; and

WHEREAS, on or about November 14, 2025, TNMP filed with the City an application ("Application") to increase system-wide transmission and distribution rates by about \$34 million. The Company asks the City to approve a 6.4% increase in residential rates and an overall increase of 5.0%; and

WHEREAS, Cities are coordinating their review of TNMP's Application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the Application, Cities' consultants determined that TNMP's proposed rates are excessive; and

WHEREAS, Cities' members and attorneys recommend that members deny the Application; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS:

Section 1. That the rates proposed by TNMP to be recovered through its electric rates charged to customers located within the City limits are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by TNMP.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to TNMP, care of Scott Seamster, Corporate Counsel, 577 N. Garden Ridge Boulevard, Lewisville, Texas 75067 and scott.seamster@txnmenergy.com and to Jamie Mauldin, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701 and jmauldin@lglawfirm.com.

PASSED AND APPROVED this _____ day of _____, 2026.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



February 17, 2026

Mayor and City Council
City of Tyler
Tyler, Texas

Delivered by Certified Mail

Re: CenterPoint Energy 2026 Annual GRIP Adjustment for the Houston, Texas Coast, South Texas and Beaumont/East Texas Geographic Rate Areas

Dear Madam or Sir:

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or the "Company"), files the tariffs and supporting documents, in electronic form, with the City of Tyler ("City") consistent with Section 7.7101 of the Railroad Commission of Texas ("Commission") Gas Services Division Rules and Section 104.301 of the Texas Utilities Code to establish the annual gas reliability infrastructure program ("GRIP") interim rate adjustment ("IRA") for the Company's Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas, which includes the City. The proposed IRA will affect rates for natural gas service customers located in the City. Simultaneously with this filing, CenterPoint makes the same GRIP filing with the Commission for customers located in the City's environs and cities of the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas that have ceded original jurisdiction to the Commission.

CenterPoint consistently supplies its customers in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas with safe and dependable natural gas service by prudently investing in additions and upgrades to its delivery system. The Company will continue to prudently invest in its infrastructure in order to improve its natural gas service to its customers and to anticipate and meet their needs under all operating conditions. The GRIP program enables a gas utility such as CenterPoint to begin recovery of its incremental capital investment in the system, subject to a prudence review in its next rate case. This reduces regulatory lag and incentivizes needed investment. Consistent with Section 104.301 of the Texas Utilities Code and Commission precedent, the City's review of this GRIP filing is limited to a ministerial review to ensure compliance with the GRIP statute.

Pursuant to applicable law, the proposed IRA will become effective on April 18, 2026, unless the City suspends that date for a period of no longer than forty-five (45) days. The approved IRA will be applied to the monthly customer charge and will remain in effect until superseded by the earlier of (1) the effective date of the Company's next annual GRIP adjustment for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas; or (2) the issuance of

a final order in a rate setting proceeding for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas.

As detailed in the attached schedules and supporting material, the Company invested \$571,202,171 in its Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas in calendar year 2025 and the applicable IRA is:

TABLE 1 - Houston and Texas Coast Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	\$22.36 per customer per month	\$2.47 per customer per month	\$24.83 per customer per month	\$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service Small	\$35.12 per customer per month	\$4.18 per customer per month	\$39.30 per customer per month	\$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service Large Volume	\$450.89 per customer per month	\$55.23 per customer per month	\$506.12 per customer per month	\$55.23 per customer per month

TABLE 2 – South Texas and Beaumont/East Texas Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
R-2099-I-GRIP 2026; R-2099-U-GRIP 2026 Residential	\$27.86 per customer per month	\$2.47 per customer per month	\$30.33 per customer per month	\$2.47 per customer per month
GSS-2099-I-GRIP 2026; GSS-2099-U-GRIP 2026 General Service Small	\$53.12 per customer per month	\$4.18 per customer per month	\$57.30 per customer per month	\$4.18 per customer per month
GSLV-630-I-GRIP 2026; GSLV-630-U-GRIP 2026 General Service Large Volume	\$290.89 per customer per month	\$55.23 per customer per month	\$346.12 per customer per month	\$55.23 per customer per month

Along with and in support of the proposed IRA, CenterPoint includes the following:

