

NOTICE OF LA MARQUE BOARD OF ADJUSTMENTS MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 20120, the Board of Adjustments of the City of La Marque will conduct its meeting scheduled for **Tuesday, September 29, 2020 at 2:00 pm by telephone and video conference** in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, he meeting agenda, and the agenda packet can be found on line at:

<https://ci.la-marque.tx.us/AgendaCenter>

**THERE WILL BE NO PUBLIC ACCESS TO CITY HALL DURING
THE MEETING.**

The public will be permitted to offer public comments telephonically as provided below and as permitted by the Chairperson during the meeting. A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meeting Act upon written request.

**THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE
IN THE MEETING IS:**

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID: 991 6305 6700

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, table or computer by going to the following internet address:

<https://zoom.us/j/99163056700>

Once you are on the website, you may need to enter the following:

Meeting ID: 991 6305 6700

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamarque.org at least 48 hours prior to the meeting start time.



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

Lillian Petty - Chair
Harold Augustus - Member
Crystal Cooper - Member

David Pennington - Member
Hermann Harper - Member
Lois Jones - Member

**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
Public Hearing and Regular Meeting
AGENDA
of
September 29, 2020**

Notice is hereby given that the City of La Marque Board of Adjustments will conduct a Public Hearing and Regular Meeting via telephone/video conference hosted through Zoom as provided in the attached notice on Tuesday, September 29, 2020 at 2:00 p.m., for the purpose of considering and taking action on the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Board-related business, including any item on the agenda, should speak at this time by giving the Chair your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Board 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.**

(4) MINUTES

- a. Discussion/possible action to approve meeting minutes for June 23, 2020

(5) NEW BUSINESS

- a. Discussion/possible action regarding a Board decision on the nonconforming use status of 1611 Main Street, PID# 196332, permission to reconstruct a nonconforming structure pursuant to City zoning regulations, Section 71-25(e)(8), and permission to expand a nonconforming use pursuant to Section 71-25(e)(7).

- b. Discussion/possible action regarding a request for a variance to the City's zoning regulations, specifically Section 71-27(e)(8) regulating the front, side, and rear building set back lines for any new construction at 3101 FM 1765, PID# 132855
- c. Discussion/possible action regarding a Board decision on the nonconforming use status of 122 Edgar and permission to reconstruct a nonconforming structure pursuant to City zoning regulations, Section 71-25(e)(8).
- d. Discussion/possible action regarding a choice of Board shirt

(6) REQUESTS AND ANNOUNCEMENTS

Requests by Board members for items to be placed on future agendas and Board member announcements

(7) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **September 25, 2020**, before 5:30 p.m.

Robin Eldridge, TRMC
City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. . Please contact the City Clerk's office at (409) 938-9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.



1111 Bayou
La Marque, Texas 77568
409.938.9202

**LA MARQUE BOARD OF ADJUSTMENTS
PUBLIC HEARING AND SPECIAL MEETING
AGENDA MINUTES
JUNE 23, 2020**

Public Hearing and Special Meeting Minutes of the City of La Marque Board of Adjustments held on June 23, 2020, beginning at 2 p.m. **by telephone and video conference hosted by Zoom (video conference 980 3067 5773) in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19;** with the following members present: Lillian Petty, David Pennington, Harold Augustus and Helen Kee. Absent was Lois Jones and Herman Harper.

(1) CALL TO ORDER

The meeting was called to order at 2:01 p.m. and Board Member Petty led the prayer and Pledge of Allegiance.

(2) ROLL CALL

PRESENT:

Chairperson Lillian Petty
Board Member Herman Harper --Absent
Board Member Lois Jones
Board Member Harold Augustus
Board Member David Pennington
Alternate Board Member Helen Kee -- Absent

STAFF PRESENT:

Derra Purnell, City Attorney
Sussie Sutton, Development Coordinator

(3) PUBLIC COMMENTS

There were no public comments

(4) APPROVAL OF MINUTES

- a. Public Hearing & Regular Meeting Minutes of October 8, 2019
Board Member Jones motioned to approve the minutes of October 8, 2019.
Second by Board Member Augustus. **MOTION PASSED UNANIMOUSLY.**
- b. Public Hearing & Regular Meeting Minutes of September 10, 2019
Board Member Jones motioned to approve the minutes of September 10, 2019.
Second by Board Member Augustus. **MOTION PASSED UNANIMOUSLY.**



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- c. Public Hearing & Regular Meeting Minutes of August 13, 2019
Board Member Jones motioned to approve the minutes of August 13, 2019.
Second by Board Member Augustus. **MOTION PASSED UNANIMOUSLY.**

(5) NEW BUSINESS

- a. **Discussion/possible action** regarding a request under City Code Section 71-25(e)(8) to allow remodel of a nonconforming commercial structure at 2402 Jackson Street into a single family home and for a variance to City Code Section 71-20 to allow less side and rear building setbacks than required.

Board Member Augustus motioned to approve a request under City Code Section 71-25(e)(8) to allow remodel of a nonconforming commercial structure at 2402 Jackson Street into a single family home and for a variance to City Code Section 71-20 to allow less side and rear building setbacks than required. Second by Board Member Pennington; the motion passed with one Nay vote cast by Board Member Jones. **Variance approved.**

- b. Discussion/possible action regarding a request under City Code Section 71-25(e)(8) to allow the reconstruction of two nonconforming billboards in alternate locations due to impact by a Texas Department of Transportation construction project.

The Board went into Executive Session to discuss this item at 3:00 p.m. and reconvened at 3:20 p.m.

Board Member Jones motioned to deny a request under City Code Section 71-25(e)(8) to allow the reconstruction of two nonconforming billboards in alternate locations due to impact by a Texas Department of Transportation construction project. Second by Board Member Pennington.
Denial Passed Unanimously.

- c. Discussion/ possible action regarding a request for variance to City Code Section 71-20 and 71-27 to allow less rear, side and front building setbacks than required for property located at 3101 FM 1765, Galveston County PID# 132855.

Board Member Augustus motioned to approve the request for variance to City Code Section 71-20 and 71-27 to allow less rear, side and front building setbacks than required for property located at 3101 FM 1765. The motion died for lack of a second.



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A lengthy discussion ensued at which time the applicant asked the item be tabled for further discussion with the owner of the proposed project.

Board Member Jones motioned to table the request for variance to City Code Section 71-20 and 71-27 to allow less rear, side and front building setbacks than required for property located at 3101 FM 1765. **The motion passed unanimously.**

(6) REQUESTS AND ANNOUNCEMENTS

No announcements were made.

(7) ADJOURNMENT

Board Member Augustus motioned to adjourn the meeting, second by Board Member Jones. **MOTION PASSED UNANIMOUSLY.** The Board meeting adjourned at 3:28 P.M.

Lillian Petty, Chairperson
Board of Adjustments



City of La Marque Board of Adjustments

STAFF SUMMARY

Meeting Date: September 29, 2020

Agenda Item: Discussion/possible action regarding a Board decision on the nonconforming use status of 1611 Main Street, PID# 196332, permission to reconstruct a nonconforming structure pursuant to City zoning regulations, Section 71-25(e)(8), and permission to expand a nonconforming use pursuant to Section 71-25(e)(7).

Item Type: Determination of nonconforming use status / permission to reconstruct nonconforming structure / permission to expand nonconforming use

Zoning: Property is zoned R-1 Single-family Residential

History: Two apartment complexes are located on the property containing a total of 6 units. The new owner proposes to repair the complexes and build additional buildings to add 6 more units.

Related City Code Sections:

Determination of nonconforming use status

“The lawful use of a building or land existing at the date of enactment of this chapter, although such does not conform to the provisions hereof, may be continued, but if nonconforming use is discontinued for a period of six consecutive calendar months, it shall not thereafter be resumed and any future use of such building or land shall be in conformity with the provisions hereof. The use of land, if changed from a nonconforming use, shall be in conformity with the provisions hereof.” See City Code Section 71-23(b)(1)

Reconstruction of nonconforming structure:

“When, in its judgment, the public convenience and welfare will be substantially served, and the appropriate use of the neighboring property will not be substantially or permanently injured, the board may...Permit the reconstruction of a nonconforming structure or building on the lot or tract occupied by such building, provided such reconstruction does not, in the judgment of the board, prevent the return of such property to a conforming use or increase the nonconformity of a nonconforming structure, and provided that such actions conform to the provisions of section 71-23.” See City Code Section 71-25(e)(8).

Enlargement of nonconforming use:

“When, in its judgment, the public convenience and welfare will be substantially served, and the appropriate use of the neighboring property will not be substantially or permanently injured, the board may...Permit the enlargement of a nonconforming use in accordance with the provisions of section 71-23;” See City Code Sections 71-25(e)(7).



LA MARQUE DEPARTMENT OF BUILDING AND INSPECTIONS

1111 Bayou Road
La Marque, Texas 77568
O. 409.938.9204
F. 409.908.0549

CITY OF LAMARQUE
PLANNING AND ZONING APPLICATION

DATE OF APPLICATION AUGUST 7, 2020

NAME OF AGENT LEJAY LLC PHONE (81) 948-7721

ADDRESS 2814 SEASTRAND LN. DICKINSON, TX 77539

NAME OF OWNER JAY LOTIFF PHONE (281) 948-7721

ADDRESS 2814 SEASTRAND LN. DICKINSON, TX 77539

PROPERTY DESCRIPTION:

ADDRESS: 1611 MAIN ST

PLOT OF AREA ATTACHED _____ METES AND BOUNDS ATTACHED _____

PRESENT ZONE COMMERCIAL

REASON FOR CHANGE: MULTI FAMILY -

PROPERTY CURRENTLY HAS 2 BUILDINGS WITH 6 UNITS, I PROPOSE
TO REMODEL UNITS AND ADD MORE ⁽⁶⁾ UNITS

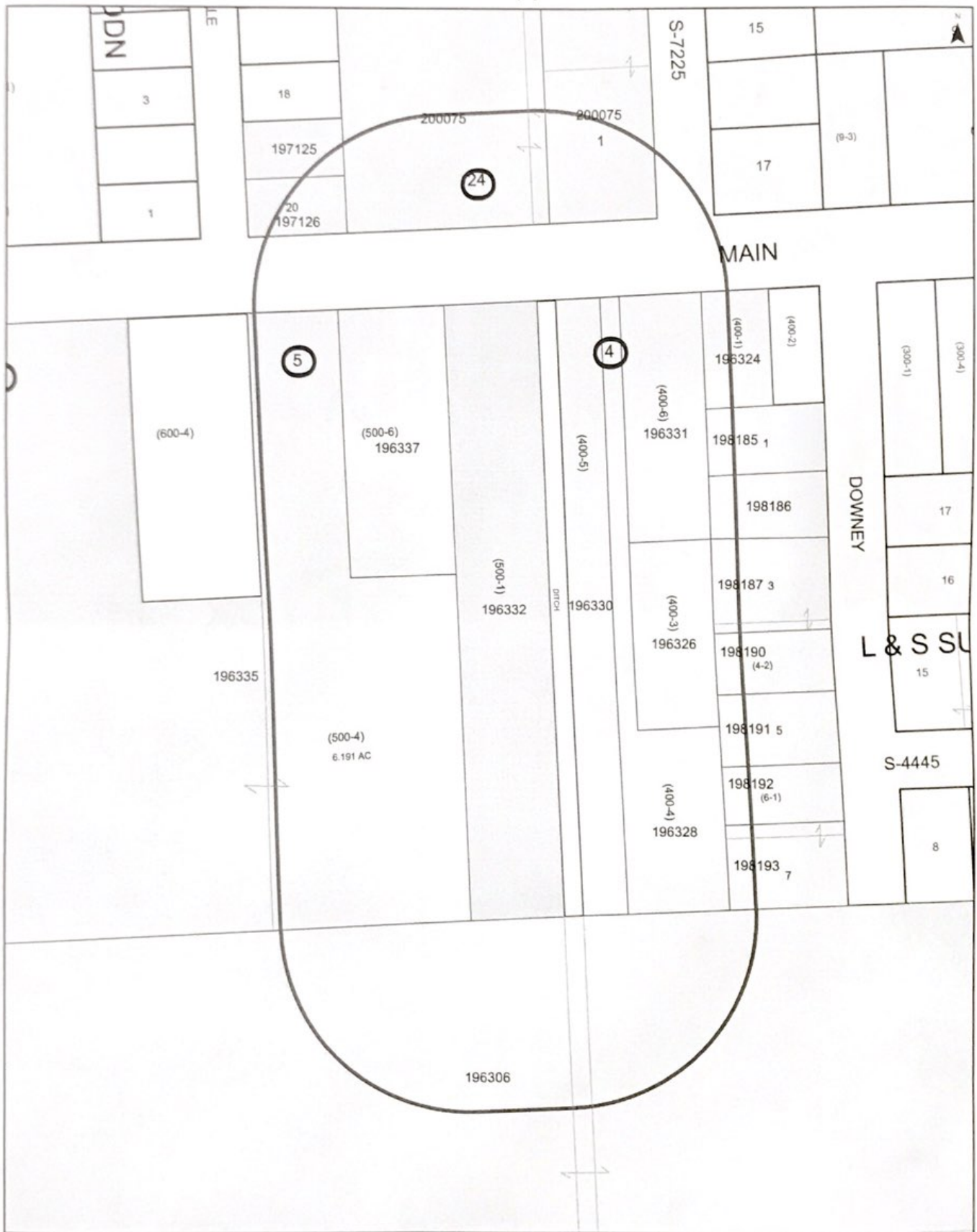
DESIRED OUTCOME: OPERATE THE CURRENT 6 UNITS AND ADD
AN ADDITIONAL 6 UNITS

APPLICATION CHECKLIST

[] CERTIFIED PROPERTY OWNERS WITHIN 200-FEET OF THE PROPERTY-
LISTS PRINTED MORE THAN TWO WEEKS PRIOR TO APPLICATION SUBMITTAL
MAY NOT BE ACCEPTED

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
196306	TEXAS CITY TERMINAL RAILWAY CO	<null>	2425 HIGHWAY 146 N	<null>	TEXAS CITY	TX	77590-8811
196324	GROWTH FUND 1 LLC	<null>	8890 SPANISH RIDGE AVE	<null>	LAS VEGAS	NV	89148-1303
196326	MCGAFFEY LOUIS S & ROSA	<null>	2314 DOWNEY ST	<null>	LA MARQUE	TX	77568-6319
196328	FITE CAROLYN M FARRIS	<null>	12709 33RD ST	<null>	SANTA FE	TX	77510-9550
196330	EXP-DRAINAGE DIST #2	<null>	PO BOX 624	<null>	LA MARQUE	TX	77568-0624
196331	MCGAFFEY LOUIS S & ROSALEE	<null>	2314 DOWNEY ST	<null>	LA MARQUE	TX	77568-6319
196335	ROBERTS JOHN I & ZELDA A	<null>	1870 FM 844	<null>	HUNTINGTON	TX	75949
196337	SINE QUA NON PROPERTIES LLC	<null>	7001 BEAVER CREEK RD	<null>	ALPHARETTA	GA	30022-8341
197125	LESTER TIM & ANDREA	<null>	1120 N NOTTINGHAM DR	<null>	LEAGUE CITY	TX	77573
197126	MUNTZEL JAMES & CARON	<null>	2 N WHITE HERRON	<null>	LA MARQUE	TX	77568
198185	THOEDE DONALD	<null>	15901 SINGAPORE LN	<null>	JERSEY VILLAGE	TX	77040
198186	GIBBONS CARIN CECILE	<null>	2310 DOWNEY	<null>	LA MARQUE	TX	77568
198187	MCGAFFEY LOUIS S & ROSALEE	<null>	2314 DOWNEY ST	<null>	LA MARQUE	TX	77568-6319
198190	VALSIN MARY ANN	<null>	2402 DOWNEY ST	<null>	LA MARQUE	TX	77568-6321
198191	WILLIAMS CORINTHIA	<null>	2406 DOWNEY	<null>	LA MARQUE	TX	77568
198192	RAMSEY CLEVELAND RANDOLPH	<null>	2410 DOWNEY	<null>	LA MARQUE	TX	77568
198193	PEREZ JOSE	<null>	3009 WOODLAND DR	<null>	DICKINSON	TX	77539
200075	DOYLE ANNETTE M	<null>	4406 MASTERS DR	<null>	LEAGUE CITY	TX	77573
200075	DOYLE ANNETTE M	<null>	4406 MASTERS DR	<null>	LEAGUE CITY	TX	77573

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 for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.

