

ORDINANCE NO. 2025-06-23-D02-OR

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, ADOPTING THE “COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF STARBASE, TEXAS” TO REGULATE ZONING AND LAND USE WITHIN THE NEWLY INCORPORATED CITY, INCLUDING WITHOUT LIMITATION ESTABLISHING ZONING DISTRICTS FOR HEAVY INDUSTRIAL USES, PROVIDING A MIXED USE ZONING DISTRICT TO ACCOMMODATE VARIOUS COMMERCIAL, RESIDENTIAL, OFFICE, AND SERVICES USES; AND PROVIDING AN OPEN SPACE DISTRICT; ADOPTING DIMENSIONAL STANDARDS TO INCLUDE MINIMUM LOT AND BUILDING STANDARDS, PROVIDING USE STANDARDS AND A USE TABLE, DEFINING VARIOUS TYPES OF LAND USES ALLOWED, BUILDING HEIGHT, SIZE OF YARDS, COURTS AND OPEN SPACES, BULK AND USE OF BUILDINGS AND LAND, MINIMUM FLOOR AREA, MINIMUM OFF-STREET PARKING OF VEHICLES, AND RELATED ZONING AND LAND USE REGULATIONS CONSISTENT WITH CURRENTLY EXISTING DEVELOPMENT; PROVIDING THAT THE CITY COMMISSION WILL SERVE AS THE PLANNING AND ZONING COMMISSION; PROVIDING FOR VARIANCES AND ESTABLISHING A BOARD OF ADJUSTMENT; PROVIDING FOR THE INCORPORATION OF PREMISES; ADOPTING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF STARBASE, TEXAS (EXHIBIT “A”) HERETO, AND THE OFFICIAL ZONING MAP OF THE CITY OF STARBASE, TEXAS IDENTIFYING ZONING DISTRICTS WITHIN THE CITY AND SERVING AS A PLAN TO GUIDE FUTURE DEVELOPMENT IN THE CITY (EXHIBIT “B” HERETO); PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY UPON CONVICTION FOR VIOLATION OF THIS ORDINANCE BY FINE IN AN AMOUNT NOT TO EXCEED A FINE OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OF THIS ORDINANCE OCCURS OR CONTINUES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the “City”), is a Type C general-law municipality, incorporated pursuant to Chapter 8 of the Texas Local Government Code; and

WHEREAS, Chapter 211 of the Texas Local Government Code, as amended (“Chapter 211”) provides authority to the City to adopt rules governing zoning districts, zoning district boundaries and land use within its corporate limits for the purposes of promoting public health, safety, morals and general welfare and of protecting and preserving places and areas of historical, cultural or architectural importance; and

WHEREAS, pursuant to Chapter 211, the City has the legal authority to adopt regulations governing zoning and the use of land in accordance with its Zoning Map (defined below) in order to lessen congestion in the streets; secure safety from fire, panic and other dangers, promote health and general welfare; provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements; regulate aesthetics and other important governmental interests; and

WHEREAS, the City Commission of the City of Starbase, Texas (the “City Commission”) finds that public health, safety, welfare, and aesthetic concerns create the need to enact zoning regulations applicable within the City; and

WHEREAS, notice was published in the Brownsville Herald, a newspaper of general circulation within the City, notifying the public that a public hearing on the adoption of The Comprehensive Zoning Ordinance of the City of Starbase, Texas, (the “Zoning Ordinance”) and the Official Zoning Map (the “Zoning Map”) would be held at a meeting of the City Commission of the City of Starbase on June 23, 2025 at 9:00 a.m. to receive public comment and consider adoption of the Zoning Ordinance; and

WHEREAS, individual notices were mailed to all property owners identifying the proposed initial zoning classification of their respective parcels, providing the proposed zoning map, and advising the property owners that the City Commission would hold a public hearing on the proposed zoning classifications at a meeting on June 23, 2025 at 9:00 a.m. to receive public comment on the proposed zoning classifications; and

WHEREAS, proposed Zoning Ordinance, attached hereto as **Exhibit “A”**, takes into account the type and the location of existing land uses within the City at the time of the incorporation of the City as a general law municipality, and based upon those existing land uses and the existing and naturally occurring land development within the City, city staff have made certain recommendations regarding the designation of zoning district boundaries and appropriate land use designations within those boundaries for properties already developed and for properties which have not yet been developed; and

WHEREAS, based upon the recommendations of city staff, the City Commission has determined that the types and locations of industrial, residential, commercial, service and other land uses that existed upon the date of incorporation provide a diverse and comprehensive plan for long range development of the City which will serve to coordinate and guide the establishment of development and regulations now and in the future within the City; and

WHEREAS, the Zoning Ordinance establishes regulations governing land use and development within three distinct zoning districts identified therein as the Heavy Industrial District, the Mixed Use District which provides for a diverse mix of commercial, residential, and services uses, and an Open Space District, and the proposed regulations include dimensional standards to include minimum lot and building standards, use standards and a use table, definitions for various types of land uses allowed, building height, size of yards, courts and open spaces, bulk and use of buildings and land, minimum floor area, minimum off-street parking of vehicles, and related zoning and land use regulations consistent with currently existing development and for future development compatible with existing uses and zoning districts; and

WHEREAS, a comprehensive map of existing and proposed land uses has been prepared for Commission consideration as part of the process of adopting zoning regulations pursuant to Chapter 211 of the Texas Local Government Code, and a copy of the Zoning Map which shall also serve as the guide for current and future land use and development within the City is attached hereto as **Exhibit “B”**, the “Zoning Map”; and

WHEREAS, the properties described and depicted on the Zoning Map shall be zoned as designated thereon and shall be utilized for the purposes and included within the zoning districts identified in **Exhibit “A”** and more particularly described for each such parcel in **Exhibit “C” Parcel Zoning Classifications**; and

WHEREAS, on June 23, 2025, city staff and consultants presented a proposed draft of the Zoning Ordinance to the City Commission, responded to questions from the City Commission, received input, and at the conclusion of that presentation, the City Commission conducted a public hearing affording members of the public the opportunity to speak; and

WHEREAS, after compliance with all legal notices required by Chapter 211 of the Texas Local Government Code, the required public hearing on the proposed Zoning Ordinance and zoning classifications for properties identified on **Exhibit C** was held by the City Commission on the 23rd day of June, 2025, at its lawfully posted open meeting on that date, and the City Commission finds and determines that the proposed regulations as set forth in the Zoning Ordinance and the Zoning Map, are reasonable and necessary, the proposed zoning classifications for the parcels identified on **Exhibit C** are consistent with the Comprehensive Plan, and that the best interests of the public health, safety and welfare are served by adoption of the Zoning Ordinance (**Exhibit “A”**), adoption of the Zoning Map (**Exhibit “B”**), and the adopted zoning classifications (**Exhibit “C”**), as more specifically set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS:

SECTION 1. Findings Incorporated. The recitals set forth above are true and correct legislative findings of the City Commission and are incorporated into the body of this Ordinance as fully set forth herein.

SECTION 2. Findings. After due deliberations and consideration, and the information and other materials received at the public hearing and public meetings, the City Commission has

concluded that the adoption of the Comprehensive Zoning Ordinance and Zoning Map serve the best interests of the City of Starbase, Texas, serves the health, safety, welfare and aesthetic concerns of the public, and is consistent with the City's Comprehensive Plan.

SECTION 3. Adoption. The Comprehensive Zoning Ordinance of the City of Starbase, Texas establishing regulations for land use and development, establishing the boundaries of the Heavy Industrial District, the Mixed Use District and the Open Space District upon properties within the City as designated therein, is hereby adopted as set forth in **Exhibit "A", "The Comprehensive Zoning Ordinance of the City of Starbase"** and **Exhibit "B", the "Zoning Map"**, copies of which are attached hereto and incorporated herein.

SECTION 4. Zoning Classifications. By adoption of the Zoning Ordinance, after providing individual property owner notices, properties within the City limits are zoned with the zoning classifications in accordance with the Comprehensive Plan and the Zoning Map, and as more particularly described by parcel ID and legal description in **Exhibit "C" "Parcel Zoning Classifications"**, a copy of which is attached hereto and incorporated herein.

SECTION 5. Cumulative Repealer. This Ordinance shall be cumulative of State or Federal law and of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance, in which event, the conflicting provisions of such other ordinances are hereby superseded

SECTION 6. Severability. It is hereby declared to be the intention of the City Commission that the phrases, clauses, and sentences of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Commission without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving an intentional, knowing, reckless, or criminally negligent violation of any provision of this ordinance and/or a provision of this Ordinance governing fire safety, or public health and sanitation, shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 8. Engrossment and Enrollment. The City Clerk is hereby directed to enroll and engross this Ordinance by reflecting the passage of this Ordinance in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City

SECTION 9. Publication and Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

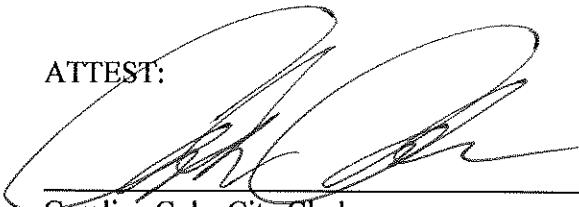
PASSED AND APPROVED by the City Commissioners of the City of Starbase, Texas on the 23rd day of June, 2025.

CITY OF STARBASE, TEXAS

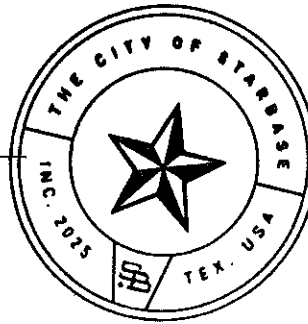


Bobby Peden, Mayor

ATTEST:



Caroline Cole, City Clerk



APPROVED AS TO FORM:



Wm. Andrew Messer, City Attorney

Exhibit A

CITY OF STARBASE, TEXAS COMPREHENSIVE ZONING ORDINANCE

CHAPTER 1: GENERAL PROVISIONS

1.1 TITLE

This ordinance shall be referred to as the “Zoning Ordinance of the City of Starbase, Texas” or “this Ordinance.”

1.2 AUTHORITY

This Ordinance is authorized by Chapter 211 of the Texas Local Government Code.

1.3 APPLICABILITY

This Ordinance applies to all land, Buildings, and Structures in the jurisdictional limits of the City.

1.4 COORDINATION WITH OTHER REGULATIONS

The use of land, Buildings, and Structures within the City is subject to all other regulations as well as this Ordinance.

1.5 DEVELOPMENT APPROVALS

No development shall occur on any land within the City until the approval required by this Ordinance has been granted by the City.

1.6 DEFINITIONS

Words used in this Ordinance have the specific defined meaning as follows:

Accessory Structure. A Building located on the same lot with, and of a size and nature customarily incidental and subordinate to, the Principal Structure.

Accessory Use. A use on the same lot with, and of a size and nature customarily incidental and subordinate to, the Principal Use.

Antenna. Any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including, but not limited to, directional antennas, such as panels, microwave dishes and satellite dishes; and omni directional antennas, such as whip antennas.

Applicant. The owner of real property, or the owner’s authorized representative

Automated Driving System. Hardware and software that, when installed on a motor vehicle and engaged, are collectively capable of performing, without any intervention or supervision by a human operator: (A) all aspects of the entire dynamic driving task for the vehicle on a sustained basis; and (B) any fallback maneuvers necessary to respond to a failure of the system, as defined by Tex. Trans. Code § 545.451(1).

Automated Motor Vehicle. A motor vehicle on which an automated driving system is installed, as defined by Tex. Trans. Code § 545.451(2).

Automated Motor Vehicle Depot. The use of a site where Automated Motor Vehicles are parked for charging, cleaning and service.

Automotive Repair Shop, Major. The use of a site for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting, where all work is conducted inside the building.

Automotive Repair Shop, Minor. The use of a site for routine automobile services or minor repairs, such as tire services, quick-lubes, batteries, with all work being conducted inside the building and within the same day.

Bank or Financial Institution. An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses.

Bar. The use of a site for the sale of alcoholic beverages for consumption on the premises, including cocktail lounges, taverns, and similar uses, other than a Restaurant use as that term is described in this section.

Board of Adjustment. Board of Adjustment of the City of Starbase Texas established pursuant to Chapter 211 of the Texas Local Government Code, as amended, and this Ordinance.

Brewpub. The use of a site for brewing, bottling, canning, packaging, and labeling malt beverages, which malt beverages may be sold or offered without charge on the premises to ultimate consumers for consumption on or off the premises, and food sales as an Incidental Use.

Building. Any structure built for support, shelter or enclosure of persons, animals, personal property, records or other movable property.

Building Code(s). All International and National building codes and local amendments adopted by the City.

Building Official. The employee(s) or contractor(s) authorized and designated by the City Commission to serve as the Building Official of the City of Starbase, Texas including the authorized designee of the Building Official.

Building Permit. A permit issued by the Building Official before a Building or Structure is started, improved, enlarged or altered as proof that such action is in compliance with the Building Code.

Canopy. Any structural protective cover that is not enclosed on any of its four sides and is designed to be the service area for dispensing gasoline and associated with a Gas Station.

Car Wash. The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

Certificate of Occupancy. An official certificate issued by the Building Official that indicates conformance with City ordinances and authorizes legal use of the premises.

City. The City of Starbase, Texas.

City Clerk. The City Clerk or designee of the City.

City Commission. The City Commission of the City of Starbase, Texas.

City Engineer. The licensed professional engineer or firm of licensed professional consulting engineers that has been specifically designated as such by the City.

Community Center. A Building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for an event or function, whether or not a fee is charged.

Convenience Store. Any retail establishment offering for sale a limited line of groceries and household items.

Corner Lot. A lot situated at the intersection of two or more streets.

Corporate Campus for Spacecraft Operations. A use of a site for launching, landing and/or manufacturing of Spacecraft, including buildings or facilities located in an area reasonably proximate to a launch vehicle, reentry vehicle, or Spacecraft launching or landing area, used for support of or in conjunction with those operations. The term includes manufacturing, development, launch, test operations, office space, and any Incidental Uses and includes any uses or activities allowed by a permit issued by the federal or state government.

Dance Hall. A building used for the purpose of providing a place for dancing, whether or not there is a charge for admission. Dance halls may provide live entertainment, may serve alcoholic beverages, and may serve food.

Day Care Facility. A facility or area licensed, certified, or registered by the State to provide daytime care, training, education, custody, treatment, or supervision to children, adults, or elderly in a family setting for less than 24 hours a day, whether for compensation or not.

Design Standards. The Design Standards and Specifications adopted by the City as part of its Subdivision Regulation Ordinance and Building Codes.

Development. Any manmade change to improved or unimproved real estate, including but not limited to, buildings and/or other structures, paving, drainage, utilities, and storage.

Distribution Center. The use of a site that includes a facility that serves as a way station in the supply chain for the storage and redistribution of products that have been shifted from one transport mode to the same or a different transport mode, and often to fulfillment centers and retail stores.

Distillery. a business that produces distilled spirits and which business holds a current, valid Texas Alcoholic Beverage Commission permit.

Duplex. A building containing two Dwelling Units, each of which is a separate household that has an individual exterior entrance.

Dwelling Unit. One or more rooms, which are arranged, designed, used, or intended to be used for occupancy by a Family.

Electrical Code. The electrical code adopted by the City.

Energy Storage or Generation Facility. The use of a site for energy storage equipment or technology that can absorb energy, store such energy for a period of time, and redeliver energy after it has been stored.

Facility. A Building or Structure or place which is built, installed, or established to serve a particular purpose.

Family. One or more people occupy a Dwelling Unit and living together as a separate housekeeping unit.

Farmers Market. The use of a site for an organized reoccurring operation at a designated location used by vendors primarily for the distribution and sale of locally produced agricultural products or locally produced non-agricultural products.

Federal Aviation Administration or FAA. The Federal Aviation Administration of the United States.

Federal Communications Commission or FCC. The Federal Communications Commission of the United States.

Fire Code. The fire code adopted by the City.

Fire Marshal. The employee or contractor(s) authorized and designated by the City Commission to serve as the Fire Marshal of the City of Starbase, Texas including the authorized designee of the Fire Marshal.

Fuel Pump. Any device that dispenses automotive fuel and is associated with a Gas Station.

Fulfillment Center. The use of a site for a facility where inbound product inventory is processed and orders are fulfilled, packaged, and shipped to customers. The facility also includes pallet racking, pick and pack sortation systems, multi-leveled mezzanines and robotic picking centers, daily truck traffic is higher than a warehouse.

Gas Station. The use of a site for a facility limited to retail sales to the public of gasoline, motor oil, lubricants, motor fuels, and/or minor automobile accessories.

Oil or Gas Well. Any well drilled for the production of oil and gas or classified as a oil or gas well under the Texas Natural Resources Code. Regulated under the City's Oil and Gas Well Ordinance.

Gas Well Permit. A permit issued by the City for a Gas Well.

Grocery Store. A Building used for a retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods.

Gym or Health/Fitness Center. A Building where members or nonmembers use equipment or space for the purpose of physical exercise or health improvement.

Home Occupation. An occupation commonly carried on within a dwelling unit by members of the family occupying the dwelling unit. The use of the dwelling unit as an occupation shall be incidental and subordinate to the use of the home as a dwelling unit.

Hotel. A Building in which lodging is provided and offered to the public for compensation, and which is open to transient guests.

HUD-Code Manufactured Home. A structure constructed on or after June 15, 1976 according to the rules of the United States Department of Housing and Urban Development, built on a permanent chassis, designed for uses a dwelling unit or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet, as defined in Tex. Occ. Code § 1201.003(12), as amended.

Incidental Use. Any use different from the Principal Use but which complements and/or supplements the Principal Use.

Kennel/Veterinary Office. The use of a site for housing or accepting for boarding, trimming, grooming, bathing and/or treatment of three (3) or more dogs, cats, or other domestic animals at least four (4) months of age.

Landscaped Area. The portion of a Lot covered by grass, trees, plants, and shrubs and other architectural landscape features.

Liquor Store. The use of a building for the retail sale of alcoholic beverages for off-premises consumption.

Lot. A designated parcel, tract or area of land established by a Plat or otherwise permitted by law.

Lot Area. The computed area contained within the Lot Lines of a parcel.

Lot Coverage. The maximum area of a Lot, expressed as a percentage of a Lot's total area, that may be encumbered by roofed Structures, including Accessory Structures. Lot coverage limited to the lowest coverage for a use of the lot as provided in Table 3-2.
MINIMUM LOT AND BUILDING STANDARDS.

Lot Depth. The mean horizontal distance between the Front and Rear Lot Lines.

Lot Frontage. The Lot Width measured at the Front Lot Line.

Lot Line. A boundary of a Lot. "Lot line" is synonymous with "property line."

Lot Line, Front. The Lot Line separating a Lot from a Public Right-of-Way. The Front Lot Line adjoins the Right-of-Way where the entrance/address is located.

Lot Line, Rear. The Lot Line which is parallel to and most distant from the Front Lot Line.

Lot Line, Side. Any Lot Line not a Front or Rear Lot Line.

Lot of Record. A platted Lot.

Lot Width. The horizontal distance between the side lines, measured at the front property line adjacent to the Public Right-of-Way.

Manufacturing or Industrial Operations. The use of a site for an establishment engaged in or designed for manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted/raw materials or the bulk storage and handling of such

products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line. Also includes the fabrication, assembly, manufacturing, and packaging of finished products or parts from previously prepared materials.

Marina. A dock where slips, dry moorage and other services are available for watercraft.

Medical Facility. A group of offices for one or more physicians, surgeons, chiropractors, dentists, or similar such health professionals are engaged in attending to patients and treating the sick or injured.

Mobile Food Unit Park. The lot or parcel where Mobile Food Units can be located for the business of selling food.

Mobile Food Unit or MFU. Pursuant to 25 T.A.C. § 228.2, as amended, a vehicle-mounted, self or otherwise propelled, self-contained food service operation designed to be readily movable (including catering trucks, trailers, push carts, and roadside vendors) and used to store, prepare, display, serve or sell food. An MFU must completely retain its mobility at all times. An MFU does not include a stand or a booth. A roadside food vendor is classified as an MFU.

Multi-Family Building. Any Building, or portion thereof, which is designed, built, rented, leased or let to be occupied as three (3) or more Dwelling Units or apartments. This use does not include townhouses.

Museum. The use of a site for exhibiting collections of artistic, historical, or scientific objects.

Office. The use of a Building that includes a room or group of rooms used for conducting the affairs of a business, profession, service industry, or government.

Open Space. The use of a site for active or passive recreation areas or for resource protection in an essentially undeveloped state.

Outdoor Storage. The keeping of personal or business property outside of a Building or Structure for a period exceeding 72 consecutive hours.

Parking Garage. The use of a site for parking spaces and adjacent access drives, aisles, and ramps that are located in a Structure with two (2) or more levels.

Parking Lot. An off-street open area for the temporary parking of motor vehicles.

Parking Space. Open space or garage space reserved exclusively for the parking of a motor vehicle.

Parks and Recreational Facilities. The use of a site for any public or private land available for recreational, educational, cultural, or aesthetic use.

Person. An individual, firm, association, organization, partnership, trust, foundation, company or corporation.

Personal Logistics Center. The use of a Building to provide services for the shipping and delivery of personal parcels, packages, and mail. Does not include facilities operated by the United States Postal Service.

Personal Services. The use of a building for an establishment that provides repair, care, maintenance or customizing of wearing apparel or other personal articles or human grooming services and includes such uses as beauty/barber shops, massage, dry cleaning, shoe repair, alterations, spas, tanning salons, photography studios, house cleaning services, weight reduction centers, florists, or pet grooming shops.

Plat. A plat required by the Subdivision Ordinance.

Principal Structure. A Building or Structure, the use of which is the primary or main use of the Zoning Lot upon which it is located.

Principal Use. The primary or predominant use of any Lot or Building.

Private Street. A street that is not publicly owned.

Public Building. Any Building held, used, or controlled exclusively for public purposes by any department or branch of government, state, county, or municipal, without reference to the ownership of the building or of the realty upon which it is situated.

Public Right-of-Way. Any designated public street, sidewalk, or alley.

Public Street. See Public Right-of-Way.

Pump Island. A concrete platform measuring a minimum of 6 inches in height from the paved surface on which fuel pumps are located and is associated with a Gas Station.

Recreation and Entertainment. This use includes indoor and outdoor recreation and entertainment activities. Accessory Uses may include limited retail, concessions, parking, swimming pool, and maintenance facilities.

Recreational Game Courts. A space designed for playing sports and other recreational facilities.

Recreational Vehicle or RV. A recreational trailer, designed to be self-propelled or towed that is maintained for use as a dwelling or sleeping place and which has no permanent foundation.

Recreational Vehicle Park. A parcel of land that is used solely for the development of rental lot spaces for Recreational Vehicles that are not HUD-Code Manufactured Homes.

Religious Assembly. A Building or Structure used by a religious organization or congregation for regular organized religious activities.

Residential Lots. Lots used for the following uses: Single Family Dwelling, Duplex, Townhouse or HUD-Code Manufactured Home. Does not include Multi-Family Building.

Residential Structure. A structure containing a Residential Use.

Residential Use. See Single Family Dwelling, Duplex, Townhouse or HUD-Code Manufactured Home. Does not include Multi-Family Building.

Restaurant. A structure in which the principal use is the preparation and sale of food and beverages.

Retail Stores and Shops. An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

School. An institution or place for instruction or education, such as kindergarten, elementary, middle, junior high school, or high school.

Setback. The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Sexually-Oriented Business. A sexually oriented business shall be as defined in the "Sexually Oriented Business Ordinance."

Single Family Dwelling. A dwelling unit designed and constructed for occupancy by one family and located on a lot and having no physical connection to a building located on any other lot or tract.

Site Plan. A graphic representation, drawn to scale, indicating the outlines of the land included in the plan and all proposed use locations, accurately dimensioned, and indicating the relation of each use to that adjoining and to the boundary of the property.

