

**MINUTES OF THE JOINT MEETING OF THE
LA PORTE REDEVELOPMENT AUTHORITY and
LA PORTE TAX INCREMENT REINVESTMENT ZONE
BOARD OF DIRECTORS**

November 7, 2018

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, and La Porte Tax Increment Reinvestment Zone, held a regular joint meeting, open to the public, on Wednesday, November 7, 2018, at 6:30 p.m., in the Council Chambers of City Hall, 604 West Fairmont Parkway, La Porte, Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Peggy Antone, <i>Secretary</i>	Position 1	JJ Meza	Position 6
Barry Beasley	Position 2	Chester Pool, <i>Vice-Chair</i>	Position 7
Alton Porter	Position 3	David Janda	Position 8
Horace Leopard	Position 4	Vacant	Position 9
Doug Martin, <i>Chairman</i>	Position 5		

and all of the above were present, with the exception of Director Meza, thus constituting a quorum. Also present were David Hawes and Linda Clayton, both of Hawes Hill & Associates, LLP; Mark B. Arnold, Hunton Andrews Kurth, LLP; Jason Weeks, City of La Porte; Virginia Blake, McCall Gibson Swedlund Barfoot PLLC.; and Patrick Duggan, Jabez-La Porte, LP. Chairman Martin called the meeting to order at 6:31 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON JULY 11, 2018.

Upon a motion duly made by Director Porter, and being seconded by Director Pool, the Board voted unanimously to approve the Minutes of the July 11, 2018, Joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone board meeting, as presented.

RECEIVE AND APPROVE FY2018 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.

Ms. Blake presented the FY2018 Annual Financial Report and Audit, included in the Board materials. She reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. She went over pages 3-4, Management's Discussion and Analysis; page 8, Statement of Net Position and Governmental Funds Balance Sheet; page 9, Reconciliation of the Governmental Funds Balance Sheet to Statement of Net Position; page 10, Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances; page 11, Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities; pages 12-21, Notes to the Financial Statements; and page 23, Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual General Fund. Upon a motion duly made by Director Pool, and being seconded by Director Janda, the Board voted unanimously to approve the FY2018 Annual Financial Report and Audit, as presented.

CONSIDER DEVELOPMENT AGREEMENT BY AND BETWEEN REINVESTMENT ZONE NUMBER ONE, CITY OF LA PORTE, TEXAS AND LA PORTE REDEVELOPMENT AUTHORITY AND JABEZ-LA PORTE, LP.

Mr. Hawes distributed an analysis and overview of the residential development, a copy is attached as Exhibit A. He reported the development is approximately 20 acres comprising of 80 lots with an average home value of \$250,000. He reported the development is expected to be built out by 2021. Mr. Arnold reviewed the costs and estimated reimbursements. After full review and discussion by the Board, and upon a motion duly made by Director Leopard, and being seconded by Director Beasley, the Board voted unanimously to approve the Development Agreement with Jabez-La Porte, LP.

CONSIDER TAX YEAR 2017 DEVELOPER DISBURSEMENTS; AND CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES, INCLUDING CONTRACTUAL OBLIGATIONS TO REIMBURSE LA PORTE ISD.

Mr. Hawes reviewed the spreadsheet for developer reimbursements, included in the Board materials. Upon a motion duly made by Director Porter, and being seconded by Director Beasley, the Board voted unanimously to approve developer disbursements to (1) Retreat at Bay Forest in the amount of \$29,662.30; (2) Beazer Homes in the amount of \$118,814.44; and (3) Liberty Property Limited Partnership in the amount of \$1,957,711.28; and approved reimbursement payment to La Porte ISD in the amount of \$454,521.00.

RECEIVE AND CONSIDER FY2019 BUDGET.