PROPERTY 196332 R
Legal Description
ABST 150 J D MOORE SUR E PT OF BLK 5 (500-1) DIV P
COOK & STEWART SUB

OWNER ID
682687
OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2021
LE JAY LLC
2814 SEASTRAND LN
DICKINSON, TX 77539

ERRORS
C32 100%
CAD 100%
D02 100%
GGA 100%
J05 100%
RFL 100%
S15 100%
S18 100%

VALUES
IMPROVEMENTS 42,750
LAND MARKET + 28,260
MARKET VALUE = 71,010
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 71,010
HS CAP LOSS - 0
ASSESSED VALUE = 71,010

Ref ID1 308554
2775-0016-0500-001

Ref ID2 R196332
Map ID 284-C

ACRES: 1.4620
EFF. ACRES:

SITUS 1611 MAIN LA MARQUE, TX 77568

APPR VAL METHOD: Cost

No Sketch Available

EXEMPTIONS

GENERAL

UTILITIES AP LAST APPR BUTLER
TOPOGRAPHY LEVEL LAST APPR YR 2018
ROAD ACCESS ASP LAST INSP DATE 02/22/2018
ZONING NEXT INSP DATE 01/01/2017
BUILDER
NEXT REASON
REMARKS BP13-NIC BP-CHG COND %GD & %COMP
BP11-NIC BEING REMODELED REV10-CHG
ECO FR01-NIC MAIN STREET APTS. FOR SALE
BY OWNER 945-4226

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

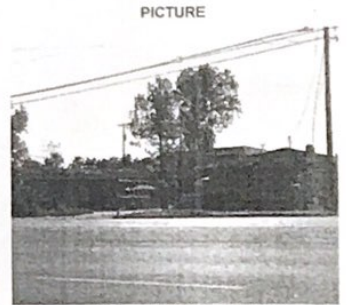
SALE DT PRICE GRANTOR DEED INFO
06/30/2020 ***** GALLETTI CHARLES WD / 2020036480 / 20200
10/26/2015 ***** GALLETTI ANDREW WD / / 20150
10/20/2015 ***** A GALLETTI CONST WD / / 20150

SUBD: S2775 100.00% NBHD: 507-AC 150.00%
TYPE DESCRIPTION METH CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE
1A MAIN AREA C ATCF* 5,809.0 21.00 1973 1995 4 121,990 75% 100% 100% 100% 0.75 91,490
OP OPEN PORCH C ATCF* 268.0 5.25 1973 1995 4 1,410 75% 100% 100% 100% 0.75 1,060
GA GARAGE C ATCF* 1,540.0 8.40 1973 1995 4 12,940 75% 100% 100% 100% 0.75 9,700
1 COMMERCIAL STCD: B2 7,617.0 Homestead: N 42,750 (Flat Values) 102,250

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

Interior Finish SR 0
Foundation CS 0
Roof Covering TG 0
Heating/Cooling WA-ST 0
Flooring C 0
Exterior Wall BW 0



SUBD: S2775 100.00% NBHD: 507-AC 100.00%

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0
DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE
1. CL L-S2775.9 B2 N SQ 27,632.0000 SQ .00 1.00 1.00 F 13,920 NO 0.00 0
Eff. Acres: L-S2775.8 B2 N SQ 35,850.0000 SQ .00 1.00 1.00 F 14,340 NO 0.00 0
2. CL
Eff. Acres: 28,260 0

Galveston CAD

Property Search Results > 196332 LE JAY LLC for Year 2020

Tax Year: 2020

Property

Account

Property ID:	196332	Legal Description:	ABST 150 J D MOORE SUR E PT OF BLK 5 (500-1) DIV P COOK & STEWART SUB
Geographic ID:	2775-0016-0500-001	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1611 MAIN LA MARQUE, TX 77568	Mapsc:	
Neighborhood:	COMMERCIAL	Map ID:	284-C
Neighborhood CD:	507-AC		

Owner

Name:	LE JAY LLC	Owner ID:	682887
Mailing Address:	2814 SEASTRAND LN DICKINSON, TX 77539	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$42,750	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$28,260	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$71,010	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$71,010	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$71,010	

Taxing Jurisdiction

Owner:	LE JAY LLC
% Ownership:	100.0000000000%
Total Value:	\$71,010

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C32	LA MARQUE CITY	0.550764	\$71,010	\$71,010	\$391.09
CAD	APPRAISAL DISTRICT	0.000000	\$71,010	\$71,010	\$0.00
D02	DRAINAGE #2	0.055231	\$71,010	\$71,010	\$39.22
GGA	GALVESTON COUNTY	0.504396	\$71,010	\$71,010	\$358.17
J05	MAINLAND COLLEGE	0.204254	\$71,010	\$71,010	\$145.04
RFL	CO ROAD & FLOOD	0.011741	\$71,010	\$71,010	\$8.34
S15	LA MARQUE ISD-DISSOLVED	0.000000	\$71,010	\$71,010	\$0.00
S18	TEXAS CITY ISD	1.413250	\$71,010	\$71,010	\$1,003.55
Total Tax Rate:		2.739636			
				Taxes w/Current Exemptions:	\$1,945.41
				Taxes w/o Exemptions:	\$1,945.42

Improvement / Building

Improvement #1: COMMERCIAL State Code: B2 Living Area: 5809.0 sqft Value: \$42,750

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	ATCF - *	BW	1973	5809.0
OP	OPEN PORCH	ATCF - *		1973	268.0
GA	GARAGE	ATCF - *		1973	1540.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CL	CL	0.6389	27832.00	0.00	0.00	\$13,920	\$0
2	CL	CL	0.8230	35850.00	0.00	0.00	\$14,340	\$0

Roll Value History

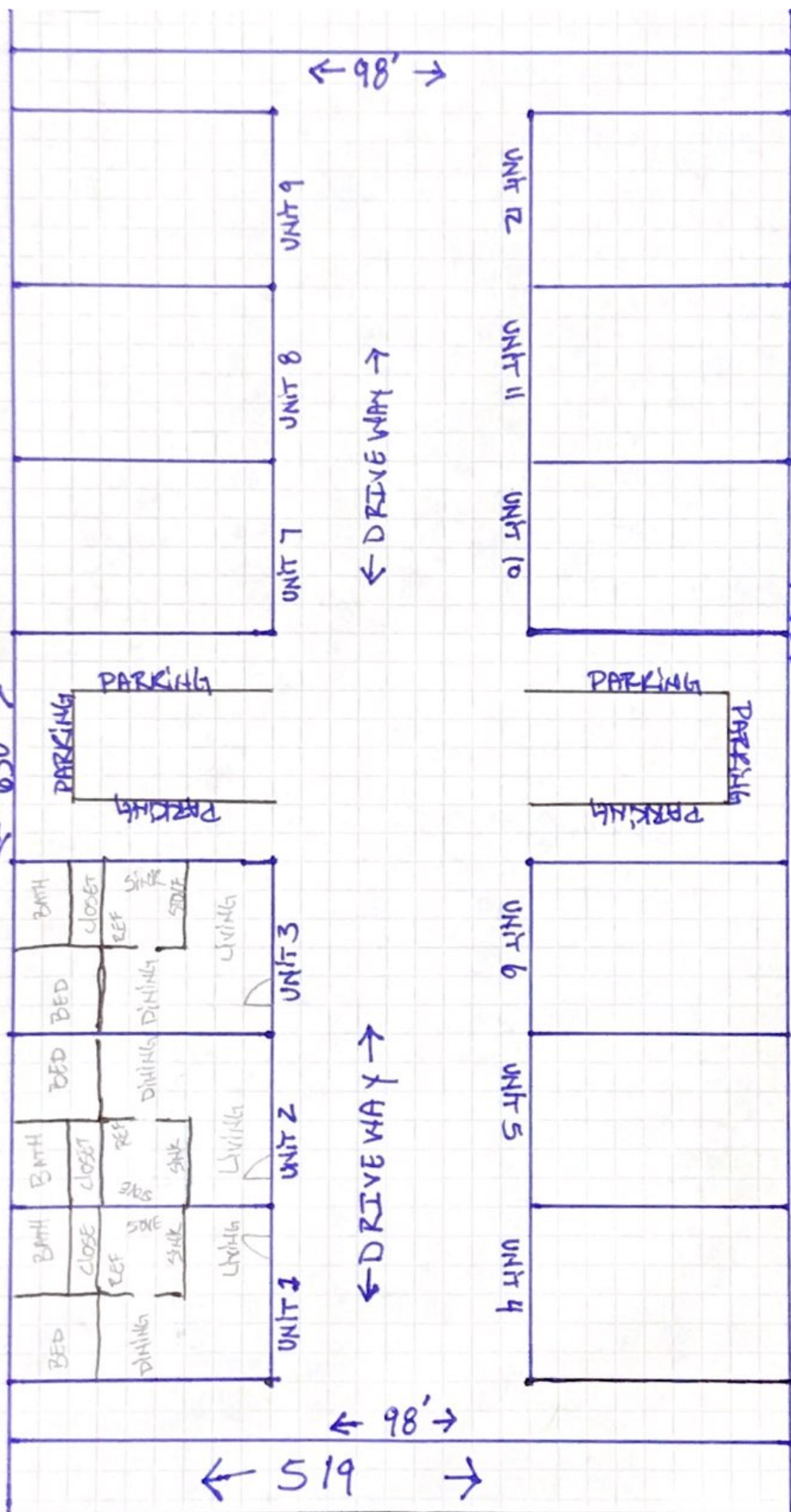
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$42,750	\$28,260	0	71,010	\$0	\$71,010
2019	\$42,750	\$28,260	0	71,010	\$0	\$71,010
2018	\$42,750	\$28,260	0	71,010	\$0	\$71,010
2017	\$42,750	\$28,260	0	71,010	\$0	\$71,010
2016	\$42,750	\$28,260	0	71,010	\$0	\$71,010
2015	\$42,750	\$28,260	0	71,010	\$0	\$71,010
2014	\$42,750	\$28,260	0	71,010	\$0	\$71,010
2013	\$42,750	\$28,260	0	71,010	\$0	\$71,010
2012	\$42,750	\$28,260	0	71,010	\$0	\$71,010

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/30/2020	WD	WARRANTY DEED	GALLETTI CHARLES	LE JAY LLC	2020038480	2020038480	2020038480
2	10/26/2015	WD	WARRANTY DEED	GALLETTI ANDREW Jr	GALLETTI CHARLES		2015067473	2015067473
3	10/20/2015	WD	WARRANTY DEED				2015066636	2015066636

← PIPE LINE DITCH →

← 650' →



← 98' →

UNIT 9
UNIT 8
UNIT 7

← DRIVEWAY →

UNIT 12
UNIT 11
UNIT 10

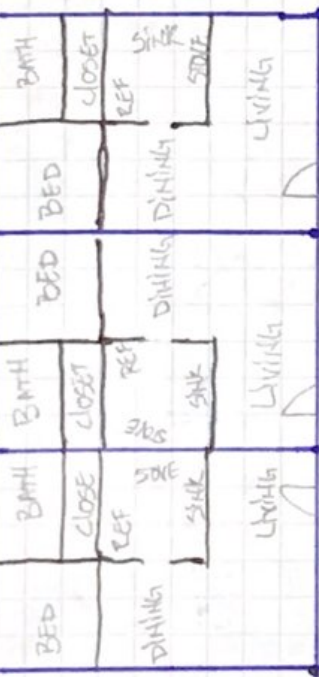
← 650' →

PARKING

PARKING

PARKING

PARKING



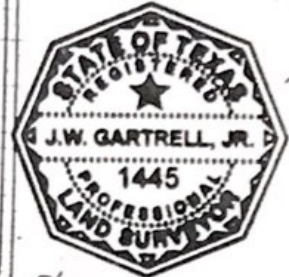
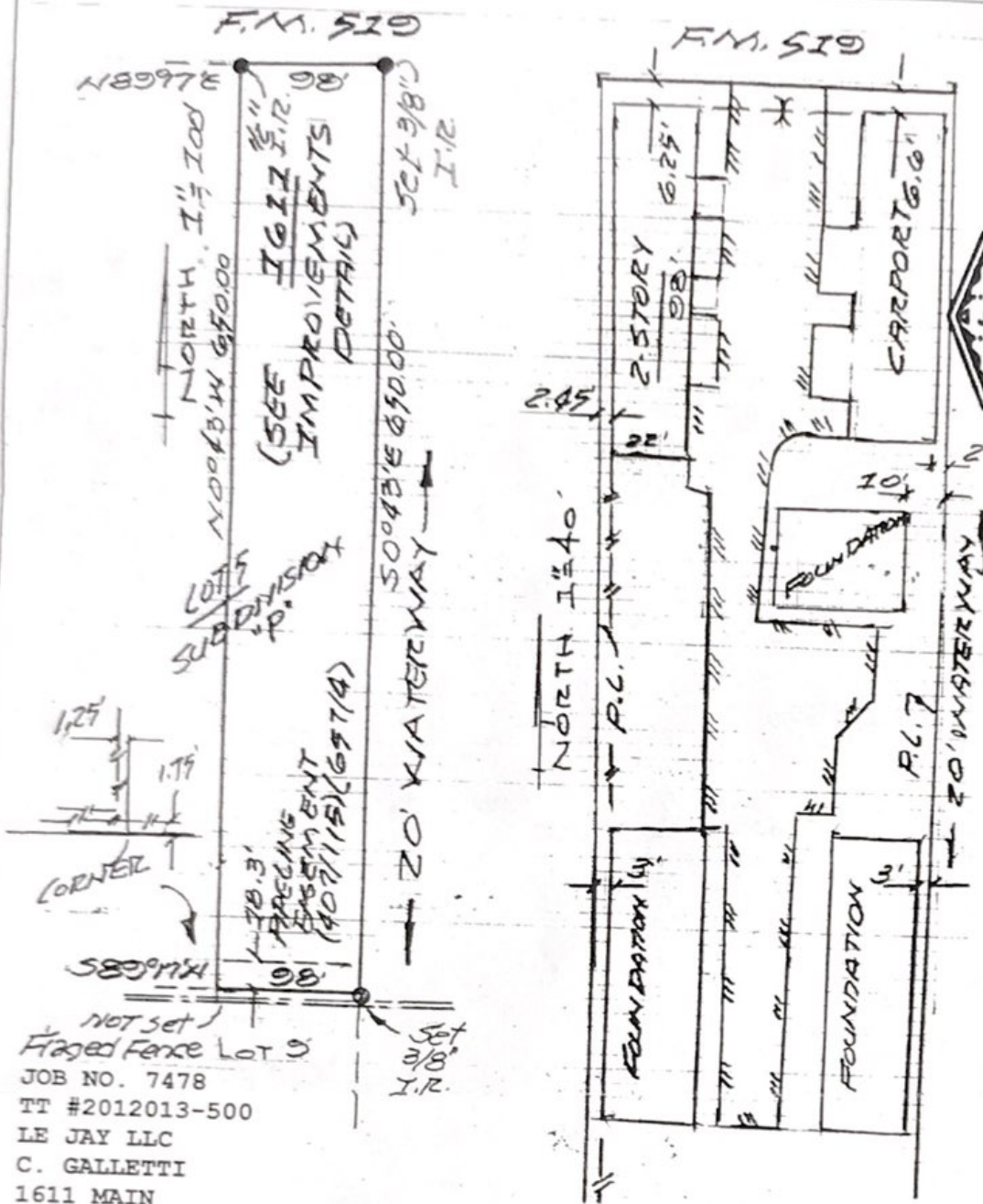
UNIT 3
UNIT 2
UNIT 1

← DRIVEWAY →

UNIT 6
UNIT 5
UNIT 4

← 98' →

← 519 →



SURVEYED JUNE 26, 2020

BY:

SURVEY OF THE EAST NINETY-EIGHT FEET (E 98') OF LOT FIVE (5), SUBDIVISION "P" OF THE COOK & STEWART SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 526, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

JAMES W. GARTRELL, JR., PE, RPLS

CONSULTING ENGINEER - SURVEYOR
TEXAS P.E. #22590 - TEXAS R.P.L.S. #1445

GULF COAST ENGINEERING & SURVEYING

TBPE FIRM #4534 - TBPLS FIRM #10061900
P.O. BOX 382 LA MARQUE, TX 77568
409 / 935-2462 TEXAS CITY 281 / 488-8968 HOUSTON

2019 TAX STATEMENT



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

Certified Owner:
GALLETTI CHARLES
6617 AVENUE Q
GALVESTON, TX 77551-1352

Legal Description:
ABST 150 J MOORE SUR E PT OF BLK 5
(500-1) DIV P COOK & STEWART SUB

Account No: 196332

Appr. Dist. No.: 277500160500001

Legal Acres: 1.4619

Parcel Address: 1611 MAIN

As of Date: 08/04/2020

Print Date: 08/04/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$28,260	\$42,750	\$71,010	\$71,010	\$0	\$0	\$0	\$71,010
Taxing Unit	Assessed Value (100%)	Exemptions Code	Amount	Taxable Value	Tax Rate	Tax	
GALVESTON CO	\$71,010		\$0.00	\$71,010	0.5043960	\$358.17	
ROAD & FLOOD	\$71,010		\$0.00	\$71,010	0.0117410	\$8.34	
CITY OF LA MARQUE \$112.94	\$71,010		\$0.00	\$71,010	0.5507640	\$391.10	
DRAIN DIST #2	\$71,010		\$0.00	\$71,010	0.0552310	\$39.22	
COLL OF THE MAINLAND	\$71,010		\$0.00	\$71,010	0.2042540	\$145.04	

Total Tax: \$941.87
Total Tax Paid to date: \$941.87
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

08/31/2020 19 + up to 15%	09/30/2020 20 + up to 15%	11/02/2020 21 + up to 15%	11/30/2020 22 + up to 15%	12/31/2020 23 + up to 15%	02/01/2021 24 + up to 15%
\$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.