Site Plan Permit. A permit issued pursuant to Chapter 2 of this Ordinance following review and approval or conditional approval by the Zoning Administrator and/or by the City Commission, as applicable.

Smoke. The visible discharge of particulate matter from a chimney, vent, exhaust or combustion process.

Smoke Shop. A retail establishment that is dedicated, in whole or in part, to the sale of tobacco, electric vaping devices, or similar substances.

Spacecraft. Any object or vehicle and its components designed to be launched for operations in a suborbital trajectory, in earth orbit, or in outer space.

Specific Use Permit. A use that is not automatically permitted by right, but that may be permitted within a zoning district subject to meeting conditions contained in this Ordinance.

State. The State of Texas.

Statement of Special Exception. A form required for projects subject to Chapter 17 of the International Building Code, as amended.

Story or Stories. A space in a Building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above.

Structure. Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground, including, but not limited to freestanding signs, but exclusive of customary fences or boundary of retaining walls, sidewalks and curbs.

Subdivision Ordinance. The Subdivision Ordinance of the City, as subsequently amended.

Tower. Any ground-mounted pole, spire, structure, or combination thereof, including supporting lines, cables, wires, braces and masts, intended primarily for the purpose of mounting an antenna, meteorological device, or similar apparatus above grade.

Townhouse. A single-family Dwelling Unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public or private way on not less than two sides.

Visitor Center. The use of a Building or site devoted to the distribution or sale of information for visitors and other travelers.

Warehouse. The use of a site for facilities characterized by warehousing, frequent heavy trucking activity, open storage of material, or nuisances such as dust, noise, and odors, but not involved in manufacturing or production, and including office space for employees.

Wastewater Treatment Plant. The use of a site for any facility designed for the treatment of industrial or domestic wastewater.

Watercraft. Any boat, motorboat, vessel, or personal watercraft, other than a seaplane on water, used or capable of being used for transportation on water.

Water Storage Facility. The use of a site for a facility for the storage of water, either elevated or ground level.

Water Treatment Facility. The use of a site for a facility or facilities within the water supply system that can alter the physical, chemical, or bacteriological quality of the water.

Wine and Beer Sales. The use of a building for the retail sale of wine and malt beverages for off-premises and on-premises consumption.

Wireless Telecommunications Facility. A Structure that is designed and constructed primarily for the purpose of supporting one or more Antennae that transmit information (audio, video, data) in the form of electromagnetic signals to one or more receivers without the use of a physical connection between the transmitting and receiving source.

Zoning Administrator. The employee or contractor(s) authorized and designated by the City Commission to administer the provisions of this Ordinance, including the authorized designee(s) of the Zoning Administrator.

Zoning District or District. An area designated within this Ordinance for which a specified land use is authorized and subject to the restrictions of this Ordinance.

Zoning Lot. A single tract of land that consists of one or more lots and which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developer or built upon as a separate unit under single ownership or control. A zoning lot may or may not coincide with a single lot of record, but in no case shall a zoning lot include only a portion of a lot of record.

Zoning Map. The official zoning map of the City, as amended.

CHAPTER 2: ADMINISTRATION, PROCEDURES AND ENFORCEMENT

ARTICLE I. ADMINISTRATION

2.1 ZONING ADMINISTRATOR

The Zoning Administrator shall conduct and supervise the enforcement of this Ordinance.

2.2 BOARD OF ADJUSTMENT

a. The Board of Adjustment is hereby created in accordance with Section 211.008 of the Texas Local Government Code.

b. The Board of Adjustment may:

1. Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official, including the Zoning Administrator or Building Official, in the enforcement of this Ordinance.
2. Authorize in specific cases a variance from the terms of this Ordinance as authorized by State law and/or this Ordinance. The Board of Adjustment has no authority to grant a use variance.

c. The Board of Adjustment shall be comprised of five (5) regular members and either one (1) or (2) alternate members appointed by the City Commission for terms of two years. Alternate members may serve in the absence of one or more regular members when requested to do so by the Mayor or City Administrator.

d. Each case before the Board of Adjustment must be heard by at least 75 percent of the members and shall be subject to voting requirements set forth herein. The Board of Adjustment, by majority vote, shall adopt rules with approval of the City Council. Meetings are held at the call of the presiding officer and at other times as determined by the Board of Adjustment. The presiding officers may administer oaths and compel attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public.

2.3 CITY COMMISSION

The City Commission shall render a final decision on amendments to this Ordinance and the Zoning Map and on matters where such authority is assigned pursuant to this Ordinance and applicable State law.

2.4-2.19 (Reserved)

ARTICLE II. PROCEDURES

2.20 BUILDING PERMIT

All applications for Building Permits shall be accompanied by a Site Plan or Plat, showing the location of the Building on the Lot, accurate dimensions of Building and lot and such other information as may be necessary to provide for the enforcement of this Ordinance and applicable ordinances of the City.

2.21 CERTIFICATE OF OCCUPANCY FOR NONRESIDENTIAL PURPOSE

No vacant land shall be occupied or used and no building hereafter erected, reconstructed, altered or enlarged for a nonresidential purpose until a certificate of occupancy shall have been issued by the Building Official in accordance with the Building Code, except no certificate of occupancy shall be required for a structure with a Statement of Special Inspection.

2.22 AMENDMENTS

a. Generally.

The City Commission may, from time to time, amend the regulations in this Ordinance or the Zoning Map. Pursuant to Section 211.007(e) of the Texas Local Government Code, as amended, the City Commission shall exercise the zoning authority provided hereunder without the need for appointment of a planning and zoning commission, and any reference in State law to a zoning commission or planning commission shall mean the City Commission.

b. Application.

1. Amendment Procedure. Proceedings to amend this Ordinance or the Zoning Map shall be in accordance with the procedure required by State law and this Ordinance, and may only be initiated by one or more of the following methods:
 - a) By direction of the City Commission to the City Administrator; or
 - b) By recommendation of the City Administrator or Zoning Administrator; or
 - c) By an owner of property filing an application with the Zoning Administrator on forms provided by the City.

2. Zoning Classification Amendment. An application requesting change in a district boundary on the Zoning Map shall be accompanied by the following: (a) full name of property owner or notarized documentation that the person filing the application is the authorized representative of the property owner; (b) a metes and bounds or legal description of the property that is the subject of the request; (c) a summary of the requested change and the reason for the change; (d) a map or plat showing the property or properties proposed to be changed and all land located within 200 feet of the boundaries of the property proposed for such rezoning together with the names and addresses of the owners of lands in such area; and (e) the application fee.
3. Zoning Text Amendment. An application requesting a change in the text of this Ordinance shall be accompanied by the following: (a) description and reason for the requested change; and (b) application fee. If the request is for the addition of a new use within a Zoning District or for the establishment of a new Zoning District, the application must include the location of the property to which the text amendment would apply if approved and the subject property is rezoned. The City is exempt from the application fee.

c. Public Hearing. The City Commission shall hold a public hearing on the amendment to this Ordinance or the Zoning Map in accordance with State law and this Ordinance.

d. Notice of Public Hearing. On or before the 15th day before the date of the public hearing, notice of the time and place of the hearing must be published in the City's official newspaper. Before the 10th day before the public hearing, written notice of the public hearing on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The City Commission may not adopt the proposed change until after the 30th day after the date of the mailed notice.

2.23 SITE PLAN REVIEW

a. Purpose. It is the intent of the Site Plan review process to serve the public interest by promoting a high standard of development in the City and to allow the review of proposed commercial and multi-family development for compliance with the provisions of this Ordinance and the City's Subdivision Regulations. The Site Plan review is used to determine compliance with this Ordinance, other City ordinances, and other applicable Federal and

State laws. Through a comprehensive review of both functional and aesthetic components of new or intensified commercial development, the City seeks to maintain and improve the City's tax base, mitigate to the extent feasible adverse impacts of one land use upon another, and ensure the sufficiency of public improvements.

- b. Approval required. Site Plan review and approval shall be required for the following:
 - 1. New Building for the Industrial, Public Services/Utilities, Institutional and Civic, Commercial, and Vehicle Services and Parking uses listed in Table 3-1. "Allowed Uses."
 - 2. New Multi-Family Building.
 - 3. Expanding, changing, or modifying the use of a Building listed in Section 2.23.b.1 and 2 which results increased square footage or additional dwelling units.
- c. Exceptions. The following shall not require Site Plan approval:
 - 1. Construction or alteration of a Single-Family Dwelling, Duplex, Triplex, Fourplex, or Accessory Building on a Residential Lot;
 - 2. Enlargement of a Building for the Industrial, Public Services/Utilities, Institutional and Civic, Commercial, and Vehicle Services and Parking uses listed in Table 3-1. "Allowed Uses." by less than 10% of its existing gross floor area;
 - 3. Construction or alteration of a Structure with a Statement of Special Inspection.
- d. Applications. An Applicant may apply for a Site Plan approval for that property by filing an application with the Zoning Administrator on forms provided by the City. Incomplete or deficient applications shall not be accepted for review by the Zoning Administrator. The Zoning Administrator may refer the Site Plan application to any other department of the City to determine compliance with all City ordinances. To be deemed complete, the application shall include the following information:
 - 1. Evidence of ownership or an interest in the property, or notarized documentation that the applicant is an authorized representative of and acting on behalf of the owner of the property;
 - 2. The application fee;
 - 3. Complete Site Plans, signed by a registered architect, civil engineer, landscape architect or other design professional, shall include the following,

as determined applicable and necessary by the Zoning Administrator for review of the Site Plan application:

a) General:

- 1) Name of project.
- 2) Name, address and telephone number of applicant, engineer, and owner of record.
- 3) Legal description (certificate of survey will be required).
- 4) Date proposed, north arrow, engineering scale, number of sheets, name of drawer.
- 5) Vicinity map showing relationship of the proposed development to surrounding streets, rights-of-way, easements and natural features.
- 6) Description of intended use of the site, buildings and structures, including type of occupancy and estimated occupancy load.
- 7) Existing zoning and land use.
- 8) Tabulation box indicating: (i) Size of parcel in acres and square feet; (ii) Gross floor area of each building; (iii) Percent of site covered by building; (iv) Percent of lot coverage; (v) Number of parking spaces provided, including handicapped parking spaces; (vi) Height of all buildings and structures and number of stories; and (vii) Breakdown of the Building area allocated for specific uses, e.g., manufacturing, office, retail, showroom, warehouse, etc.

b) Site Plan:

- 1) Property lines and property dimensions, location of all existing and proposed Buildings and Structures with distance(s) from boundaries, distance(s) between Buildings, Building dimensions and floor elevations.
- 2) Grading and drainage plans showing existing natural features (topography, wetlands, vegetation, etc.), as well as proposed grade elevations and sedimentation and stormwater retention ponds. Plans shall include runoff and storage calculations for ten-year and 100-year events. If stormwater is proposed to be

routed to existing stormwater ponds, documentation shall be provided to demonstrate that the downstream pond is sufficient to accommodate the additional stormwater.

- 3) All existing and proposed points of egress/ingress showing widths at property lines, turning radii abutting rights-of-way with indicated centerline, width, paving width, existing and proposed median cuts, and intersections of streets and driveways.
 - 4) Vehicular circulation system showing location and dimension for all driveways, parking spaces, parking lot aisles, service roads, loading areas, fire lanes, emergency access (if necessary), public and private streets, alleys, sidewalks, direction of traffic flow and traffic-control devices.
 - 5) Location, access and screening detail of trash enclosures.
 - 6) Location and screening detail of rooftop equipment.
 - 7) Utility plan identifying connection to water and sewer.
 - 8) List of proposed hazardous materials, use and storage.
 - 9) Proposed fire protection system.
 - 10) Such other information required by the City to determine compliance with this Ordinance.
- c) The application shall include a traffic study, if requested by the City based the use and traffic generation.
- e. Standards. No Site Plan shall be approved by the Zoning Administrator unless it conforms to this Ordinance, other City ordinances, and the following standards:
1. Has designed grade changes to be in keeping with the general appearance of neighboring developed or developing areas;
 2. Creates or enhances a harmonious relationship with natural site features and with existing and future buildings;
 3. Creates a functional and harmonious design for Buildings and site features, with special attention to the following:
 - a) An internal sense of order for the Buildings and uses on the site and provision of a desirable environment for occupants, visitors and general community;

- b) Materials, textures, colors and details of construction are compatible with the adjacent and neighboring structures and uses;
 - c) Vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking; and
 - d) Protection of adjacent and neighboring properties through reasonable provision of design and/or infrastructure for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.
4. Maintains a road system level of service in accordance with standards established by or determined acceptable by the City Commission.
- f. Site Plan Permit. The Zoning Administrator's approval of the Site Plan provided under this Section 2.23 shall be evidenced by the issuance of a Site Plan Permit.
- g. Approval with Conditions. The Zoning Administrator may approve the Site Plan Permit with conditions necessary to comply with the standards above, for the protection of adjacent properties, and for compliance with the requirements of this Ordinance and Subdivision Ordinance. Approval of a Site Plan Permit with conditions shall not prohibit the City from issuing a Building Permit so long as the requirements of all Building Codes required for the issuance of a Building Permit have been satisfied.
- h. Permitted Site. A Site Plan Permit shall be valid only for the project and location for which approval has been granted pursuant to this section. Construction of all site elements shall be in compliance with the plans and specifications approved by the Zoning Administrator.
- i. Building Permit Authorization. The Site Plan Permit shall be signed by the Zoning Administrator and include a copy of the approved Site Plan and all terms and conditions of the approval. The issuance of a Site Plan Permit authorizes the applicant to apply for a Building Permit. The Site Plan Permit shall expire two (2) years after the date of issuance if a Building Permit has not been issued by the City for the property and location within that time period. A Certificate of Occupancy shall not be issued until all conditions of approval for the Site Plan Permit have been met.
- j. Maintenance of site. It shall be the obligation of the owner to maintain the site in a manner consistent with the approved Site Plan Permit.

k. Appeal. If the Zoning Administrator denies a Site Plan Permit or approves a Site Plan Permit with conditions, then an applicant may appeal the decision in writing to the City Commission within ten (10) calendar days of the date of the Zoning Administrator's decision. The appeal shall be filed with the City Clerk. The City Commission shall hear the appeal at the next regular meeting for which notice requirements may be lawfully met. After hearing the appeal, the City Commission may affirm or deny the decision of the Zoning Administrator. If the City Commission denies the decision, then it may approve or deny the Site Plan Permit based on the standards in this Ordinance. The City Commission may also approve the Site Plan Permit with conditions to protect the public health, safety and welfare, to promote the intent of this section and/or to protect adjacent properties.

2.24 SPECIFIC USE PERMIT

a. Purpose. This Section provides a mechanism for the City to evaluate certain uses that, because of unique characteristics or potential impacts on adjacent land uses, are not permitted in Zoning Districts as a matter of right but which may, under appropriate standards and factors set forth in this Section 2.24 and this Ordinance be approved. These uses shall be approved by a Specific Use Permit (SUP) issued by the City Commission, after ensuring compatibility with surrounding land uses, adequate mitigation is provided for anticipated impacts, and that the public interest, health, safety, and general welfare will be promoted. The issuance of an SUP constitutes an amendment to zoning regulations authorizing a specific use of that Property.

b. Applicability. The SUP procedure shall apply only to the uses identified in Table 3-1. "Allowed Uses" in this Ordinance as requiring an SUP. No such use may be established, enlarged, or altered without approval of an SUP.

c. Application. An Applicant may apply for an SUP for that property by filing an application with the Zoning Administrator. Although specific submissions required to complete an application for an SUP may vary with the specific use and the Zoning District in which it is located, all applications for an SUP must include at minimum the information required for a Site Plan in accordance with Section 2.23 that clearly illustrates the following: Proposed Building and functions, circulation and parking areas, sign locations and type, the relationship of the proposed project to neighboring uses, environmental impacts, and demand for municipal services.

d. Procedure. The Zoning Administrator shall review the SUP application for completeness. An application that is not complete shall not be processed by the Zoning Administrator. A complete application shall be referred to the City Commission for a decision. The City Commission shall hold a public hearing on the application for an SUP.

Notice for the public hearing shall comply with Section 2.22.d of this Ordinance. The City Commission by an affirmative vote may, after public hearing and notice, approve an SUP. As a zoning action, issuance of an SUP shall only apply to real property (i.e., shall not be attached to any person, business entity, etc.), shall not be transferred from one property to another (i.e., shall not move if a business operation relocates), and shall not expire or terminate without proper zoning action to rescind the SUP (i.e., change the zoning to remove the SUP, with appropriate public notification, public hearing, etc.).

d. General Approval Standards. An SUP is only permitted if the Applicant demonstrates that:

1. The specific use complies with this Ordinance;
2. The specific use proposed is compatible with the surrounding area and existing uses;
2. The specific use proposed has no negative impacts on existing or future development of the area; and
3. Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.

e. Conditions on Permits. In reviewing application for an SUP, the City Commission may attach reasonable conditions to mitigate anticipated adverse impacts associated with the specific use and to protect the value of adjacent or nearby property. The conditions of approval of the SUP shall be incorporated into the amending ordinance establishing the SUP. Such conditions may include, but are not limited, to the following:

1. Controlling the number, area, bulk, height and location of such specific use.
2. Regulating ingress and egress to the property and the proposed Buildings thereon with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control and access in case of fire or other catastrophe.
3. Regulating off-street parking and loading areas, if appropriate.
4. Utilities, with reference to location availability and compatibility.
5. Berming, fencing, screening, landscaping or other facilities to protect nearby property.
6. Compatibility of appearance.

7. In determining conditions, special considerations shall be given to protecting immediately adjacent properties from objectionable views, noise, traffic and other negative characteristics associated with such specific use.

g. Revocation.

1. An SUP may be revoked after notice in accordance with Section 2.22.d and a hearing before the City Commission for any of the following reasons:
 - a. The SUP was obtained or extended by fraud or deception; or
 - b. One or more of the conditions of approval imposed on the SUP has not been met or has been violated.
2. If an SUP is revoked in accordance with this section, then the subject property shall not be eligible for resubmittal for 12 months unless the applicant can show a substantial change in circumstances to justify a resubmittal.

2.25 VARIANCES

- a. Application required. Every application for a Variance shall be filed with the Board of Adjustment by the Applicant on forms provided by the City, and such application shall be processed and heard by the Board of Adjustment in accordance with the Board of Adjustment's established rules of procedure.
- b. Action. Pursuant to Section 211.008 of the Texas Local Government Code, approval of a Variance shall require the affirmative vote of four (4) members of the Board of Adjustment. In taking action on an application for a Variance, the Board of Adjustment shall grant approval of the application only when it determines that:
 1. The Variance is not contrary to the public interest;
 2. Due to special conditions, a literal enforcement of the regulations in this Ordinance will create unnecessary hardship in the development of the affected property;
 3. The situation causing the hardship is unique to the affected property;
 4. The situation or hardship is not self-imposed by the Applicant;
 5. The relief sought will not injure the existing or permitted use of adjacent conforming property; and
 6. The granting of a Variance will be in harmony with the spirit and purposes of this Ordinance.

- c. Appeal. Appeal of a decision of the Board of Adjustment shall be to a District Court.

2.26 FEES

Applications for amendments to the Zoning Map or this Ordinance, Site Plan Permits, Specific Use Permits, Variances, or any other administrative permits required under this Ordinance are subject to an application fee established by the City Commission and must be paid at the time of submittal of the application as a condition of application acceptance.

2.27-2.29 (Reserved)

ARTICLE III. ENFORCEMENT

2.30 ENFORCEMENT

- a. Violations.

Any of the following shall be a violation of this Ordinance and shall be subject to the remedies and penalties provided for in State law and this Ordinance:

1. To establish or place any use, structure, or building upon land that is subject to this Ordinance without all of the approvals required by this Code.
2. To engage in any development, construction, remodeling, or other activity of any nature upon land that is subject to this Ordinance without all of the approvals required by this Ordinance.
3. To engage in any development, use, construction, remodeling, or other activity of any nature in any way inconsistent with the terms and conditions of any permit, approval, certificate, or other form of authorization required in order to engage in such activity.
4. To violate, by either act or omission, any term, condition, or qualification placed upon any authorization provided pursuant to this Ordinance, including a permit or other form of authorization provided by the Zoning Administrator or by a decision making body pursuant to this Ordinance.
5. To erect, construct, reconstruct, remodel, alter, maintain, move, or use any building or structure or to engage in development of any land in violation of any zoning or other regulation of this Ordinance.
6. To reduce or diminish any lot area requirement so that the lot size, setbacks, open spaces or other requirements are smaller than prescribed by this Ordinance, unless such reduction or diminution is approved by the Board of

Adjustment or City Commission in accordance with procedural requirements and substantive standards of this Ordinance.

7. To increase the intensity or density of use of any land or structure, except in accordance with the procedural requirements and substantive standards of this Ordinance.
8. To remove, deface, obscure, or otherwise interfere with any notice required by this Ordinance.

b. Enforcement procedures.

The City shall have the following remedies and enforcement powers under State law and this Ordinance.

1. The City may deny or withhold all permits, certificates, or other forms of authorization on any land or structure or improvements upon a determination that there is an uncorrected violation of a provision of this Ordinance or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the City. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.
2. The City may deny or withhold all permits, certificates, or other forms of authorization on any land, structure, or improvements owned or being developed by a person who owns, developed, or otherwise caused an uncorrected violation of a provision of this Ordinance or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the City. This provision shall apply regardless of whether the property for which the permit or other approval is sought is the property in violation.
3. Instead of withholding or denying a permit or other authorization, the City may grant such authorization subject to the condition that the violation be corrected.
4. Any development permit or other form of authorization required under this Ordinance may be revoked in accordance with the procedure set forth in this Ordinance.
5. With or without revoking permits, the City may stop work on any building or structure on any land on which there is an uncorrected violation of a provision

of this Ordinance or of a permit or other form of authorization issued hereunder, in accordance with its power to stop work under its Building Code.

6. The City may seek an injunction or other equitable relief in court to stop any violation of this Ordinance or of a permit, certificate, or other form of authorization granted hereunder.
7. The City may seek a court order in the nature of mandamus, abatement, injunction, or other action or proceeding to abate or remove a violation or otherwise to restore the premises in question to the condition in which they existed prior to the violation.
8. The City may enforce the provisions of this Ordinance through civil action through civil action, as provided by state law; and administrative adjudication under municipal court, and Texas Local Government Code, Chapter 54, Subchapter C, as amended.
9. The City shall have such other remedies as are and as may be from time-to-time provided by law for the violation of zoning, subdivision, sign, or related Ordinance provisions.
10. In addition to the enforcement powers specified in this article, the City may exercise any and all enforcement powers granted by law.
11. Nothing in this Ordinance shall prohibit the continuation of previous enforcement actions undertaken by the City pursuant to previous and valid ordinances and laws.

c. Remedies cumulative.

The remedies and enforcement powers established in this chapter shall be cumulative and the City may exercise them in any order or combination at any time.

d. Penalty for violation.

1. Any person who shall violate any of the provisions of this Ordinance or fail to comply with any of the requirements thereof, or who shall build or alter any building or use in violation of any detailed statement or plan submitted and approved hereunder shall be guilty of a misdemeanor punishable under this Section.
2. The owner or owners or tenant of any building or premises or part thereof, where anything in violation of this Ordinance shall be placed or shall exist, and any architect, builder, contractor, agent, person, or corporation employed in

connection therewith and who may have assisted in the commission of any such violation shall be guilty of a separate offense punishable under this section.

3. A person who violates any provision of this Ordinance by performing an act prohibited or by failing to perform an act required is guilty of a misdemeanor. Each day on which a violation exists or continues to exist shall be a separate offense.
4. If the definition of an offense under this Chapter does not prescribe a culpable mental state, then a culpable mental state is not required. Such offense shall be punishable by a fine not to exceed \$500.00.
5. If the definition of an offense under this Ordinance prescribes a culpable mental state and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, then the offense shall be punishable by a fine not to exceed \$2,000.00.

