

Thursday, September 22, 2022

Todd Slaton  
True Meridian, PLLC  
PO Box 566  
Pearland, TX 77588

Re: Ocean – La Marque, Preliminary Plat  
Lot 1, Block 1, Being 1.5434 Acres in the W.K. Wilson League, Abstract 208, Galveston County, TX  
Letter of Recommendation to Approve  
COLM Project No. PZ2022-020  
Adico, LLC Project No. 18100-2-099

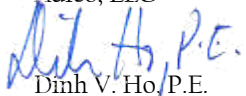
Dear Mr. Slaton;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal of Ocean – La Marque, Preliminary Plat, Lot 1, Block 1, being 1.5434 acres in the W.K. Wilson League, Abstract 208, Galveston County, Texas, received on or about September 21, 2022.

Based on our review, we have no objections to the preliminary plat as resubmitted on September 21, 2022. Please provide ten (10) folded copies of the preliminary plat Giovanna Bonsignore, Development Services, 1130 1<sup>st</sup> St., La Marque, TX 77563, by no later than Thursday, September 22, 2022, for consideration at the October 27<sup>th</sup> Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



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

Cc: Permits  
File: 18100-2-098

STATE OF TEXAS  
COUNTY OF GALVESTON

I, Sergio Fernandez – President, of Fernandez Holdings, LP., owners of the property subdivided in this plat of OCEAN – LA MARQUE, being 1.5434 acres situated in the W.K. WILSON LEAGUE, Abstract 208, in Galveston County, Texas, do hereby make subdivision of said property for and on behalf of said individual, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony hereto, has cause these presents to be signed by

\_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2022.  
Sergio Fernandez – President

STATE OF TEXAS  
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared Sergio Fernandez, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

We hereby certify that the above and foregoing plat of OCEAN – LA MARQUE, was approved by the Planning Commission of the City of La Marque, Texas on the

\_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022, and by the City Council of the

City of La Marque, Texas on the \_\_\_\_\_, day of \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
Alan Waters  
Chairperson of Planning and Zoning

\_\_\_\_\_  
Keith Bell  
Mayor of the City of La Marque, Texas

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on

\_\_\_\_\_, 2022, at \_\_\_\_\_ O'clock, \_\_\_\_ m, and duly recorded on

\_\_\_\_\_, 2022, at \_\_\_\_\_ O'clock, \_\_\_\_ m,

Instrument # \_\_\_\_\_, Galveston County Records.  
Witness my hand and seal of office, at Galveston County, Texas, the day and date last above written.

Dwight D. Sullivan, County Clerk, Galveston County, Texas

By: \_\_\_\_\_  
Deputy

FIELD NOTES DESCRIPTION OF 1.5434 ACRES, SITUATED IN THE W.K. WILSON LEAGUE, ABSTRACT 208, BEING OUT OF A 46.437 ACRE TRACT CONVEYED TO YODE INVESTMENTS LLC, AS DESCRIBED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2015015559 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found 2 inch iron pipe on the Southeast right-of-way line of F.M. 1764 (200' R.O.W.), being the Westerly corner of a tract of land conveyed to Gulf Greyhound Partners, LTD as described under Galveston County Clerk's File No. 9118189 and the Northerly corner of said 46.437 acre tract of land conveyed to Yode Investments LLC, as described under Galveston County Clerk's File No. 2015015559;

THENCE S 48°57'00" W along the Southeast right-of-way line of F.M. 1764 and the Northwest line of said 46.437 acre tract, a distance of 175.10 feet to a 3/8 inch iron rod found for the PLACE OF BEGINNING, same being the Northwest corner of a 2.500 acre tract of land conveyed to Briya Hospitality LLC as described under Galveston County Clerk's File No. 2019007028;

THENCE S 43°01'43" E along the Westerly line of said 2.500 acre tract, a distance of 350.21 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Southeast corner of the herein described tract of land;