4.1.69

Print Date: 08/04/2020

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

Galveston County Tax Office
722 Moody
Galveston, Texas 77550
409-766-2481, 1-877-766-2284



★ 1 9 6 3 3 2 ★

196332
GALLETTI CHARLES
6617 AVENUE Q
GALVESTON, TX 77551-1352

AMOUNT PAID:

\$ _____

0000000196332 0000000000 0000000000 0000000000 0000000000 1

GENERAL WARRANTY DEED

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

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON

§

THAT CHARLES GALLETTI, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by LE JAY LLC, whose address is 2814 SEASPRAND LANE, DICKINSON TEXAS 77539, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto said Grantee, the following described real property owned by Grantor, to-wit:

The East Ninety-Eight feet (E 98') of Lot Five (5), Subdivision "P" of the Cook & Stewart Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

All taxes assessed against the Property for the current year have been prorated between the parties, and Grantee hereby assumes and agrees to pay such taxes in full.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, restrictions, easements, covenants, and conditions applicable to and enforceable against the above described property, mineral and royalty reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

When this Deed is executed by more than one person or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 30 day of June, 2020.

Charles Galletti
CHARLES GALLETTI

THE STATE OF TX §
COUNTY OF Harris §

This instrument was acknowledged before me on the 30 day of June, 2020 by CHARLES GALLETTI.



Susan L. Davis
Notary Public

Grantee's Mailing Address and Return Address:
LE JAY LLC

Prepared by:
The Laird Law Firm, P.C.
1512 Heights Blvd.
Houston, Texas 77008

IMPORTANT NOTICE

TO ALL TITLE COMPANY CLOSERS:

- a. If applicable, please fill in the Seller/Lender's (Beneficiaries) address (including county) where indicated in the Deed of Trust and/or Deed of Trust to Secure Assumption.
- b. If applicable, please fill in Grantee's address (complete with zip code) on the Deed.
- c. If applicable, please fill in the Payee's and Maker's addresses (complete with zip code) on the Note.
- d. Please return the signed original of this notice to The Laird Law Firm, P.C., at the address set forth below.
- e. Please date the documents and fill in the payment dates and/or maturity dates on the Note, as required.

TO ALL PARTIES TO THIS TRANSACTION:

The documents listed on the attached invoice were prepared by The Laird Law Firm, P.C., at the request and direction of title company handling this closing and/or the parties to this transaction and were not prepared with the intent to provide legal representation to any one party in this transaction. Should the transaction be in assumption of (or subject to) any existing financing and should such contain so-called "Due on Sale" or like clauses, you should obtain the consent or waiver of the holder(s) of the existing financing to the transaction; failure to so do may give the holder of such financing the right to accelerate the maturity of such financing. The Laird Law Firm, P.C., has acted herein solely as a scrivener and, even though one party is billed for and may be obligated to pay our fee, we accept no responsibility for representing any such party. The fee is intended to provide fair compensation to The Laird Law Firm, P.C., taking into consideration the time and labor required, the complexities of the questions involved and the skill required to perform such services. Other considerations include the expertise of The Laird Law Firm, P.C. in the complexities of real estate practices, the necessary overhead associated with the rendering of the said services and the assumption of risk by The Laird Law Firm, P.C. in the rendering of said Services. All parties may, at their own expense, engage an attorney of their own selection to represent their interest in this transaction.

The undersigned recognize to the extent that the liens created in this transaction encumber the Buyer/Borrower's homestead property and to the extent such liens do not represent original purchase money financing (or the refinancing of the unpaid balance thereof) mechanic/materialmen's lien(s) signed prior to the commencement of work and delivery of material (or the refinancing of the unpaid balance thereof), or payment of taxes, the same may not be valid against such homestead property.

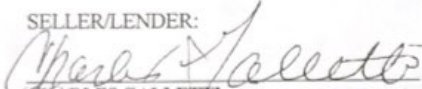
Thank you.

Jeffery Laird
1512 Heights Blvd.
Houston, TX 77008

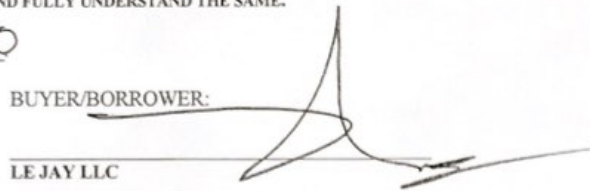
WE, THE UNDERSIGNED, ACKNOWLEDGE READING THE ABOVE NOTICE AND FULLY UNDERSTAND THE SAME.

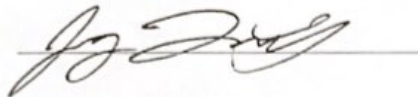
Signed this 30 day of June, 2020

SELLER/LENDER:


CHARLES GALLETTI

BUYER/BORROWER:


LE JAY LLC



GF No.: 2012013-500



TEXAS TITLE

TAX PRORATION AGREEMENT AND DISCLOSURES

DATE: 06/30/2020

TITLE COMPANY: Maverick Title of Texas, LLC, DBA Texas Title

GUARANTY FILE NO: 2012013-500

SELLER: Charles Galletti

BUYER: Le Jay LLC

PROPERTY: 1611 Main St., La Marque, Texas 77568

In connection with the Property, Buyer and Seller hereby acknowledge the following facts regarding the ad valorem Taxes and/or subdivision maintenance fees:

- 1) The Proration of taxes for the tax year 2020 are based on the following amount: 1945.42 which is the:
☐ Assessed taxes for current year; or
☒ Prior year's taxes as this years taxes are not yet due and payable.
- 2) If Property is a new construction, proration of taxes for the current year is based on information provided by the appraisal district that the Property will be taxed as
☐ Unimproved ☐ Partially improved ☒ Fully improved

Using the current rate of: See attached tax certificate and using the current appraised value issued by the taxing authority of \$ See attached tax certificate.

- 3) The amounts used to prorate taxes for the tax year listed in Paragraph 1, above, contain the following exemptions:
☐ Over 65 Exemption
☐ Homestead Exemption
☐ Agricultural, Open Space or Forest Land
☐ Disabled Veteran
☒ None

EXEMPTION DISCLOSURES:

To Buyer: If Property currently qualifies for a Residential Homestead Exemption and/or over 65 and/or Disabled Veteran exemption, ad valorem taxes for the tax year listed in Paragraph 1, above, were prorated based on these exemption(s). Buyer understands that the taxing authorities may retroactively re-assess the Property and remove any exemptions which could result in additional taxes being due on the Property. The undersigned Buyer agrees to pay any additional taxes (also commonly referred to as "Rollback Taxes") which may become due as a result of the loss of the Residential Homestead Exemption and/or over 65

and/or Disabled Veteran exemption, if applicable, and also agrees to hold the Title Company harmless for any additional taxes due on said Property as a result thereof.

To Seller: Seller understands that the taxing authorities may retroactively re-assess the Property and remove any exemptions which could result in additional taxes being due on the Property for the tax years PRIOR TO the tax year listed in Paragraph 1, above. Should a bill for supplemental taxes for prior years be issued on the Property, (commonly referred to as "Rollback Taxes") Seller agrees to immediately pay such taxes.

- 4) Personal Property: Neither title to, nor taxes on, items of personal property are covered by title insurance.
- 5) The Buyer understands that the amount of escrow collected at closing for future payment of taxes (Tax Escrow), if any, is determined by Lender, not by Title Company.
- 6) The Title Company files for record, with the appropriate County Clerk's Office, the Warranty Deed conveying title to the Property from Seller to Buyer. The local appraisal district follows its own procedures to update its database with the appropriate ownership or change in ownership account information. Upon receipt of the original, recorded Warranty Deed, Buyer may contact its local appraisal district to confirm that the account information associated with the Property has been updated to accurately reflect the change in ownership.

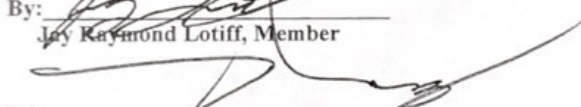
Execution of this agreement indicates our understanding of the handling of the Property Taxes by the Title Company in the above referenced transaction. **All parties understand that the Title Company will not be responsible for, nor will they be involved in, any dispute concerning this tax proration settlement.** Buyer and Seller agree to indemnify and hold harmless Title Company and its Underwriter with regard to any Supplemental and/or Rollback Taxes for prior years.

Executed this 30 day of June, 2020.

LeJay, L.L.C.


Charles Galletti

By: 
Jay Raymond Lotiff, Member

By: 
Van Kim Le, Member

If there are any discrepancies post-closing, buyer and seller may be contacted at the numbers or emails below:

BUYER/BORROWER:

Name: JAY LOTIFF

Email: JAYLOTIFF2@YAHOO.COM
(281) 948-7721

Phone: 409-770-3921

SELLER

Name: ✓

Email: ✓



TEXAS TITLE

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

(Texas Title, RK Tax Services, RK Recordings & KLR, LLC)

DATE: 06/30/2020

TITLE COMPANY: Maverick Title of Texas, LLC, DBA Texas Title

GUARANTY FILE NO: 2012013-500

SELLER: Charles Galletti

BUYER: Le Jay LLC

PROPERTY: 1611 Main St. La Marque, Texas 77568

This is to give you notice that Texas Title (hereinafter Settlement Agent), has a business relationship with RK Tax Services, RK Recordings & KLR, LLC (hereinafter Providers). Providers may provide tax certificates, e-Recording services and/or legal document preparation for your transaction, unless otherwise requested by you or your lender. Settlement Agent has an ownership interest in Providers. Because of this relationship, this referral may provide Title Company a financial or other benefit.

Set forth below are the estimated charges by the above entities for the settlement services listed. You are not required to use any of these companies as a condition for the pending transaction of the subject property. THERE ARE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATES.

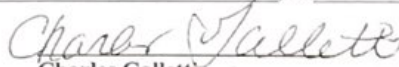
COMPANY	TYPE OF SERVICE	PRICE RANGE
RK Tax Services	Tax Service	\$59.80 - \$79.80
RK Recordings	e-Recording Services	\$8.00 per document

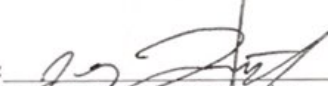
ACKNOWLEDGEMENT:

I/We have read this disclosure form, and understand the Maverick Title of Texas dba Texas Title is referring me/us to the above-described settlement services from RK Tax Services and RK Recordings, and may receive a financial or other benefit as the result of this referral.

Executed this 30 day of June, 2020.

LeJay, L.L.C.