- (a) An earnings monitoring report showing the Company's earnings for the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas during the 2025 calendar year (under the "Earnings Monitoring Report" section of the enclosed filing).
- (b) An Interim Rate Adjustment Application containing accounting schedules and project reports for the GRIP Adjustment Period including a description of (i) the projects undertaken during the GRIP Adjustment Period (ii) the investment to provide utility service in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas, which were both completed and placed in service during the GRIP Adjustment Period, (iii) the Company's prior utility investments in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas that were either retired or abandoned during the GRIP Adjustment Period, and (iv) the cost, need and customers benefited by those investments and retirements located in IRAs 12, 13, 14 and 15 which are voluminous and are being provided in electronic form only.
- (c) The Company's calculations of the GRIP Adjustment amount to go into effect on the later of the Planned Effective Date or the end of any suspension period imposed (under the "Interim Rate Adjustment Application" section of the enclosed filing).
- (d) Affidavits by Kristie Colvin, John Hudson and Cynthia Westcott (under the "Affidavits" section of the enclosed filing).
 - Ms. Colvin's affidavit verifies (i) that the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas' books and records are kept in accordance with the rules of the Commission and (ii) that the reports enclosed accurately reflect the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas' books and records related to the information in those reports.
 - Mr. Hudson's affidavit verifies the notice of the GRIP filing through customer bill inserts.
 - Ms. Westcott's affidavit concerns the reimbursement of relocation expenses.

In addition, the source documentation and workpapers supporting the data and calculations contained in the foregoing reports is maintained in CenterPoint's electronic databases which are available for review. To schedule an opportunity to review the electronic databases or any hardcopy project files related to the new investment or retirements, please contact me at (713) 207-5946.

City of Tyler
February 17, 2026
Page 4

Notice of this proceeding will be provided to affected customers in the Houston, Texas Coast, South Texas and Beaumont/East Texas geographic rate areas by bill insert or by separate mailing within 45 days after the date of this filing in accordance with the applicable law.

Please accept for filing the above-mentioned tariffs, filing package and enclosures and return the enclosed copy of this letter with your file mark thereon to acknowledge such filings for our records. Instead of a binder with a hard copy of the filing, the Company has provided the equivalent in electronic form in the folder called Electronic Copy of Filing.

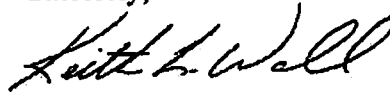
Although only the incorporated tariffs are applicable to the City, the Company has also included in its filing package both incorporated and unincorporated tariffs.

If the City takes any action regarding this filing, please send signed documents, such as, ordinances, resolutions and minutes to the following address:

Keith L. Wall
1111 Louisiana Street
CNP Tower 19th Floor
Houston, Texas 77002

Please do not hesitate to contact me with any questions you may have regarding this filing.

Sincerely,



Keith L. Wall
Director of Regulatory Affairs

Attachments

cc: Ms. Gracy Rodriguez
Ms. Cynthia Westcott
Mr. Darrell Williams

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF THE CITY OF LA MARQUE TEXAS SUSPENDING THE APRIL 18, 2026 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESORUCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of La Marque, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas (CenterPoint or Company) and is a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on February 17, 2026, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective April 18, 2026; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CITY OF LA MARQUE, TEXAS, THAT:

1. The April 18, 2026 effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall at 1111 Louisiana Street, CNP Tower 19th Floor, Houston, Texas 77002, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Signed this _____ day of _____, 2026.

MAYOR

ATTEST:



CITY COUNCIL AGENDA FORM

Meeting Date: March 9, 2026

Prepared by: Kierra Nance

Department: City Clerk

Agenda Item: 6.VI.

Reviewed by: Galilea Berrera,
Executive Assistant

AGENDA ITEM DESCRIPTION:

Awarding a contract for City Manager Recruitment Services as advertised in RFQ 26-0002 -
Council **THIS ITEM WAS TABLED 02.23.2026**

STAFF BRIEFING:

The City of La Marque advertised for City Manager Recruitment services beginning January 15, 2026. The City received 6 submissions from:

- Altiora Consulting
- Clear Career Professionals
- JG Consulting
- MGT
- S Renee Narloch & Associates
- WBCP Inc.

HISTORY:

01.15.2026 - First publication

01.22.2026 - Second publication

02.05.2026 - Close date

02.23.2026 - City Council reviewed submissions in executive session

FISCAL IMPACT:

Unknown at present



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

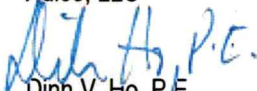
Dear Mr. Henderson:

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



CITY COUNCIL AGENDA FORM

Meeting Date: March 9, 2026
Prepared by: Worth Ferguson
Department: Finance

Agenda Item: 6.VIII.
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

Considering recommendations from the Finance Committee - *Finance*

STAFF BRIEFING:

On Monday March 2, 2026 the Finance Committee met and finalized a list of recommendations to present to Council.

HISTORY:

FISCAL IMPACT:

Finance Update 3-9-2026

The finance department and the team with Cherry Bekaert worked very diligently on the all the areas in finance to determine what information was not properly accounted for and what adjustments need to be made to correct the mistakes. This is not deleting or altering anything done previously but will add new adjustments to get items corrected with will be able to be shown, tracked, and explained to everyone. This has currently reached over 120 correcting journal entries for FY 25. The work has been completed and transitioned to working on the audit for FY 25 which is going to be completed on time.