THENCE S 48°57'00" W a distance of 198.14 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Southwest corner of the herein described tract of land;

THENCE N 41°03'00" W a distance of 350.00 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" on the Southeast right-of-way line of F.M. 1764 at the Northwest corner of the herein described tract of land;

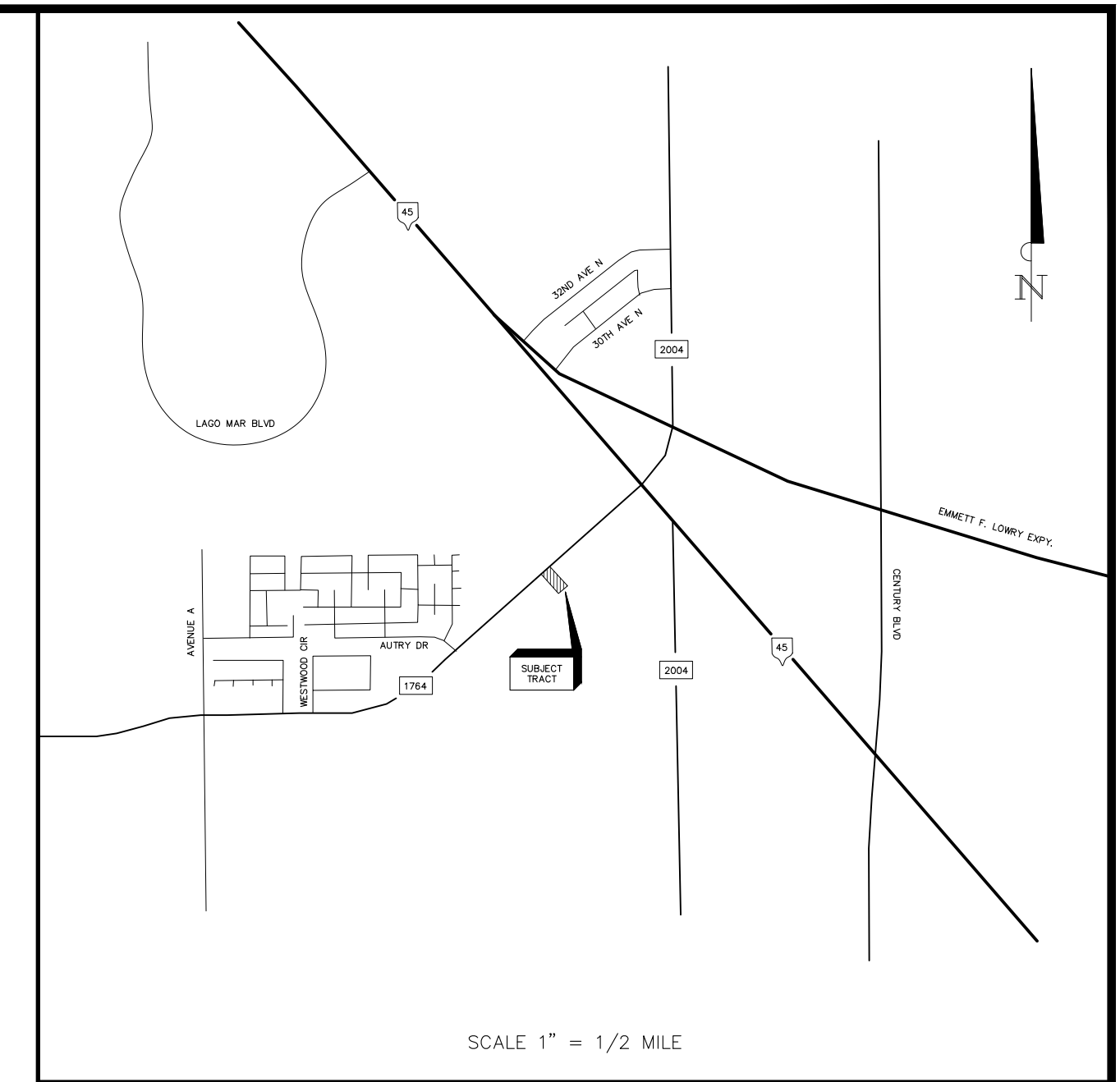
THENCE N 48°57'00" E along the Southeast right-of-way line of F.M. 1764 and the Northwest line of said 46.437 acre tract, a distance of 186.04 feet to the PLACE OF BEGINNING and containing 1.5434 acres of land, more or less.