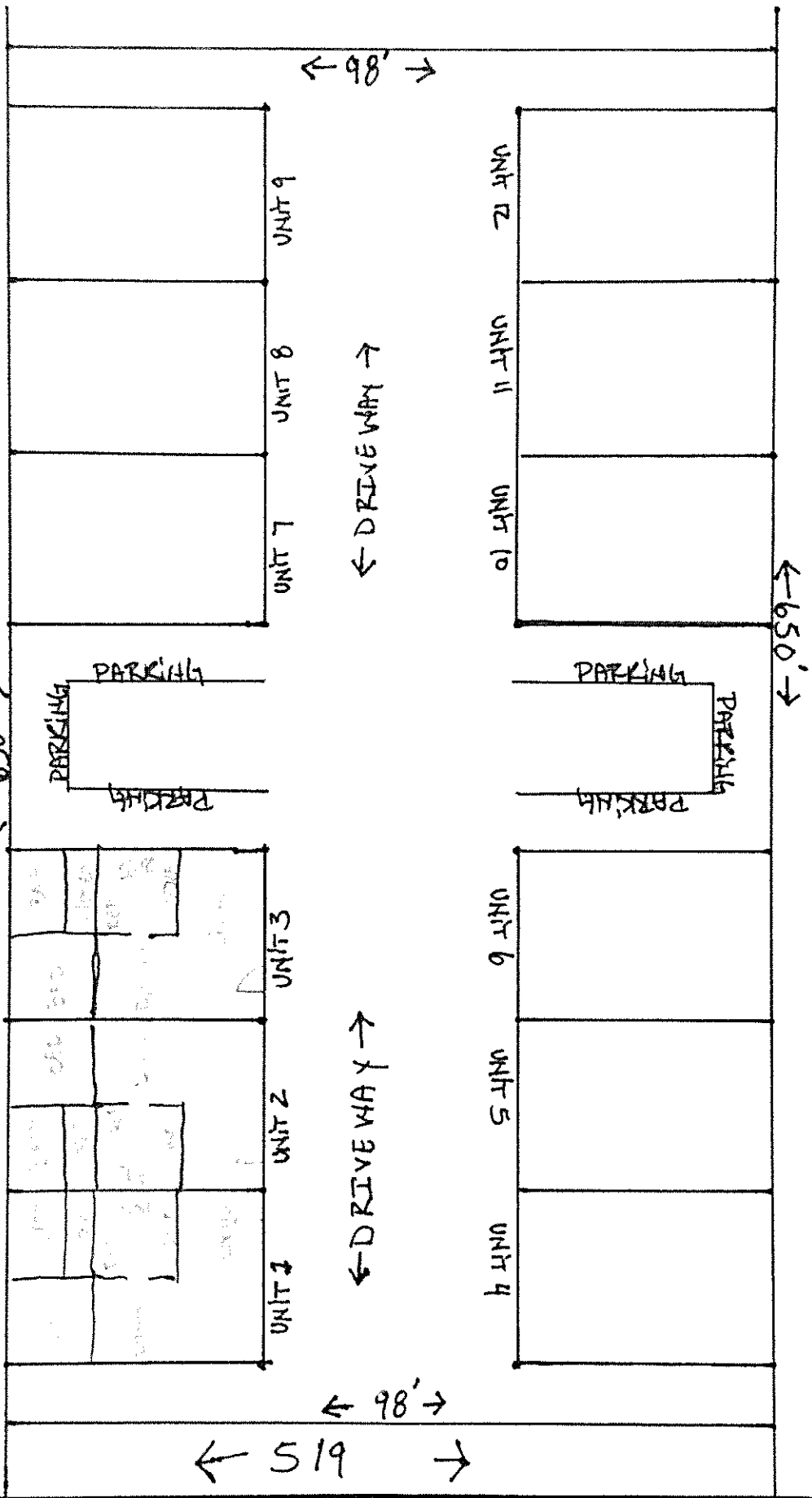

Charles Galletti

By: 
Jay Raymond Lotiff, Member

By: 
Van Kim Le, Member

← PIPE LINE DITCH →

← 650' →



← 98' →

← DRIVEWAY →

← DRIVEWAY →

← 98' →

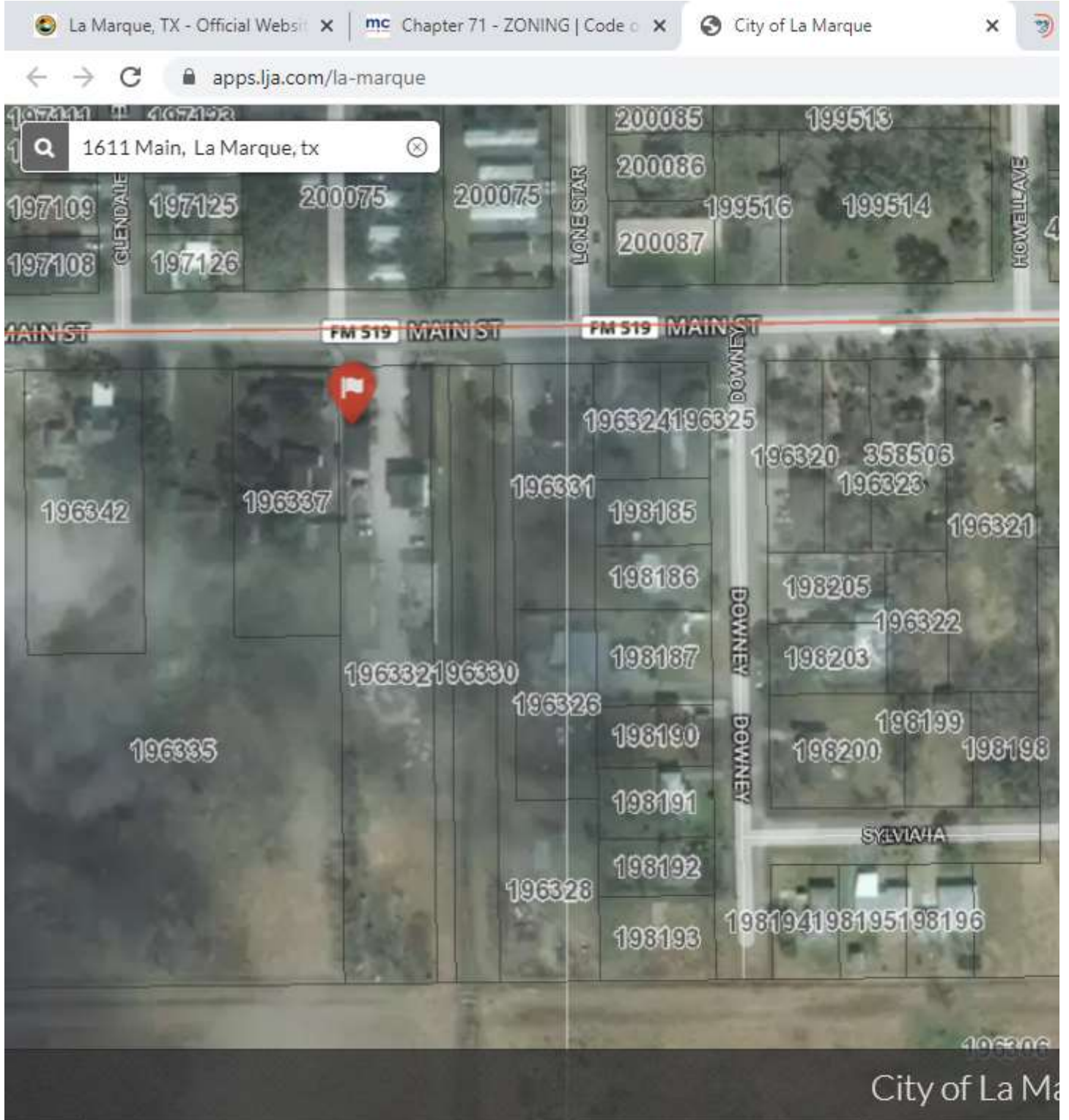
← 519 →

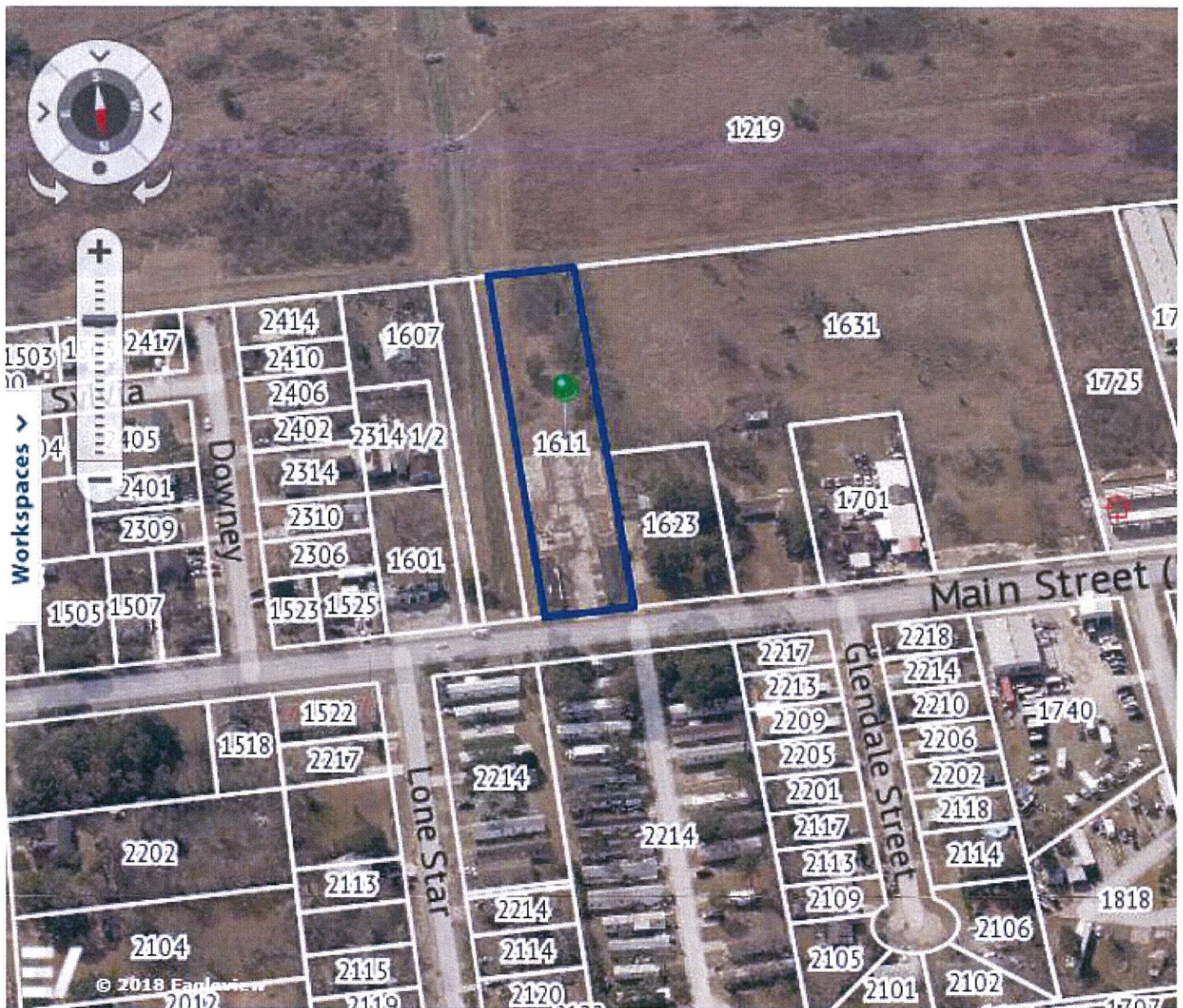
← 650' →

Sussie Sutton

Subject: 1611 Main Street, La Marque, TX

Site Plan 2

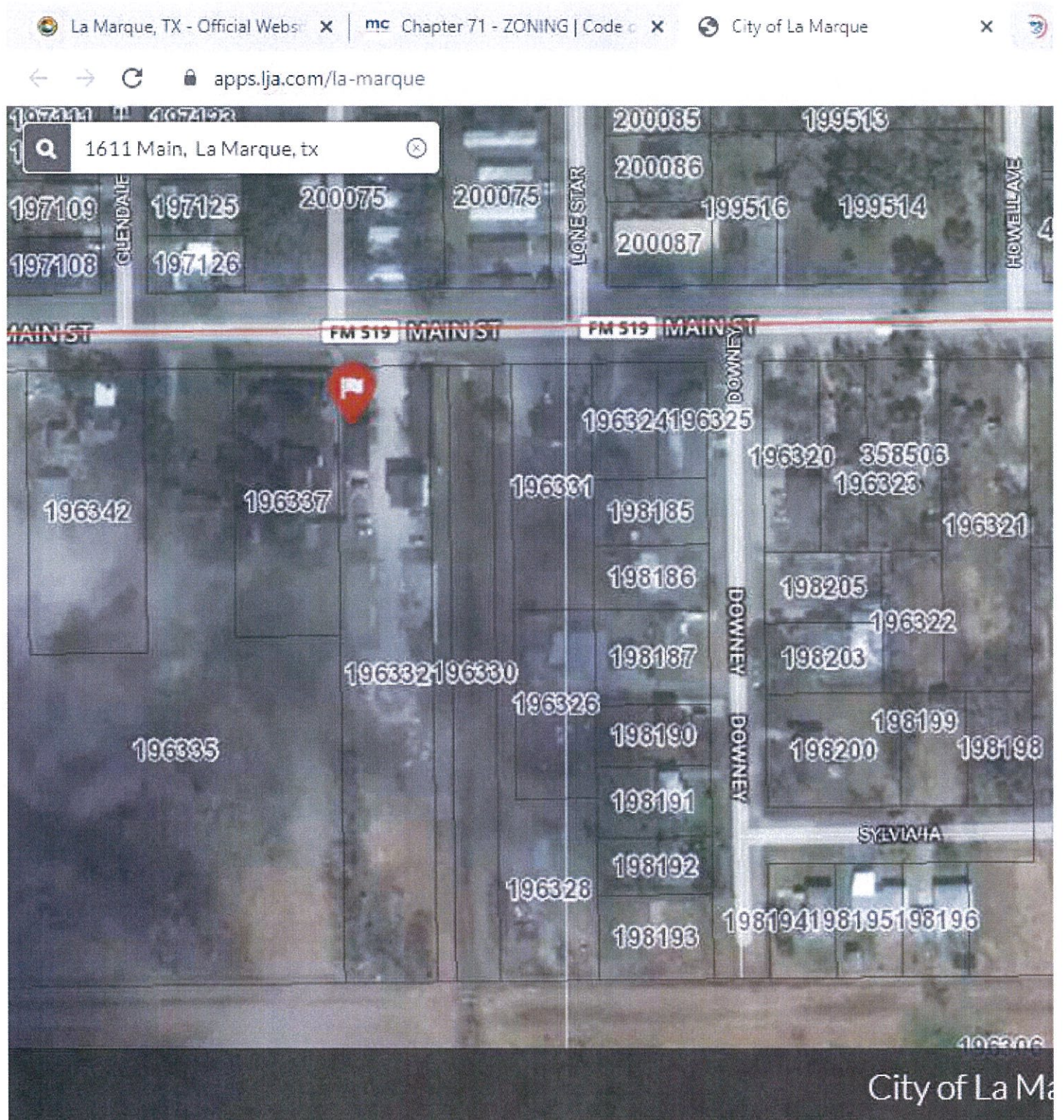


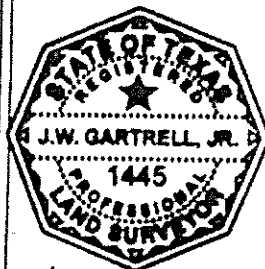
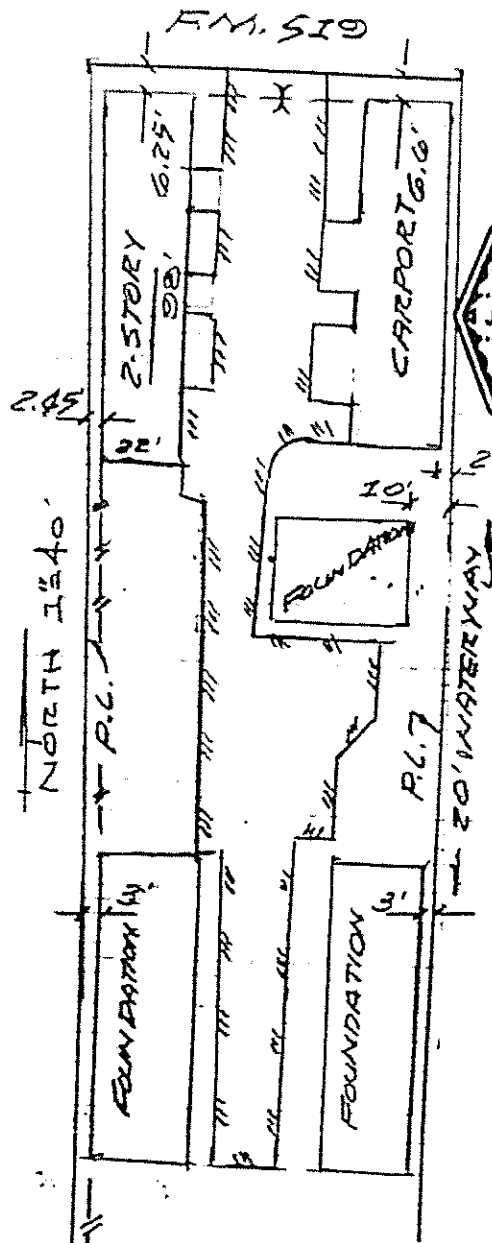


Sussie Sutton

Subject: 1611 Main Street, La Marque, TX

Site Plan 2





SURVEYED JUNE 26, 2020

By C.

TYPE FROM 14534 - TBO'S FROM 110061900
P.O. BOX 382 LA MARQUE, TX 77655
409-533-2452 TEXAS CITY 281-481-5255 HOUSTON

2019 TAX STATEMENT



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

Certified Owner:
 GALLETTI CHARLES
 6617 AVENUE Q
 GALVESTON, TX 77551-1352

Legal Description:
 ABST 150 J MOORE SUR E PT OF BLK 5
 (500-1) DIV P COOK & STEWART SUB

Account No: 196332
 As of Date: 08/04/2020

Appr. Dist. No.: 277500160500001

Legal Acres: 1.4619
 Parcel Address: 1611 MAIN
 Print Date: 08/04/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$28,260	\$42,750	\$71,010	\$71,010	\$0	\$0	\$0	\$71,010
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
GALVESTON CO	\$71,010		\$0.00	\$71,010	0.5043960	\$358.17	
ROAD & FLOOD	\$71,010		\$0.00	\$71,010	0.0117410	\$8.34	
CITY OF LA MARQUE	\$71,010		\$0.00	\$71,010	0.5507640	\$391.10	
7/12/94							
DRAIN DIST #2	\$71,010		\$0.00	\$71,010	0.0552310	\$39.22	
COLL OF THE MAINLAND	\$71,010		\$0.00	\$71,010	0.2042540	\$145.04	
Total Tax:						\$941.87	
Total Tax Paid to date:						\$941.87	
Total Tax Remaining:						\$0.00	

Exemptions:

AMOUNT DUE IF PAID BY:

08/31/2020 19 - up to 15%	09/30/2020 20 - up to 15%	11/02/2020 21 - up to 15%	11/30/2020 22 - up to 15%	12/31/2020 23 - up to 15%	02/01/2021 24 - up to 15%
\$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.

4169

Print Date: 08/04/2020

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

Galveston County Tax Office
 722 Moody
 Galveston, Texas 77550
 409-766-2481, 1-877-766-2284



* 1 9 6 3 3 2 *

196332
 GALLETTI CHARLES
 6617 AVENUE Q
 GALVESTON, TX 77551-1352

AMOUNT PAID:

\$

0000000196332 0000000000 0000000000 0000000000 0000000000 1



CITY PLANNING LETTER

2018155-500PR

EXAMINER NAME: Scott Daniels

DATE OF EXAM: August 25, 2020

CERTIFICATION DATE: August 17, 2020

Examination is subject to claims of present occupants, discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

RECORD TITLE:

LE Jay LLC

TITLE BY VIRTUE OF:

General Warranty Deed filed July 6, 2020, recorded in County Clerk's Number 2020038480, Real Property Records, Galveston County, Texas.

DESCRIPTION OF PROPERTY:

The East Ninety-Eight feet (E 98') of Lot Five (5), Subdivision "P" of the Cook & Stewart Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 81, Page 526, in the Office of the County Clerk of Galveston County, Texas.

EASEMENTS:

Easement granted to Houston Pipe Line Company recorded in Volume 407, Page 115 of the Real Property Records of Galveston County, Texas.

Easement granted to Pan American Gas Company recorded in Volume 657, Page 4 of the Real Property Records of Galveston County, Texas.

LIENS:

None found of record

OTHER:

NOTE: Liability hereunder is hereby limited to the amount actually paid for this report. Company assumed no liability outside of the request of the information requested.



TEXAS TITLE

TAX PRORATION AGREEMENT AND DISCLOSURES

DATE 08/30/2020

TITLE COMPANY: Maverick Title of Texas, LLC, DBA Texas Title

GUARANTY FILE NO: 2012013-500

SELLER: Charles Galletti

BUYER: Le Jay LLC

PROPERTY: 1611 Main St., La Marque, Texas 77568

In connection with the Property, Buyer and Seller hereby acknowledge the following facts regarding the ad valorem Taxes and/or subdivision maintenance fees:

- 1) The Proration of taxes for the tax year 2020 are based on the following amount: 1945.42 which is the:
☐ Assessed taxes for current year; or
☒ Prior year's taxes as this year's taxes are not yet due and payable.
- 2) If Property is a new construction, proration of taxes for the current year is based on information provided by the appraisal district that the Property will be taxed as
☐ Unimproved ☐ Partially improved ☒ Fully improved

Using the current rate of: See attached tax certificate and using the current appraised value issued by the taxing authority of \$ See attached tax certificate.