The Finance committee has been working on an initial set of recommendations to council, and these will be presented at the meeting on March 9th for council discussion.

The city is working to determine everything the city has that is no longer working or necessary and creating an opportunity to move on from these items. The expectation is to have a massive auction once it has all been reviewed. Part of this involves every department having an inventory of their items. One area that this will need the whole city staff to help with is all the items in building A. This will involve shutting down the city for a couple of days to go through all the items.

The conversion of building A to the new main PD location is underway with plans being drawn up. The next step is testing the sprinkler system in building A which will be done as part of the city review of all items in building A. Once this test is completed an accurate estimate of the rehab costs for the building and how much of a buildout will be able to be done with the remaining 2018 CO funds (can only be used at buildings ABC or for a public safety facility).

The budget process is underway, and the city will be utilizing a zero-based budget approach as the city wants to ensure that every line item and amount in the budget are justified and not just carried forward from previous years. The budget calendar is significantly updated from previous years and will be more involved and have citizens involved much earlier in the process. This begins with the pre council budget meeting on the 9th. As has been discussed previously just because the city is not going to default or go away does not mean that there is funding for everything that the city currently provides.

The departments are preparing 3 different budgets based on 3 different scenarios of what funding levels could be. This will be discussed in more detail at the budget meeting on the 9th. All scenarios involve an overall reduction in spending by the city. The city will be getting in compliance with the expectations of the citizens and council while ensuring compliance with rules and laws. One other item that is of importance is the lack of city having both a reserve fund and an emergency fund and working to remedy this will also be a part of the budget scenarios.

For any additional questions or concerns please contact the Finance Director.

Thanks,

Worth Ferguson
Finance Director
City of La Marque

w.ferguson@cityoflamarque.org

409-916-1392



CITY COUNCIL AGENDA FORM

Meeting Date: March 9, 2026

Agenda Item: 6.IX.

Prepared by: _____

Reviewed by: Galilea Berrera,
Executive Assistant

Department: City Clerk

AGENDA ITEM DESCRIPTION:

Authorizing the continuation or discontinuation of virtual meeting participation for boards, commissions, council, and committee meetings — *City Clerk*

STAFF BRIEFING:

The location specified under Subsection (e), and each remote location from which a member of the governmental body participates, shall have two-way audio and video communication with each other location during the entire meeting. The face of each participant in the video conference call, while that participant is speaking, shall be clearly visible, and the voice audible, to each other participant and, during the open portion of the meeting, to the members of the public in attendance at the physical location described by Subsection (e) and at any other location of the meeting that is open to the public.

HISTORY:

05.11.2020 - First virtual participation meeting

02.13.2023 - Council elected to continue virtual meeting participation

12.09.2024 - Council elected to continue virtual meeting participation

FISCAL IMPACT:

Unknown.



PUBLIC WORKS DEPARTMENT

Coca-Cola Grant - Mahan Park

All grant trash cans have been installed at Mahan Park.

Delaney Cove 4-Way Stop

Installation has been delayed pending AT&T fiber locates. Once locates are complete, we will install the stop signs, stripe the white pavement stop bars, and install advance warning signage to alert drivers of the upcoming 4-way stop.

Newman Road Sanitary Sewer Line

The project is approximately 98% complete. We completed the initial walkthrough and issued a 30-day punch list to the contractor.

Punch list items include:

- Install grade adjustment rings and modify manhole bases as required.
- Reconstruct asphalt pavement at specified stations on Newman Road.
- Clean all manholes.
- Repair and refinish interior manhole joints to ensure watertight integrity.
- Perform post-construction acceptance testing (vacuum testing, hydrostatic pressure testing, and mandrel deflection testing).
- Repair asphalt pavement at curb radii and designated street sections.
- Regrade and finish area around MH5 to allow proper drainage and apply grout to exposed surfaces.
- Install inflow protectors on all manholes.

ARPA Projects

Bid documents have been sent to Linda for review. Once approved, we will coordinate with Kierra to set a bid date.

FEMA

All requested documentation has been submitted. We received an email of a potential slowdown due to federal funding relapse and are awaiting further response. Email from FEMA below.

"**From:** George Cano <George.Cano@tdem.texas.gov>

Sent: Tuesday, February 24, 2026 9:44 AM

To: George Cano <George.Cano@tdem.texas.gov>

Subject: Department of Homeland Security (DHS) Announcement

Good morning local partners,

Due to the recent lapse in federal funding, resources within the Federal Emergency Management Agency (FEMA) have been significantly limited. As a result, FEMA staff will be unable to attend scheduled meetings, and project formulation and obligation activities are temporarily on hold. Additional information regarding this status can be found on the [U.S. Department of Homeland Security \(DHS\) website](#).