CHAPTER 3: ZONING DISTRICTS

ARTICLE I: GENERALLY

3.1 PURPOSE

Design and Philosophy Statement. The zoning regulations of the City of Starbase are established to promote health, safety, and welfare of residents while embracing flexibility to accommodate the dynamic evolution of our community. As a city of trailblazers, Starbase recognizes that the future is being built here, and this zoning framework is designed to be adaptable and foster creativity of development.

Starbase embodies a unique juxtaposition of quaint village charm and modern industrial operations. The City prioritizes quality of life for its residents, emphasizing safety, walkability, thoughtful landscaping and greenspace, and preservation of neighborhood aesthetics. Our industrial operations are clean and modern. Starbase serves as symbol of human ambition and strives to be a city that will inspire future generations on this planet and others. These elements have shaped our community, and future development should strive to harmonize with this vision.

Pursuant to Chapter 211 of the Texas Local Government Code, the purpose of this Ordinance is to promote public health, safety, and general welfare and to preserve places and areas of historical, cultural, or architectural importance and significance. Further, this Ordinance is designed to:

- a. Lessen congestion in the streets;
- b. Secure safety from fire, panic, and other dangers;
- c. Promote health and the general welfare;
- d. Provide adequate light and air;
- e. Prevent the overcrowding of land;
- f. Avoid undue concentration of population; or
- g. Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

3.2 GENERAL REQUIREMENTS

No land shall be used or occupied, and no Building or Structure shall be designed, erected, altered, used, or occupied except in conformity with all regulations in this Ordinance.

3.3 ESTABLISHMENT OF ZONING DISTRICTS

The City is divided into the following Zoning Districts:

- a. Heavy Industrial District (HI)
- b. Mixed Use District (MX)
- c. Open Space (OS)

3.4 ZONING MAP

The boundaries of the Zoning Districts established by this Ordinance are delineated on the official Zoning Map of the City, which is incorporated by reference and made part of this Ordinance. The Zoning Map shall be maintained permanently on file for public inspection in the office of the City Clerk.

3.5 ZONING DISTRICT BOUNDARIES

Except where referenced on the Zoning Map, a street or alley line or other designated line by dimensions shown on the map, the district boundary lines of all districts shall follow lot lines or the centerlines of streets or alleys.

3.6-3.19 (Reserved)

ARTICLE II: ZONING DISTRICTS

3.20 HEAVY INDUSTRIAL DISTRICT (HI)

- a. Intent: The intent of the “HI” District is to provide an area for industrial use, offices, flexible space, and limited retail and services uses that service the industrial uses.
- b. Allowed Uses. See Table 3-1. “Allowed Uses” for the permitted and specific uses allowed uses in the “HI” District.
- c. Dimensional standards. See Table 3-2. “Minimum Lot and Building Standards” for the dimensional standards for the “HI” District.

3.21 MIXED USE DISTRICT (MX)

- a. Intent: The intent of the “MX” District is to provide an area for a variety of light commercial, residential, office, and service uses. The “MX” district promotes flexibility in the construction of development projects or buildings by allowing a mix of uses.
- b. Allowed uses: See Table 3-1. “Allowed Uses” for the permitted and specific uses allowed uses in the “MX” District.
- c. Dimensional standards: See Table 3-2. “Minimum Lot and Building Standards” for the dimensional standards for the “MX” District.

3.22 OPEN SPACE DISTRICT (OS)

- a. Intent: The intent of the “OS” District is to provide an area for open space.
- b. Permitted uses: See Table 3-1. “Allowed Uses” for the permitted and specific uses allowed uses in the “OS” District.
- c. Dimensional standards: See Table 3-2. “Minimum Lot and Building Standards” for the dimensional standards for the “OS” District.

3.23-3.29 (Reserved)

ARTICLE III. ALLOWED USES

3.30 ALLOWED USES DESCRIPTIONS

- a. Generally; Table 3-1. “Allowed Uses” identifies the permitted and specific uses allowed in each Zoning District. Based upon the interpretation of the Zoning Administrator, a use may be determined as allowed within a use category if not listed specifically in Table 3-1. “Allowed Uses” unless expressly prohibited or already included within another general use category.

1. Permitted uses. Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this Ordinance. A Site Plan Permit shall be required in accordance with Section 2.23.b of this Ordinance.
2. Specific uses. Uses specified with an "S" are a specific use in the district or districts where designated, provided that the use complies with all other applicable provisions of this Ordinance. A Specific Use Permit is required for all uses designated with a "S" in accordance with the procedure specified in Section 2.24 of this Ordinance.
3. Accessory uses. Uses specified with an "A" are permitted as an accessory use to another permitted use in the district or districts where designated, provided that the use complies with all other applicable provisions of this Ordinance.
4. Prohibited uses. Any use not listed as either "P" (permitted) or "S" (specific) in a particular district, or any use that the Zoning Administrator determines is not included within a use category allowed in a Zoning District and/or that is not substantially similar to a use listed as permitted by right or allowed with a Specific Use Permit, shall be prohibited in the district.

TABLE 3-1. ALLOWED USES

USE	Zoning Districts			
	HI	MX	OS	Use Standards
COMMERCIAL				
Bank or Financial Institution		P		
Bar		P		
Brewpub		P		
Car Wash		P		
Convenience Store		P		
Dance Hall		P		
Distillery		S		
Grocery Store		P		
Kennel/Veterinary Clinic		S		4.20
Hotel		S		
Liquor Store		S		
Mobile Food Unit Park		P		4.21
Office		P		

Personal Logistics Center		P		
Personal Services		P		
Recreation and Entertainment		P		
Recreational Vehicle Park		P		4.22
Restaurant		P		
Retail Stores and Shops		P		
Sexually Oriented Business		S		4.23
Smoke Shop		S		4.24
Wine and Beer Sales		P		
INDUSTRIAL				
Corporate Campus for Spacecraft Operations	P			
Distribution Center		S		4.30
Energy Storage or Generation Facility		S		4.31
Fulfillment Center		S		4.32
Gas & Oil Wells		P		4.33
Manufacturing or Industrial Operations	P			
Warehouse		S		4.34
PUBLIC SERVICES/UTILITIES				
Wastewater Treatment Facility	P	S		
Water Treatment Facility	P	S		
Wireless Telecommunications Facilities				4.40
Tower				
Antenna (up to 15 feet)	P	P		
(more than 15 feet)	S	S		
INSTITUTIONAL AND CIVIC				
Day Care Facility		P		
Community Center		P		
Farmers Market		P		
Gym or Health/Fitness Center		P		
Medical Facility		P		
Museum		P		
Open Space		P	P	
Park and Recreational Facilities		P	P	
Public Building		P		
Recreational Game Courts		P	P	
Religious Assembly		P		
School		P		
Visitor Center		P		

RESIDENTIAL				
<u>Residential Use</u>		P		
Multi-Family Building		S		4.53
VEHICLE SERVICES AND PARKING				
Automated Motor Vehicle Depot		S		4.60
Gas Station		S		4.61
Major Automotive Repair Shop		S		4.62
Marina		S		4.63
Minor Automotive Repair Shop		S		4.62
Parking Garage		P		4.64
Parking Lot		P		
ACCESSORY USES				
Home Occupation ¹		A		4.51

¹Accessory use with dwelling unit only.

3.31-3.39 (Reserved)

ARTICLE IV. LOT AND BUILDING STANDARDS

3.40 STANDARDS

a. Generally, Table 3-2. "Minimum Lot and Building Standards" identifies the lot requirements for development in the HI, MX, and OS Districts, subject to additional requirements, exceptions and modifications authorized in this Ordinance. "N/A" means not applicable. "None" means there is no requirement.

Table 3-2. MINIMUM LOT AND BUILDING STANDARDS

STANDARD	HI	MX	OS
Minimum Lot Area (Square Feet)			
Duplex	N/A	4,000	N/A
HUD-Code Manufactured Home	N/A	4,000	N/A
Multi-Family Building	N/A	8,000	N/A
Hotel	N/A	8,000	N/A
Single Family Dwelling	N/A	4,000	N/A
Townhouse	N/A	None	N/A
All other uses	None	None	None

Minimum Lot Frontage (Feet)			
Hotel	N/A	15	N/A
Multi-Family Building	N/A	15	N/A
Residential Uses	N/A	15	N/A
All other uses	None	None	None
Minimum Lot Depth (Feet)			
All uses	None	None	None
Minimum Landscaped Area (Percentage of Lot Area)			
Multi-Family Building	N/A	10	N/A
Hotel	N/A	15	N/A
Duplex	N/A	25	N/A
HUD-Code Manufactured Home	N/A	25	N/A
Single Family Dwelling	N/A	25	N/A
Townhouse	N/A	5	N/A
All other uses	None	None	None
Maximum Building Height (Stories)			
Residential Uses	N/A	3	N/A
All other uses	None	None	None
Maximum Lot Coverage (Percentage of Lot Area)			
Duplex	N/A	50	N/A
HUD-Code Manufactured Home	N/A	50	N/A
Multi-Family Building	N/A	90	N/A
Single-Family Dwelling (detached)	N/A	50	N/A
Recreational Vehicle Park	N/A	40	N/A
Townhouse	N/A	75	N/A
Day Care Facility	N/A	60	N/A
Community Center	N/A	60	N/A
Gym or Health/Fitness Center	N/A	60	N/A
Medical Clinic	N/A	60	N/A
Public Building	N/A	60	N/A
Religious Assembly	N/A	60	N/A
School	N/A	60	N/A
Bank or Financial Institution	N/A	60	N/A
Convenience Store	N/A	60	N/A
Grocery Store	N/A	60	N/A

Kennel/Veterinary Clinic	N/A	60	N/A
Hotel	N/A	60	N/A
Office, Professional	N/A	60	N/A
Personal Services, General	N/A	60	N/A
Recreation and Entertainment	N/A	60	N/A
Restaurant	N/A	60	N/A
Retail Stores and Shops	N/A	60	N/A
Sexually Oriented Business	N/A	60	N/A
Major Automotive Repair Shop	N/A	60	N/A
Minor Automotive Repair Shop	N/A	60	N/A
Gas Station	N/A	60	N/A
Parking Garage	N/A	60	N/A
Multi-tenant building with non-residential uses	N/A	60	N/A
All other uses	None	None	None

CHAPTER 4: SUPPLEMENTAL USE STANDARDS

ARTICLE I. GENERALLY

4.1 PURPOSE

The purpose of this chapter is to:

- a. Provide supplemental standards for individual uses to protect surrounding property values and uses; and
- b. Protect the public health, safety, and general welfare of the community.

4.2 APPLICABILITY

This Chapter provides supplemental regulations for certain Uses, Buildings, Structures, and Facilities. Use-specific standards in this Chapter shall apply in all Zoning Districts unless otherwise stated.

4.3 SMOKE

- a. Applicability. The performance standards in this Section 4.3 shall apply to all uses in all Zoning Districts, except uses allowed in the HI District which shall be exempt from the requirements of this Section 4.3, or as otherwise expressly stated.

- b. Smoke. All operations and uses shall comply with applicable federal, state, and county Smoke emissions standards.

4.4 OUTDOOR STORAGE

- a. As otherwise regulated, all Outdoor Storage is prohibited except:
 - 1. Construction and landscaping material currently being used on the premises.
 - 2. Outdoor play equipment and furniture.
 - 3. Wood for household use provided the wood stack remains free of rodents and insect infestations and the wood is not kept in a front yard.
 - 4. Storage of materials contained within a fully enclosed outdoor shed or structure.
- b. Outdoor Storage of tires is prohibited.
- c. Containers and roll-off garbage dumpsters may be located on property. All containers shall be located a minimum of six (6) feet away from a residential structure and a minimum of ten (10) feet away from the property line of an adjacent developed lot as necessary for fire safety. Such containers may be kept on-site during the time in which a valid Building Permit issued by the City is in place for the property. When there is not an active Building Permit in place, a Container may be located upon a property for a maximum of sixty (60) days per calendar year. The Zoning Administrator may approve one (1) additional extension of thirty (30) days in a calendar year for a Container that is not associated with an active building permit provided Container complies with required setbacks.

4.5-4.19 (Reserved)

ARTICLE II. PERFORMANCE STANDARDS FOR COMMERCIAL USES

4.20 KENNEL/VETERINARY CLINIC

- a. Applicability. This section applies to a Kennel/Veterinary Clinic as defined by this Ordinance.
- b. Standards. The following standards shall apply to a Kennel/Veterinary Clinic:
 - 1. Kennels shall be indoors.
 - 2. The entire business must be conducted wholly within a completely enclosed sound-proofed and air-conditioned Building.

3. Noise and odors created by activities within the building shall not be perceptible beyond the property line.
4. Animals shall not be kept in shelters located outside the Building at any time, but animals may have access to outdoor runs associated with an indoor kennel space.

4.21 MOBILE FOOD UNIT PARK

a. **Applicability.** This section applies to a Mobile Food Unit Park as defined by this Ordinance. A Mobile Food Unit Park may be the Principal Use of the property or an Accessory Use to a Principal Use.

b. **Standards.** The following standards shall apply to a Mobile Food Unit Park:

1. **Operation.**
 - a) All activities and operations of a Mobile Food Unit (MFU) associated with a Mobile Food Unit Park must comply with City ordinances and applicable health regulations.
 - b) All proposed activities shall be conducted on private property owned or otherwise controlled by the MFU operator. If the MFU operator is not the owner of the property, then the operator shall obtain written authorization from the owner to operate a Mobile Food Unit Park and provide documentation of such entitlement upon demand from the City.
 - c) The Mobile Food Unit Park shall not impede pedestrian or vehicular traffic on a private road or in the Public Right-of-Way.
2. **Design.**
 - a) Hard surface, including asphalt or cement, shall be required to accommodate fire and emergency vehicle access. Alternatives to asphalt and cement that meet the requirements necessary to accommodate fire and emergency service vehicle access may be approved as part of the Site Plan process.
 - b) The Mobile Food Unit Park shall not allow an MFU to use parking spaces dedicated to the Principal Use of the property to accommodate an MFU, the operations of an MFU, or storage of materials related to an MFU.

4.22 RECREATIONAL VEHICLE PARK

- a. Applicability. This section applies to a Recreational Vehicle Park as defined by this Ordinance.
- b. Standards. The following standards apply to a Recreational Vehicle Park:
 - 1. At least one point of ingress and egress from a Public Right-of-Way shall be provided to allow emergency vehicle access. At least two points of egress to a Public Right-of-Way shall be provided to allow pedestrian ingress and egress.
 - 2. Entrances and exits from Public Rights-of-Way shall be sufficiently sized and spaced to allow orderly ingress and egress of the number of vehicles generated by the intended number of rental lot spaces for the development.
 - 3. Individual rental space lots shall be separated by at least ten (10) feet.
 - 4. Access drives shall be constructed and shall be maintained by the owner of the Recreational Vehicle Park.
 - 5. Provision shall be made for adequate water supply, wastewater disposal, and electricity. The size of the water main and provision for fire hydrants and fire extinguishment equipment shall be of sufficient size for adequate fire flow.
 - 6. Ground surface and drainage.
 - a) Exposed ground surfaces in all open spaces, common areas, and yards within a Recreational Vehicle Park shall be paved, covered with stone screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and the reduction of dust.
 - b) The ground surface in all parts of a Recreational Vehicle Park shall be graded and equipped to drain all surface water in a safe and efficient manner.
 - 7. Screening or fencing at least six (6) feet in height shall be installed along the boundary of the Recreation Vehicle Park, except in instances where a boundary of the Recreational Vehicle Park abuts a body of water.

4.23 SEXUALLY ORIENTED BUSINESS

- a. Applicability. This section applies to the operation of a Sexually Oriented Business.
- b. Standards. The specific standards of the Sexually-Oriented Business Ordinance shall apply.

4.24 SMOKE SHOP

- a. Applicability. This section applies to a Smoke Shop as defined in this Ordinance.
- b. Standards. The following standards apply to a Smoke Shop:
 - 1. A Smoke Shop shall not be located within one-half (1/2) mile of another Smoke Shop.
 - 2. A Smoke Shop shall not be located within 300 feet of a School, Day Care Facility, playground, or Community Center.

4.25-4.29 (Reserved)

ARTICLE III. PERFORMANCE STANDARDS FOR COMMERCIAL USES

4.30 DISTRIBUTION CENTER

- a. Applicability. This section applies to a Distribution Center as defined by this Ordinance.
- b. Standards. The following standards shall apply to a Distribution Center:
 - 1. All loading areas shall be identified on the Site Plan and Building Permit applications.
 - 2. No Distribution Center vehicle shall idle on Public Rights-of-Way, in fire lanes, or any other means of access that would impede or obstruct traffic flow or the ability for vehicles to maneuver on public rights-of-way or in fire lanes.
- c. SUP Application. A traffic impact analysis (TIA) shall be submitted with an application for an SUP that identifies the AM/PM and daily peak hour trip generations, analysis of queuing at all site driveways, and traffic operation impacts with mitigation measures as a result of development-related impacts based on criteria identified in the Institute of Transportation Engineers (ITE) Trip Generation Manual.

4.31 ENERGY STORAGE OR GENERATION FACILITY

- a. Applicability. This section applies to an Energy Storage or Generation Facility as defined by this Ordinance.
- b. Standards. The following standards shall apply to an Energy Storage or Generation Facility:

1. A fence no less than eight (8) feet in height with a locking gate shall be installed to prevent unauthorized access and to mitigate the impacts of the sound from the Energy Storage or Generation Facility.
2. The installation Energy Storage or Generation Facility shall conform to applicable industry standards, such as those of the American National Standards (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), and the Institute of Electrical and Electronics Engineers (IEEE), the Electrical Testing Laboratory (ETL), the National Fire Protection Association (NFPA 70E), the National Electric Code, or other similar certifying organizations, and with all other applicable fire and life safety requirements.
3. The owner/operator of the Energy Storage or Generation Facility shall maintain a current general liability policy covers bodily injury and property damage with limits in an amount commensurate with the scope and scale of the facility as determined by the City Commission. The Applicant shall make certificates of insurance available to the City.
4. Abandonment will be grounds for immediate revocation of an SUP. Any Energy Storage or Generation Facility that is unused or out of service for more than a period of 18 continuous months shall be considered abandoned and shall be decommissioned as soon as practicable. The City shall have the right to perform decommissioning work and the owner/operator of the Energy Storage or Generation Facility shall reimburse the City for any such efforts.

c. SUP Application. the manufacturer specifications for the key components shall be submitted as part of the SUP application, to include stamped engineering plans to include, but not be limited to electrical, structural and fire protection.

4.32 FULFILLMENT CENTER

- a. Applicability. This section applies to a Fulfillment Center as defined by this Ordinance.
- b. Standards. The following standards shall apply to a Fulfillment Center:
 1. All loading areas shall be identified on the Site Plan and Building Permit applications.
 2. No Fulfillment Center vehicle shall idle on public rights-of-way, in fire lanes, or any other means of access that would impede or obstruct traffic flow or the ability for vehicles to maneuver on Public Rights-of-Way or in fire lanes.

c. SUP Application. A traffic impact analysis (TIA) shall be submitted with an application for an SUP that identifies the AM/PM and daily peak hour trip generations, analysis of queuing at all site driveways, and traffic operation impacts with mitigation measures as a result of development-related impacts based on criteria identified in the Institute of Transportation Engineers (ITE) Trip Generation Manual.

4.33 GAS WELLS Addressed in city Oil and Gas Wells Ordinance

4.34 WAREHOUSE

- a. Applicability. This section applies to a Warehouse as defined by this Ordinance.
- b. Standards. The following standards shall apply to a Warehouse:
 - 1. All loading areas shall be identified on the Site Plan and Building Permit applications.
 - 2. No Warehouse vehicle shall idle on public rights-of-way, in fire lanes, or any other means of access that would impede or obstruct traffic flow or the ability for vehicles to maneuver on Public Rights-of-Way or in fire lanes.

4.35-4.39 (Reserved)

ARTICLE IV. PERFORMANCE STANDARDS FOR PUBLIC SERVICES/UTILITIES

4.40 WIRELESS TELECOMMUNICATIONS FACILITY

- a. Applicability. This Section applies to the construction, installation, replacement, or modification of Wireless Telecommunications Facility, which includes Towers and Antennas.
- b. Purpose| The purpose of this Section is to:
 - 1. Establish regulations for the siting of Towers and Antennas;
 - 2. Encourage co-location on both new and existing antenna facilities;
 - 3. Enhance the ability of Towers and Antennas to provide services to the community effectively and efficiently; and
 - 4. Promote the aesthetic quality of the city as a significant aspect of the health, safety, and general welfare of the community.

c. Building Permit.

1. A Building Permit shall be required for any person, firm, or corporation to construct, install, replace or repair or modify a Wireless Telecommunications Facility.
2. An application for a Building Permit shall provide sufficient information to indicate that construction, installation, maintenance, or modification of the Wireless Telecommunications Facility will be in compliance with applicable Building Code requirements.
3. Building Permits are not required for:
 - a) Adjustment or replacement of an Antenna; or
 - b) Towers erected temporarily for test purposes, for emergency communication, or for broadcast remote pickup operations, provided that the Antennas or Towers are not located on Public Rights-of-Way, and Wireless Telecommunications Facility are protected against unauthorized climbing. Temporary Antennas used for test purposes or broadcast remote pickup operations shall be removed within 72 hours following installation.
4. Application information for tower. An application for a Building Permit for a Tower shall include the following supplemental information and shall comply with all other requirements of the Building Code and this Ordinance:
 - a) A Specific Use Permit issued by City Commission;
 - b) A report from a qualified and licensed professional engineer that provides the following:
 - 1) Describes the Tower height and design, including a cross-section and elevation;
 - 2) Documents the height above grade for all potential mounting positions for co-located Antennas and the minimum separation distances between Antennas;
 - 3) Describes the Tower's capacity, including the number and type of Antennas that it can accommodate; and

- 4) Demonstrates the Tower's compliance with all applicable structural and electrical standards and includes an engineer's stamp and registration number.
 - c) In support of the goal of collocation, an applicant for Building Permit shall provide a letter of commitment from the Tower owner and successors to allow the shared use of the Tower by additional user so long as there is no negative structural impact upon the Tower, there is no disruption to the service provided, and the parties are able to reach agreement on terms for collocation.
- d. Standards.
- 1. Tower height.
 - a) The maximum height of a Tower, including all Antennas and other attachments, shall be 120 feet. The City Commission may grant a waiver of this subsection to allow a Tower up to 200 feet in height if the applicant can demonstrate that based on the topography of the site and surrounding areas, Antenna design, surrounding topography and structure, and off-site views of the Tower will be minimized.
 - b) The height of Tower shall be determined by measuring the vertical distance from the Tower's point of contact with the ground to the highest point of the Tower, including all Antennas or other attachments.
 - c) Towers designed to accommodate more than one user may exceed the maximum height established in subsection (a) by up to 25 feet.
 - 2. Setbacks.
 - a) Towers shall maintain a minimum setback of ten (10) feet from all property lines.
 - b) For development sites adjacent to lots or parcels developed or zoned for residential use, setbacks shall be equal to the height of the Tower. For example, if the tower is 100 feet in height, then the setback is 100 feet from the property line abutting the residential use.
 - c) Towers shall not be located between a Principal Structure and a Public Right-of-Way.