- 3) The amounts used to prorate taxes for the tax year listed in Paragraph 1, above, contain the following exemptions:
☐ Over 65 Exemption
☐ Homestead Exemption
☐ Agricultural, Open Space or Forest Land
☐ Disabled Veteran
☒ None

EXEMPTION DISCLOSURES:

To Buyer: If Property currently qualifies for a Residential Homestead Exemption and/or over 65 and/or Disabled Veteran exemption, ad valorem taxes for the tax year listed in Paragraph 1, above, were prorated based on these exemption(s). Buyer understands that the taxing authorities may retroactively re-assess the Property and remove any exemptions which could result in additional taxes being due on the Property. The undersigned Buyer agrees to pay any additional taxes (also commonly referred to as "Rollback Taxes") which may become due as a result of the loss of the Residential Homestead Exemption and/or over 65

and on Disabled Veteran exemption, if applicable, and also agrees to hold the Title Company harmless for any additional taxes due on said Property as a result thereof

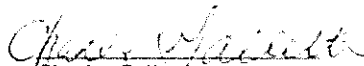
To Seller: Seller understands that the taxing authorities may retroactively re-assess the Property and remove any exemptions which could result in additional taxes being due on the Property for the tax years PRIOR TO the tax year listed in Paragraph 1, above. Should a bill for supplemental taxes for prior years be issued on the Property, (commonly referred to as "Rollback Taxes") Seller agrees to immediately pay such taxes.

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Execution of this agreement indicates our understanding of the handling of the Property Taxes by the Title Company in the above referenced transaction. All parties understand that the Title Company will not be responsible for, nor will they be involved in, any dispute concerning this tax proration settlement. Buyer and Seller agree to indemnify and hold harmless Title Company and its Underwriter with regard to any Supplemental and/or Rollback Taxes for prior years.

Executed this 30 day of June, 2020.

LeJay, L.L.C.


Charles Galletti

By: 
Jay Raymond Lotiff, Member

By: 
Van Kim Le, Member

If there are any discrepancies post-closing, buyer and seller may be contacted at the numbers or emails below:

BUYER/BORROWER:

Name JAY LOTIFF

Email JAYLOTIFF7@YAHOO.COM
(281) 948-7721

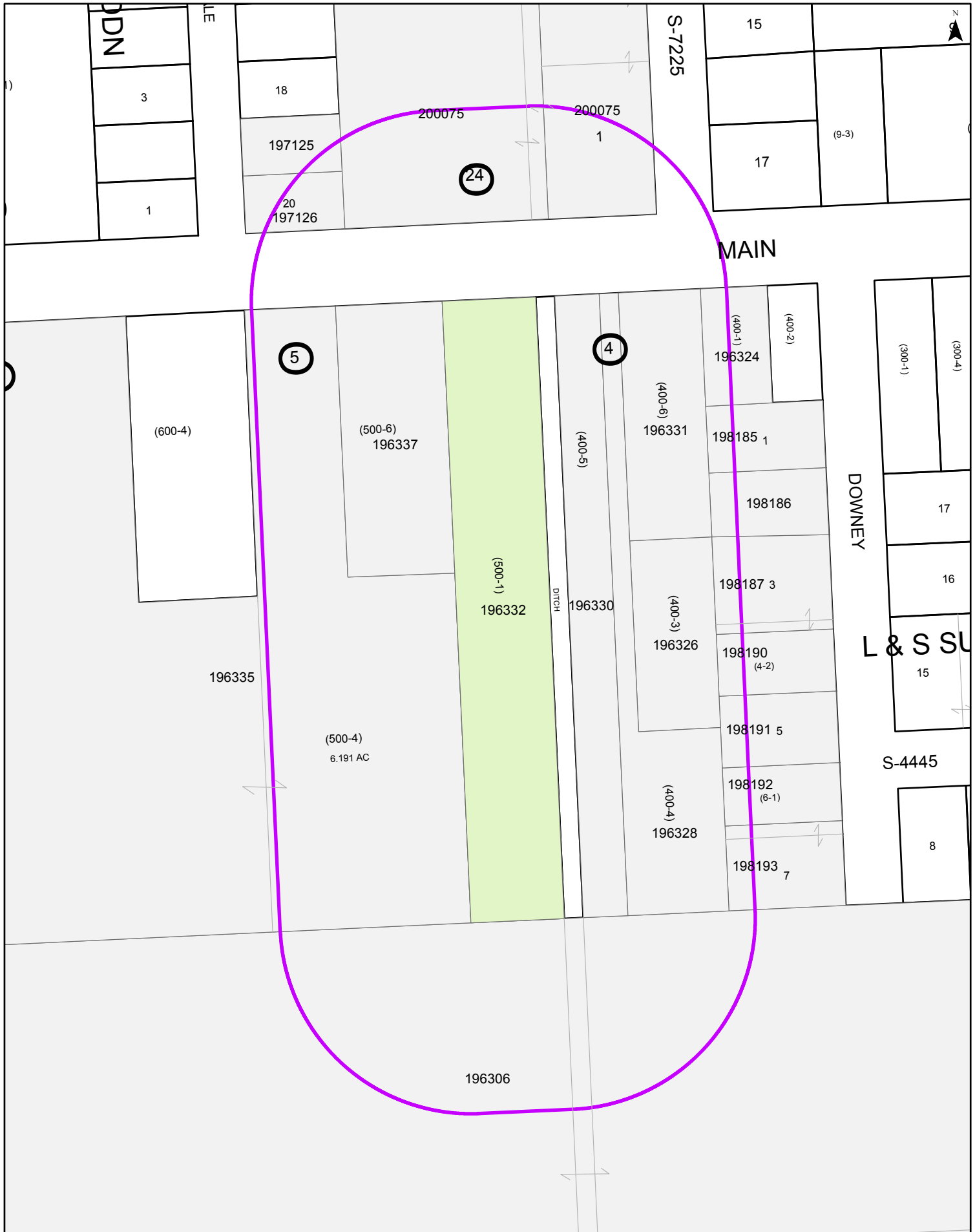
Phone: 409-770-3921

SELLER

Name: 

Email: 

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 for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
196306	TEXAS CITY TERMINAL RAILWAY CO	<null>	2425 HIGHWAY 146 N	<null>	TEXAS CITY	TX	77590-8811
196324	GROWTH FUND 1 LLC	<null>	8890 SPANISH RIDGE AVE	<null>	LAS VEGAS	NV	89148-1303
196326	MCGAFFEY LOUIS S & ROSA	<null>	2314 DOWNEY ST	<null>	LA MARQUE	TX	77568-6319
196328	FITE CAROLYN M FARRIS	<null>	12709 33RD ST	<null>	SANTA FE	TX	77510-9550
196330	EXP-DRAINAGE DIST #2	<null>	PO BOX 624	<null>	LA MARQUE	TX	77568-0624
196331	MCGAFFEY LOUIS S & ROSALEE	<null>	2314 DOWNEY ST	<null>	LA MARQUE	TX	77568-6319
196335	ROBERTS JOHN I & ZELDA A	<null>	1870 FM 844	<null>	HUNTINGTON	TX	75949
196337	SINE QUA NON PROPERTIES LLC	<null>	7001 BEAVER CREEK RD	<null>	ALPHARETTA	GA	30022-8341
197125	LESTER TIM & ANDREA	<null>	1120 N NOTTINGHAM DR	<null>	LEAGUE CITY	TX	77573
197126	MUNTZEL JAMES & CARON	<null>	2 N WHITE HERRON	<null>	LA MARQUE	TX	77568
198185	THOEDE DONALD	<null>	15901 SINGAPORE LN	<null>	JERSEY VILLAGE	TX	77040
198186	GIBBONS CARIN CECILE	<null>	2310 DOWNEY	<null>	LA MARQUE	TX	77568
198187	MCGAFFEY LOUIS S & ROSALEE	<null>	2314 DOWNEY ST	<null>	LA MARQUE	TX	77568-6319
198190	VALSIN MARY ANN	<null>	2402 DOWNEY ST	<null>	LA MARQUE	TX	77568-6321
198191	WILLIAMS CORINTHIA	<null>	2406 DOWNEY	<null>	LA MARQUE	TX	77568
198192	RAMSEY CLEVELAND RANDOLPH	<null>	2410 DOWNEY	<null>	LA MARQUE	TX	77568
198193	PEREZ JOSE	<null>	3009 WOODLAND DR	<null>	DICKINSON	TX	77539
200075	DOYLE ANNETTE M	<null>	4406 MASTERS DR	<null>	LEAGUE CITY	TX	77573
200075	DOYLE ANNETTE M	<null>	4406 MASTERS DR	<null>	LEAGUE CITY	TX	77573



City of La Marque Board of Adjustments

STAFF SUMMARY

Meeting Date: September 29, 2020

Agenda Item: Discussion/possible action regarding a request for a variance to the City's zoning regulations, specifically Section 71-27(e)(8) regulating the front, side, and rear building set back lines for any new construction at 3101 FM 1765, PID# 132855

Item Type: Variance - request to waive the front, side and rear setbacks required by the Thoroughfare Overlay District: 40' front setback required, 25 feet or equal to the height of the building facing the rear yard, whichever is greater, required for rear setback, 25 feet or equal to the height of the building facing the side yard, whichever is greater, required for side setback. *Note that the I-1 district requires 5' side setback, 10' rear setback, and 20' front setback.*

Zoning: Property is zoned I-1 light-industrial and is located in the Thoroughfare Overlay District

History: Item was tabled at the request of the applicant at the previous Board meeting.

Related City Code Sections: "When, in its judgment, the public convenience and welfare will be substantially served, and the appropriate use of the neighboring property will not be substantially or permanently injured, the board may... Permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum setback standards, off-street parking, off-street loading regulations, lot area, maximum height, building size or percent of masonry required, where the literal enforcement of the provisions of this chapter would result in an unnecessary hardship, or where such variance is necessary to permit a specific parcel of land, which differs from other parcels of land in the same district by being of such area, shape or slope, that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district." See City Code Section 71-25(e)(10); See also City Code Sections 71-15, 71-20 and 71-27(e)(8).



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St. La Marque, TX 77568
409-938-9225 S.Sutton@CityOfLaMarque.Org

Department of Development Services
Board Of Adjustments Application

All property owners within 200 feet will be notified by mail. There is a 20 day appeal period after the public hearing during which no construction can be done. This application and all documentation (partial applications will not be accepted) must be returned to city hall at least 20 days prior to the hearing date.

(Warning: Filing of application stops all affected construction)

Board of Adjustments Application Request Detailed Description: NOT TO PROVIDE 25 FOOT REAR AND SIDE BUILDING SETBACK LINES

Date of Application: 03/19/20 Fee Received: _____
Name of Agent: DAVE STRICKLAND Phone #: (281) 705-4297
Address: 1118 DUVAL, HOUSTON, TX 77087
Name of Owner: NAZIM MOMIN Phone #: (281) 924-4011
Address: 5503 LOCKWOOD BEND LANE, SUGARLAND, TX 77479
Property Description: EAST 100 FEET OF LOT 5, LA MARQUE HEIGHTS
Property Address: 3101 FM1765
Plot of Area Attached: ☒ Metes and Bounds Attached: ☒
Present Zoning Designation: LIGHT INDUSTRIAL

APPLICATION CHECKLIST

- ☐ SITE PLAN (To scale) with existing improvements, developments, and property lines [8-1/2X11] if larger than 8-1/2X11, please fold to appropriate size)
- ☐ SURVEY (To scale) (2 Copies)
- ☐ ORIGINAL CERTIFIED TAX RECEIPTS
- ☐ TITLE REPORT (If land was purchased within the last 60 days)
and / or
- ☐ PLANNING LETTER

Submitted to Board of Adjustments: _____
Certified Letter Notice Sent to All Property Owners Within 200 Feet. _____
APPROVED: _____ DENIED: _____ OTHER: _____
Comments: _____

I hereby certify that I have read and examined this application and know the same to be true and correct.

APPLICANT SIGNATURE: _____

DATE: 03/19/20

LEGAL DESCRIPTION

THE SURFACE ONLY OF LOT SIX (6), OF LAMARQUE HEIGHTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 254-A, PG. 60 AND TRANSFERRED TO PLAT RECORD 4, MAP NO. 73.1, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

BENCHMARK

NGS MONUMENT AC2698
STAINLESS ROD ENCASED IN SLEEVE
AT THE INTERSECTION OF STATE HWY 3
AND ANDERSON STREET
ELEV. = 12.52 FEET
NAVD 88 2001 ADJUSTMENT
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT

PROPERTY LIES WITHIN FLOOD ZONE "C", ACCORDING TO F.I.R.M. MAP NO. 485486 0010D, DATE 02/16/1983, BY GRAPHING PLOTTING ONLY. WE

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

TXDOT ALLOWABLE 2-YR DISCHARGE

SITE FRONTAGE WITH FM 1765 = ± 232 FT.

A = AREA WITHIN 150-FT STRIP FRONTAGE

A = (232 x 150) / 43,560 = 0.799 AC.

I (2-YR) = 5.35 IN./HR. (RE: Table 1)

C = 0.65 (Semi-Developed)

Q = C x I x A

Q(2-YR) = 0.65 x 5.35 x 0.799 = 2.78 CFS

Restrictor Orifice Calculations

Q = CA √(2g)(H)

D = √Q / (2.25√H)

Q = TXDOT ALLOWABLE DISCHARGE (CFS)

C = 2.78 CFS

C = ORIFICE COEFFICIENT = 0.80

A = ORIFICE AREA (S.F.) 6" Ø ORIFICE = 0.2 SQ.-FT

g = GRAVITATIONAL FACTOR = 32.20

H = HEAD (FEET)

100-YR DESIGN W.S.E. = MAX. W.S.E. = 16.70'

H = (100-yr Design W.S.E.) - (Top of Prop. 18" Ø Outfall)

H = (16.70') - (12.95') = 3.75 ft.

Proposed Restrictor = 6" Ø Short Pipe (Minimum size allowed)

Q = 0.8 x 0.20 √(2x32.2)(3.75') = 2.49 CFS

Proposed discharge < 2-yr TXDOT Allowable Discharge

2.49 CFS < 2.78 CFS --- O.K.

PEAK RUNOFF CALCULATIONS:

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.7839	0.7636	0.7496	0.743	0.7308	0.7295
b (in)	58.30	70.47	77.97	91.45	99.26	115.89
d (min)	11.04	12.60	13.38	14.79	14.85	16.50
Intensity (in/hr)	5.35	6.52	7.34	8.42	9.49	10.61

TABLE 1 (Intensities based on TXDOT, Galveston County Tc = 10 minutes)

EXISTING

Total Lot 6 & 5 Area = 1.035 AC.

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Area Pervious = 0.677 ac. (C = 0.30)

Weighted "Cw" = 0.51

Q = C x I x A

Q(10-YR) = 0.51 x 7.34 x 1.035 = 3.87 CFS

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PARKING VOLUME CALCULATIONS

V = COMBINED LOTS 6 & 5 PARKING VOLUME (CU.-FT.)

MAX. PONDING DEPTH ON TOP OF INLETS = 0.75' On top of inlets

DETENTION DEPTH = d1/2 = 0.40'/2 = 0.20'

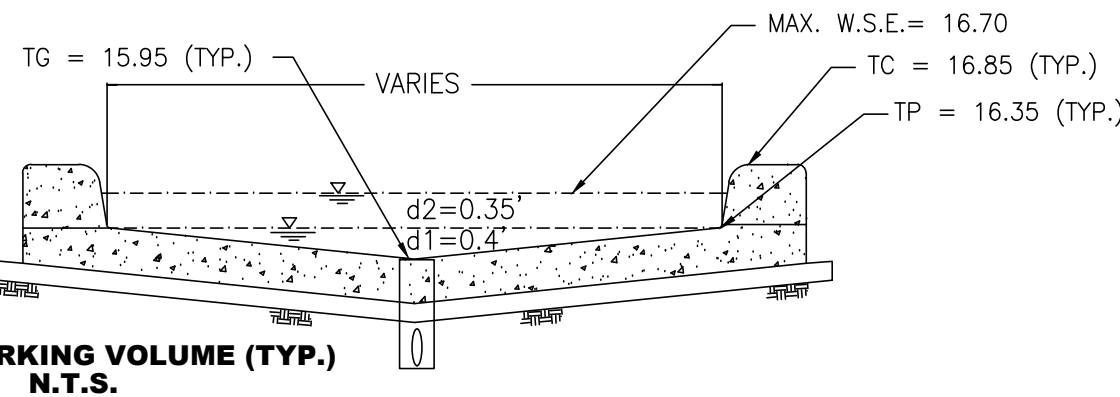
DETENTION DEPTH = d2 = 0.35'

D = DETENTION DEPTH = d1 + d2 = 0.20' + 0.35' = 0.55'

A = PARKING AREA (SQ.-FT.)