Mr. Hawes reviewed the proposed FY2019 Budget, included in the Board materials. After full review and discussion, and upon a motion duly made by Director Beasley, and being seconded by Director Janda, the Board voted unanimously to approve the FY2019 Budget, as presented.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Mr. Hawes presented the Bookkeeper's Report and went over invoices, included in the Board materials. Upon a motion duly made by Director Antone, and being seconded by Director Porter, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

RECEIVE UPDATES FROM THE CITY, DEVELOPERS AND STAFF ABOUT DEVELOPMENT WITHIN THE ZONE.

BOARD MEMBER COMMENTS.

- a. **Matters appearing on agenda**
- b. **Inquiry of staff regarding specific factual information or existing policy.**

There were no further discussions.

ADJOURNMENT.

There being no further business to come before the Board, Chairman Martin adjourned the meeting at 6:56 p.m.


Secretary

List of Exhibits:

- A. Analysis of Jabez-La Porte, LP development

La Porte TIRZ #1

Proposed Residential Development, Fairmont Lakes North

A new development is being proposed within the TIRZ 1 boundary, and Developers of the project are looking for reimbursement of public improvement costs associated with the development.

The proposed development is a residential subdivision located east of SH146, adjacent to the golf course, as shown in **Figure 1**. The development is approximately 20 acres and includes 80 lots with an average home value of \$250,000. Build out of the subdivision is anticipated to occur by Year 2021.

Taxable Value & Revenues

Taxable value of the project is anticipated to equal \$15.8 million at build out, in the Year 2021, and is expected to increase to approximately \$17.8 million by the Year 2029. Over the life of the TIRZ, revenues generated from this development are anticipated to equal to approximately \$1.8 million as shown in **Exhibit 1**. Projected revenues include both City and ISD participation.

Project Costs

Infrastructure costs the developer is seeking reimbursement for include detention, sanitary, storm, water and paving. A summary of public infrastructure costs is shown in Table 1.

	Cost
Detention	\$278,402
Sanitary	\$218,448
Storm	\$286,520
Water	\$111,964
Paving	\$652,154
SWPPP	\$14,715
Total	\$1,562,203
Contingencies	\$156,220
Engineering	\$234,330
Grand Total	\$1,952,754

Recommendation

Based on the revenue analysis prepared for this project, the developer could be reimbursed for the public improvements over time, as increment from the development is generated.

EXHIBIT 1
LA PORTE TIRZ 1 Fairmont Lakes North (Residential Development)
Projected Assessed Valuations and Tax Increment