3. Multiple uses. For purposes of this section, one Tower and multiple Antennas shall be permitted on the same lot or parcel as another Principal Structure subject to the requirements of this section.
- e. Construction requirements. A Wireless Telecommunication Facility proposed to be erected, constructed, or located within the City shall comply with the following requirements:
1. All applicable provisions of this Ordinance.
 2. Towers and Antennas shall be certified by a qualified and licensed professional engineer to conform to the latest structural standards and wind loading requirements of the Building Code and the electronics industry association and all other applicable reviewing agencies.
 3. No part of any Towers or Antenna, or any lines, cable, equipment or wires or braces in connection with either, shall at any time extend across or over any part of the public street, highway, sidewalk or property line.
 4. Towers and Antennas shall be designed to conform with accepted electrical engineering methods and practices and to comply with the provisions of the Electrical Code.
 5. Towers shall be protected against unauthorized climbing.
 6. Towers that are metal shall be constructed of, or treated with, corrosive-resistant material.
 7. The applicant is responsible for receiving approvals from the FAA, FCC, and any appropriate State review authority, stating that the proposed Tower complies with regulations administered by that agency or that the Tower is exempt from those regulations.
- f. Tower design.
1. Towers and Antennas, including supporting cables and structures shall be designed to blend into the surrounding environment through the use of color, camouflaging and architectural treatments. Facilities not requiring FAA or FCC painting/markings shall have either a galvanized finish or be painted a non contrasting color consistent with the surrounding area, such as blue, gray, brown or black finish.
 2. Towers shall be a monopole design unless a design waiver is granted by the City Commission. When considering a waiver, in its sole discretion, the City

Commission may approve the waiver if it determines that an alternative design would better blend into the surrounding environment.

g. Co-location requirements. Towers shall be designed and built to accommodate a minimum of two service providers if over 75 feet in height. The owner of the Tower must certify to the city that the Tower is available for use by other telecommunications service providers on a reasonable and nondiscriminatory basis.

h. Lights. No outdoor lighting shall be allowed on antennas except lights or lighting that is by required by the FAA or the FCC.

i. Equipment and storage building. An equipment storage building associated with a Tower, or an Antenna is permitted as an Accessory Structure, shall be screened, and shall be architecturally designed to blend in with the surrounding environment and meet the minimum setback requirements of the underlying Zoning District.

j. Security fencing. Security fencing shall be installed by a wrought iron or steel chain link fence with evergreen hedge, or a masonry wall, each not less than six feet in height. The exterior of equipment buildings and/or metal equipment cabinets visible from residential areas or Public Rights-of-Way must have a neutral finish or be painted to reflect the color and character of adjoining structures or blend with adjacent landscaping and other surroundings.

k. Driveway surfaces. All driveways accessing any Wireless Telecommunications Facility site or equipment storage site shall be constructed of concrete or other materials sufficient to accommodate fire and emergency vehicles.

l. Signage. No signage, lettering, symbols, images, or trademarks in excess of 200 square inches shall be placed on or affixed to any part of an Antenna, equipment building, or security fencing other than as required by FCC regulations or other applicable law.

m. Specific Use Permits for a Tower.

1. Application. Each applicant requesting a Specific Use Permit for a Tower shall submit:

a) A scaled site plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, Tower height requirements, setbacks, drives, parking, fencing, landscaping, and adjacent users;

- b) An inventory of the applicant's existing Towers that are either within the City or within one-quarter mile of the boundary of the City, including specific information about the location, height and design of each Tower;
 - c) Any information of an engineering nature that the applicant submits, whether civil, mechanical or electrical, shall be certified by a licensed professional engineer; and
 - d) Other information determined by the City to be necessary to assess compliance with this Ordinance.
2. The City shall consider the following factors in determining whether to issue a Specific Use Permit:
- a) Height of the proposed Tower;
 - b) Capability of the Tower to structurally accommodate the number of shared users proposed by the applicant as certified by a licensed professional engineer;
 - c) Proximity of the Tower to residential lot boundaries.
 - d) Nature of uses on adjacent and nearby properties;
 - e) Surrounding topography;
 - f) Design of the Tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
 - g) Proposed ingress and egress. In this regard, fire and emergency access shall be provided to connect the Antenna and/or Tower location to the nearest public street. Said access must be approved by the City prior to construction;
 - h) Availability of suitable existing Towers; and
 - i) Compliance with this Ordinance.
- n. Antennas and existing facilities. The placement of Antennas on roofs and walls may be administratively approved by the Zoning Administrator, provided that the Antenna meets the requirements of this Ordinance and the following:

1. The maximum height of an Antenna shall not exceed fifteen (15) feet above the roof and shall be set back at least ten (10) feet from the roof edge. A Specific Use Permit is required for antennas exceeding fifteen (15) feet above the roof.
 2. Wall-mounted or facade-mounted Antennas may not extend five (5) feet above the cornice line and shall be designed to blend into the surrounding environment through the use of color, camouflaging and architectural treatments.
- o. Abandoned or unused Tower(s). Abandoned or unused Tower(s) or portions of Wireless Telecommunication Facility(ies) and accompanying Accessory Structures shall be removed as follows:
1. All abandoned or unused Tower(s) and associate facilities and Accessory Structures shall be removed within twelve (12) months of the cessation of operations at the site unless a time extension is approved by the City Commission. In the event that a Tower is not removed within the twelve (12) period required by this section, the Tower, associated facilities and Accessory Structure(s) may be removed by the City and the costs of removal assessed against the property as a lien.
 2. After the facilities are removed, the site shall be restored to its original condition.

4.41-4.49 (Reserved)

ARTICLE V: SUPPLEMENTAL STANDARDS FOR RESIDENTIAL USES

4.50 ACCESSORY USES AND STRUCTURES

- a. Applicability.
 1. This Section applies to any incidental use of a Building or Structure or use of land that is:
 - a) conducted on the same lot or parcel as the principal use to which it is related; and
 - b) clearly incidental to, and customarily found in connection with the principal use or structure;
 2. Where a Principal Structure is permitted, such use shall include Accessory Uses and Accessory Structures subject to this Section.

b. Establishment.

Accessory Structures or Accessory Uses shall only be constructed or established on a lot or parcel when construction of the Principal Structure is completed or the Principal Use is already established on the lot. In no instance shall an Accessory Building or Accessory Use be established on a vacant lot. Notwithstanding the foregoing, an Accessory Structure may be constructed concurrently with the Principal Use pursuant to approved Building Permits.

c. Standards.

1. The following standards shall apply to an Accessory Use and Accessory Structure:
 - a) Accessory Uses. Accessory uses as regulated by this Section are uses which are allowed within the Zoning District but which are clearly incidental to the use of the principal residential building/primary residential structure or the primary residential use. Accessory uses include permanently installed detached accessory structures such as porches supported by columns, greenhouses, permanent carports or garages (greater than a six foot door), play structures, swimming pools, pool houses, gazebos/cabanas/pergolas, outdoor kitchen facilities, riding arena for the personal use of the resident owner, gardens, fences, storage buildings or similar uses the zoning administrator determines is customarily incidental to the permitted principal use or building. Accessory uses not permitted on residential lots include carports not permanently installed. Flagpoles are not considered an accessory use but must meet the height requirement of the zoning district.
 - b) Accessory Structures. Accessory structures shall not be located between the residential use and the front lot line. Accessory Structures shall be located between the residential use and the rear lot line. No Accessory Structures shall be erected on property within the minimum front yard, if applicable.
 - c) Utility meters. Accessory Structures that connect to utilities such as water, electric and gas must receive service from meters serving the Principal Structure.
 - d) Size. Accessory Structures shall not be a greater square footage than the Principal Structure.

4.51 HOME OCCUPATION

a. **Applicability.** This Section applies to any occupation, profession, or business activity customarily conducted entirely within a Dwelling Unit and carried on by a person residing in the Dwelling Unit. A Home Occupation is an Accessory Use to a Dwelling Unit. No Home Occupation may be initiated, established or maintained in the Dwelling Unit except in conformance with this section. A Home Occupation is permitted in the MX District.

b. **Standards.** The following standards shall apply to a Home Occupation:

1. **Accessory.** A Home Occupation shall be permitted only when it is an Accessory Use to a Dwelling Unit.
2. **No external alteration.** A Home Occupation shall not involve any external structural alteration of the Dwelling Unit.
3. **Employees.** The Home Occupation shall be operated by the person(s) residing in the Dwelling Unit.
4. **Patrons.** No more than four patrons shall be allowed on the premises at one time.
5. **Hours of Operation.** A Home Occupation shall not be open for visitation by patrons between the hours of 10:00 p.m. and 8:00 a.m.
6. **No External Display.** There shall be no external display of products, advertisements, signage, or any other externally visible evidence of a Home Occupation.
7. **Outdoor Storage and Activities.**
 - a) No outdoor storage of materials, goods, supplies, or equipment associated with a Home Occupation shall be allowed.
 - b) All activities related to the Home Occupation shall be operated entirely within the Dwelling Unit. Outdoor activities are strictly prohibited.
8. **Product Sales.** A Home Occupation may include the sale of products on the premises, provided compliance is maintained with all other standards in this section.
9. **Prohibited Equipment and Materials.** There shall be no chemical, mechanical, or electrical equipment on the premises, other than that normally found within a Dwelling Unit.

10. Parking and Business-Related Vehicles (Vehicles Marked or Equipped Commercially). No on-street parking of business-related vehicles shall be allowed at any time. No business vehicles larger than a van, panel truck, or pickup truck shall be permitted to park overnight on the premises. The number of business-related vehicles shall be limited to one.

4.52 HUD-CODE MANUFACTURED HOME

- a. Applicability. This section applies to a HUD-Code Manufactured Home as defined by this Ordinance.
- b. Standards. The following standards shall apply to a HUD Manufactured Home:
 1. Homes on individual lots or parcels shall comply with the same standards as Single-Family Dwellings.
 2. Each home shall be attached to a permanent foundation.

4.53 MULTI-FAMILY BUILDING

- a. Applicability. This section applies to a Multi-Family Building defined in this Ordinance.
- b. Standards. The following standards shall apply to a Multi-Family Building:
 1. Each Dwelling Unit shall have appurtenant private or shared open space, such as a porch, deck, balcony, patio, an atrium or other outdoor private or communal/shared area.
 2. Outdoor area lighting shall be provided for security. Light fixtures shall be shielded to direct light downward and not into Dwelling Units or adjacent property.

4.54 TOWNHOUSE

- a. Applicability. This section applies to a Townhouse as defined in this Ordinance.
- b. Standards. The following standards shall apply to a Townhouse development:
 1. No contiguous group of Townhouses shall exceed 220 feet.
 2. Non-contiguous groups of Townhouse shall have at least ten (10) feet of separation.

3. Where a lot or parcel containing a Townhouse abuts a lot containing a Single Family Dwelling, the abutting Side Yard of the Townhouse shall be a minimum of ten (10) feet.
4. Off-street parking may be grouped in bays either adjacent to streets or in the interior of the lot.

4.55-4.59 (Reserved)

ARTICLE VI. PERFORMANCE STANDARDS FOR VEHICLE SERVICES AND PARKING

4.60 AUTOMATED MOTOR VEHICLE DEPOT

- a. Applicability. This section applies to an Automated Motor Vehicle Depot as defined in this Ordinance.
- b. Standard. The following standard shall apply to a Motor Vehicle Depot:
 1. No Automated Motor Vehicle shall idle on public rights-of-way, in fire lanes, or any other means of access that would impede or obstruct traffic flow or the ability for vehicles to maneuver on Public Rights-of-Way or in fire lanes.

4.61 GAS STATION

- a. Applicability. This section applies to a Gas Station as defined in this Ordinance.
- b. Standards. The following standards apply to a Gas Station:
 1. All Fuel Pumps and Pump Islands shall be set back a minimum of fifteen (15) feet from any right-of-way line or property line.
 2. Canopies shall not exceed the height of the Principal Structure and shall be architecturally integrated with the Principal Structure through the use of the same or compatible materials, colors, and roof pitch. Any lighting fixtures or sources of light that are a part of the underside of the Canopy shall be recessed into the underside of the Canopy.
 3. Stacking spaces shall be provided to ensure efficient on-site circulation, reduce congestion, and minimize traffic impacts on adjacent streets. A minimum of two (2) stacking spaces per fueling position is required. Stacking spaces shall not obstruct access to designated parking spaces or entrances/exits to the development site or internal circulation for the development site. At minimum, a stacking space must be 8 feet wide and 18 feet long. An area reserved for stacking spaces may not double as a circulation driveway or maneuvering area.

4. No unlicensed or inoperable vehicles shall be stored on-premises. No repair, assembly or disassembly of vehicles shall take place on the premises.
5. Fuel pumps shall not be located within 100 feet of any residential structure.

4.62 MAJOR OR MINOR AUTOMOTIVE REPAIR SHOP

- a. Applicability. This section applies to Major or Minor Automotive Repair Shop as defined in this Ordinance.
- b. Standards. The following standards shall apply to a Major or Minor Automotive Repair Shop:
 1. All auto repairs and maintenance services shall be conducted within an entirely enclosed structure.
 2. Outdoor storage and display of auto-related equipment, parts (including tires), discarded parts and wrecked or inoperable motor vehicles is prohibited.
 3. Outdoor display of retail supplies, including auto-related consumable products applied and/or installed by a customer off premise, is permitted.
 4. Noise levels shall comply with City ordinance standards.

4.63 MARINA

- a. Applicability. This section applies to a Marina as defined by this Ordinance.
- b. Standards. The following standards shall apply to a Marina:
 1. A Marina shall not unreasonably interfere with access to existing points of public access.
 2. A Marina shall only be located in areas that offer safe and convenient access to waters of navigable depth.

4.64 PARKING GARAGE

- a. Applicability. This section applies to a Parking Garage as defined by this Ordinance.
- b. Standards. The following standards shall apply to a Parking Garage:
 1. A Parking Garage is allowed as a Principal and Accessory Use to a Principal Use in all Zoning Districts.

2. The facade shall be designed to mimic the style and appearance of adjacent buildings in order to create a cohesive feeling and a structure that is aesthetically compatible with surrounding structures.

CHAPTER 5: DEVELOPMENT STANDARDS

ARTICLE I: GENERALLY

5.1 APPLICABILITY

This chapter applies to all applications for development approval, except as otherwise expressly provided.

5.2 STANDARD SPECIFICATIONS

All construction and development within the City shall conform to the Design Standards as approved, and as amended, by the City Commission.

5.3-5.19 (Reserved.)

ARTICLE II: BUILDINGS AND LOTS

5.20 BUILDINGS ON A LOT

More than one Principal Structure shall be allowed on a Zoning Lot within the MX District and the HI District.

5.21 HEIGHT REGULATIONS

Building height shall comply with the requirements in the applicable Zoning District. The height limitations in the Zoning Districts do apply to the following:

1. church spires, belfries, cupolas and domes, parapets, monuments, water towers, fire and hose towers, observation towers, chimneys, smoke stacks, flag poles, masts and aials and towers, or where otherwise expressly provided in this Ordinance.

5.22 ZONING LOTS

- a. Upon request by the property owner, the designation of a Lot or Lots as a Zoning Lot shall be approved by the Zoning Administrator if the following standards are met: (1) the Zoning Lot complies with the lot requirements of the Zoning District in which it is located; and (2) the property or properties being designated as a Zoning Lot are contiguous.

- b. Interior lot lines within a Zoning Lot shall have no effect on the application of this Ordinance.
- c. A Zoning Lot may not be subdivided except in accordance with the procedures set forth in the City's Subdivision Regulations.

5.23-5.29 (Reserved.)

ARTICLE III: STANDARDS

5.30 SCREENING

- a. Applicability. This section applies to commercial uses and Multi-Family Buildings. The requirements of this section shall not apply to a property for which a Statement of Special Exception has been provided.
- b. Standards. The following standards apply to the screening of loading facilities, truck berths, refuse handling facilities (including refuse disposal and recycling), and ground level mechanical equipment visible from public right-of-way.
 - 1. Loading docks and truck berths.
 - a) Opaque walls, wooden screening fences, landscaped berms or landscape areas all of which must be a minimum of eight (8) feet in height and must screen loading dock areas from view from the Public Right-of-Way and abutting Residential Lots. Screening shall be of sufficient length to screen the maximum size trailer which can be accommodated on-site and shall be parallel to trailer berths.
 - b) Example: Docks and berths designed to accommodate a 50-foot trailer shall be screened with a 50-foot wall parallel to the berth.
 - 2. Refuse handling facilities. Opaque walls or wooden screening fences of not less than the height of the facilities to be screened are required to screen the view from any Public Right-of-Way. Permanent walls are required on three sides with an opaque gate allowed on the fourth side for refuse handling facilities.
 - 3. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted and shall be screened from view of the Public right-of-Way. Screening shall either be landscaping, fencing or materials that are the same as the predominate exterior materials of the Principal Structure.

5.31 FENCES AND WALLS

a. Applicability. This section shall apply to fences and walls constructed within all Zoning Districts except the HI District.

b. Location. All fences and walls shall be located entirely on the property of the fence or wall owner, unless the owner of the adjacent property agrees in writing to the construction of the fence or wall on the common property line between the two properties, or the fence or wall is associated with a homeowners association or property owners association or otherwise permitted by the City. The agreement shall be submitted to the City with the fence permit application. Fences or walls are prohibited in the Public Rights-of-Way, and the City shall not be responsible for repair or maintenance of fencing or walls located upon private property or within an easement pursuant to this section.

c. Height measurement. Height of a fence or wall shall be measured from grade to the top of the fence or wall.

d. Standards. The following standards shall apply to the construction of fences and walls based on the use of the lot:

1. Residential lot fences.

a) Fences located along the sides and rear of a lot may not exceed eight (8) feet in height. Fences in front of a Single-Family Dwelling, Duplex, or Townhouse shall not exceed three (3) feet in height, except that a fence to a property located within a gated community or on a Lot that is gated for security purposes may be allowed at a maximum height of eight (8) feet pursuant to a building permit.

b) No residential fence shall be located on a Corner Lot within or along a triangle formed by measuring twenty (20) feet in each direction from the point of corner of the property line at the street intersection or at any location that obstructs visibility to roadway intersections.

2. Commercial lot fences or walls. Fences or walls on commercial lots may not exceed eight (8) feet in height. The Zoning Administrator may approve a waiver to increase the fence height if the owner demonstrates a taller fence is required for security purposes and the increased height will not adversely affect the site distance at street or alley intersections.

3. Industrial lot fences or walls. Fence or wall height restrictions do not apply in the HI Zoning District where the Lot does not abut a Residential Lot and the

fence does not adversely affect the site distance at street or alley intersections.

e. **Materials.** Permitted materials for fences include wood, masonry, wrought iron, tubular steel, aluminum, composite, vinyl, chain link, or other material approved as part of a Site Plan Permit or Building Permit. The finished sides of all opaque fences constructed adjacent to a street shall face the Public Right-of-Way. Permitted material for walls includes masonry, metal or wood.

f. **Maintenance.** Maintenance requirements for the owner of fences and walls are set forth below:

1. Fences, retaining walls, decorative walls and barriers shall be maintained in good condition, and shall not be out of vertical alignment by more than 18 degrees, unless designed as such.
2. Rotted, fire damaged or broken wooden slats and support posts shall be repaired or replaced.
3. Broken or severely bent metal posts or torn, cut or ripped metal fencing materials shall be repaired or replaced.
4. Loose brick, stone, rock, mortar or similar materials on masonry walls and barriers shall be rebonded or similarly repaired.

5.32 STORAGE OF GARBAGE AND TRASH

a. **Applicability.** This section applies to the outdoor storage of garbage and trash.

b. **Standards:** The following standards apply:

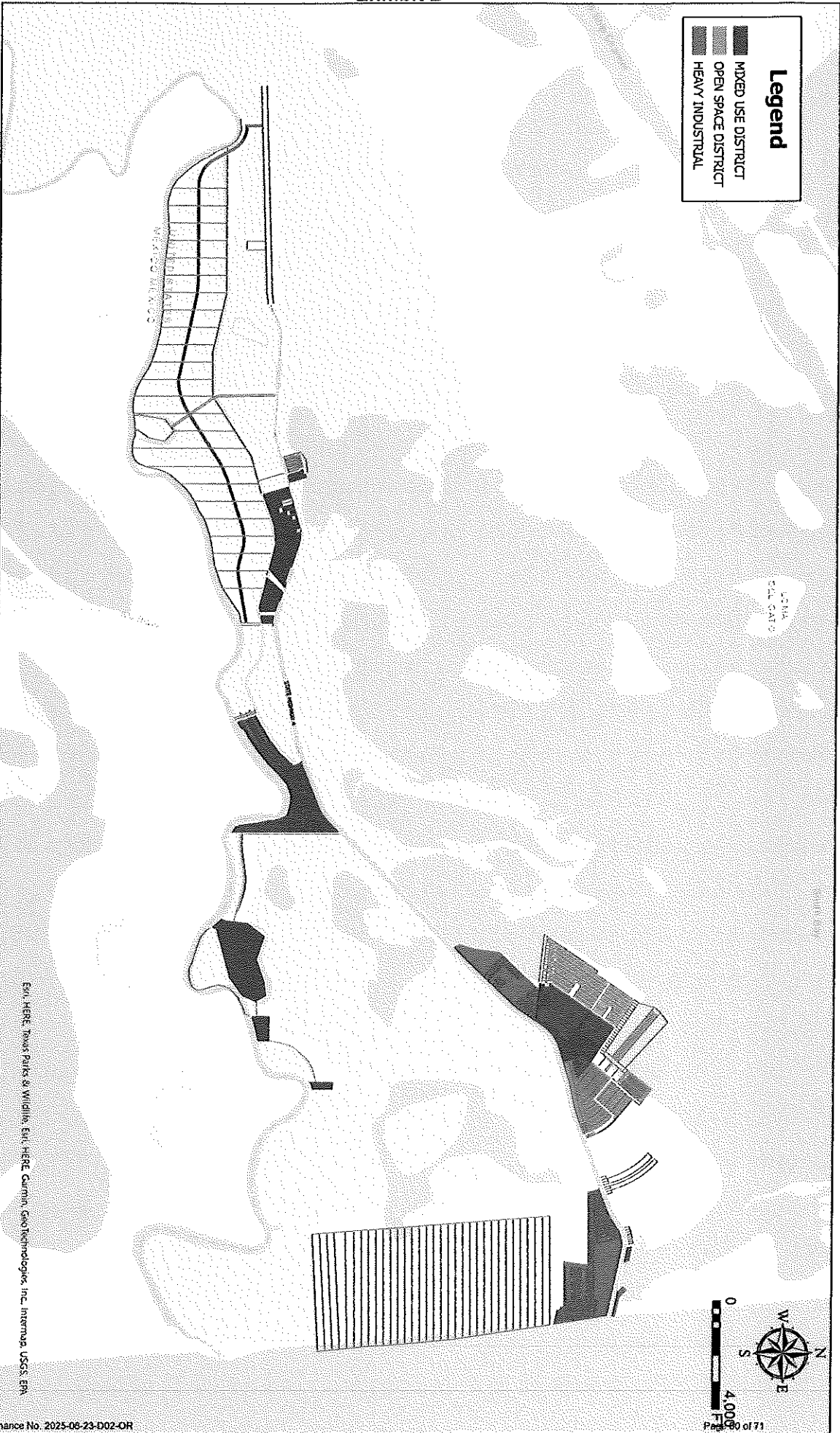
1. No exterior storage of trash or garbage is permissible except in an Accessory Structure enclosed by walls and roof or contained within an enclosure screened on all sides.
2. Subsection (a) does not apply to covered garbage cans on Residential Lots or trash receptacles on an active construction site.

5.33 DRIVEWAYS

a. **Applicability.** This section applies to the construction of driveways for Residential Lots.

a. Standards. Driveways for Single-Family Dwellings, Duplexes, and Townhouses shall be of a size sufficient to allow vehicular travel and shall be constructed in accordance with the City's Design Standards.