NOTES

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48167C0402G, with the effective date of August 15, 2019, the property is located in Flood Zone "X", reduced flood risk due to levee. Areas determined to be outside of the 100 year floodplain and Floodway. All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plat.

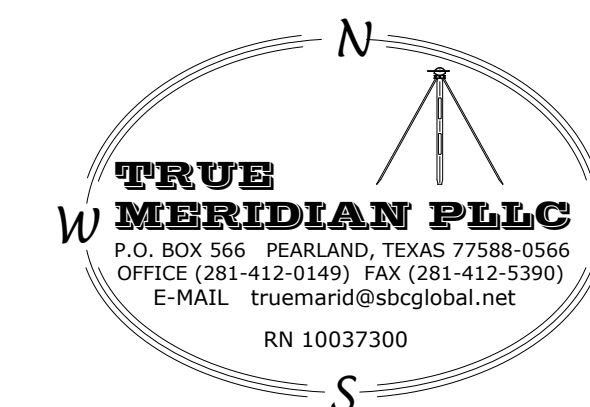
\_\_\_\_\_  
Todd J. Slaton, RPLS No. 5082



PRELIMINARY PLAT  
OF  
OCEAN – LA MARQUE  
IN THE CITY OF LA MARQUE  
1 BLOCK, 1 LOT  
BEING  
1.5434 ACRES  
SITUATED IN  
THE W.K. WILSON LEAGUE  
ABSTRACT 208  
GALVESTON COUNTY, TEXAS