Tax Roll Jan 1	Incremental Assessed Residential Valuation	Cumulative Residential Valuation	No Homes Added	Cumulative No Homes	Residential Homestead Exemption (20%)	Number of Eligible Homes	Over 65		Total Cumulative Valuation
							City Exemption Amount	City Exemption Amount	
2018	\$ -	\$ -	0	0	\$ -	-	-	\$ -	-
2019	\$ 10,000,000	\$ 10,000,000	40	40	\$ (2,000,000)	1.6	\$ (96,000)	\$ 7,904,000	-
2020	\$ 10,000,000	\$ 20,000,000	40	80	\$ (4,000,000)	3.2	\$ (192,000)	\$ 15,808,000	\$ 88,303
2021	\$ 10,000,000	\$ 30,000,000	40	120	\$ (6,000,000)	3.2	\$ (288,000)	\$ 25,712,000	\$ 176,607
2022	\$ 10,000,000	\$ 40,000,000	40	160	\$ (8,000,000)	3.2	\$ (384,000)	\$ 35,616,000	\$ 264,910
2023	\$ 10,000,000	\$ 50,000,000	40	200	\$ (10,000,000)	3.2	\$ (480,000)	\$ 45,520,000	\$ 353,213
2024	\$ 10,000,000	\$ 60,000,000	40	240	\$ (12,000,000)	3.2	\$ (576,000)	\$ 55,424,000	\$ 441,516
2025	\$ 10,000,000	\$ 70,000,000	40	280	\$ (14,000,000)	3.2	\$ (672,000)	\$ 65,328,000	\$ 529,819
2026	\$ 10,000,000	\$ 80,000,000	40	320	\$ (16,000,000)	3.2	\$ (768,000)	\$ 75,232,000	\$ 618,122
2027	\$ 10,000,000	\$ 90,000,000	40	360	\$ (18,000,000)	3.2	\$ (864,000)	\$ 85,136,000	\$ 706,425
2028	\$ 10,000,000	\$ 100,000,000	40	400	\$ (20,000,000)	3.2	\$ (960,000)	\$ 95,040,000	\$ 794,728
2029	\$ 10,000,000	\$ 110,000,000	40	440	\$ (22,000,000)	3.2	\$ (1,056,000)	\$ 104,944,000	\$ 883,031
2030	\$ 10,000,000	\$ 120,000,000	40	480	\$ (24,000,000)	3.2	\$ (1,152,000)	\$ 114,848,000	\$ 971,334
2031	\$ 10,000,000	\$ 130,000,000	40	520	\$ (26,000,000)	3.2	\$ (1,248,000)	\$ 124,752,000	\$ 1,059,637
2032	\$ 10,000,000	\$ 140,000,000	40	560	\$ (28,000,000)	3.2	\$ (1,344,000)	\$ 134,656,000	\$ 1,147,940
2033	\$ 10,000,000	\$ 150,000,000	40	600	\$ (30,000,000)	3.2	\$ (1,440,000)	\$ 144,560,000	\$ 1,236,243
2034	\$ 10,000,000	\$ 160,000,000	40	640	\$ (32,000,000)	3.2	\$ (1,536,000)	\$ 154,464,000	\$ 1,324,546
2035	\$ 10,000,000	\$ 170,000,000	40	680	\$ (34,000,000)	3.2	\$ (1,632,000)	\$ 164,368,000	\$ 1,412,849
2036	\$ 10,000,000	\$ 180,000,000	40	720	\$ (36,000,000)	3.2	\$ (1,728,000)	\$ 174,272,000	\$ 1,501,152
2037	\$ 10,000,000	\$ 190,000,000	40	760	\$ (38,000,000)	3.2	\$ (1,824,000)	\$ 184,176,000	\$ 1,589,455
2038	\$ 10,000,000	\$ 200,000,000	40	800	\$ (40,000,000)	3.2	\$ (1,920,000)	\$ 194,080,000	\$ 1,677,758
2039	\$ 10,000,000	\$ 210,000,000	40	840	\$ (42,000,000)	3.2	\$ (2,016,000)	\$ 203,984,000	\$ 1,766,061
2040	\$ 10,000,000	\$ 220,000,000	40	880	\$ (44,000,000)	3.2	\$ (2,112,000)	\$ 213,888,000	\$ 1,854,364