STARBASE, TX
ZONING MAP



Env. HERE, Texas Parks & Wildlife, Env. HERE, Curran, Geo Technologies, Inc., Internat, USGS, EPA

Exhibit C

PARCEL ID	OWNER NAME	CAMERON CAD STRUS LOCATION				LEGAL DESCRIPTION	ZONING DISTRICT
		STREET A	STREET NAME	STREET S/CITY	ZIP		
171603	SPACE EXPLORATION TECHNOLOGIES CORP		LARFON HAVEN	RD	BROWNSVILLE	78520	BANCO- STELL-LIND NO 128 91.4000 ACRES
171594	ATLAS WORTHINGTON DEVELOPERS INC		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 1 BLK 1
171595	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOTS 2 & 3 BLK 1
171595	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOTS 2 & 3 BLK 1
171605	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOTS 1 & 3 BLK 2
171605	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOTS 1 & 3 BLK 2
171606	ROZANO ROBERTO GARCIA		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 2 BLK 2
171608	DE LEON EDUARDO & SYLVIA		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 4 BLK 2
171609	DE LEON EDUARDO & SYLVIA		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 5 BLK 2
171618	SPACE EXPLORATION TECHNOLOGIES CORP						ABST 6- FISHERMANS PARADISE LOT 14 BLK 2
171619	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 15 BLK 2
171620	GROZCO GUADALUPE S		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 16 BLK 2
171627	SPACE EXPLORATION TECHNOLOGIES CORP		RIO GRANDE	DR	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 1 BLK 3
171628	SPACE EXPLORATION TECHNOLOGIES CORP		RIO GRANDE	RD	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 2 BLK 3
171629	BRUNS WILLIAM A INDIV & AS TRS OF THE WILLIAM ALLEN BRUNS TRUST		RIO GRANDE	DR	BROWNSVILLE		FISHERMANS PARADISE SUBDIVISION LOT 3 BLK 3 ABST 6
171630	HILL BARBARA NEEFE		RIO GRANDE	DR	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 4 BLK 3
171631	THE TRUSTEE OF THE ADELE BROMLEY LIVING TRUST		RIO GRANDE	DR	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 5 BLK 3
171632	SPACE EXPLORATION TECHNOLOGIES CORP		RIO GRANDE	DR	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 7 & 11 BLK 3
171634	BOUDREAU NICOLE M		QUICKSILVER	AVE	BROWNSVILLE	78521	ABST 6- FISHERMANS PARADISE LOT 8 BLK 3
171635	SPACE EXPLORATION TECHNOLOGIES CORP		RIO GRANDE	DR	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 9 BLK 3
171636	KYRKOS PETROS		RIO GRANDE	DR	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 10 BLK 3
171639	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE			ABST 6- FISHERMANS PARADISE LOT 13 BLK 3
171642	R & R ACCT		RIO GRANDE	DR	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 16 BLK 3
171643	SPACE EXPLORATION TECHNOLOGIES CORP		RIO GRANDE	DR	BROWNSVILLE		ABST 6- FISHERMANS PARADISE LOT 17 BLK 3
171647	DOGLEO PARK LLC		HWY 4		BROWNSVILLE	78520	SAN MARTIN GRANT SHARES 1-2-3-4 PT N 1/2, 4.8600 ACRES
171650	SOG BC LLC		HWY 4		BROWNSVILLE	78520	ABST6 - JY TREVINO PT SHARES 1-2-3 & 4, 24.2100 ACRES
171732	SPACE EXPLORATION TECHNOLOGIES CORP		BOCA CHICA	BLVD			SAN MARTIN GRANT SHARES 1-2-3-4 31.99 ACRES OUT A 38.81 ACRES IN SHARE 3 (DR V2345961) JY TREVINO ABST 6
171733	ARETE JESUS & LILY		BOCA CHICA	BLVD			JY TREVINO - ABST 6 1.00 ACRE OUT OF 33.99 ACS
171734	MOOREY WILLIAM EDWARD & MARIA HAYDEE MOOREY CO TRTEE OF		BOCA CHICA	BLVD			JY TREVINO - ABST 6 1.00 ACRE OUT OF 33.99 ACS
171741	SPACE EXPLORATION TECHNOLOGIES CORP		BOCA CHICA HWY				ABST 6 - JY TREVINO 10 ACRES OUT OF 22.64 AC TR AND 256 ACRES OUT 47.79 AC TR SHARE 3
171742	EMERSON DOLORES CISNEROS		BOCA CHICA	BLVD			ABST6 - JY TREVINO PT 47.79 SHARE 3, 0.5160 ACRES *UDN STATUS
171747	KEITH MARTHA D		BOCA CHICA RURAL PR		PORT ISABEL		JY TREVINO SUBDIVISION 0.482 ACRES OF PT 47.79 ACRE TRACT SAINT MARTIN GRANT SHARE 3 ABST6
171749	SPACE EXPLORATION TECHNOLOGIES CORP		BOCA CHICA	BLVD			ABST6 - JY TREVINO PT SHARE 3 PT 47.79, 0.8260 ACRES
171750	CAMERON COUNTY TRUSTEE		BOCA CHICA				ABST6 - JY TREVINO PT 10.855 81 SHARE 3, 0.9190 ACRES
171751	SPACE EXPLORATION TECHNOLOGIES CORP		BOCA CHICA BRANCH 1B		PORT ISABEL		ABST6 - JY TREVINO PT 10.855 81 SHARE 3, 2.8700 ACRES
171754	SPACE EXPLORATION TECHNOLOGIES CORP		BOCA CHICA	BLVD			ABST 6 - JY TREVINO 42.382 ACRES OUT OF 47.79 ACRES OF SHARE 3 (WD V2345961)
171759	SPACE EXPLORATION TECHNOLOGIES CORP		BOCA CHICA	BLVD			ABST6 - JY TREVINO PT SHARE 3 (PT 47.79), 0.4020 ACRES
171763	SPACE EXPLORATION TECHNOLOGIES CORP		BOCA CHICA BLVD				ABST6 - JY TREVINO PT SHARE 3 PT 47.79 AC, 0.4820 ACRES
171765	SPACE EXPLORATION TECHNOLOGIES CORP		BOCA CHICA	BLVD			ABST6 - JY TREVINO PT SHARE 3 (PT 47.79), 0.8000 ACRES
171767	HERMA LETICIA		BOCA CHICA	BLVD			JY TREVINO - ABST 6 BLOCK PT SHARE 3 (PT 47.79) ACRES 5.90
171768	MORALES PASCUAL ET AL		BOCA CHICA	BLVD			JY TREVINO - ABST 6 ACRES 577, PT 47.79 SHARE 3
171935	SKIBA CONRAD J EST OF		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 1-2 BLK 75
171936	TEXAS PARKS & WILDLIFE		HWY 4		BROWNSVILLE		LOT 3 & 10 BLK 75 LAGUNA MADRE BEACH SUBDIVISION
171936	TEXAS PARKS & WILDLIFE		HWY 4		BROWNSVILLE		LOT 3 & 10 BLK 75 LAGUNA MADRE BEACH SUBDIVISION
171938	WIECZOREK MARIA TR OF THE MARIA WIECZOREK LIV TR DTD 9-14-12		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 4 & 17 BLK 75
171938	WIECZOREK MARIA TR OF THE MARIA WIECZOREK LIV TR DTD 9-14-12		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 4 & 17 BLK 75
171939	KWASNAK JOHN ET UX		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 5 BLK 75
171940	KARLIK RAYMOND ANDREW		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 6-7 & 18 BLK 75
171940	KARLIK RAYMOND ANDREW		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 6-7 & 18 BLK 75
171941	STANASZEK GEORGE &		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 8 BLK 75
171942	SALINAS GUADALUPE LIBRADO		EXCHORN	BLVD	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 9 BLK 75
171943	DOGLEO PARK LLC				BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 11 BLK 75
171944	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 12 BLK 75
171945	MOODY IRVINE ET AL		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 13 BLK 75
171946	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 14-15 BLK 75
171947	SWIDORSKI EMILY L		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 16 BLK 75
171948	PHILIPS LELAND		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 19 BLK 75
171949	STANISZEWSKI EDWARD ET UX		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 20 BLK 75
171950	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 1 BLK 76
171951	KAPLAN EDWARD S ET UX		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 2 BLK 76
171952	INTERNATIONAL TAROT SOCIETY		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 3 BLK 76
171953	SZOLE DANITA		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 4 BLK 76
171954	KIELBAS WALTER		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 5 BLK 76
171955	KALUZIAK SOTHE M ET AL		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 6-7 BLK 76
171956	POTYKA MICHAEL		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 8 BLK 76
171957	MAZUR KENNETH ET AL		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 9 BLK 76
171959	TEXAS PARKS & WILDLIFE		OFF BOCA CHICA				LAGUNA MADRE BEACH SUBDIVISION LOT 10-11 & 14 BLK 76 55% UND INT
171959	TEXAS PARKS & WILDLIFE		OFF BOCA CHICA				LAGUNA MADRE BEACH SUBDIVISION LOT 10-11 & 14 BLK 76 55% UND INT
171960	BOCHENEK STANLEY & JOE		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 12-13 BLK 76
171961	TYSZKIEWICZ LEONARDA M		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 15 BLK 76
171962	SORON THERESA		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 16 BLK 76

PARCEL ID	OWNER NAME	STREET #	STREET NAME	STREET CITY	ZIP	LEGAL DESCRIPTION	ZONING DISTRICT	
171963	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 17 BLK 76	MIXED USE	
171964	ZABORONAK CZESLAWA		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 18-19 BLK 76	MIXED USE	
171965	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4	BROWNSVILLE		LOT 20 & 21 BLK 76 LAGUNA MADRE BEACH SUBDIVISION	MIXED USE	
171966	SINICKI JOHN		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 22 BLK 76	MIXED USE	
171967	GENOWEFA SERAFIN		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 23 BLK 76	MIXED USE	
171969	TEXAS PARKS & WILDLIFE		OFF BOCA CIRCA			LAGUNA MADRE BEACH SUBDIVISION LOT 24-25 BLK 76 55% UNDE INT	MIXED USE	
171970	ZELAZEK STANISLAWA		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 26 BLK 76	MIXED USE	
171971	SULBORSKA JOSEFA ET AL		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 27 BLK 76	MIXED USE	
171973	TEXAS PARKS & WILDLIFE		OFF BOCA CIRCA			LAGUNA MADRE BEACH SUBDIVISION LOT 28 BLK 76 55% UNDE INT	MIXED USE	
171974	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 1 BLK 77	MIXED USE	
171975	GLATZ EDWIN J		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 2 BLK 77	MIXED USE	
171976	PRZYBYLSKI DANIEL C TRUSTEE		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 3 BLK 77	MIXED USE	
171977	CWIERTNIAK LOUIS F ET UX		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 4 BLK 77	MIXED USE	
171978	CWIERTNIAK ANTHONY EST OF & CWIERTNIAK HELEN EST OF		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 5 BLK 77	MIXED USE	
171979	KOZLOWSKI HELEN A ET AL		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 6 BLK 77	MIXED USE	
171980	MOLINA REYNOLDO JR & SELVIA O		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 7 BLK 77	MIXED USE	
171981	JAKUSZ MARYA EST OF		HWY 4 BEHIND WEEMS	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 8 BLK 77	MIXED USE	
171982	MILLER THOMAS ET UX		HWY 4 BEHIND WEEMS	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 9-10 BLK 77	MIXED USE	
171983	MILLER THOMAS ET UX		HWY 4 BEHIND WEEMS	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 11 TO 13 BLK 77	MIXED USE	
171984	KWASNIAK JOHN ET UX		HWY 4 BEHIND WEEMS	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 14 & 28 BLK 77	MIXED USE	
171985	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 15 BLK 77	MIXED USE	
171986	BARAN STANLEY E BL ET UX		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 16 BLK 77	MIXED USE	
171987	BARAN LILLIAN E		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 17 BLK 77	MIXED USE	
171988	CZYLIK FRANK G		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 18 BLK 77	MIXED USE	
171989	DEBRICK JULIAN J & LEONA E ESTATE OF C O RUTH PLATKO EXE		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 19 BLK 77	MIXED USE	
171990	WIKTOR JOHN ET UX		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 20-21 BLK 77	MIXED USE	
171991	JUSZYNSKI KAZIMIERZ		JUDE ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 22 & 23 BLK 77	MIXED USE	
171992	JUSZYNSKI KAZIMIERZ		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 24 BLK 77	MIXED USE	
171993	MARTINEZ MARTHA N		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 25 & 26 BLK 77	MIXED USE	
171994	FIEDOR JOSEPH ET UX		HWY 4	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 27 BLK 77	MIXED USE	
172081	DOGLE PARK LLC		HWY 4 BEHIND WEEMS	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 1 BLK 85	MIXED USE	
172082	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOTS 2-3 BLK 85	MIXED USE	
172083	SPACE EXPLORATION TECHNOLOGIES CORP	52198	JONES	DR	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 4 BLK 85	MIXED USE
172084	SPACE EXPLORATION TECHNOLOGIES CORP		EAST JONES		BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 5 BLK 85	MIXED USE
172085	BLACK QUINN C & BLACK FRANCIS L		BEHIND WEEMS	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 6 BLK 85	MIXED USE	
172086	DOGLE PARK LLC		EAST JONES	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 7 BLK 85	MIXED USE	
172087	SPACE EXPLORATION TECHNOLOGIES CORP		EAST JONES	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 8 BLK 85	MIXED USE	
172088	PASEK ANDREW & PASEK ANTONIA		BEHIND WEEMS	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 9 BLK 85	MIXED USE	
172089	SPACE EXPLORATION TECHNOLOGIES CORP		EAST JONES	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 10 BLK 85	MIXED USE	
172091	TEXAS PARKS & WILDLIFE		BEHIND WEEMS	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 11 BLK 85 55% UNDE INT	MIXED USE	
172092	SPACE EXPLORATION TECHNOLOGIES CORP		EAST JONES	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 12 BLK 85	MIXED USE	
172093	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 13 BLK 85	MIXED USE	
172095	TEXAS PARKS & WILDLIFE		BEHIND WEEMS	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 14 BLK 85 55% UNDE INT	MIXED USE	
172096	DOGLE PARK LLC	9	EAST JONES	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 15 BLK 85	MIXED USE	
172097	SPACE EXPLORATION TECHNOLOGIES CORP	7	EAST JONES	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 16 BLK 85	MIXED USE	
172098	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOTS 17-18 BLK 85	MIXED USE	
172099	SPACE EXPLORATION TECHNOLOGIES CORP		JONES	DR	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 19 BLK 85	MIXED USE
172100	TEXAS PARKS & WILDLIFE		WEEMS		BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOTS 20-21 BLK 85	MIXED USE
172101	SPACE EXPLORATION TECHNOLOGIES CORP	52223	WEEMS	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 22 BLK 85	MIXED USE
172102	FAHEY MARY CATHERINE (GELFMAN)	32	WEEMS	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 23 BLK 85	MIXED USE
172103	SPACE EXPLORATION TECHNOLOGIES CORP	30	WEEMS	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 24 BLK 85	MIXED USE
172104	SPACE EXPLORATION TECHNOLOGIES CORP	52255	WEEMS	ST	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 25 BLK 85	MIXED USE
172105	SPACE EXPLORATION TECHNOLOGIES CORP	26	WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 26 BLK 85	MIXED USE
172106	SPACE EXPLORATION TECHNOLOGIES CORP	24	WEEMS	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 27 BLK 85	MIXED USE
172107	SPACE EXPLORATION TECHNOLOGIES CORP	22	WEEMS	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 28 BLK 85	MIXED USE
172108	SPACE EXPLORATION TECHNOLOGIES CORP	20	WEEMS	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 29 BLK 85	MIXED USE
172109	SPACE EXPLORATION TECHNOLOGIES CORP	18	WEEMS ST BOCA CIRCA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 30 BLK 85	MIXED USE
172110	DOGLE PARK LLC	52319	WEEMS	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 31 BLK 85	MIXED USE
172111	SPACE EXPLORATION TECHNOLOGIES CORP	14	WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 32 BLK 85	MIXED USE
172112	SPACE EXPLORATION TECHNOLOGIES CORP	52341	WEEMS	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 33 BLK 85	MIXED USE
172113	FORBSON CELIA GARCIA LIV TR DTD 4-15-2018	10	WEEMS ST BOCA CIRCA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 34 BLK 85	MIXED USE
172114	DOGLE PARK LLC	8	WEEMS ST BOCA CIRCA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 35 BLK 85	MIXED USE
172115	SPACE EXPLORATION TECHNOLOGIES CORP	6	WEEMS ST BOCA CIRCA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 36 BLK 85	MIXED USE
172116	BOI ENTERPRISES LLC	29	BLK J & WEEMS	ST	PORT ISABEL		LAGUNA MADRE BEACH SUBDIVISION LOT 37 BLK 85	MIXED USE
172117	DOGLE PARK LLC		HWY 4		BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION BLK 86	MIXED USE
172118	NEW ALEXANDRIA HOLDINGS LLC		HWY 4 BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 1 BLK 87	MIXED USE
172119	SPACE EXPLORATION TECHNOLOGIES CORP		SANIT JUDE	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 2 BLK 87	MIXED USE
172120	DOGLE PARK LLC	52122	SANIT JUDE	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 3 BLK 87	MIXED USE
172121	SPACE EXPLORATION TECHNOLOGIES CORP		SANIT JUDE	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 4 BLK 87	MIXED USE
172122	SPACE EXPLORATION TECHNOLOGIES CORP	52162	SANIT JUDE		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 5-6-7 BLK 87	MIXED USE
172123	MBKRUT ANTHONY		HWY 4 BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 8 BLK 87	MIXED USE

PARCEL ID	OWNER NAME	STREET #	STREET NAME	SUFFIX	CITY	ZIP	LEGAL DESCRIPTION	Zoning District
172124	MERREK EVELYN J		HWY 4 BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 9 BLK 87	MIXED USE
172125	JEZ STIFANIA		HWY 4 BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 10 BLK 87	MIXED USE
172126	SPACE EXPLORATION TECHNOLOGIES CORP	52228	SANIT JUDE	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 11-12-13 BLK 87	MIXED USE
172127	SPACE EXPLORATION TECHNOLOGIES CORP	52283	SANIT JUDE	ST	BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 14-15 BLK 87	MIXED USE
172128	SPACE EXPLORATION TECHNOLOGIES CORP	52294	SANIT JUDE	ST	BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 16 BLK 87	MIXED USE
172129	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4 BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 17 BLK 87	MIXED USE
172130	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 18 BLK 87	MIXED USE
172131	DOGLEO PARK LLC		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 19 BLK 87	MIXED USE
172132	DOGLEO PARK LLC		HWY 4		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 20 BLK 87	MIXED USE
172133	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 21 BLK 87	MIXED USE
172134	SPACE EXPLORATION TECHNOLOGIES CORP		EAST JONES		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 22 BLK 87	MIXED USE
172135	DOGLEO PARK LLC		EAST JONES		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 23 BLK 87	MIXED USE
172136	SPACE EXPLORATION TECHNOLOGIES CORP		EAST JONES		BROWNSVILLE	78521	LAGUNA MADRE BEACH SUBDIVISION LOT 24 BLK 87	MIXED USE
172137	STEVENS DOLORES A		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 25 & 26 BLK 87	MIXED USE
172138	SPACE EXPLORATION TECHNOLOGIES CORP	52213	EAST JONES DR		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 27-28 BLK 87	MIXED USE
172139	GURSKI RANDOLPH P & GARY R		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 29 BLK 87	MIXED USE
172140	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 30 BLK 87	MIXED USE
172141	SPACE EXPLORATION TECHNOLOGIES CORP	52269	EAST JONES BLVD		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 31-32-33 BLK 87	MIXED USE
172142	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 34-35 BLK 87	MIXED USE
172143	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 36-37 BLK 87	MIXED USE
172144	PHILIPS LELAND		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 38 BLK 87	MIXED USE
172145	SPACE EXPLORATION TECHNOLOGIES CORP		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 39-40 BLK 87	MIXED USE
172146	LUNA DIEGO		BEHIND WEEMS		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 41 BLK 87	MIXED USE
172147	CAMERON COUNTY TRUSTEE		OFF BOCA CHICA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 1 BLK 88	MIXED USE
172148	BEDZEMEROWSKI STEFAN ET AL		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 2-3 BLK 88	MIXED USE
172149	LESNAK JOHN ET AL		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 4 BLK 88	MIXED USE
172150	BEZYZCHUREK HELEN		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 5 BLK 88	MIXED USE
172151	GAJEWSKI ARIZOF		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 6-7 BLK 88	MIXED USE
172152	BACCI RENATO P JR & MARY		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 8 BLK 88	MIXED USE
172153	BACCI RENATO P JR & MARY		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 9 BLK 88	MIXED USE
172154	BACCI RENATO P JR & MARY		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 10-11 BLK 88	MIXED USE
172155	TEXAS PARKS & WILDLIFE		OFF BOCA CHICA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 12 BLK 88 55% UND INT	MIXED USE
172157	SPACE EXPLORATION TECHNOLOGIES CORP		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 13 BLK 88	MIXED USE
172158	SPACE EXPLORATION TECHNOLOGIES CORP		ST. ANTHONY		BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 14-15 BLK 88	MIXED USE
172159	CAMERON COUNTY TRUSTEE		OFF BOCA CHICA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 16 BLK 88	MIXED USE
172160	BRZEGOWY FRANK ET AL		ST. ANTHONY		BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 17 BLK 88	MIXED USE
172161	SZALOWSKI RUTH C		ST. ANTHONY	ST	BROWNSVILLE	78520	LOT 18 BLK 88 LAGUNA MADRE BEACH SUBDIVISION	MIXED USE
172162	LIPONSKI HERSCHE ESTATE OF		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 19-20 BLK 88	MIXED USE
172163	PAWLIKOWSKI ANNA ET AL		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 21 BLK 88	MIXED USE
172164	BOCHENK ROMAN ET UX		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 22 BLK 88	MIXED USE
172165	KAROLEWSKA STANISLAWA		ST. ANTHONY	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 23 BLK 88	MIXED USE
172166	DOGLEO PARK LLC		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 24 BLK 88	MIXED USE
172167	SPACE EXPLORATION TECHNOLOGIES CORP	52079	ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 25-26 BLK 88	MIXED USE
172168	HERZ FLORENCE		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 27 & 28 BLK 88	MIXED USE
172169	SPACE EXPLORATION TECHNOLOGIES CORP		SANIT JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 29 BLK 88	MIXED USE
172170	BARANEX KAZIMIERZ ET AL		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 30 BLK 88	MIXED USE
172171	SPACE EXPLORATION TECHNOLOGIES CORP	52161	ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 31-32-33 BLK 88	MIXED USE
172172	SODOLWSKI IRENE V		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 34 BLK 88	MIXED USE
172173	SPACE EXPLORATION TECHNOLOGIES CORP	52213	SANIT JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 35-36-37 BLK 88	MIXED USE
172174	BOROWSKI TED & CATHERINE TRUSTEES		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 38 BLK 88	MIXED USE
172175	BOROWSKI TED & CATHERINE TRUSTEES		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 39 BLK 88	MIXED USE
172176	GRABOWSKI IGNACY ET UX		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 40-41 BLK 88	MIXED USE
172177	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9/11/2015		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 42 BLK 88	MIXED USE
172178	PHILIPS LELAND		ST. JUDE	ST	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 43 TO 45 BLK 88	MIXED USE
172180	TEXAS PARKS & WILDLIFE		OFF BOCA CHICA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOT 46 BLK 88 55% UND INT	MIXED USE
172219	SPACE EXPLORATION TECHNOLOGIES CORP		SAN MARTIN	BLVD	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOTS 7 & 8 BLK 92	MIXED USE
172220	SPACE EXPLORATION TECHNOLOGIES CORP		SAN MARTIN	BLVD	BROWNSVILLE	78520	LAGUNA MADRE BEACH SUBDIVISION LOT 9 BLK 92	MIXED USE
172227	TEXAS PARKS & WILDLIFE		OFF BOCA CHICA		BROWNSVILLE		LAGUNA MADRE BEACH SUBDIVISION LOTS 14 TO 16 BLK 92 55% UND INT	MIXED USE
172333	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE		ABST 6- LAGUNA MADRE BEACH-IA LOT A	MIXED USE
172334	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE		ABST 6- LAGUNA MADRE BEACH-IA LOT B	MIXED USE
172335	MULLER ALFRED		HWY 4		BROWNSVILLE		ABST 6- LAGUNA MADRE BEACH-IA LOT C	MIXED USE
172336	MULLER ALFRED		HWY 4		BROWNSVILLE		ABST 6- LAGUNA MADRE BEACH-IA LOT D	MIXED USE
172337	SPACE EXPLORATION TECHNOLOGIES CORP		WEEMS	RD	BROWNSVILLE		ABST 6- LAGUNA MADRE BEACH-IA LOT E	MIXED USE
172338	SPACE EXPLORATION TECHNOLOGIES CORP		PERSON	ST	BROWNSVILLE		ABST 6- LAGUNA MADRE BEACH-IA LOT F	MIXED USE
172339	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE		ABST 6- LAGUNA MADRE BEACH-IA LOT G	MIXED USE
172360	VENTURA JOSEPH ET AL		HWY 4		BROWNSVILLE		ABST 6- LAGUNA MADRE BEACH-IA LOT H	MIXED USE
172777	SPACE EXPLORATION TECHNOLOGIES CORP	19	BOCA CHICA		BROWNSVILLE	78520	LOT 18 BLK 1 MONICA SUBDIVISION SECTION 1	MIXED USE
172778	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE		LOT 19 BLK 1 MONICA SUBDIVISION SECTION 1	MIXED USE
172848	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- PARADISE ISLE LOT 62 BLK 1	MIXED USE
172849	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- PARADISE ISLE LOT 63 BLK 1	MIXED USE
172850	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- PARADISE ISLE LOT 64 BLK 1	MIXED USE
172851	SPACE EXPLORATION TECHNOLOGIES CORP		QUICKSILVER	AVE	BROWNSVILLE		ABST 6- PARADISE ISLE LOT 65 BLK 1	MIXED USE