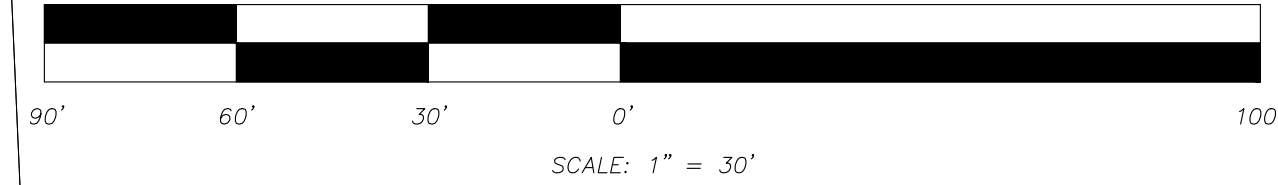
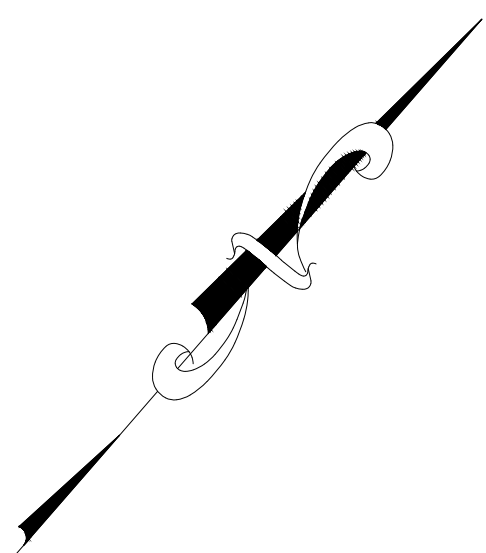
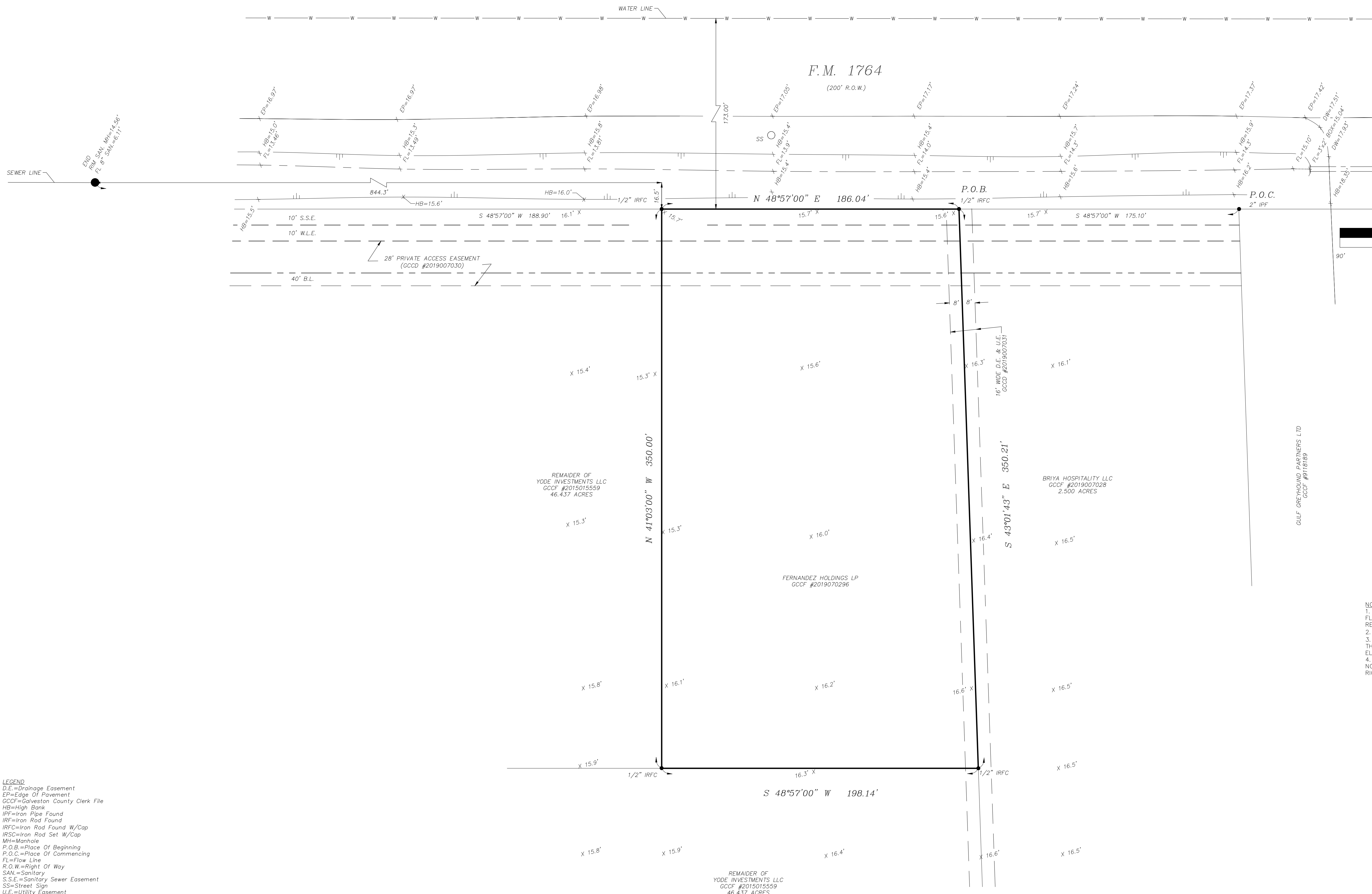
PREPARED: AUGUST 31, 2022