A = 25,292 SQ.-FT. (LOT 6 & LOT 5 AVAILABLE PVMT. DETENTION)

V = A x D = 25,292 x 0.55' = 13,911 CU.-FT.



REQUIRED COMBINED LOT 6 & LOT 5 DETENTION VOLUME

DETENTION RATE = 0.65 AC.-FT. / AC. INCREASED IMPERVIOUS

LOT 6 DETENTION REQUIREMENT

TOTAL LOT AREA = 0.5971 AC.

EXISTING IMPERVIOUS AREA = 15,595 SQ.-FT. = 0.358 AC.

FINAL IMPERVIOUS AREA = 21,562 SQ.-FT. = 0.495 AC.

INCREASED IMPERVIOUS AREA = 0.495 - 0.358 = 0.137 AC.

REQUIRED VOLUME (Lot 6) = 0.137 x 0.65 = 0.089 AC.-FT. = 3,879 CU.-FT.

LOT 5 DETENTION REQUIREMENT

TOTAL LOT AREA = 0.4832 AC.

EXISTING IMPERVIOUS AREA = 0.0 SQ.-FT. = 0.0 AC.

INCREASED IMPERVIOUS AREA = 15,351 SQ.-FT. = 0.352 AC.

REQUIRED VOLUME (Lot 5) = 0.352 x 0.65 = 0.229 AC.-FT. = 9,978 CU.-FT.

V (req.) = COMBINED LOTS 6 & LOT 5 DETENTION REQUIREMENT

V (req.) = 0.089 + 0.229 = 0.318 AC.-FT. = 13,855 CU.-FT.

PROPOSED COMBINED LOT 6 & LOT 5 DETENTION VOLUME

LOT 6

TOTAL AVAILABLE PARKING AREA FOR DETENTION = 15,372 sq.-ft.

LOT 5

TOTAL AVAILABLE PARKING AREA FOR DETENTION = 9,920 sq.-ft.

A = AVAILABLE PARKING DETENTION AREA

A = 15,372 + 9,920 = 25,292 SQ.-FT.

AVE. DETENTION DEPTH (D) = 0.55'

(RE: This Sheet, C-2, for Parking Typical

X-SEC. Details & Volume Calculations)

V = PROP. PARKING VOLUME

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PROP. VOLUME > REQUIRED VOLUME

13,911 CU.-FT. > 13,855 CU.-FT.

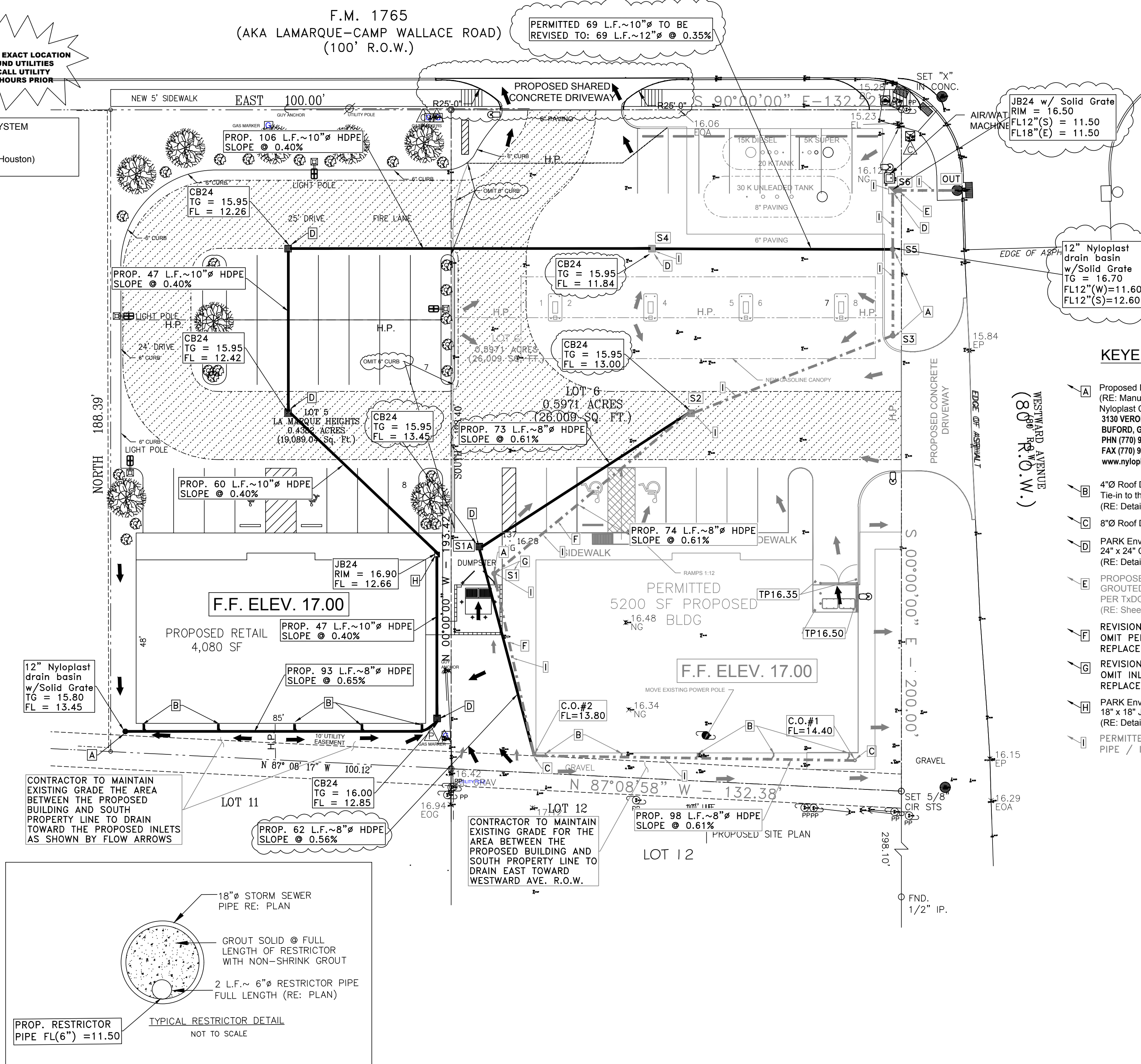
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ONE-CALL NOTIFICATION SYSTEM CALL BEFORE YOU DIG!!
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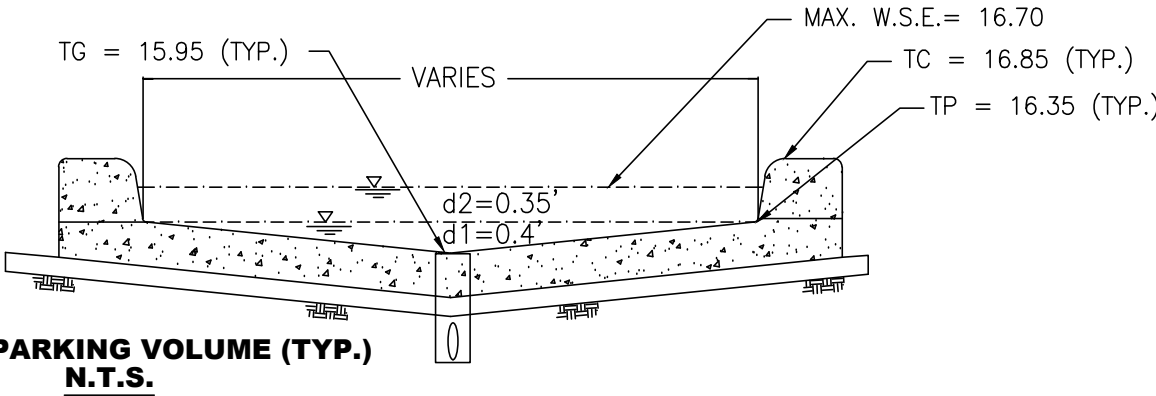
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LOT 5

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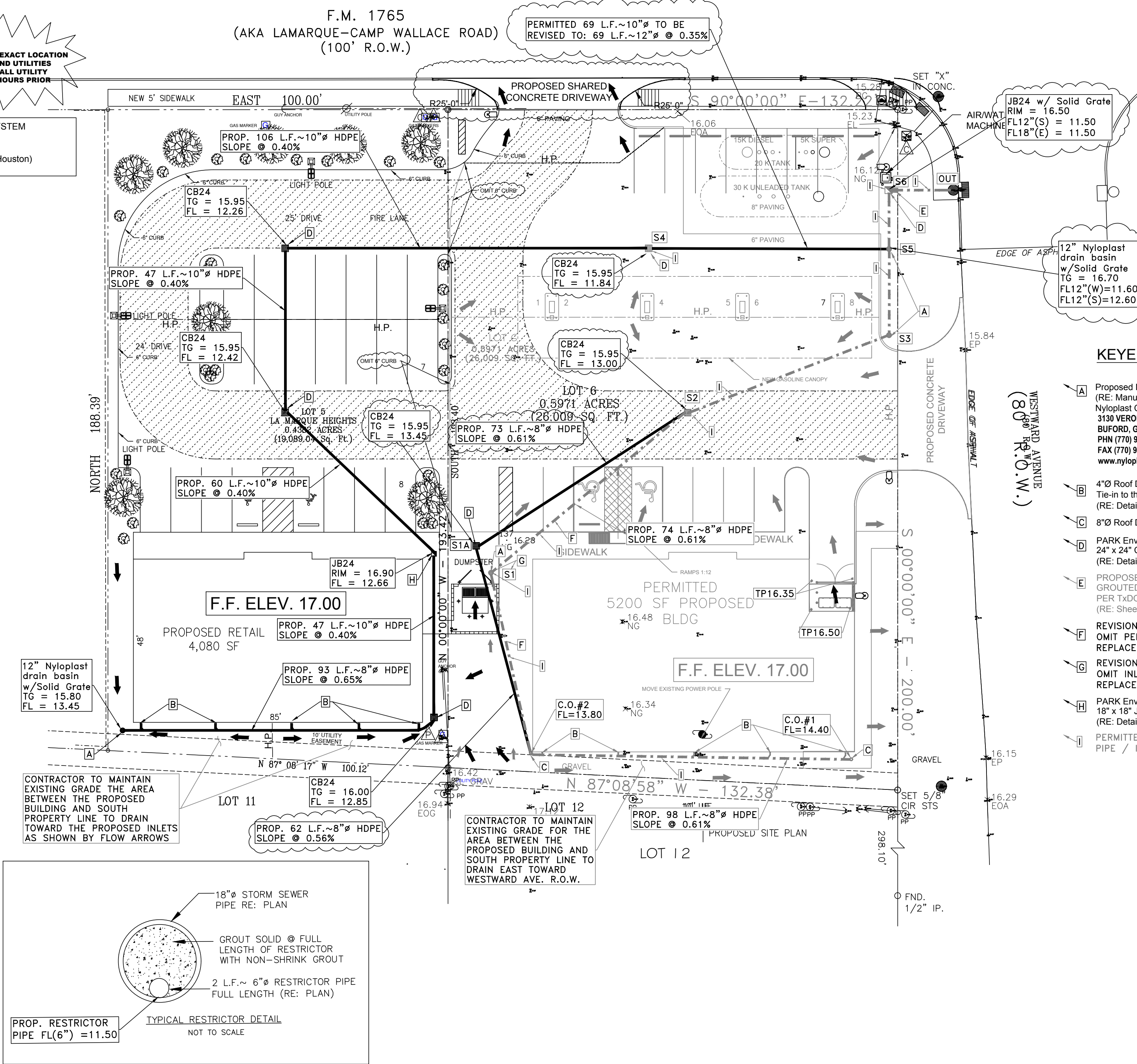
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KEYED NOTES:

- Proposed Nyloplast drain basin (RE: Plan for Grate type) (RE: Manufacture information for details & installation) Nyloplast Contact information: 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com
- 4"Ø Roof Drain Downspouts Tie-in to the underground drainage system (RE: Detail, Sheet C-3)
- 8"Ø Roof Drain Clean Out
- PARK Environmental Equipment 24" x 24" CATCH BASIN (RE: Detail, Sheet C-3)
- PROPOSED 2 L.F. ~6" RESTRICTOR GROUTED IN PLACE AT BOTH ENDS OF 18" RCP PER TxDOT PERMIT OFFICE REQUIREMENT (RE: Sheet C-2 for Detail)
- REVISION TO PERMITTED PLAN: OMIT PERMITTED 8"Ø PIPE REPLACE WITH 8"Ø PIPE AS PER THIS PLAN
- REVISION TO PERMITTED PLAN: OMIT INLET "S1" REPLACE WITH INLET "S1A"
- PARK Environmental Equipment 18" x 18" JUNCTION BOX (RE: Detail, Sheet C-3)
- PERMITTED DRAINAGE PIPE / INLET

LEGEND

Curb	
Edge of Pavement	
R.O.W.	
Curb Inlet/Grate Inlet	
Junction Box (J.B.)	
Top of Pavement	TP
Top of Curb	TC
Edge of Pavement	EP
Gutter	GUT
Back of Curb	BC
Natural Grade	NG
Top of Grade	TG
Match Existing Grade	M.E.G.
Flow Line	FL
Top of Junction Box	T.J.B. MATCH PVMT.
RIDGE LINE WITH HIGH POINT	
SWALE/DITCH	
PROPOSED GRADE	
EXISTING GRADE	
FLOW DIRECTION	
NEW STORM LINE	
Field To Verify	
Light Pole	LP
Guy Wire Anchor	GW
Pavement	PVMT.
Power Pole	PP
Side Walk	SW
Clean Out	C.O.

1.31	Area Drain Per Inlet (Acres)
3.54	2-yr Flow Rate Per Inlet (CFS)
8.30	Accum Drained Area (Acres)
20.72	2-yr Accum Flow Rate (CFS)

ARCHITECT

CONTRACTOR

ENGINEER

SSC
Sarah Structural & Civil, LLC
13831 Northwest Fwy, Suite 140
Houston, Texas 77040 (832) 955-3911
FAX: (713) 896-6355
Firm No. F-10808

ENGINEER

KARM S. DADELAH
KARM S. DADELAH
94933
LICENSED PROFESSIONAL ENGINEER
08/23/2019

ISSUED FOR:

DESIGN DEVELOPMENT
PROGRESS 100 %
BIDDING
PERMIT
CONSTRUCTION DOCUMENT
CLIENT

REVISION

DATE

WASHATERIA
3001 FM 1765
La Marque, TX 77591

PROJECT

DATE:

SCALE: 1"=20'

SHEET

REV

C-2

DRAINAGE
PLAN

STATE OF TEXAS
COUNTY OF GALVESTON

I, Nazim Morin, owner of the property in the above and foregoing map of LaMarque Heights Partial Replat No 1, Galveston County, Texas, as described in Clerk's File No 9736385 in the Official Deed Records of Galveston County, Texas, do hereby make said subdivision and dedicate the streets and easements shown hereon forever.

FURTHER, Owners have dedicated and by these presents do dedicate to the use for the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (100') perimeter ground easements or seven feet, six inches (7'6") for fifteen feet (140') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (160') perimeter ground easements, from a plane sixteen feet (160') above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (100') for ten feet (100') back-to-back ground easements, or eight feet (80') for fourteen feet (140') back-to-back ground easements, or seven feet (70') for sixteen feet (160') back-to-back ground easements, from a plane sixteen feet (160') above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (300') in width.

This is to certify that I, Nazim Morin, have complied with or will comply with the existing regulations heretofore on file and adopted by the City of La Marque in Galveston County, Texas.

WITNESS MY HAND, in the City of La Marque, Texas this ____ day of _____, 2019

By: _____
Nazim Morin Owner

STATE OF TEXAS
COUNTY OF GALVESTON COUNTY, TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Nazim Morin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019

Notary Public in and for the State of Texas My Commission expires: _____

I, David R. Strickland, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods that have an outside diameter of not less than 5/8 inch and a length of not less than 3 feet, and that the plat boundary corners have been tied to the nearest survey corner, and to the City of Houston survey marker system.

David R. Strickland, RPLS
Texas Registration No. 5124

0.4382 ACRES OF LAND AND BEING LOT 5R OF LA MARQUE HEIGHTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 73 OF THE MAP RECORDS OF GALVESTING TEXAS, DESCRIBED AS FOLLOWS. WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE:

COMMENCING AT A 1/2" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 6 OF SAID LA MARQUE HEIGHTS SUBDIVISION:

THENCE, S. 85°56'17" W. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1765 (70' ROW), A DISTANCE OF 132.22 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 6 AND THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 03 04:43" E, ALONG THE COMMON BOUNDARY OF LOT 5 AND LOT 6, A DISTANCE OF 193.40 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 6 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89 28:42" W, ALONG THE COMMON BOUNDARY OF LOT 5 AND LOT 11, A DISTANCE OF 100.12 FEET TO A 1/2" IRON FOUND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 03 03:43" W, CROSSING LOT 5, A DISTANCE OF 188.39 FEET TO A 1/2" IRON FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FM 1765 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 86 56:17" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FM 1765, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.4382 ACRES OF LAND, MORE OR LESS.