2041	\$ 10,000,000	\$ 230,000,000	40	920	\$ (46,000,000)	3.2	\$ (2,208,000)	\$ 223,792,000	\$ 1,942,667
2042	\$ 10,000,000	\$ 240,000,000	40	960	\$ (48,000,000)	3.2	\$ (2,304,000)	\$ 233,696,000	\$ 2,030,970
2043	\$ 10,000,000	\$ 250,000,000	40	1,000	\$ (50,000,000)	3.2	\$ (2,400,000)	\$ 243,600,000	\$ 2,119,273
2044	\$ 10,000,000	\$ 260,000,000	40	1,040	\$ (52,000,000)	3.2	\$ (2,496,000)	\$ 253,504,000	\$ 2,207,576
2045	\$ 10,000,000	\$ 270,000,000	40	1,080	\$ (54,000,000)	3.2	\$ (2,592,000)	\$ 263,408,000	\$ 2,295,879
2046	\$ 10,000,000	\$ 280,000,000	40	1,120	\$ (56,000,000)	3.2	\$ (2,688,000)	\$ 273,312,000	\$ 2,384,182
2047	\$ 10,000,000	\$ 290,000,000	40	1,160	\$ (58,000,000)	3.2	\$ (2,784,000)	\$ 283,216,000	\$ 2,472,485
2048	\$ 10,000,000	\$ 300,000,000	40	1,200	\$ (60,000,000)	3.2	\$ (2,880,000)	\$ 293,120,000	\$ 2,560,788
2049	\$ 10,000,000	\$ 310,000,000	40	1,240	\$ (62,000,000)	3.2	\$ (2,976,000)	\$ 303,024,000	\$ 2,649,091
2050	\$ 10,000,000	\$ 320,000,000	40	1,280	\$ (64,000,000)	3.2	\$ (3,072,000)	\$ 312,928,000	\$ 2,737,394
2051	\$ 10,000,000	\$ 330,000,000	40	1,320	\$ (66,000,000)	3.2	\$ (3,168,000)	\$ 322,832,000	\$ 2,825,697
2052	\$ 10,000,000	\$ 340,000,000	40	1,360	\$ (68,000,000)	3.2	\$ (3,264,000)	\$ 332,736,000	\$ 2,914,000
2053	\$ 10,000,000	\$ 350,000,000	40	1,400	\$ (70,000,000)	3.2	\$ (3,360,000)	\$ 342,640,000	\$ 3,002,303
2054	\$ 10,000,000	\$ 360,000,000	40	1,440	\$ (72,000,000)	3.2	\$ (3,456,000)	\$ 352,544,000	\$ 3,090,606
2055	\$ 10,000,000	\$ 370,000,000	40	1,480	\$ (74,000,000)	3.2	\$ (3,552,000)	\$ 362,448,000	\$ 3,178,909
2056	\$ 10,000,000	\$ 380,000,000	40	1,520	\$ (76,000,000)	3.2	\$ (3,648,000)	\$ 372,352,000	\$ 3,267,212
2057	\$ 10,000,000	\$ 390,000,000	40	1,560	\$ (78,000,000)	3.2	\$ (3,744,000)	\$ 382,256,000	\$ 3,355,515
2058	\$ 10,000,000	\$ 400,000,000	40	1,600	\$ (80,000,000)	3.2	\$ (3,840,000)	\$ 392,160,000	\$ 3,443,818
2059	\$ 10,000,000	\$ 410,000,000	40	1,640	\$ (82,000,000)	3.2	\$ (3,936,000)	\$ 402,064,000	\$ 3,532,121
2060	\$ 10,000,000	\$ 420,000,000	40	1,680	\$ (84,000,000)	3.2	\$ (4,032,000)	\$ 411,968,000	\$ 3,620,424
2061	\$ 10,000,000	\$ 430,000,000	40	1,720	\$ (86,000,000)	3.2	\$ (4,128,000)	\$ 421,872,000	\$ 3,708,727
2062	\$ 10,000,000	\$ 440,000,000	40	1,760	\$ (88,000,000)	3.2	\$ (4,224,000)	\$ 431,776,000	\$ 3,797,030
2063	\$ 10,000,000	\$ 450,000,000	40	1,800	\$ (90,000,000)	3.2	\$ (4,320,000)	\$ 441,680,000	\$ 3,885,333
2064	\$ 10,000,000	\$ 460,000,000	40	1,840	\$ (92,000,000)	3.2	\$ (4,416,000)	\$ 451,584,000	\$ 3,973,636