[illegible]

PAPCEID	OWNER NAME	STREET#	STREETNAME	STREET# CITY	ZIP	LEGAL DESCRIPTION	ZONING DISTRICT
172912	SPACE EXPLORATION TECHNOLOGIES CORP.		RIO GRANDE	DR	BROWNSVILLE	ABST 6 - PARADISE ISLE LOT 16 BLK 8	MIXED USE
172913	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE LOT 17 BLK 8	MIXED USE
172915	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 1 BLK 13	MIXED USE
172916	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 2 BLK 13	MIXED USE
172917	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 3 BLK 13	MIXED USE
172918	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 4 BLK 13	MIXED USE
172919	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 5 BLK 13	MIXED USE
172920	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 6 BLK 13	MIXED USE
172921	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 7 BLK 13	MIXED USE
172922	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 8 BLK 13	MIXED USE
172923	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 9 BLK 13	MIXED USE
172924	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 10 BLK 13	MIXED USE
172925	MUNOZ RALPH	50750	RIO GRANDE	DR	BROWNSVILLE	ABST 6 - PARADISE ISLE UNIT 3 LOT 11 BLK 13	MIXED USE
172926	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 LOT 12 AND W48 11 L13 BLK 14	MIXED USE
172927	UNITED STATES OF AMERICA		RICHARDSON			ABST 6 - PARADISE ISLE UNIT 3 BLK 31, 26.2589 ACRES	MIXED USE
172928	DOGLE PARK LLC		DOGLE	AVE		POLONIA PLAZA SUBD LOT 1 (VOL 19 PG 27 CCMK)(LAND ONLY ACCT)	MIXED USE
172929	TEXAS PARKS & WILDLIFE		HWY 4			ABST 6 - POLONIA PLAZA LOT 2, 1.9150 ACRES	MIXED USE
172930	TEXAS PARKS & WILDLIFE		HWY 4			ABST 6 - POLONIA PLAZA LOT 3, 0.9650 ACRES	MIXED USE
172931	TEXAS PARKS & WILDLIFE		HWY 4			ABST 6 - POLONIA PLAZA LOT 4, 1.0840 ACRES	MIXED USE
172932	TEXAS PARKS & WILDLIFE		HWY 4			ABST 6 - POLONIA PLAZA LOT 5, 3.6740 ACRES	MIXED USE
172933	TEXAS PARKS & WILDLIFE		HWY 4			ABST 6 - POLONIA PLAZA LOT 6, 1.3950 ACRES	MIXED USE
172934	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE	78520 ABST 6 - RESACA DEL RIO PT LOT 12 BLK 1, 5.0000 AC	MIXED USE
172935	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE	78520 ABST 6 - RESACA DEL RIO PT LT 13-0 BLK 1, 8.3530 ACRES	MIXED USE
172936	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE	78520 ABST 6 - RESACA DEL RIO E 1/2 LT 16 BLK 1, 5.1849 ACRES	MIXED USE
172939	DOGLE PARK LLC		HWY 4	BLVD		78520 RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 & 2 BLK 4	HEAVY INDUSTRIAL
172940	TEXAS PARKS & WILDLIFE		YTURRIA	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 3-19 & 25-35 & 39-45 BLK 4 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172940	TEXAS PARKS & WILDLIFE		YTURRIA	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 3-19 & 25-35 & 39-45 BLK 4 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172940	TEXAS PARKS & WILDLIFE		YTURRIA	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 3-19 & 25-35 & 39-45 BLK 4 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172941	TEXAS PARKS AND WILDLIFE DEPARTMENT		BATH CLUB PLACE			RIO GRANDE BEACH SUBD UNIT 1 LOTS 20 THRU 24 & 36 THRU 38 BLK 4	HEAVY INDUSTRIAL
172941	TEXAS PARKS AND WILDLIFE DEPARTMENT		BATH CLUB PLACE			RIO GRANDE BEACH SUBD UNIT 1 LOTS 20 THRU 24 & 36 THRU 38 BLK 4	HEAVY INDUSTRIAL
172942	TEXAS PARKS AND WILDLIFE DEPARTMENT		MEISSNER	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 45-62 BLK 4	HEAVY INDUSTRIAL
172943	TEXAS PARKS & WILDLIFE		HWY 4			RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 4 BLK 5 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172946	TEXAS PARKS & WILDLIFE		YTURRIA	BLVD		RIO GRANDE BEACH SUBD UNIT 1 3.300 AC OF EAST PT BLK 6 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172947	TEXAS PARKS & WILDLIFE		SANTA YSABEL	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 8 BLK 7 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172947	TEXAS PARKS & WILDLIFE		SANTA YSABEL	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 8 BLK 7 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172947	TEXAS PARKS & WILDLIFE		SANTA YSABEL	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 8 BLK 7 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172949	TEXAS PARKS & WILDLIFE		YTURRIA	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 12 BLK 8 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172950	TEXAS PARKS & WILDLIFE		HWY 4			RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 4 BLK 9 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172951	TEXAS PARKS & WILDLIFE		BOCA CIEGA			RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 5 & 7 THRU 23 BLK 10 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172952	DOGLE PARK LLC		RITA	ST		78520 RIO GRANDE BEACH SUBD UNIT 1 LOT 6 BLK 10	HEAVY INDUSTRIAL
172953	TEXAS PARKS & WILDLIFE		YTURRIA	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 41 BLK 11 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172954	TEXAS PARKS & WILDLIFE		YTURRIA	BLVD		RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 THRU 21 BLK 12 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172955	DOGLE PARK LLC		HWY 4			78520 RIO GRANDE BEACH SUBD UNIT 1 LOTS 1 & 2 BLK 24	HEAVY INDUSTRIAL
172956	TEXAS PARKS & WILDLIFE		HWY 4			RIO GRANDE BEACH SUBD UNIT 1 LOT 3 BLK 24 PT 1292.22 AC SAN MARTIN GRANT SHARE 1	HEAVY INDUSTRIAL
172970	TEXAS PARKS & WILDLIFE		BOCA CIEGA			ABST 6 - RIO GRANDE BCH-1 BLK G	HEAVY INDUSTRIAL
172971	DOGLE PARK LLC		HWY 4		BROWNSVILLE	78520 ABST 6 - RIO GRANDE BCH-1 LOTS 1 & 2 BLK H	HEAVY INDUSTRIAL
172972	TEXAS PARKS & WILDLIFE		BOCA CIEGA			ABST 6 - RIO GRANDE BCH-1 LOTS 3 THRU 11 BLK H	HEAVY INDUSTRIAL
172973	TEXAS PARKS & WILDLIFE		BOCA CIEGA			ABST 6 - RIO GRANDE BCH-1 LOTS 1 THRU 11 BLK I	HEAVY INDUSTRIAL
172974	TEXAS PARKS & WILDLIFE		BOCA CIEGA			ABST 6 - RIO GRANDE BCH-1 BLK J	HEAVY INDUSTRIAL
172975	TEXAS PARKS & WILDLIFE		BOCA CIEGA			ABST 6 - RIO GRANDE BCH-1 BLK K	HEAVY INDUSTRIAL
172976	TEXAS PARKS & WILDLIFE		BOCA CIEGA			RIO GRANDE BEACH 1 - ABST 6, BLK L	HEAVY INDUSTRIAL
172977	TEXAS PARKS & WILDLIFE		BOCA CIEGA			ABST 6 - RIO GRANDE BCH-1 LOTS 1 THRU 15 BLK M	HEAVY INDUSTRIAL
172978	DOGLE PARK LLC		HWY 4		BROWNSVILLE	78520 RIO GRANDE BEACH SUBD UNIT 1 BLK N	HEAVY INDUSTRIAL
172979	DOGLE PARK LLC		HWY 4		BROWNSVILLE	78520 ABST 6 - RIO GRANDE BCH-1 LOTS 1 THRU 11 BLK O	HEAVY INDUSTRIAL
172980	DOGLE PARK LLC		HWY 4		BROWNSVILLE	78520 ABST 6 - RIO GRANDE BCH-1 LOT 1 THRU 11 BLK P	HEAVY INDUSTRIAL
172982	SPACE EXPLORATION TECHNOLOGIES CORP	52200	ESPERSON	ST	BROWNSVILLE	78520 ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 2 BLK 18	MIXED USE
172983	SPACE EXPLORATION TECHNOLOGIES CORP	52200	ESPERSON	ST	BROWNSVILLE	78520 ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 3 BLK 18	MIXED USE
172984	SPACE EXPLORATION TECHNOLOGIES CORP	52200	ESPERSON	ST	BROWNSVILLE	78520 ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 4 BLK 18	MIXED USE
172986	BOCZUR HELEN ET AL		ESPERSON	ST		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 16 BLK 18	MIXED USE
172987	BOCZUR HELEN ET AL		ESPERSON	ST	BROWNSVILLE	78520 ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 17 BLK 18	MIXED USE
172988	PILLIPS ISLAND		ESPERSON	RD		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 18 BLK 18	MIXED USE
172989	PILLIPS ISLAND		ESPERSON	RD		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 19 BLK 18	MIXED USE
173000	SPACE EXPLORATION TECHNOLOGIES CORP		ESPERSON	RD		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 20 BLK 18 (LAND ONLY ACCT)	MIXED USE
173001	SPACE EXPLORATION TECHNOLOGIES CORP		ESPERSON	RD		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 21 BLK 18 (LAND ONLY ACCT)	MIXED USE
173002	SPACE EXPLORATION TECHNOLOGIES CORP		ESPERSON	RD		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 18 LOT 22 BLK 18 (LAND ONLY ACCT)	MIXED USE
173023	SPACE EXPLORATION TECHNOLOGIES CORP		WEEMS	ST		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOTS 1 & 1A BLK 19 (LAND ONLY ACCT)	MIXED USE
173024	SPACE EXPLORATION TECHNOLOGIES CORP		WEEMS	ST		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 2 BLK 19 (LAND ONLY ACCT)	MIXED USE
173025	SPACE EXPLORATION TECHNOLOGIES CORP		WEEMS	ST		ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 3 BLK 19 (LAND ONLY ACCT)	MIXED USE
173026	SPACE EXPLORATION TECHNOLOGIES CORP		WEEMS	ST	BROWNSVILLE	78521 ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 4 BLK 19 (LAND ONLY ACCT)	MIXED USE
173027	SPACE EXPLORATION TECHNOLOGIES CORP	52208	WEEMS	ST	SOUTH PADRE ISLAND	78597 ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 5 BLK 19	MIXED USE
173028	KALETA SOPHIE		WEEMS	ST	BROWNSVILLE	78520 ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 6 BLK 19	MIXED USE
173029	GERLMAN THOMAS GILLIS	31	WEEMS		SOUTH PADRE ISLAND	78597 ABST 6 - RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 7 BLK 19	MIXED USE
173030	DOGLE PARK LLC	31	WEEMS		BROWNSVILLE	78520 ABST 6 - RIO GRANDE BEACH-2 LOT 8 BLK 19	MIXED USE

PAP/CDL#	OWNER NAME	STREET #	STREET NAME	STREET SLOTT	ZIP	LEGAL DESCRIPTION	Zoning District
173031	SPACE EXPLORATION TECHNOLOGIES CORP	29	WEEMS		78597	ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 9 BLK 19	MIXED USE
173032	SPACE EXPLORATION TECHNOLOGIES CORP	27	WEEMS		78597	ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 10 BLK 19	MIXED USE
173033	SPACE EXPLORATION TECHNOLOGIES CORP	32266	WEEMS		78597	ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 11 BLK 19	MIXED USE
173034	WORKMAN ROSEMARIE & JAMES	23	WEEMS-KOPERNICK SHO		78597	ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 12 BLK 19	MIXED USE
173035	MCCONNAUGHEY GALE LIE & MARY WILMA	52288	WEEMS DOCA CIBCA		78520	ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 13 BLK 19	MIXED USE
173036	SPACE EXPLORATION TECHNOLOGIES CORP	52300	WEEMS	ST	BROWNSVILLE	LOT 14 BLK 19 RIO GRANDE BEACH-2 SUBDIVISION	MIXED USE
173037	CRAWFORD JAMES A & NANCY S	17	WEEMS	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 15 BLK 19	MIXED USE
173038	BLOOMER JOSEPH HARVEY	35	WEEMS		78597	ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 16 BLK 19	MIXED USE
173039	DOGLEO PARK LLC	13	WEEMS	ST	SOUTH PADRE ISLAND	RIO GRANDE BEACH SUBD UNIT 2 LOT 17 BLK 19 (VOL 19 FO 26-27 CCMR)	MIXED USE
173040	SPACE EXPLORATION TECHNOLOGIES CORP	52344	WEEMS	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 LOT 18 BLK 19	MIXED USE
173041	SPACE EXPLORATION TECHNOLOGIES CORP	52266	WEEMS	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 LOT 19 BLK 19	MIXED USE
173042	SPACE EXPLORATION TECHNOLOGIES CORP	7	WEEMS		78597	ABST 6- RIO GRANDE BCH-2 BEACH-2 LOT 20 BLK 19	MIXED USE
173043	SPACE EXPLORATION TECHNOLOGIES CORP	52374	WEEMS	ST	SOUTH PADRE ISLAND	ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 21 BLK 19	MIXED USE
173045	DOGLEO PARK LLC	17	LETT & ESPERSON	ST	PORT ISABEL	ABST 6- RIO GRANDE BCH-2 BEACH-2 LOT 23 BLK 19	MIXED USE
173046	DOGLEO PARK LLC		ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 LOT 24 BLK 19	MIXED USE
173047	DOGLEO PARK LLC		ESPERSON			ABST 6- RIO GRANDE BCH-2 BEACH-2 LT 25 BLK 19	MIXED USE
173048	SPACE EXPLORATION TECHNOLOGIES CORP	5	ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 LOT 26 BLK 19	MIXED USE
173049	DOGLEO PARK LLC	7	ESPERSON	ST	BROWNSVILLE	RIO GRANDE BCH-2 RESUB LOT 27 BLK 19	MIXED USE
173050	JORDISON CELIA GARCIA LIV TR DTD 4-15-2008	7	ESPERSON DOCA CIBCA		78520	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 28 BLK 19	MIXED USE
173051	SPACE EXPLORATION TECHNOLOGIES CORP	11	ESPERSON ST DOCA CIBCA		78520	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 29-30 BLK 19	MIXED USE
173053	SPACE EXPLORATION TECHNOLOGIES CORP		ESPERSON	RD	BROWNSVILLE	RIO GRANDE BEACH-2 - ABST 6, BLK 19, LOT 31	MIXED USE
173054	SPACE EXPLORATION TECHNOLOGIES CORP		ESPERSON	RD		RIO GRANDE BEACH-2 - ABST 6, BLK RESUBD 19, LOT 32	MIXED USE
173055	SPACE EXPLORATION TECHNOLOGIES CORP	19	ESPERSON	RD	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 33 BLK 19	MIXED USE
173056	SPACE EXPLORATION TECHNOLOGIES CORP	21	ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 34 BLK 19	MIXED USE
173057	SPACE EXPLORATION TECHNOLOGIES CORP	25	ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOTS 35-36 BLK 19	MIXED USE
173058	LOZINSKI MARLENE & SPACE EXPLORATION TECHNOLOGIES CORP	27	ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 37 BLK 19	MIXED USE
173059	BOCZUK HELEN ET AL		ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOTS 38 & 39 BLK 19	MIXED USE
173060	SPACE EXPLORATION TECHNOLOGIES CORP	33	ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 40 BLK 19	MIXED USE
173061	SPACE EXPLORATION TECHNOLOGIES CORP		ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK (19 LOTS) & 42 BLK 19	MIXED USE
173062	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOTS 43 & 45 BLK 19	MIXED USE
173062	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4		BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOTS 43 & 45 BLK 19	MIXED USE
173063	SPACE EXPLORATION TECHNOLOGIES CORP		ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 44 BLK 19	MIXED USE
173064	SPACE EXPLORATION TECHNOLOGIES CORP		ESPERSON	ST	BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 BEACH-2 RESUB BLK 19 LOT 46 BLK 19	MIXED USE
173065	TEXAS PARKS & WILDLIFE		DOCA CIBCA			RIO GRANDE BEACH UNIT 2 BLK 21-A	MIXED USE
173066	LOFT STAR MINERAL DEVELOPMENT LLC	52365	LDJ			RIO GRANDE BEACH SUBDIVISION UNIT 2 BLK 21-B (LAND ONLY ACCT)	MIXED USE
173067	DALOR LTD		HWY 4		BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 UNIT 1 LOTS 1-2 BLK 25	HEAVY INDUSTRIAL
173067	DALOR LTD		HWY 4		BROWNSVILLE	ABST 6- RIO GRANDE BCH-2 UNIT 1 LOTS 1-2 BLK 25	HEAVY INDUSTRIAL
173139	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 1 BLK 1	MIXED USE
173140	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 2 BLK 1	MIXED USE
173141	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 3 BLK 1	MIXED USE
173142	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 4 BLK 1	MIXED USE
173143	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 5 BLK 1	MIXED USE
173144	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 6 BLK 1	MIXED USE
173145	CAPUTA JOHN S EST		HWY 4			ABST 6- SOUTH SHORES-1 LOT 7 BLK 1	MIXED USE
173146	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 8 BLK 1	MIXED USE
173147	DOGLEO PARK LLC		HWY 4			LOT 9 BLK 1 SOUTH SHORES 1 SUBDIVISION	MIXED USE
173148	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 10 BLK 1	MIXED USE
173149	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 11 BLK 1	MIXED USE
173150	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 12 BLK 1	MIXED USE
173151	DOGLEO PARK LLC		HWY 4			LOT 13 BLK 1 SOUTH SHORES 1 SUBDIVISION	MIXED USE
173152	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 14 BLK 1	MIXED USE
173153	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 15 BLK 1	MIXED USE
173154	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 16 BLK 1	MIXED USE
173155	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 17 BLK 1	MIXED USE
173156	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 18 BLK 1	MIXED USE
173157	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 19 BLK 1	MIXED USE
173158	STACHOWICZ FLORENCE		HWY 4			ABST 6- SOUTH SHORES-1 LOT 1 BLK 2	OPEN SPACE DISTRICT
173159	WONIK MICHAEL S AS SUCR TR OF WONIE CLEMENTINE C TR DTD 1/5/2012		HWY 4			ABST 6- SOUTH SHORES-1 LOT 2 BLK 2	OPEN SPACE DISTRICT
173160	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 3-4-5 BLK 2	OPEN SPACE DISTRICT
173161	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 6 BLK 2	OPEN SPACE DISTRICT
173162	STACHOWICZ ARTHUR ET AL		HWY 4			ABST 6- SOUTH SHORES-1 LOT 7 BLK 2	OPEN SPACE DISTRICT
173163	MULINSKI KOZEF W & BEKE		HWY 4			ABST 6- SOUTH SHORES-1 LOT 8 BLK 2	OPEN SPACE DISTRICT
173164	MULINSKI KOZEF W & BEKE		HWY 4			ABST 6- SOUTH SHORES-1 LOT 9 BLK 2	OPEN SPACE DISTRICT
173165	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 10-11 BLK 2	OPEN SPACE DISTRICT
173166	LOBA GEORGE ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 12 BLK 2	OPEN SPACE DISTRICT
173167	CASSAI HENRYKA ET AL					ABST 6- SOUTH SHORES-1 LOT 13 BLK 2	OPEN SPACE DISTRICT
173168	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 14 BLK 2	OPEN SPACE DISTRICT
173169	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 15 BLK 2	OPEN SPACE DISTRICT
173170	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 16 BLK 2	OPEN SPACE DISTRICT
173171	UKRAINIAN AMERICAN FOUNDATION		HWY 4			ABST 6- SOUTH SHORES-1 LOT 17 BLK 2	OPEN SPACE DISTRICT
173172	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 18 BLK 2	OPEN SPACE DISTRICT
173173	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 19 BLK 2	OPEN SPACE DISTRICT
173174	GAVIN JOHN ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 20 BLK 2	OPEN SPACE DISTRICT