This is to certify that the above and foregoing Plat of LA MARQUE HEIGHTS PARTIAL REPLAT No 1, was approved by the Planning Commission of the City of La Marque, Texas, on the ____ day of _____, A.D., 2019 and by the City Council of the City of La Marque, Texas, on the ____ day of _____, A.D., 2019.

Charles Jackson
City Manager, City of La Marque, Texas

Bobby Hocking
Mayor, City of La Marque, Texas

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the within instrument was filed for record in my office on _____, 2019, at ____ o'clock ____ M, and duly recorded on _____, 2019, at ____ o'clock ____ M, and at Instrument Number _____ of the Records

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

Dwight D. Sullivan
County Clerk
Of Galveston County, Texas

By: _____
Deputy

FARM TO MARKET ROAD No. 1765
(TEXAS AVENUE)
(LAMARQUE-CAMP WALLACE ROAD PER PLAT)
(100' R.O.W.)

X: 13707077.352
Y: 3245744.587

X: 13707082.694
Y: 3245844.444

X: 13706889.231
Y: 3245754.650

X: 13706889.570
Y: 3245854.775

A & A MACHINE & FABRICATION
LOT 10 & EAST 1/2 OF LOT 9
ABST 2 PAGE 6
LA MARQUE HEIGHTS

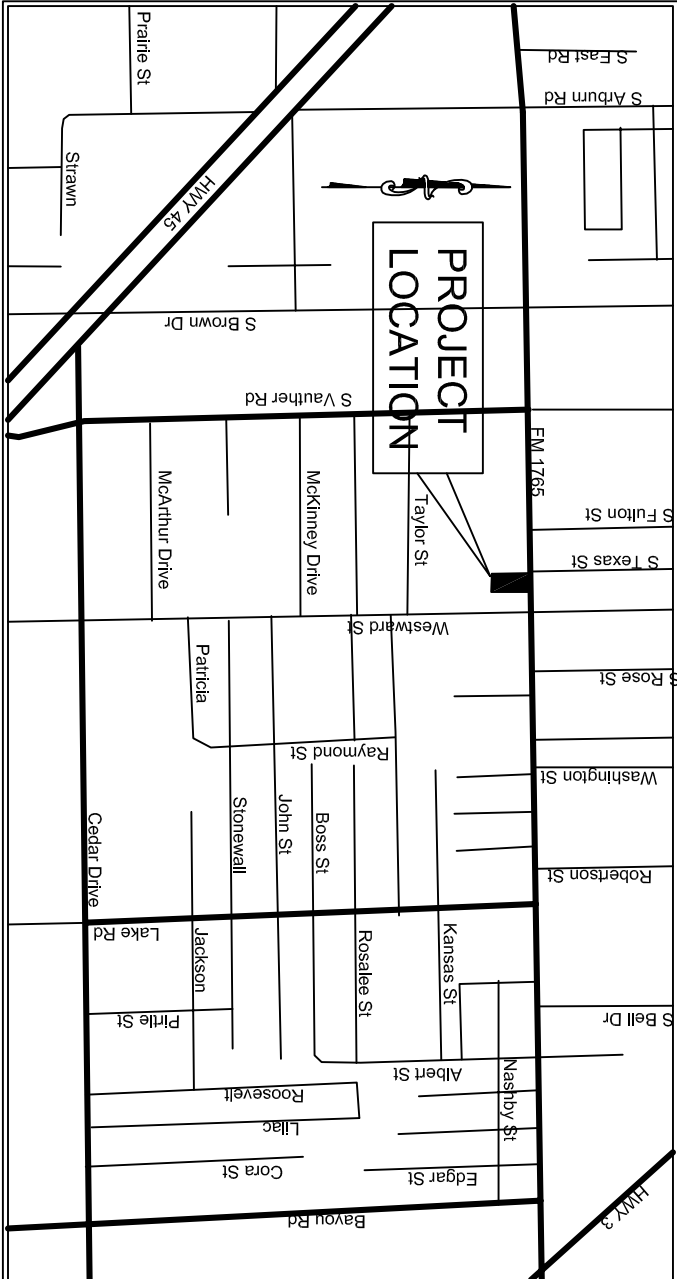
GEORGE WOOD
LOT 11
ABST 2 PAGE 6
LA MARQUE HEIGHTS

GOLDEN TRIANGLE, LLC
LOT 12
ABST 2 PAGE 6
LA MARQUE HEIGHTS

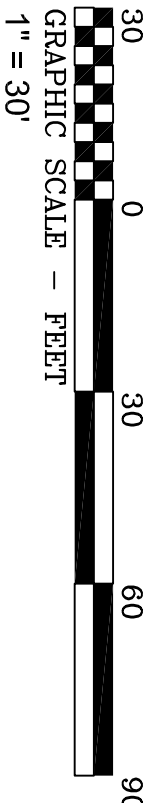
NOTE 1:
BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

NOTE 2:
CONSTRUCTION PLANS APPROVAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.

NOTE 3:
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE, AND IS IN ZONE C PER FEMA MAP 485486 0010D, DATED FEBRUARY 16th, 1983.



VICINITY MAP - SCALE: 1" = 1/4 MILE



BENCHMARK

NOS MONUMENT ACROSS
STAINLESS STEEL ROD ENCASED IN SLEEVE
AT THE INTERSECTION OF STATE HWY 3
AND ANDERSON ROAD
ELEV. = 12.52 FEET
NAVD 88, 2007 ADJUSTMENT

ADMINISTRATIVE PLAT
LA MARQUE HEIGHTS

PARTIAL REPLAT No 1

Reason For Replat
TO CREATE 1 LOT FROM A PORTION OF A LOT

BEING A REPLAT OF THE EAST ONE HUNDRED FEET OF LOT 5
OF LA MARQUE HEIGHTS AS RECORDED IN Vol. 264A Pg. 60 OF THE DEED
RECORDS OF GALVESTON COUNTY AND TRANSFERRED TO VOL. 4, PAGE 73
OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

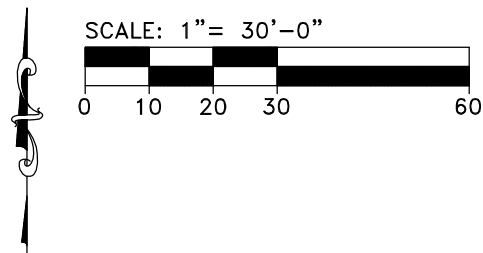
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

December, 2019

Prepared by: _____
Owner: _____

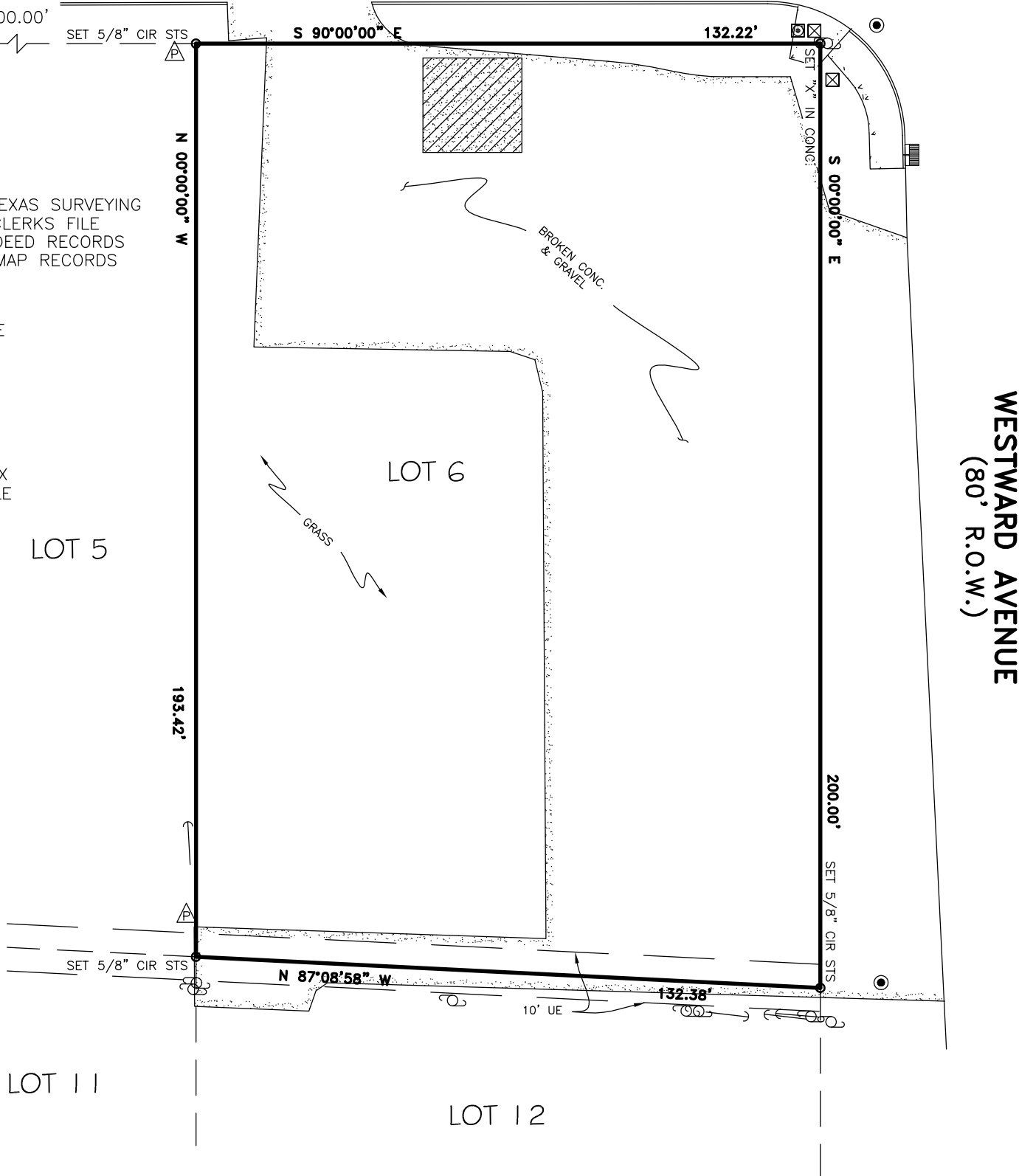
Dave Strickland, RPLS
P O Box 266841
Houston, TX 77207
(281) 705-4297

Nazim Morin
5503 Lockwood Bend Lane
Sugarland, TX 77479
(281) 924-4011



FM 1765
(AKA LAMARQUE-CAMP WALLACE ROAD)
(100' R.O.W.)

- LEGEND:**
- BL - BUILDING LINE
ESMT - EASEMENT
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
"STS" - STAMPED SOUTH TEXAS SURVEYING
HCCF - HARRIS COUNTY CLERKS FILE
HCDR - HARRIS COUNTY DEED RECORDS
HCMR - HARRIS COUNTY MAP RECORDS
UE - UTILITY EASEMENT
CONCRETE
COVERED CONCRETE
GUY WIRE
CURB INLET
MANHOLE
PIPELINE MARKER
POWER POLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE



SURVEY OF

THE SURFACE ONLY OF LOT SIX (6), OF LAMARQUE HEIGHTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 254-A, PG. 60 AND TRANSFERED TO PLAT RECORD 4, MAP NO. 73.1, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON THIS 17TH DAY OF JANUARY, 2017, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY. THIS SURVEY IS CERTIFIED FOR BOUNDARY ONLY AND FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY:

GF 1767399-26FV of STEWART TITLE GUARANTY COMPANY



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

NOTES:

- ALL BEARINGS ARE ASSUMED NONE LISTED ON THE RECORDED PLAT WITH A BEARING OF S 90°00'00" E ALONG THE RIGHT-OF-WAY LINE OF FM 1765
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 1767399-26FV OF STEWART TITLE GUARANTY COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2016. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE "C", ACCORDING TO F.I.R.M. MAP NO. 485486 0010D, DATE 02/16/1983. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 3001 FM 1765
CITY: LA MARQUE, TEXAS ZIP: 77591
PURCHASER: GOLDEN TRIANGLE, LLC
JOB NO: 0067-17 DATE: 01-17-17 SCALE: 1"=30'-00" Key Map 737-J



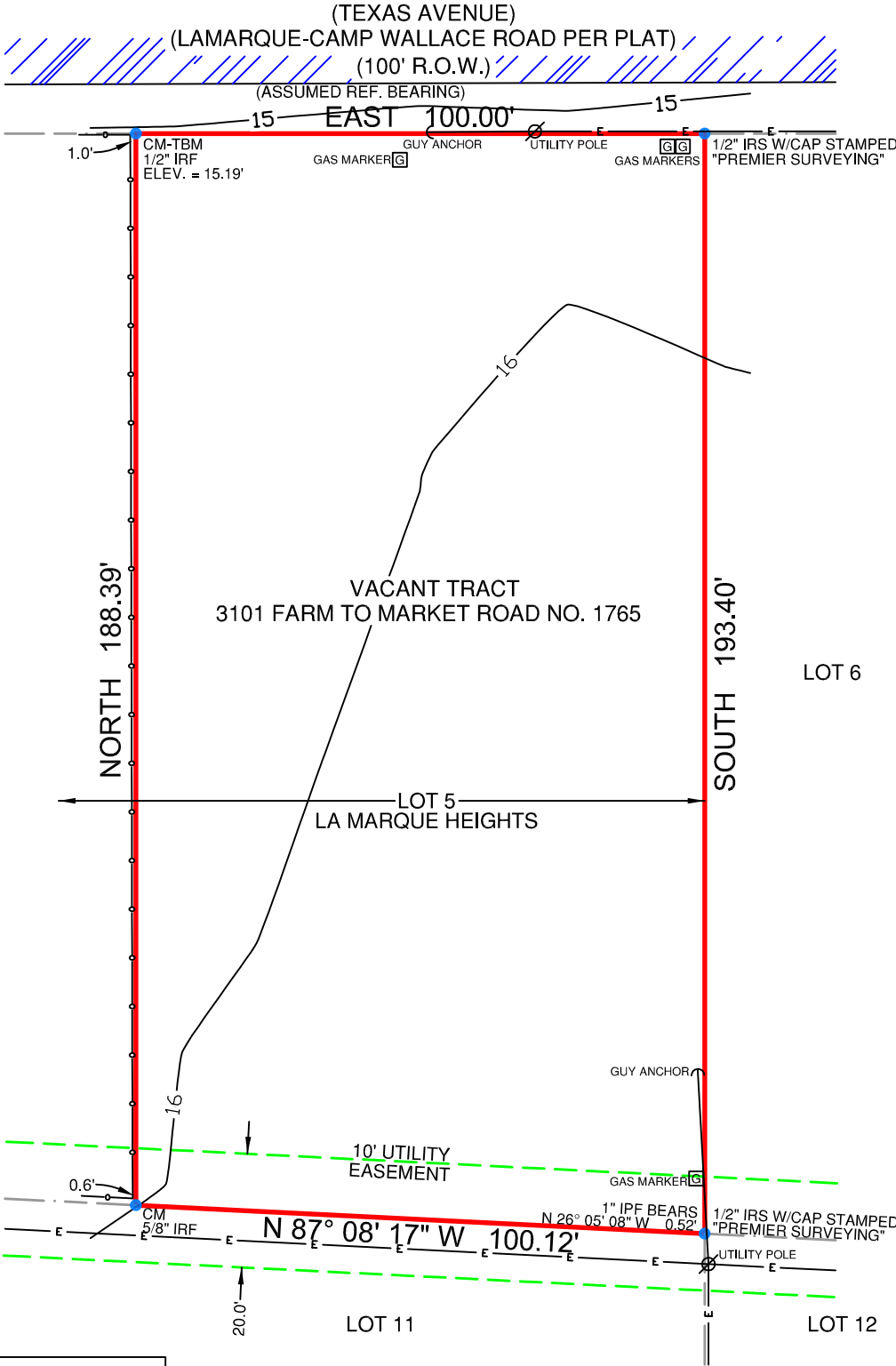
SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

Copyright 2017 South Texas Surveying Associates, Inc.