2065	\$ 10,000,000	\$ 470,000,000	40	1,880	\$ (94,000,000)	3.2	\$ (4,512,000)	\$ 461,488,000	\$ 4,061,939
2066	\$ 10,000,000	\$ 480,000,000	40	1,920	\$ (96,000,000)	3.2	\$ (4,608,000)	\$ 471,392,000	\$ 4,150,242
2067	\$ 10,000,000	\$ 490,000,000	40	1,960	\$ (98,000,000)	3.2	\$ (4,704,000)	\$ 481,296,000	\$ 4,238,545
2068	\$ 10,000,000	\$ 500,000,000	40	2,000	\$ (100,000,000)	3.2	\$ (4,800,000)	\$ 491,200,000	\$ 4,326,848
2069	\$ 10,000,000	\$ 510,000,000	40	2,040	\$ (102,000,000)	3.2	\$ (4,896,000)	\$ 501,104,000	\$ 4,415,151
2070	\$ 10,000,000	\$ 520,000,000	40	2,080	\$ (104,000,000)	3.2	\$ (4,992,000)	\$ 511,008,000	\$ 4,503,454
2071	\$ 10,000,000	\$ 530,000,000	40	2,120	\$ (106,000,000)	3.2	\$ (5,088,000)	\$ 520,912,000	\$ 4,591,757
2072	\$ 10,000,000	\$ 540,000,000	40	2,160	\$ (108,000,000)	3.2	\$ (5,184,000)	\$ 530,816,000	\$ 4,680,060
2073	\$ 10,000,000	\$ 550,000,000	40	2,200	\$ (110,000,000)	3.2	\$ (5,280,000)	\$ 540,720,000	\$ 4,768,363
2074	\$ 10,000,000	\$ 560,000,000	40	2,240	\$ (112,000,000)	3.2	\$ (5,376,000)	\$ 550,624,000	\$ 4,856,666
2075	\$ 10,000,000	\$ 570,000,000	40	2,280	\$ (114,000,000)	3.2	\$ (5,472,000)	\$ 560,528,000	\$ 4,944,969
2076	\$ 10,000,000	\$ 580,000,000	40	2,320	\$ (116,000,000)	3.2	\$ (5,568,000)	\$ 570,432,000	\$ 5,033,272
2077	\$ 10,000,000	\$ 590,000,000	40	2,360	\$ (118,000,000)	3.2	\$ (5,664,000)	\$ 580,336,000	\$ 5,121,575
2078	\$ 10,000,000	\$ 600,000,000	40	2,400	\$ (120,000,000)	3.2	\$ (5,760,000)	\$ 590,240,000	\$ 5,209,878
2079	\$ 10,000,000	\$ 610,000,000	40	2,440	\$ (122,000,000)	3.2	\$ (5,856,000)	\$ 600,144,000	\$ 5,298,181
2080	\$ 10,000,000	\$ 620,000,000	40	2,480	\$ (124,000,000)	3.2	\$ (5,952,000)	\$ 610,048,000	\$ 5,386,484
2081	\$ 10,000,000	\$ 630,000,000	40	2,520	\$ (126,000,000)	3.2	\$ (6,048,000)	\$ 619,952,000	\$ 5,474,787
2082	\$ 10,000,000	\$ 640,000,000	40	2,560	\$ (128,000,000)	3.2	\$ (6,144,000)	\$ 629,856,000	\$ 5,563,090
2083	\$ 10,000,000	\$ 650,000,000	40	2,600	\$ (130,000,000)	3.2	\$ (6,240,000)	\$ 639,760,000	\$ 5,651,393
2084	\$ 10,000,000	\$ 660,000,000	40	2,640	\$ (132,000,000)	3.2	\$ (6,336,000)	\$ 649,664,000	\$ 5,739,696
2085	\$ 10,000,000	\$ 670,000,000	40	2,680	\$ (134,000,000)	3.2	\$ (6,432,000)	\$ 659,568,000	\$ 5,828,000
2086	\$ 10,000,000	\$ 680,000,000	40	2,720	\$ (136,000,000)	3.2	\$ (6,528,000)	\$ 669,472,000	\$ 5,916,303
2087	\$ 10,000,000	\$ 690,000,000	40	2,760	\$ (138,000,000)	3.2	\$ (6,624,000)	\$ 679,376,000	\$ 6,004,606
2088	\$ 10,000,000	\$ 700,000,000	40	2,800	\$ (140,000,000)	3.2	\$ (6,720,000)	\$ 689,280,000	\$ 6,092,909