PARCEL ID	OWNER NAME	STREET	STREET NAME	STREET CITY	ZIP	LEGAL DESCRIPTION	ZONING DISTRICT
173175	HARZA JOSE DAVID & WOODS MICHAEL EDWARD		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 21-23 BLK 2	OPEN SPACE DISTRICT
173176	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 24 BLK 2	OPEN SPACE DISTRICT
173177	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 25 BLK 2	OPEN SPACE DISTRICT
173178	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 26 BLK 2	OPEN SPACE DISTRICT
173179	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 1-3 BLK 3	OPEN SPACE DISTRICT
173180	LUNA ROY DEVELOPMENT		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 4-5-6 BLK 3	OPEN SPACE DISTRICT
173181	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 7 BLK 3	OPEN SPACE DISTRICT
173182	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 8-9 BLK 3	OPEN SPACE DISTRICT
173183	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 10-11 BLK 3	OPEN SPACE DISTRICT
173184	PAWLIKOWSKI TED EST OF & PAWLIKOWSKI HELEN EST OF		HWY 4			ABST 6- SOUTH SHORES-1 LOT 12 BLK 3	OPEN SPACE DISTRICT
173185	KAZMIERSKI STEVE ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 13 BLK 3	OPEN SPACE DISTRICT
173186	GUCZKOWSKI CHRISTINA O		HWY 4			ABST 6- SOUTH SHORES-1 LOT 14 BLK 3	OPEN SPACE DISTRICT
173187	KAROLEWSKA STANISLAWA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 15 BLK 3	OPEN SPACE DISTRICT
173188	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 16 BLK 3	OPEN SPACE DISTRICT
173189	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 17 BLK 3	OPEN SPACE DISTRICT
173190	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 18 BLK 3	OPEN SPACE DISTRICT
173191	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 19 BLK 3	OPEN SPACE DISTRICT
173192	POTROWSKI JANINA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 20 BLK 3	OPEN SPACE DISTRICT
173193	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 21 BLK 3	OPEN SPACE DISTRICT
173194	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 22 BLK 3	OPEN SPACE DISTRICT
173195	WOLAN TONI & SORGE		HWY 4			ABST 6- SOUTH SHORES-1 LOT 23 BLK 3	OPEN SPACE DISTRICT
173196	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 24 BLK 3	OPEN SPACE DISTRICT
173197	KOZAK KRZYSZTAWA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 25 BLK 3	OPEN SPACE DISTRICT
173198	BRONSTAWA KOZAK		HWY 4			ABST 6- SOUTH SHORES-1 LOT 26 BLK 3	OPEN SPACE DISTRICT
173199	GRYGŁAK MARIAN		HWY 4			ABST 6- SOUTH SHORES-1 LOT 27 BLK 3	OPEN SPACE DISTRICT
173200	CAPUTA JOHN S EST		HWY 4			ABST 6- SOUTH SHORES-1 LOT 28 BLK 3	OPEN SPACE DISTRICT
173201	CAPUTA JOHN S EST		HWY 4			ABST 6- SOUTH SHORES-1 LOT 29 BLK 3	OPEN SPACE DISTRICT
173202	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 30 BLK 3	OPEN SPACE DISTRICT
173203	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 1 BLK 4	OPEN SPACE DISTRICT
173204	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 2 BLK 4	OPEN SPACE DISTRICT
173205	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 3 BLK 4	OPEN SPACE DISTRICT
173206	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 4 BLK 4	OPEN SPACE DISTRICT
173207	JASPER JUNE ESTATE OF		HWY 4			ABST 6- SOUTH SHORES-1 LOT 5 BLK 4	OPEN SPACE DISTRICT
173208	JASPER JUNE ESTATE OF		HWY 4			SOUTH SHORES SEC 1 ABST 6 LOT 6 BLK 4	OPEN SPACE DISTRICT
173209	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 7 BLK 4	OPEN SPACE DISTRICT
173210	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 8 BLK 4	OPEN SPACE DISTRICT
173211	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 9 BLK 4	OPEN SPACE DISTRICT
173212	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 10 BLK 4	OPEN SPACE DISTRICT
173213	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 11 BLK 4	OPEN SPACE DISTRICT
173214	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 12 BLK 4	OPEN SPACE DISTRICT
173215	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 13 BLK 4	OPEN SPACE DISTRICT
173216	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 14 BLK 4	OPEN SPACE DISTRICT
173217	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 15 BLK 4	OPEN SPACE DISTRICT
173218	WOJCIK MICHAEL S AS SUCR TR OF WOJCIK CLEMENTINE C TR DTD 1/5/2012		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 16-18 BLK 4	OPEN SPACE DISTRICT
173219	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 19 BLK 4	OPEN SPACE DISTRICT
173220	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 20 BLK 4	OPEN SPACE DISTRICT
173221	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 21 BLK 4	OPEN SPACE DISTRICT
173222	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 22 BLK 4	OPEN SPACE DISTRICT
173223	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 23 BLK 4	OPEN SPACE DISTRICT
173224	KOLLMANN FRANK ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 24 BLK 4	OPEN SPACE DISTRICT
173225	KOLLMANN FRANK ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 25 BLK 4	OPEN SPACE DISTRICT
173226	KOLLMANN FRANK ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 26 BLK 4	OPEN SPACE DISTRICT
173227	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 27 BLK 4	OPEN SPACE DISTRICT
173228	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 28 BLK 4	OPEN SPACE DISTRICT
173229	GAJEWSKI ALEX ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 29 BLK 4	OPEN SPACE DISTRICT
173230	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 30 BLK 4	OPEN SPACE DISTRICT
173350	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 1 BLK 10	OPEN SPACE DISTRICT
173351	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 2 BLK 10	OPEN SPACE DISTRICT
173352	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 3 BLK 10	OPEN SPACE DISTRICT
173353	CAPITA JOHN S EST		HWY 4			ABST 6- SOUTH SHORES-1 LOT 4 BLK 10	OPEN SPACE DISTRICT
173354	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 5 BLK 10	OPEN SPACE DISTRICT
173355	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 6 BLK 10	OPEN SPACE DISTRICT
173356	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 7 BLK 10	OPEN SPACE DISTRICT
173357	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 8 BLK 10	OPEN SPACE DISTRICT
173358	PTASZEK ANGELA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 9 BLK 10	OPEN SPACE DISTRICT
173359	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 10 BLK 10	OPEN SPACE DISTRICT
173360	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 11 BLK 10	OPEN SPACE DISTRICT
173361	PHILLIPS LEE		HWY 4			ABST 6- SOUTH SHORES-1 LOT 12 BLK 10	OPEN SPACE DISTRICT
173362	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 13 BLK 10	OPEN SPACE DISTRICT
173363	DOGLEO PARK LLC		HWY 4			LOT 14 BLK 10 SOUTH SHORES 1 SUBDIVISION	OPEN SPACE DISTRICT
173364	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 15 BLK 10	OPEN SPACE DISTRICT
173365	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 16 BLK 10	OPEN SPACE DISTRICT
173366	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 17 BLK 10	OPEN SPACE DISTRICT
173367	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 18 BLK 10	OPEN SPACE DISTRICT
173368	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 19 BLK 10	OPEN SPACE DISTRICT
173369	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 20 BLK 10	OPEN SPACE DISTRICT
173370	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 21 BLK 10	OPEN SPACE DISTRICT
173371	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 22 BLK 10	OPEN SPACE DISTRICT
173372	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 23 BLK 10	OPEN SPACE DISTRICT
173373	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 24 BLK 10	OPEN SPACE DISTRICT
173374	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 25 BLK 10	OPEN SPACE DISTRICT
173375	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 26 BLK 10	OPEN SPACE DISTRICT
173376	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 1 BLK 11	OPEN SPACE DISTRICT
173377	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 2 BLK 11	OPEN SPACE DISTRICT
173378	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 3 BLK 11	OPEN SPACE DISTRICT
173379	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 4 BLK 11	OPEN SPACE DISTRICT
173380	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 5 BLK 11	OPEN SPACE DISTRICT
173381	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 6 BLK 11	OPEN SPACE DISTRICT
173382	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 7 BLK 11	OPEN SPACE DISTRICT
173383	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 8 BLK 11	OPEN SPACE DISTRICT
173384	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 9 BLK 11	OPEN SPACE DISTRICT

PARCEL ID	OWNER NAME	STREET #	STREET NAME	CITY	ZIP	LEGAL DESCRIPTION	ZONING DISTRICT
173385	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 10 BLK 11	OPEN SPACE DISTRICT
173386	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 11 BLK 11	OPEN SPACE DISTRICT
173387	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 12 BLK 11	OPEN SPACE DISTRICT
173388	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 13 BLK 11	OPEN SPACE DISTRICT
173389	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 14 BLK 11	OPEN SPACE DISTRICT
173390	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 15 BLK 11	OPEN SPACE DISTRICT
173391	CAPITA JOHN S ES1		HWY 4			ABST 6- SOUTH SHORES-1 LOT 16 BLK 11	OPEN SPACE DISTRICT
173392	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 17 BLK 11	OPEN SPACE DISTRICT
173393	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 18 BLK 11	OPEN SPACE DISTRICT
173394	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 19 BLK 11	OPEN SPACE DISTRICT
173395	CHRISTIANSON SCOTT JP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 20 BLK 11	OPEN SPACE DISTRICT
173396	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 1 BLK 12	OPEN SPACE DISTRICT
173397	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 2 BLK 12	OPEN SPACE DISTRICT
173398	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 3 BLK 12	OPEN SPACE DISTRICT
173399	MCMURNEY GERALD		HWY 4			ABST 6- SOUTH SHORES-1 LOT 4 BLK 12	OPEN SPACE DISTRICT
173400	LORENIS MITCHELL ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 5 BLK 12	OPEN SPACE DISTRICT
173401	AWARE N INC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 6 BLK 12	OPEN SPACE DISTRICT
173402	ROGER SHAWN		HWY 4			ABST 6- SOUTH SHORES-1 LOT 7 BLK 12	OPEN SPACE DISTRICT
173403	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 8 BLK 12	OPEN SPACE DISTRICT
173404	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 9 BLK 12	OPEN SPACE DISTRICT
173405	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 10 BLK 12	OPEN SPACE DISTRICT
173406	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 11 BLK 12	OPEN SPACE DISTRICT
173407	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 12 BLK 12	OPEN SPACE DISTRICT
173408	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 13 BLK 12	OPEN SPACE DISTRICT
173409	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 14 BLK 12	OPEN SPACE DISTRICT
173410	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 15 BLK 12	OPEN SPACE DISTRICT
173411	DZHEN ANNA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 1 BLK 13	OPEN SPACE DISTRICT
173412	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			LOT 2 BLK 13 SOUTH SHORES 1 SUBDIVISION	OPEN SPACE DISTRICT
173413	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 3 BLK 13	OPEN SPACE DISTRICT
173414	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 4 BLK 13	OPEN SPACE DISTRICT
173415	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 5 BLK 13	OPEN SPACE DISTRICT
173416	MANZANILLA CHRISTIAN		HWY 4			LOT 6 BLK 13 SOUTH SHORES 1 SUBDIVISION	OPEN SPACE DISTRICT
173417	MANZANILLA CHRISTIAN		HWY 4			ABST 6- SOUTH SHORES-1 LOT 7 BLK 13	OPEN SPACE DISTRICT
173418	GARCIA JUAN III		HWY 4			ABST 6- SOUTH SHORES-1 LOT 8 BLK 13	OPEN SPACE DISTRICT
173419	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 1 BLK 14	OPEN SPACE DISTRICT
173420	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 2 BLK 14	OPEN SPACE DISTRICT
173421	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 3 BLK 14	OPEN SPACE DISTRICT
173422	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 1 BLK 15	OPEN SPACE DISTRICT
173423	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 2 BLK 15	OPEN SPACE DISTRICT
173424	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 3 BLK 15	OPEN SPACE DISTRICT
173425	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 4 BLK 15	OPEN SPACE DISTRICT
173426	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 5 BLK 15	OPEN SPACE DISTRICT
173427	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 6 BLK 15	OPEN SPACE DISTRICT
173428	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 7 BLK 15	OPEN SPACE DISTRICT
173429	MSZAL MARIA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 8 BLK 15	OPEN SPACE DISTRICT
173430	LUNA DEGO		HWY 4			ABST 6- SOUTH SHORES-1 LOT 9 BLK 15	OPEN SPACE DISTRICT
173431	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 10 BLK 15	OPEN SPACE DISTRICT
173432	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 11 BLK 15	OPEN SPACE DISTRICT
173433	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 12 BLK 15	OPEN SPACE DISTRICT
173434	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 13 BLK 15	OPEN SPACE DISTRICT
173435	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 14 BLK 15	OPEN SPACE DISTRICT
173436	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 15 BLK 15	OPEN SPACE DISTRICT
173437	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 16 BLK 15	OPEN SPACE DISTRICT
173438	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 17 BLK 15	OPEN SPACE DISTRICT
173439	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 18 BLK 15	OPEN SPACE DISTRICT
173440	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 22 BLK 15	OPEN SPACE DISTRICT
173441	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 23 BLK 15	OPEN SPACE DISTRICT
173442	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 24 BLK 15	OPEN SPACE DISTRICT
173443	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 25 BLK 15	OPEN SPACE DISTRICT
173444	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 26 BLK 15	OPEN SPACE DISTRICT
173445	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 27 BLK 15	OPEN SPACE DISTRICT
173446	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 28 BLK 15	OPEN SPACE DISTRICT
173447	FELTEN ANDREW J		HWY 4			ABST 6- SOUTH SHORES-1 LOT 29 BLK 15	OPEN SPACE DISTRICT
173448	CHRISTIANSON SCOTT JP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 30 BLK 15	OPEN SPACE DISTRICT
173449	DZHEN ANNA ET AL		HWY 4			ABST 6- SOUTH SHORES-1 LOT 31 BLK 15	OPEN SPACE DISTRICT
173450	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 32 BLK 15	OPEN SPACE DISTRICT
173451	NASASPACELIGHT LLC		DOCA CIBCA	BLVD		ABST 6- SOUTH SHORES-1 LOT 33 BLK 15	OPEN SPACE DISTRICT
173452	WOKBK DAVID H		HWY 4			ABST 6- SOUTH SHORES-1 LOTS 34-35-36-37 BLK 15	OPEN SPACE DISTRICT
173453	CHACRO ALDO M		HWY 4			ABST 6- SOUTH SHORES-1 LOT 38 BLK 15	OPEN SPACE DISTRICT
173454	CHACRO ALDO M		HWY 4			ABST 6- SOUTH SHORES-1 LOT 39 BLK 15	OPEN SPACE DISTRICT
173455	CROWDER JOYCE L & JOANN C ROUSE		HWY 4			ABST 6- SOUTH SHORES-1 LOT 40 BLK 15	OPEN SPACE DISTRICT
173456	OLSON DUSTY		HWY 4			ABST 6- SOUTH SHORES-1 LOT 41 BLK 15	OPEN SPACE DISTRICT
173457	RJONES LISA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 42 BLK 15	OPEN SPACE DISTRICT
173458	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9/11/2015		HWY 4			ABST 6- SOUTH SHORES-1 LOT 43 BLK 15	OPEN SPACE DISTRICT
173459	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9/11/2015		HWY 4			ABST 6- SOUTH SHORES-1 LOT 44 BLK 15	OPEN SPACE DISTRICT
173460	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9/11/2015		HWY 4			ABST 6- SOUTH SHORES-1 LOT 45 BLK 15	OPEN SPACE DISTRICT
173461	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9/11/2015		HWY 4			ABST 6- SOUTH SHORES-1 LOT 46 BLK 15	OPEN SPACE DISTRICT
173462	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9/11/2015		HWY 4			ABST 6- SOUTH SHORES-1 LOT 47 BLK 15	OPEN SPACE DISTRICT
173463	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9/11/2015		HWY 4			ABST 6- SOUTH SHORES-1 LOT 48 BLK 15	OPEN SPACE DISTRICT
173464	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9/11/2015		HWY 4			ABST 6- SOUTH SHORES-1 LOT 49 BLK 15	OPEN SPACE DISTRICT
173465	TEXAS PARKS & WILDLIFE		DOCA CIBCA			ABST 6- SOUTH SHORES-1 LOT 1 BLK 16	OPEN SPACE DISTRICT

PARCEL ID	OWNER NAME	STREET #	STREET NAME	STREET CITY	ZIP	LEGAL DESCRIPTION	ZONING DISTRICT
173456	MAGDA MARLENE & JAMES J MAGDA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 2 BLK 16	OPEN SPACE DISTRICT
173457	MAKOWSKI CYNTHIA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 3 BLK 16	OPEN SPACE DISTRICT
173458	MAKOWSKI CYNTHIA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 4 BLK 16	OPEN SPACE DISTRICT
173459	BOLOWACZUK FRANCES ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 5 BLK 16	OPEN SPACE DISTRICT
173470	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 6 BLK 16	OPEN SPACE DISTRICT
173471	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 7 BLK 16	OPEN SPACE DISTRICT
173472	JASINSKI WACLAW ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 8 BLK 16	OPEN SPACE DISTRICT
173473	JASINSKI WACLAW ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 9 BLK 16	OPEN SPACE DISTRICT
173474	MACH EDWARD ET UX		HWY 4			ABST 6- SOUTH SHORES-1 LOT 10 BLK 16	OPEN SPACE DISTRICT
173475	TEXAS PARKS & WILDLIFE		BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 11 BLK 16	OPEN SPACE DISTRICT
173476	DOGLEO PARK LLC		HWY 4			ABST 6- SOUTH SHORES-1 LOT 12 BLK 16	OPEN SPACE DISTRICT
173477	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST 6- SOUTH SHORES-1 LOT 13 BLK 16	OPEN SPACE DISTRICT
173478	TEXAS PARKS & WILDLIFE		BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 14 BLK 16	OPEN SPACE DISTRICT
173479	TEXAS PARKS & WILDLIFE		BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 15 BLK 16	OPEN SPACE DISTRICT
173480	OLENDER STELLA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 16 BLK 16	OPEN SPACE DISTRICT
173481	OLENDER STELLA		HWY 4			ABST 6- SOUTH SHORES-1 LOT 17 BLK 16	OPEN SPACE DISTRICT
173482	TEXAS PARKS & WILDLIFE		BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 18 BLK 16	OPEN SPACE DISTRICT
173483	PHILIPS LAND		HWY 4			ABST 6- SOUTH SHORES-1 LOT 19 BLK 16	OPEN SPACE DISTRICT
173484	TEXAS PARKS & WILDLIFE		BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 20 BLK 16	OPEN SPACE DISTRICT
173485	TEXAS PARKS & WILDLIFE		BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 21 BLK 16	OPEN SPACE DISTRICT
173486	TEXAS PARKS & WILDLIFE		BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 22 BLK 16	OPEN SPACE DISTRICT
173487	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9-11-2015		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 23 BLK 16	OPEN SPACE DISTRICT
173488	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9-11-2015		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 24 BLK 16	OPEN SPACE DISTRICT
173489	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9-11-2015		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 25 BLK 16	OPEN SPACE DISTRICT
173490	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9-11-2015		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 26 BLK 16	OPEN SPACE DISTRICT
173491	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9-11-2015		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 27 BLK 16	OPEN SPACE DISTRICT
173492	REGIS GLORIA F TR OF THE GLORIA F REGIS REV TRST AGMT DTD 9-11-2015		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 28 BLK 16	OPEN SPACE DISTRICT
173493	TEXAS PARKS & WILDLIFE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 29 BLK 16	OPEN SPACE DISTRICT
173494	TEXAS PARKS & WILDLIFE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 30 BLK 16	OPEN SPACE DISTRICT
173495	DOGLEO PARK LLC		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 31 BLK 16	OPEN SPACE DISTRICT
173496	DOGLEO PARK LLC		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 32 BLK 16	OPEN SPACE DISTRICT
173497	TEXAS PARKS & WILDLIFE		HWY 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 33 BLK 16	OPEN SPACE DISTRICT
173498	TEXAS PARKS & WILDLIFE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 34 BLK 16	OPEN SPACE DISTRICT
173499	TEXAS PARKS & WILDLIFE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 35 BLK 16	OPEN SPACE DISTRICT
173500	TEXAS PARKS & WILDLIFE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 36 BLK 16	OPEN SPACE DISTRICT
173501	TEXAS PARKS & WILDLIFE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 37 BLK 16	OPEN SPACE DISTRICT
173502	TEXAS PARKS & WILDLIFE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 38 BLK 16	OPEN SPACE DISTRICT
173503	TEXAS PARKS & WILDLIFE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 39 BLK 16	OPEN SPACE DISTRICT
173504	CAPUTIA JOHN S EST		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 40 BLK 16	OPEN SPACE DISTRICT
173505	SPACE EXPLORATION TECHNOLOGIES CORP		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 41 BLK 16	OPEN SPACE DISTRICT
173506	SPACE EXPLORATION TECHNOLOGIES CORP		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 42 BLK 16	OPEN SPACE DISTRICT
173507	SPACE EXPLORATION TECHNOLOGIES CORP		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 43 BLK 16	OPEN SPACE DISTRICT
173508	PHILLIPS LEE		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 44 BLK 16	OPEN SPACE DISTRICT
173509	GLOECKLE ELAINE H		SH 4 & BOCA CIECA			ABST 6- SOUTH SHORES-1 LOT 45 BLK 16	OPEN SPACE DISTRICT
173514	UNITED STATES OF AMERICA		RICHARDSON			ABST 6- TARPON HAVEN LOT 1 BLK 1, PT 4.8100 ACRES	MIXED USE
173515	UNITED STATES OF AMERICA		BOCA CIECA			ABST 6- TARPON HAVEN LOT 2 BLK 1	MIXED USE
173516	UNITED STATES OF AMERICA		BOCA CIECA			ABST 6- TARPON HAVEN LOT 3 BLK 1	MIXED USE
173517	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 1 BLK 2	MIXED USE
173518	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 2 BLK 2	MIXED USE
173519	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 3 BLK 2	MIXED USE
173520	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 4 BLK 2	MIXED USE
173521	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 5 BLK 2	MIXED USE
173522	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 6 BLK 2	MIXED USE
173523	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 7 BLK 2	MIXED USE
173524	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 8 BLK 2	MIXED USE
173525	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 9 BLK 2	MIXED USE
173526	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 10 BLK 2	MIXED USE
173527	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 11 BLK 2	MIXED USE
173528	UNITED STATES OF AMERICA		RICHARDSON			ABST 6- TARPON HAVEN LOT 12 BLK 2	MIXED USE
173529	UNITED STATES OF AMERICA		RICHARDSON			ABST 6- TARPON HAVEN LOT 13 BLK 2	MIXED USE
173530	UNITED STATES OF AMERICA		RICHARDSON			ABST 6- TARPON HAVEN LOT 14 BLK 2	MIXED USE
173531	UNITED STATES OF AMERICA		RICHARDSON			ABST 6- TARPON HAVEN LOT 15 BLK 2	MIXED USE
173532	UNITED STATES OF AMERICA		RICHARDSON			ABST 6- TARPON HAVEN LOT 16 BLK 2	MIXED USE
173533	UNITED STATES OF AMERICA		RICHARDSON			ABST 6- TARPON HAVEN LOT 17 BLK 2	MIXED USE
173534	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 1 BLK 3	MIXED USE
173535	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 2 BLK 3	MIXED USE
173536	NASSAR FATHI LLC		TARPON HAVEN	BROWNSVILLE		ABST 6- TARPON HAVEN LOT 3 BLK 3	MIXED USE
173537	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 4 BLK 3	MIXED USE
173538	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 5 BLK 3	MIXED USE
173539	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 6 BLK 3	MIXED USE
173540	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 7 BLK 3	MIXED USE
173541	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 8 BLK 3	MIXED USE
173542	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 9 BLK 3	MIXED USE
173543	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 10 BLK 3	MIXED USE
173544	UNITED STATES OF AMERICA		TARPON HAVEN			ABST 6- TARPON HAVEN LOT 11 BLK 3	MIXED USE
173545	UNITED STATES OF AMERICA		RICHARDSON			ABST 6- TARPON HAVEN LOT 1 BLK 4	MIXED USE
173546	PARK RICHARD A	2	RIO GRANDE	DR	BROWNSVILLE	ABST 6- TARPON HAVEN LOT 2 BLK 4	MIXED USE
173547	MCCORMACK LUKE JOSEPH		RIO GRANDE	DR	BROWNSVILLE	ABST 6- TARPON HAVEN LOT 3 BLK 4	MIXED USE
173548	JOHN'S MARINE & TACKLE INC		RIO GRANDE	DR	BROWNSVILLE	ABST 6- TARPON HAVEN LOT 4 BLK 4	MIXED USE
173549	REYNOLDS KETHA	50564	RIO GRANDE	DR	BROWNSVILLE	ABST 6- TARPON HAVEN LOT 5 BLK 4	MIXED USE
173550	REYNOLDS KETHA		RIO GRANDE	DR	BROWNSVILLE	LOT 6 BLK 4 TARPON HAVEN SUBDIVISION	MIXED USE
173551	SPACE EXPLORATION TECHNOLOGIES CORP	41134	TARPON BEND	DR	BROWNSVILLE	ABST 6- TARPON HAVEN LOT 7 BLK 4	MIXED USE
173552	SPACE EXPLORATION TECHNOLOGIES CORP		TARPON HAVEN		BROWNSVILLE	ABST 6- TARPON HAVEN LOT 8 BLK 4	MIXED USE
173553	LUNA DIEGO		TARPON HAVEN		BROWNSVILLE	ABST 6- TARPON HAVEN LOT 9 BLK 4	MIXED USE