(JRB)

JOB NO: 67-17

FARM TO MARKET ROAD NO. 1765



LEGEND:

WIRE FENCE	ASPHALT
CHAINLINK FENCE	CONCRETE
WROUGHT IRON FENCE	GRAVEL
WOOD FENCE	TILE
VINYL FENCE	WOOD
ELECTRIC LINE	BRICK
GM = GAS METER	STONE
EM = ELECTRIC METER	(WOOD) RAILROAD TIE
IPF = IRON PIPE FOUND	
IRF = IRON ROD FOUND	
IRS = IRON ROD SET	
CM = CONTROLLING MONUMENT	

NOTES:
BEARINGS ARE ASSUMED.
TBM = TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
BEING THE EAST 100 FEET OF LOT 5, OF LA MARQUE HEIGHTS, AN ADDITION TO GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED VOLUME 254-A, PAGE 60, PLAT RECORDS, GALVESTON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

TECH	MSP
FIELD	MD

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "C" RATING AS SHOWN BY MAP NO. 485486 0010 D, DATED FEBRUARY 16, 1983.

DATE: 01/16/19 JOB NO.: 18-09689TOPO
FIELD: 01/10/19

3101 FARM TO MARKET ROAD NO. 1765, TEXAS CITY, TX 77591
E. 100' OF LOT 5, LA MARQUE HEIGHTS

Premier Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____

ACCEPTED BY: _____

Premier Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



Robert T. Paul, Jr.
Registered Professional Land Surveyor



Fidelity National Title
13101 Northwest Freeway, Suite 100
Houston, TX 77040

CITY PLANNING LETTER

GF#: FAHCS19003176

Through an effective date of:
November 4, 2019

Property

Address:

City/State/Zip Code: Houston, Texas 77044

Legal Description:

East 100 feet of Lot (5-1), LaMarque Heights Subdivision, Galveston County, Texas, said property being more particularly described in instrument recorded at Clerk's File Number 9738385 in the Official Deed Records of Galveston County, Texas.

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston County, Texas the last instrument purporting to convey title to the land described above was:

NAZIM MOMIN, by virtue of Sheriff's Tax Deed recorded under Galveston County Clerk's File No. 2017076794.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS:

None of Record

EASEMENTS:

Utility easement 5 feet in width along the rear property line as shown by the recorded plat of said subdivision.

Houston Pipeline Company easement 5 feet in width as set forth and defined in instrument recorded in Volume 1397, Page 245 of the Deed Records of Galveston County, Texas.

Houston Pipeline Company easement 10 feet in width as set forth and defined in instrument recorded in Volume 2589, Page 718 of the Deed Records of Galveston County, Texas.



CITY PLANNING LETTER
(Continued)

LIENS:

None of Record

This report is issued for the use of and shall inure to the benefit of **Dave Strickland** and is issued in consideration of **\$324.75** paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

By: 



Exhibit C - LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

[Limitation Language for limitation to amount of fee paid for products]

SHERIFF'S TAX SALE DEED UNDER ORDER OF SALE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON

§

§

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

That, whereas, by a certain Order of Sale, issued out of the District Court **405th** of Galveston County, Texas, in cause numbered **10-TX-1126** and styled **GALVESTON COUNTY, ET AL vs. RAJENDRA R. PATEL, AKA DINESH R. PATEL, ET AL** on the docket of said Court, in favor of Plaintiffs/Intervenors in a certain judgment and decree of sale, rendered in said Court on June 3, 2011, and pursuant to said certain judgment an Order of Sale issued by the Galveston County District Clerk directed and delivered to me, as Sheriff of Galveston County, Texas, commanding me to seize and sell, as under execution, the premises described in said order of sale, I, Sheriff Henry Trochesstet, as aforesaid, did, on September 27, 2017, in obedience to said order of sale, seize and levy upon all the estate, right, title and interest which the said defendant(s) Rajendra T. Patel, Zackie O'Neal and Florence J. O'Neal on September 27, 2017, so had, of, in and to, and since said time had, of, in and to the premises hereafter described, and on the first Tuesday, being November 7, 2017, within the hours prescribed by law, and no request having been made by the defendant(s) that the property be divided and that only as much portion be sold as is necessary to pay the tax, penalties, interest, and costs adjudged due against the property, sold said premises at public auction in the County of Galveston at the Courthouse door thereof, in the City of Galveston, having first publicly advertised the time and place of said sale, by an advertisement in the English language, published once a week for three consecutive weeks preceding such sale, the first publication appearing not less than twenty days immediately preceding the day of sale, beginning on the October 11, 2017, in the **GALVESTON DAILY NEWS**, a newspaper published in the County of Galveston, stating in said advertisement the authority by virtue of which said sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known; by posting up written notices thereof, containing a statement of the authority by virtue of which the sale is made, the time of levy, and the time and place of sale and the locality in the County, of the property to be sold, with a description thereof, at three public places in said County of Galveston, one of which said notices was posted at the door of the Courthouse of said Galveston County, in the City of Galveston, for more than twenty days successively next before the day of sale, and by delivering to the defendant(s) in execution, to the said Rajendra T. Patel, Zackie O'Neal and Florence J. O'Neal as such defendant(s) in execution, as required by law. And, whereas, at said sale the said premises were struck off to **Nazim Momin** of **5503 Lockwood Bend Ln, Sugar Land, TX 77479** for the sum of **Twenty-Six Thousand and no/100 Dollars (\$26,000.00)** being the highest bidder therefore, and that being the highest secure sum bid for the same. Further, in accordance with Texas Property Tax Code §34.0445, Successful Bidder exhibited to the officer conducting the aforementioned sale an unexpired written statement issued in the manner prescribed by Texas Property Tax Code §34.015, said statement showing the Galveston County Tax Assessor-Collector determined that there are no delinquent ad valorem taxes owed by

FILED AND RECORDED

Instrument Number: 2017076794

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 12/19/2017 11:06AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

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 for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.

ID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
195052	CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475
195057	KING NETTIE	<null>	2424 STONEWALL ST	<null>	LA MARQUE	TX	77568-4070
195060	KING NETTIE RAYE AND PATRICIA MAYFIELD	AND ALTHEA CALLIS	2424 STONEWALL ST	<null>	LA MARQUE	TX	77568
195062	KING NETTIE RAYE AND PATRICIA MAYFIELD	AND ALTHEA CALLIS	2424 STONEWALL ST	<null>	LA MARQUE	TX	77568
195064	ARMSTRONG DEMETRIUS & WF	<null>	8758 S EUCLID AVE	<null>	CHICAGO	IL	60617-2905
195066	ARMSTRONG DEMETRIUS & WF	<null>	8758 S EUCLID AVE	<null>	CHICAGO	IL	60617-2905
195068	TERRELL HENRY III	<null>	2407 STONEWALL ST	<null>	LA MARQUE	TX	77568-4072
195070	KING NETTIE	<null>	2424 STONEWALL ST	<null>	LA MARQUE	TX	77568-4070
195072	CSMA BLT LLC	<null>	1850 PARKWAY PL SE STE 900	<null>	MARIETTA	GA	30067-8261
195268	ROLF DESMOND & MARILYN	<null>	1008 VERONICA ST	<null>	LA MARQUE	TX	77568-5202
199774	FRANCISCO VIVIAN	<null>	%KEN FRANCISCO	16503 TIBET	FRIENDSWOOD	TX	77546
199777	WOODS GEORGE	& EDWIN DRAVIAM	<null>	29 ELLIS RD	LEAGUE CITY	TX	77573-1719
199778	SCOTT MINNIE L	<null>	2405 JACKSON ST	<null>	LA MARQUE	TX	77568-4010
199779	DAVIS MARIE M	<null>	905 ROOSEVELT ST	<null>	LA MARQUE	TX	77568-4126
199780	BROWN KEN	<null>	PO BOX 238	<null>	FRIENDSWOOD	TX	77549
199783	6101 INVESTMENTS LLC	<null>	PO BOX 741109	<null>	HOUSTON	TX	77274
199786	DICKEY KIRBY & MILDRED	<null>	1019 VERONICA ST	<null>	LA MARQUE	TX	77568-5201
199787	GARCIA CARMEN ALVARADO	<null>	1005 VERONICA ST	<null>	LA MARQUE	TX	77568-5201
199788	BLUITT BARTHOLOMEW	<null>	3843 SUMMER MANOR DR	<null>	LEAGUE CITY	TX	77573-7790
199789	WILSON MARY L	<null>	2312 JACKSON ST	<null>	LA MARQUE	TX	77568-4009
199791	TATUM DOROTHY A	<null>	7301 CARVER AVE	<null>	TEXAS CITY	TX	77591
199796	CENTERPOINT ENERGY INC	HOUSTON ELECTRIC	AD VALOREM TAX DEPT	PO BOX 1475	HOUSTON	TX	77251-1475



City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9252

**CITY OF LA MARQUE
BOARD OF ADJUSTMENTS
PROPERTY OWNER PUBLIC HEARING NOTICE**

September 18, 2020

Dear Property Owner:

Notice is hereby given that the City of La Marque Board of Adjustments will hold a Public Hearing on Tuesday, September 29, 2020, at 2:00 p.m. by telephone /video conference and your comments on the request below will be heard at this time. A toll free call-in number will be available to allow public comment. Details are available on the City's website <https://ci.la-marque.tx.us/AgendaCenter> , or you may contact Sussie Sutton, Developmental Services at 409.938.9252 to provide your comment in advance. You are receiving this notice because your property is within 200 feet of an application regarding:

A request for a variance to the City's zoning regulations, specifically Section 71-27(e)(8), regulating the front, side, and rear building set back lines for any new construction at 3101 FM 1765, PID# 132855

If you are unable to attend, and wish to comment, you may call or write to the City of La Marque Development Services Department at the following:

City of La Marque
Development Services Department
1130 1st.
La Marque, TX 77568
409-938-9252

Respectfully,

Sussie Sutton

Sussie Sutton
Development Services



City of La Marque Board of Adjustments

STAFF SUMMARY

Meeting Date: September 29, 2020

Agenda Item: Discussion/possible action regarding a Board decision on the nonconforming use status of 122 Edgar and permission to reconstruct a nonconforming structure pursuant to City zoning regulations, Section 71-25(e)(8).

Item Type: Determination of nonconforming use status / permission to reconstruct nonconforming structure

Zoning: Property is zoned R-1 Single-family Residential

History: One single-family home and one duplex are located on the property. The owner would like to remodel the duplex to be a single-family home. This will mean there are two single-family homes on one lot, but will reduce the nonconformity on the property.

Related City Code Sections:

Determination of nonconforming use status

“The lawful use of a building or land existing at the date of enactment of this chapter, although such does not conform to the provisions hereof, may be continued, but if nonconforming use is discontinued for a period of six consecutive calendar months, it shall not thereafter be resumed and any future use of such building or land shall be in conformity with the provisions hereof. The use of land, if changed from a nonconforming use, shall be in conformity with the provisions hereof.” See City Code Section 71-23(b)(1)

Reconstruction of nonconforming structure:

“When, in its judgment, the public convenience and welfare will be substantially served, and the appropriate use of the neighboring property will not be substantially or permanently injured, the board may...Permit the reconstruction of a nonconforming structure or building on the lot or tract occupied by such building, provided such reconstruction does not, in the judgment of the board, prevent the return of such property to a conforming use or increase the nonconformity of a nonconforming structure, and provided that such actions conform to the provisions of section 71-23.” See City Code Section 71-25(e)(8).



CITY OF LA MARQUE
 "Gateway to the Gulf"
 1130 1st St. La Marque, TX 77568
 409-938-9225 S.Sutton@CityOfLaMarque.Org

**Department of Development Services
 Board Of Adjustments Application**

PZ2020-028

All property owners within 200 feet will be notified by mail. There is a 20 day appeal period after the public hearing during which no construction can be done. This application and all documentation (partial applications will not be accepted) must be returned to city hall at least 20 days prior to the hearing date.

(Warning: Filing of application stops all affected construction)

Board of Adjustments Application Request Detailed Description: I need a variance for my Garage apartment Duplex. I plan to remove the bottom apartment and garage, lower the upper apartment and make a single dwelling. The duplex is on the same lot as my home at 122 Edgar St.

Date of Application: 9-1-2020

Fee Received: _____

Name of Agent: _____

Phone #: _____

Address: _____

Name of Owner: Jerome and Deborah Jefferson Phone #: 409-2562762

Address: 122 Edgar St. La Marque, Texas 77568

Property Description: Residence

Property Address: 1500 Naskby St. La Marque, Texas 77568

Plot of land Attached: _____

Present Zoning Designation: _____

APPLICATION CHECKLIST

- ☐ **SITE PLAN (To scale)** with existing improvements, developments, and property lines [8-1/2X11] if larger than 8-1/2X11, please fold to appropriate size)
- ☐ **SURVEY (To scale)** (2 Copies)
- ☐ **ORIGINAL CERTIFIED TAX RECEIPTS**
- ☐ **TITLE REPORT** (If land was purchased within the last 60 days) and / or
- ☐ **PLANNING LETTER**

Submitted to Board of Adjustments: _____

Certified Letter Notice Sent to All Property Owners Within 200 Feet

APPROVED: _____

DENIED: _____

OTHER: _____

Comments: _____

I hereby certify that I have read and examined this application and know the same to be true and correct.

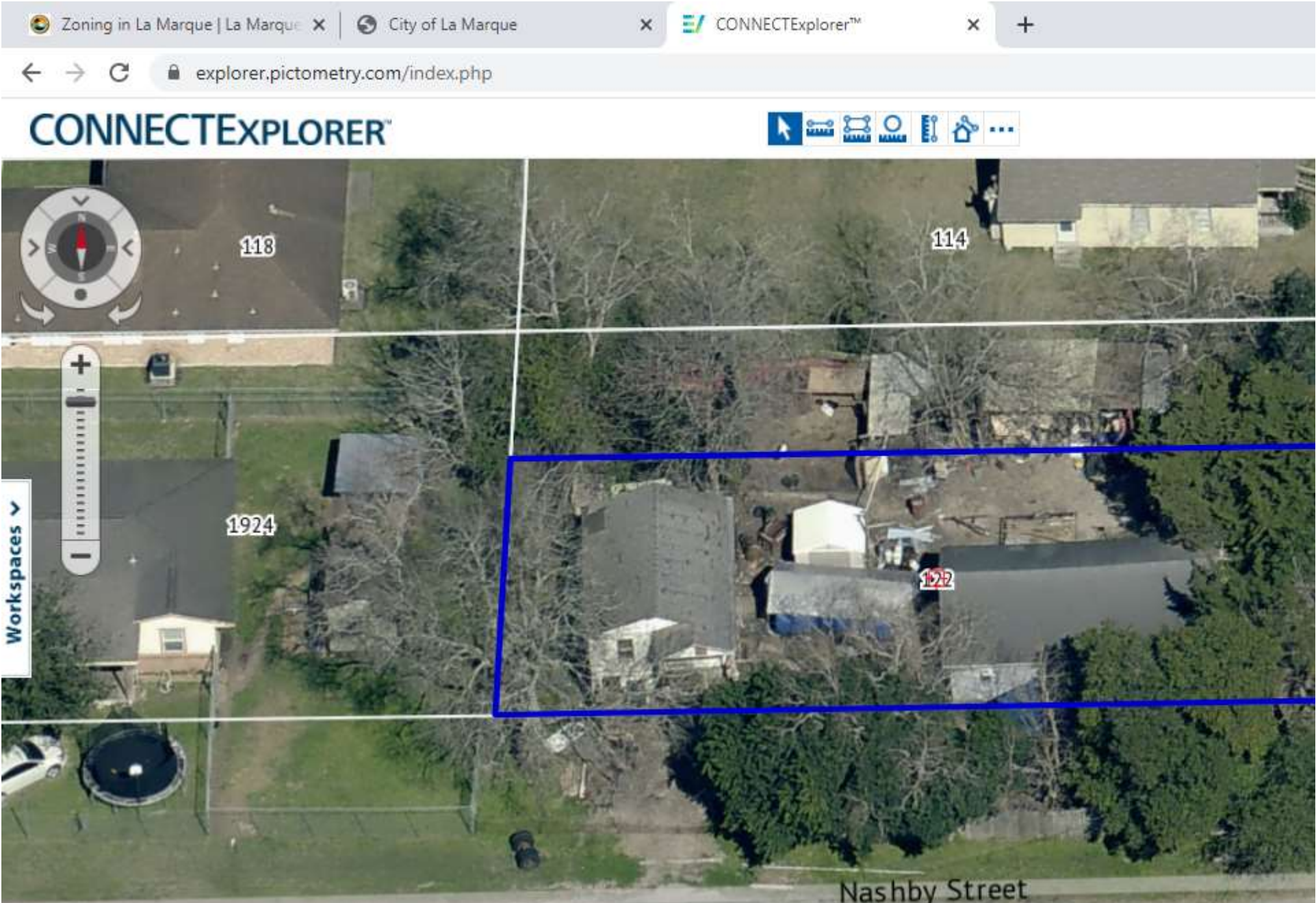
APPLICANT SIGNATURE: _____

Jerome and Deborah Jefferson

9-1-2020

Sussie Sutton

Subject: SITE PLAN FOR 122 EDGAR



Galveston Central Appraisal District