2089	\$ 10,000,000	\$ 710,000,000	40	2,840	\$ (142,000,000)	3.2	\$ (6,816,000)	\$ 699,184,000	\$ 6,181,212
2090	\$ 10,000,000	\$ 720,000,000	40	2,880	\$ (144,000,000)	3.2	\$ (6,912,000)	\$ 709,088,000	\$ 6,269,515
2091	\$ 10,000,000	\$ 730,000,000	40	2,920	\$ (146,000,000)	3.2	\$ (7,008,000)	\$ 718,992,000	\$ 6,357,818
2092	\$ 10,000,000	\$ 740,000,000	40	2,960	\$ (148,000,000)	3.2	\$ (7,104,000)	\$ 728,896,000	\$ 6,446,121
2093	\$ 10,000,000	\$ 750,000,000	40	3,000	\$ (150,000,000)	3.2	\$ (7,200,000)	\$ 738,800,000	\$ 6,534,424
2094	\$ 10,000,000	\$ 760,000,000	40	3,040	\$ (152,000,000)	3.2	\$ (7,296,000)	\$ 748,704,000	\$ 6,622,727
2095	\$ 10,000,000	\$ 770,000,000	40	3,080	\$ (154,000,000)	3.2	\$ (7,392,000)	\$ 758,608,000	\$ 6,711,030
2096	\$ 10,000,000	\$ 780,000,000	40	3,120	\$ (156,000,000)	3.2	\$ (7,488,000)	\$ 768,512,000	\$ 6,799,333
2097	\$ 10,000,000	\$ 790,000,000	40	3,160	\$ (158,000,000)	3.2	\$ (7,584,000)	\$ 778,416,000	\$ 6,887,636
2098	\$ 10,000,000	\$ 800,000,000	40	3,200	\$ (160,000,000)	3.2	\$ (7,680,000)	\$ 788,320,000	\$ 6,975,939
2099	\$ 10,000,000	\$ 810,000,000	40	3,240	\$ (162,000,000)	3.2	\$ (7,776,000)	\$ 798,224,000	\$ 7,064,242
2100	\$ 10,000,000	\$ 820,000,000	40	3,280	\$ (164,000,000)	3.2	\$ (7,872,000)	\$ 808,128,000	\$ 7,152,545
2101	\$ 10,000,000	\$ 830,000,000	40	3,320	\$ (166,000,000)	3.2	\$ (7,968,000)	\$ 818,032,000	\$ 7,240,848
2102	\$ 10,000,000	\$ 840,000,000	40	3,360	\$ (168,000,000)	3.2	\$ (8,064,000)	\$ 827,936,000	\$ 7,329,151
2103	\$ 10,000,000	\$ 850,000,000	40	3,400	\$ (170,000,000)	3.2	\$ (8,160,000)	\$ 837,840,000	\$ 7,417,454
2104	\$ 10,000,000	\$ 860,000,000	40	3,440	\$ (172,000,000)	3.2	\$ (8,256,000)	\$ 847,744,000	\$ 7,505,757
2105	\$ 10,000,000	\$ 870,000,000	40	3,480	\$ (174,000,000)	3.2	\$ (8,352,000)	\$ 857,648,000	\$ 7,594,060
2106	\$ 10,000,000	\$ 880,000,000	40	3,520	\$ (176,000,000)	3.2	\$ (8,448,000)	\$ 867,552,000	\$ 7,682,363
2107	\$ 10,000,000	\$ 890,000,000	40	3,560	\$ (178,000,000)	3.2	\$ (8,544,000)	\$ 877,456,000	\$ 7,770,666
2108	\$ 10,000,000	\$ 900,000,000	40	3,600	\$ (180,000,000)	3.2	\$ (8,640		



OPTION C3

LOT SUMMARY

	40' x 120'	82	100%
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82 TOTAL LOTS

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

a schematic development plan for

20 AC. LA PORTE TRACT

± 20.0 ACRES OF LAND

prepared for

HISTORYMAKERS



— Land Planning Consultants —
 23501 Clinco Ranch Blvd., Suite A-250
 Katy, Texas 77434
 Tel: 281-578-0340



AUGUST 30, 2018
 KGA # 1499