PARCEL ID	OWNER NAME	STREET #	STREET NAME	STREET S/CITY	ZIP	LEGAL DESCRIPTION	ZONING DISTRICT
173554	SPACE EXPLORATION TECHNOLOGIES CORP	41164	TARPON BEND	DR	4083	ABST6 - TARPON HAVEN LOT 10 BLK 4	MIXED USE
173555	BOLE HOLDING LLC		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 11 BLK 4	MIXED USE
173556	SPACE EXPLORATION TECHNOLOGIES CORP		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 12 BLK 4	MIXED USE
173557	PRIDHAM RONALD A ET UX		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 13 BLK 4	MIXED USE
173558	TOOLEY JEFFREY	41208	TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 14 BLK 4	MIXED USE
173559	LEONARD TANA C		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 15 BLK 4	MIXED USE
173560	LEONARD TANA C		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 16 BLK 4	MIXED USE
173561	SHADY PORCH PROPERTIES LLC		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 17 BLK 4	MIXED USE
173562	MILLER SUSAN JONES		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 18 BLK 4	MIXED USE
173563	CHIAPA JOSE E JR P C		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 19 BLK 4	MIXED USE
173564	SANCHEZ DENNIS M P C		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 20 BLK 4	MIXED USE
173565	SANCHEZ MICHELE					ABST6 - TARPON HAVEN LOT 21 BLK 4	MIXED USE
173566	POMPA HOMER LAURENCE		TARPON BEND	DR	BROWNSVILLE	ABST6 - TARPON HAVEN LOT 22 BLK 4	MIXED USE
173567	SPACE EXPLORATION TECHNOLOGIES CORP		TARPON HAVEN		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 23 BLK 4	MIXED USE
173568	FOSTER KAYFORD JR & FOSTER MARIA LAVERNE		TARPON BEND	DR	BROWNSVILLE	ABST6 - TARPON HAVEN LOT 24 BLK 4	MIXED USE
173569	PATRZELKA JOSEPH EDWARD & JENNA FAITH		TARPON BEND	DR	BROWNSVILLE	ABST6 - TARPON HAVEN LOT 25 BLK 4	MIXED USE
173570	SPACE EXPLORATION TECHNOLOGIES CORP		TARPON BEND	DR	BROWNSVILLE	ABST6 - TARPON HAVEN LOT 26 BLK 4	MIXED USE
173571	SPACE EXPLORATION TECHNOLOGIES CORP		TARPON BEND		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 27 BLK 4	MIXED USE
173572	JUNCOBA MARK	41382	TARPON BEND		BROWNSVILLE	ABST6 - TARPON HAVEN LOT 28 BLK 4	MIXED USE
173573	RESIDENTIAL 2012 RENTAL LLC		TARPON BEND	DR	BROWNSVILLE	ABST6 - TARPON HAVEN LOT 29 BLK 4	MIXED USE
173574	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 1 BLK 5	MIXED USE
173575	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 2 BLK 5	MIXED USE
173576	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 3 BLK 5	MIXED USE
173577	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 4 BLK 5	MIXED USE
173578	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 5 BLK 5	MIXED USE
173579	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 6 BLK 5	MIXED USE
173580	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 7 BLK 5	MIXED USE
173581	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 8 BLK 5	MIXED USE
173582	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 9 BLK 5	MIXED USE
173583	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 10 BLK 5	MIXED USE
173584	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 11 BLK 5	MIXED USE
173585	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 12 BLK 5	MIXED USE
173586	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 13 BLK 5	MIXED USE
173587	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 14 BLK 5	MIXED USE
173588	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 15 BLK 5	MIXED USE
173589	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 16 BLK 5	MIXED USE
173590	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 17 BLK 5	MIXED USE
173591	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 18 BLK 5	MIXED USE
173592	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 19 BLK 5	MIXED USE
173593	UNITED STATES OF AMERICA		TARPON HAVEN			ABST6 - TARPON HAVEN LOT 20 BLK 5	MIXED USE
173635	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			LOT 1 BLK 1 THE SPANISH DAGGER SUBD SEC 1 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173636	SPACE EXPLORATION TECHNOLOGIES CORP	52253	HWY 4		BROWNSVILLE	78520 LOT 2 BLK 1 THE SPANISH DAGGER SUBD SEC 1	HEAVY INDUSTRIAL
173637	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			LOT 3 BLK 1 THE SPANISH DAGGER SUBD SEC 1 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173638	SPACE EXPLORATION TECHNOLOGIES CORP					LOT 4 BLK 1 THE SPANISH DAGGER SUBD SEC 1 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173639	SPACE EXPLORATION TECHNOLOGIES CORP	5845	EAST 14TH		BROWNSVILLE	78520 LOT 5 BLK 1 THE SPANISH DAGGER SUBD SEC 1	HEAVY INDUSTRIAL
173641	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			LOT 7 BLK 1 THE SPANISH DAGGER SUBD SEC 1	HEAVY INDUSTRIAL
173642	SPACE EXPLORATION TECHNOLOGIES CORP	5845	HWY 4		BROWNSVILLE	78520 LOT 8 BLK 1 THE SPANISH DAGGER SUBD SEC 1	HEAVY INDUSTRIAL
173643	SPACE EXPLORATION TECHNOLOGIES CORP	5845	HWY 4		BROWNSVILLE	78520 LOT 9 BLK 1 THE SPANISH DAGGER SUBD SEC 1	HEAVY INDUSTRIAL
173644	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			LOT 10 BLK 1 THE SPANISH DAGGER SUBD SEC 1 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173645	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			LOT 11 BLK 1 THE SPANISH DAGGER SUBD SEC 1 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173646	SPACE EXPLORATION TECHNOLOGIES CORP	5845	HWY 4		BROWNSVILLE	78520 ABST6 - THE SPANISH DAGGER-SEC II LOT 12 BLK 1 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173647	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST6 - THE SPANISH DAGGER-SEC II LOT 13 BLK 1 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173648	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST6 - THE SPANISH DAGGER-SEC II LOT 14 BLK 1 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173652	ARGROVES NATHAN		HWY 4			ABST6 - THE SPANISH DAGGER-SEC II LOT 4 BLK 2	HEAVY INDUSTRIAL
173658	SPACE EXPLORATION TECHNOLOGIES CORP		HWY 4			ABST6 - THE SPANISH DAGGER-SEC II LOT 10 BLK 2	HEAVY INDUSTRIAL
173667	LUNA DEGO SARAS	5845	HWY 4		BROWNSVILLE	78520 ABST6 - THE SPANISH DAGGER-SEC II LOT 8 BLK 3	HEAVY INDUSTRIAL
173680	SPACE EXPLORATION TECHNOLOGIES CORP		JOANNA ST		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 13BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173713	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 4 BLK 3	HEAVY INDUSTRIAL
173714	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE			ABST 6-THE SPANISH DAGGER-SEC II LOT 5 BLK 3	HEAVY INDUSTRIAL
173715	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 6 BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173716	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 7 BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173717	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 8 BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173718	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE			ABST 6-THE SPANISH DAGGER-SEC II LOT 9 BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173719	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE			ABST 6-THE SPANISH DAGGER-SEC II LOT 10BLK 3	HEAVY INDUSTRIAL
173720	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE			ABST 6-THE SPANISH DAGGER-SEC II LOT 11BLK 3	HEAVY INDUSTRIAL
173721	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE			ABST 6-THE SPANISH DAGGER-SEC II LOT 12BLK 3	HEAVY INDUSTRIAL
173722	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 13BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173723	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 14BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173724	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 15BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173725	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 16BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173726	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 17BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL
173727	LUNA DEGO SARAS		REMEDIO AVE			ABST 6-THE SPANISH DAGGER-SEC II LOT 18BLK 3	HEAVY INDUSTRIAL
173728	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDIO AVE		BROWNSVILLE	78520 ABST 6-THE SPANISH DAGGER-SEC II LOT 19BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL

PARCEL ID	OWNER NAME	STREET #	STREET NAME	STREET S/CITY	ZIP	LEGAL DESCRIPTION	ZONING DISTRICT	
173729	SPACE EXPLORATION TECHNOLOGIES CORP		REMEDI	AVE		ABST 6-THE SPANISH DAGGER-SEC II LOT 20 BLK 3 (LAND ONLY ACCT)	HEAVY INDUSTRIAL	
173730	LACEY TOWN CENTER LLC		REMEDI	AVE	BROWNSVILLE	78520	ABST 6-THE SPANISH DAGGER-SEC II LOT 21 BLK 3	HEAVY INDUSTRIAL
395139	DOOLEY PARK LLC		BOCA CHCA			LOT 1 BLK 1 LAUNCH SITE TEXAS SUBDIVISION (2015 C1-3306 CCMR FILED 10/01/2014) (LAND ONLY ACCT)	HEAVY INDUSTRIAL	
395146	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM		STATE HWY 4			LOT 1 BLK 1 BEDC STARGATE SUBDIVISION (2015 C1-3270 CCMR FILED 05/29/2014)	HEAVY INDUSTRIAL	
410734	DOOLEY PARK LLC		BOCA CHCA		BROWNSVILLE	78521	LOT 1 BLK 1 SOLAR SYSTEM MAST SUBDIVISION (2018 C1-3584 CCMR FILED 03/10/2017) (LAND ONLY ACCT)	MIXED USE
411925	SPACE EXPLORATION TECHNOLOGIES CORP		WEEMS			UNIT 25 BOCA-CIRCA CONDOMINIUMS PLUS 24.7 % INT IN COM AREA (2018 CONDO DEC VOL 22541 IN 245 CCMR FILED 04/24/2017)	MIXED USE	
447600	SPACE EXPLORATION TECHNOLOGIES CORP					MARS CROSSING REFLAT NO. 2 SUBDIVISION BLK 1 LOT 1 (2024 PLAT C1-4437 38 CCMR FILED 07/24/2023)	HEAVY INDUSTRIAL	
453776	MAHER THOMAS					ABST 6-FISHERMANS PARADISE LOT 12 BLK 3	MIXED USE	
453777	MAHER THOMAS					ABST 6-FISHERMANS PARADISE LOT 14 BLK 3	MIXED USE	
453778	MAHER THOMAS					ABST 6-FISHERMANS PARADISE LOT 15 BLK 3	MIXED USE	
453790	MAHER STEVEN					ABST 6-FISHERMANS PARADISE LOT 6 BLK 3	MIXED USE	
454044	MAHER STEVEN					ABST 6-FISHERMANS PARADISE LOT 17 BLK 2	MIXED USE	
454045	MAHER STEVEN					ABST 6-FISHERMANS PARADISE LOT 18 BLK 2	MIXED USE	
454046	MAHER STEVEN					ABST 6-FISHERMANS PARADISE LOT 19 BLK 2	MIXED USE	
454047	MAHER STEVEN					ABST 6-FISHERMANS PARADISE LOT 20 BLK 2	MIXED USE	
454048	MAHER STEVEN					ABST 6-FISHERMANS PARADISE LOT 21 BLK 2	MIXED USE	
454049	MAHER STEVEN					ABST 6-FISHERMANS PARADISE LOT 22 BLK 2	MIXED USE	
454056	MAHER THOMAS					ABST 6-FISHERMANS PARADISE LOT 10 BLK 2	MIXED USE	
454057	MAHER THOMAS					ABST 6-FISHERMANS PARADISE LOT 11 BLK 2	MIXED USE	
454058	MAHER THOMAS					ABST 6-FISHERMANS PARADISE LOT 12 BLK 2	MIXED USE	
454064	SPACE EXPLORATION TECHNOLOGIES CORP					ABST 6-FISHERMANS PARADISE LOT 4 BLK 1	MIXED USE	
454065	SPACE EXPLORATION TECHNOLOGIES CORP					ABST 6-FISHERMANS PARADISE LOT 5 BLK 1	MIXED USE	
454066	SPACE EXPLORATION TECHNOLOGIES CORP					ABST 6-FISHERMANS PARADISE LOT 6 BLK 1	MIXED USE	
454071	SPACE EXPLORATION TECHNOLOGIES CORP					ABST 6-FISHERMANS PARADISE LOT 6 BLK 2	MIXED USE	
454072	SPACE EXPLORATION TECHNOLOGIES CORP					ABST 6-FISHERMANS PARADISE LOT 13 BLK 2	MIXED USE	
454076	LYLES JILL MAHER					ABST 6-FISHERMANS PARADISE LOT 7 BLK 1	MIXED USE	
454077	LYLES JILL MAHER					ABST 6-FISHERMANS PARADISE LOT 8 BLK 1	MIXED USE	
454078	LYLES JILL MAHER					ABST 6-FISHERMANS PARADISE LOT 9 BLK 1	MIXED USE	
454079	LYLES JILL MAHER					ABST 6-FISHERMANS PARADISE LOT 10 BLK 1	MIXED USE	
454080	LYLES JILL MAHER					ABST 6-FISHERMANS PARADISE LOT 11 BLK 1	MIXED USE	
454082	LYLES JILL MAHER					ABST 6-FISHERMANS PARADISE LOT 7 BLK 2	MIXED USE	
454083	LYLES JILL MAHER					ABST 6-FISHERMANS PARADISE LOT 8 BLK 2	MIXED USE	
454084	LYLES JILL MAHER					ABST 6-FISHERMANS PARADISE LOT 9 BLK 2	MIXED USE	

From: [REDACTED]
Sent: Tuesday, June 10, 2025 9:50 AM
To: Kent Myers <kent.myers@cityofstarbase-texas.com>
Subject: Piotrowski Property Rights

You don't often get email from [REDACTED]. [Learn why this is important](#)
CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Mr. Myers,

Re: Parcel ID: 173192

Please clarify the attached letter. What rights may we lose? What will be our options going forward?

Andrew Piotrowski
[REDACTED]

This email and any attachments are intended solely for the recipient(s) named above and may contain confidential or privileged information. If you are not the intended recipient, please notify the sender immediately and delete this email without disclosing, copying, or distributing its contents. Emails sent from or received by the City of Starbase may be subject to public disclosure under applicable laws, including the Texas Public Information Act. The content of this email does not necessarily reflect the official position of the City of Starbase unless explicitly stated. The City of Starbase is not liable for errors, omissions, or damages resulting from the use of this email or its contents, including delays in transmission or viruses. Please ensure any information is verified through official city channels.

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From: Christina Giczowski [REDACTED]
Sent: Wednesday, June 4, 2025 9:10 AM
To: Kent Myers <kent.myers@cityofstarbase-texas.com>
Subject: property zoning

You don't often get email from [REDACTED]. [Learn why this is important](#)
CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

I am the owner of parcel #173186 and have received a letter about the rezoning of the property.
My question is, If this property gets rezoned as "open space district", will it be subject to eminent domain? Will I be offered a price to sell this property to the city?
I do not live in the area and cannot attend the meeting, what options do I have to voice my opinion?
Thank you,
Christina Giczowski

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From: Giannese, Armando [REDACTED]
Sent: Monday, June 9, 2025 9:17 PM
To: Contact <contact@cityofstarbase-texas.com>
Subject: Re: City of Starbase/Boca Chica Village - Property Owner Letter

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Following up on my email. I see the website is now up, but we haven't found much about the proposed zoning map.

We would like to understand what kind of compensation we should expect if our land rights are diminished? There is other land that was part of the land swap that could be used for open spaces.

Also, will there be virtual option for the meeting on June 23rd?

From: Giannese, Armando
Sent: Tuesday, May 27, 2025 4:14:41 PM
To: contact@cityofstarbase-texas.com <contact@cityofstarbase-texas.com>
Subject: City of Starbase/Boca Chica Village - Property Owner Letter

Dear Mr Kent Myers,

I hope this message finds you well. I am reaching out to you on behalf of my grandmother, Bronistawa Kozak's estate, which owns four lots in Boca Chica Village. Recently, my parents received a letter from the newly formed city of Starbase concerning two of these lots (Parcel ID 173197 and 173198) and the potential impact on their zoning due to an upcoming hearing on June 23rd.

We attempted to visit your website, cityofstarbase-texas.com, to review the draft zoning ordinance, but it appears that the site is not accessible. We would greatly appreciate any information you could provide regarding the future plans for the lots in Boca Chica Village. Specifically, we are interested in understanding the plans to compensate property owners for the rights we may be relinquishing if the ordinance is approved.

Could you please clarify if the city intends to use eminent domain in this situation? Additionally, we are keen to know the Fair Market Value that the city will be offering for these properties if they turn it into recreational park space.

Thank you for your attention to this matter. We look forward to your response and any details you can share regarding the zoning plans and compensation.

Please feel free to reach out to me at (773) 771 – 5902.

Dino

Dino Giannese

Partner, Tax

KPMG LLP | 200 E. Randolph Drive | Suite 5500 | Chicago, IL 60601-6436

Office [REDACTED] | Cell [REDACTED] | Fax [REDACTED]

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From: Gerald McNerney [REDACTED]
Sent: Tuesday, May 27, 2025 3:34 PM
To: Kent Myers <kent.myers@cityofstarbase-texas.com>
Subject: Open Space Zoning

You don't often get email from [REDACTED] [Learn why this is important](#)

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Kent,

Good afternoon, I received a letter today regarding creating an open space district where my property lies. When I purchased the property, it was sectioned off in housing lots and I was under the impression/hope that we would be able to build on this land at some point.

If the open space zoning will restrict construction (building a residence), I would like to vote no on this. I also know that quite a few of these lots are already owned by SpaceX, if this comes down to a simple vote and SpaceX is allowed to vote I would say that is unfair/unethical.

If there's any additional information you can share as far as this specific zoning allows or if there's any other information available please let me know, thanks.

McNerney Farms

GERALD MCNERNEY

71 2-545-0050

LOWAMFS.COM

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From: Kazimierz Sulimowicz [REDACTED]
Sent: Thursday, June 5, 2025 7:26 PM
To: Kent Myers <kent.myers@cityofstarbase-texas.com>
Subject: Re: Hearing

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Starbase hearing
Sent from my iPhone

Hi Kent!! Thank you for your reply. I have the following questions: 1. Are my plots subject to takeover by the City of Starbase - if so, will the City of Starbase pay compensation? If so, who and on what basis will determine their value? 2. If the City of Starbase takes over these plots, would I have the right to appeal this decision? 3. Can I sell these plots before or after the public hearing? 4. Could I get a more detailed map of the spatial development of the Proposed Changes? 5. What are my rights in this case? 6. Is it possible to participate in the public hearing via zoom or other devices? Best regards, Kazimierz Sulimowicz

On Jun 5, 2025, at 2:34 PM, Kent Myers <kent.myers@cityofstarbase-texas.com> wrote:

Please submit your questions in writing and we will attempt to provide you with a written response.

Kent Myers
City Administrator
City of Starbase

From: Kazimierz Sulimowicz <[REDACTED]>
Sent: Monday, June 2, 2025 3:58 PM
To: Kent Myers <kent.myers@cityofstarbase-texas.com>
Subject: Hearing

[You don't often get email from [REDACTED]. [Learn why this is important at https://aka.ms/LearnAboutSenderIdentification](https://aka.ms/LearnAboutSenderIdentification)]

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi! My name is Kazimierz Sulimowicz and I am the heir of Maria Wieczorek Liv Tr dtd 9/14/12. After reading the letter about the planned public hearing at the city of Starbase I would have a few questions about the plot 171938 172078. 172064 please contact me at [REDACTED] . email

[REDACTED]
Sent from my iPhone

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From: Luke McCormack [REDACTED]
Sent: Wednesday, May 28, 2025 7:32 AM
To: Kent Myers <kent.myers@cityofstarbase-texas.com>
Subject: Information request

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Hello Kent,

I am a property owner located at 'Startbase' parcel ID # 173547.

I received the letter about the hearing to take place June 23rd.

I'm curious if you all have any further information that can be reviewed prior to the '72 hours'. I'm wondering about things such as are there plans to run water and sewer down Rio Grande Drive for example.

Also from what little I can gather from the proposed zoning map included, it looks like some of the areas that are being considered for mixed use are on the other side of Rio Grande Drive and Richardson Ave which I though is land currently owned by the US Government. Can these area be changed ot 'mixed use' and if so, does that mean that will become private with the potential of building in those areas?

Thanks for you here -just trying to get a better understanding of the full plan.

Luke McCormack
[REDACTED]

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From: Nancy Crawford [REDACTED]
Sent: Sunday, June 8, 2025 4:55 PM
To: Contact <contact@cityofstarbase-texas.com>
Subject: LOT 15 Block 19 Rio Grande Bch-2 Situs Location 17 Memes Street

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Mr. Kent Myers
City Administrator
39046 LBJ Blvd #02
Starbase, TX 78521

Dear Mr. Myers,

We are in receipt of your letter dated 5/21/2025 and have questions and comments.

The proposed zoning map attached to the letter lacks clarity of the exact location of the blue areas; "Mixed Use District" within the village, There's no designation of lot numbers, street names or tax parcel numbers so it's difficult to know what or who this meeting actually involves, especially where there's a mix of blue and gray lots in the village itself. I would have expected a more detailed professional map given the scope of work being done. Even though we are retirees, my 40 years of experience as the Register of Deeds for Osceola County, Michigan tells me that SpaceX could have done better mapping. We expected better.

We are requesting a larger, more defined map of the village itself, with designated streets and our private property lot lines if they are within the "Mixed Use Area" prior to the 72 hour public hearing.

Will the agenda for this public hearing be posted in advance? And will we be able to virtually join the public meeting via Zoom or a similar application? We can accommodate whatever streaming application you have.

Thanking you in advance for your anticipated response and cooperation,

Jim and Nancy Crawford
[REDACTED]

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June 19, 2025

VIA E-MAIL: Kent.myers@cityofstarbase-texas.com

Kent Myers
City Administrator
City of Starbase
39046 LBJ Blvd #02
Brownsville, TX 78521

**RE: Formal Notice Opposing Proposed Re-Zoning and Potential
Condemnation – Property Held by Sanchez Oil & Gas**

Dear Mayor and Members of the Commission,

This letter is submitted on behalf of **SOG BC I, LLC (SOG)**, the lawful owner of the 24.21 acres of property located on State Highway 4, otherwise referred to as Cameron County Property ID 171650, in reference to the proposed re-zoning action and any associated consideration of condemnation or eminent domain proceedings.

SOG hereby **formally opposes** any re-zoning or governmental action that would impair its continued use, enjoyment, or ownership of this land. This property is currently held for business and strategic operational purposes, and SOG fully intends to maintain ownership and utilize the land for current and future company activity in compliance with all applicable laws and ordinances.

You may not be aware, but SOG is currently involved in litigation proceedings with both Dogleg Park and SpaceX concerning the 24.21 acres of land at issue. The resolution of this matter will directly impact the legal status, use, and future control of the property.

SOG respectfully asserts its property rights as protected under the **Texas Constitution, Article I, Section 17**, which guarantees that no person's property shall be taken, damaged, or destroyed for public use without adequate compensation and due process. These rights include the authority to **possess, use, develop, and exclude others from private land** without interference absent a clear, justified public necessity. Moreover, we invoke the protections afforded under the **Texas Landowner's Bill of Rights**, which entitles us to:

- **Notice and due process** before any taking or reclassification;
- **Adequate and just compensation** (though we do not consent to any taking);
- The right to **challenge and contest** any proposed condemnation in court;
- And the right to **retain property** unless there is an essential, justified public use as narrowly defined under Texas law.

It is important to emphasize that the use of eminent domain in Texas must be for **legitimate public use**, not for purposes of economic development, private commercial gain, or speculative future use. Any re-zoning that facilitates such outcomes would be inconsistent with

constitutional standards and state law, including the provisions of **Chapter 21 of the Texas Property Code**.


SOG is committed to being a responsible landholder and member of the community and is open to collaborative dialogue regarding infrastructure development or planning goals. However, any efforts to alter the land's zoning designation or initiate condemnation proceedings, absent SOG's consent, will be vigorously opposed through all legal and administrative remedies available.

We request that this letter be entered into the public record of the hearing and be considered an official **notice of opposition and public comment** from the property owner. Please include this correspondence and appropriate copies in the public hearing materials.

Thank you for your time and attention to the rights of property owners within this jurisdiction.

Regards,

MBMT Law Firm
1201 E. Van Buren
Brownsville, TX 78521
Phone: (956) 550-4868
Fax: (956) 621-0135


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and SANCHEZ OIL &
GAS CORPORATION**

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