SERGIO FERNANDEZ  
11613 BROADWAY STREET  
PEARLAND, TX, 77584  
281-741-0055



TRUE MERIDIAN PLLC  
PO BOX 566  
PEARLAND, TX, 77588  
281-412-0149

SHELMARK ENGINEERING LLC  
921 FM 517 RD., E.  
DICKINSON, TX, 77539  
832-864-2601



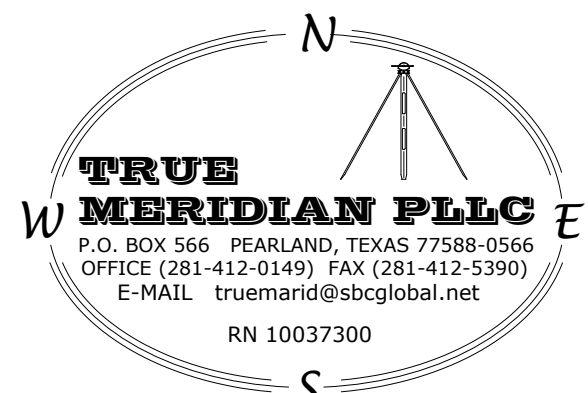
AREA TABLE		
LOT 1	1.5434 ACRES	67,231 SQUARE FEET

- NOTES
- IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485486 0245 G, MAP REVISED AUG. 15, 2019, THIS PROPERTY LIES IN FLOOD ZONE X AND SHADE X.
  - 1/2 INCH IRON RODS FOUND WITH A CAP STAMPED "TRUE MERIDIAN".
  - BENCHMARK: (PID - A65578) STAINLESS STEEL ROD IN SLEEVE NEAR THE INTERSECTION OF MAIN STREET AND 3RD AVENUE IN LA MARQUE, TEXAS. ELEVATION = 5.22 FEET. NAVD88.
  - TEMPORARY BENCHMARK: RAILROAD SPIKE IN POWER POLE NEAR THE NORTHEAST CORNER OF HIGH POINT SELF STORAGE NEAR THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1764. ELEVATION = 16.64 FEET. NAVD88.

**PRELIMINARY PLAT**  
**OF**  
**OCEAN - LA MARQUE**  
**IN THE CITY OF LA MARQUE**  
**1 BLOCK, 1 LOT**  
**BEING**  
**1.5434 ACRES**  
**SITUATED IN**  
**THE W.K. WILSON LEAGUE**  
**ABSTRACT 208**  
**GALVESTON COUNTY, TEXAS**

PREPARED: AUGUST 31, 2022

SERCIO FERNANDEZ  
 11613 BROADWAY STREET  
 PEARLAND, TX, 77584  
 281-741-0055



TRUE MERIDIAN PLLC  
 P.O. BOX 566  
 PEARLAND, TX, 77588  
 281-412-0149

SHELMARK ENGINEERING LLC  
 921 FM 517 RD., E.  
 DICKINSON, TX, 77539  
 832-864-2601

- LEGEND
- D.E.=Drainage Easement
  - EP=Edge Of Pavement
  - GCCF=Galveston County Clerk File
  - HB=High Bank
  - IPF=Iron Pipe Found
  - IRF=Iron Rod Found
  - IRFC=Iron Rod Found W/Cap
  - IRSC=Iron Rod Set W/Cap
  - MH=Manhole
  - P.O.B.=Place Of Beginning
  - P.O.C.=Place Of Commencing
  - FL=Flow Line
  - R.O.W.=Right Of Way
  - SAN=Sanitary
  - S.S.E.=Sanitary Sewer Easement
  - SS=Street Sign
  - U.E.=Utility Easement

REMAINDER OF  
 YODE INVESTMENTS LLC  
 GCCF #2015015559  
 46.437 ACRES

BRIYA HOSPITALITY LLC  
 GCCF #2019007028  
 2.500 ACRES

FERNANDEZ HOLDINGS LP  
 GCCF #2019070296

REMAINDER OF  
 YODE INVESTMENTS LLC  
 GCCF #2015015559  
 46.437 ACRES