"FEMA has entered emergency operating status, and is scaling back to bare-minimum, life-saving operations only. Effective 6:00 a.m. on February 22, FEMA will cease all non-essential activities and focus exclusively on immediate disaster response where there is an active threat to life, public health, or safety."

During this period, please continue working on any outstanding Requests for Information (RFIs) and fulfill pending documentation or coordination requests. Maintaining progress where possible will help ensure a smooth and timely resumption of activities once funding is restored.

We will share additional updates as they become available. Please do not hesitate to reach out with any questions."

Hydrants - Tallow & Ave A

Repairs were completed. This area now has operational hydrants.

HGSD Leak Detection Grant

I attended the kickoff meeting at Harris-Galveston Subsidence District. The first radar flyover was completed on 2/17, and we expect data by 3/16. After data review, a company will provide acoustic leak detection training for our staff as part of the grant. We are targeting late April to early May for boots-on-the-ground operations. Our Water Utility Crew will be working with Asterra on identified leaks. After Phase One, an additional flyover will be completed to compare data and address remaining leaks.

Police Department Support

Public Works assisted the Police Department with cleaning out the station in preparation for mitigation work beginning next week.

Finally, here are two updates Council requested that did not make the last meeting, and I did not have time to place them on this upcoming agenda within the required timeframe.

First, Councilman Lowry asked for an estimated amount of gallons from water leaks repaired from April 2025 through August 2025. The totals are as follows:

- April - 1,200,000 gallons
- May - 850,000 gallons
- June - 3,000,000 gallons
- July - 4,500,000 gallons
- August - 2,000,000 gallons



PUBLIC WORKS DEPARTMENT

2025 Monthly Water Loss Percentages

- January - 36.00%
- February - 35.00%
- March - 45.00%
- April - 34.00%
- May - 22.00%
- June - 40.00%
- July - 45.00%
- August - 41.00%
- September - 32.00%
- October - 31.00%
- November - 25.00%
- December - 35.00%

2025 Annual Average Water Loss: 35.08%



Finance Update 3-9-2026

The finance department and the team with Cherry Bekaert worked very diligently on the all the areas in finance to determine what information was not properly accounted for and what adjustments need to be made to correct the mistakes. This is not deleting or altering anything done previously but will add new adjustments to get items corrected with will be able to be shown, tracked, and explained to everyone. This has currently reached over 120 correcting journal entries for FY 25. The work has been completed and transitioned to working on the audit for FY 25 which is going to be completed on time.

The Finance committee has been working on an initial set of recommendations to council, and these will be presented at the meeting on March 9th for council discussion.

The city is working to determine everything the city has that is no longer working or necessary and creating an opportunity to move on from these items. The expectation is to have a massive auction once it has all been reviewed. Part of this involves every department having an inventory of their items. One area that this will need the whole city staff to help with is all the items in building A. This will involve shutting down the city for a couple of days to go through all the items.

The conversion of building A to the new main PD location is underway with plans being drawn up. The next step is testing the sprinkler system in building A which will be done as part of the city review of all items in building A. Once this test is completed an accurate estimate of the rehab costs for the building and how much of a buildout will be able to be done with the remaining 2018 CO funds (can only be used at buildings ABC or for a public safety facility).

The budget process is underway, and the city will be utilizing a zero-based budget approach as the city wants to ensure that every line item and amount in the budget are justified and not just carried forward from previous years. The budget calendar is significantly updated from previous years and will be more involved and have citizens involved much earlier in the process. This begins with the pre council budget meeting on the 9th. As has been discussed previously just because the city is not going to default or go away does not mean that there is funding for everything that the city currently provides.

The departments are preparing 3 different budgets based on 3 different scenarios of what funding levels could be. This will be discussed in more detail at the budget meeting on the 9th. All scenarios involve an overall reduction in spending by the city. The city will be getting in compliance with the expectations of the citizens and council while ensuring compliance with rules and laws. One other item that is of importance is the lack of city having both a reserve fund and an emergency fund and working to remedy this will also be a part of the budget scenarios.

For any additional questions or concerns please contact the Finance Director.

Thanks,

Worth Ferguson
Finance Director
City of La Marque

w.ferguson@cityoflamarque.org

409-916-1392

LA MARQUE

EST 1953
CITY CLERK

The City of La Marque has initiated improvements to its Public Information processes to ensure alignment with best practices, continued compliance with the Texas Public Information Act, and enhanced customer service for our residents.

As part of this effort, the Police Department's Records Division has been temporarily consolidated under the City Clerk's Office. On March 5, 2026, the city hosted a four-hour Public Information Act training session led by Olson & Olson LLP, attended by nine staff members. The session provided valuable guidance on strengthening our procedures and ensuring consistent application of statutory requirements.

Over the next 30 days, the City Clerk's Office will review and update internal procedures to increase efficiency, improve response consistency, and support a more streamlined public information process.



Kierra Nance, City Clerk, TRMC

