

**ORDINANCE NO. 2021-3855**

**AN ORDINANCE VACATING, ABANDONING AND CLOSING THE ENTIRETY OF THE H STREET RIGHT-OF-WAY, SITUATED BETWEEN NORTH BROADWAY STREET AND 8<sup>th</sup> STREET, AND AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED TO THE ADJOINING LANDOWNERS; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; CONTAINING A SEVERABILITY CLAUSE; CONTAINING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE HEREOF.**

**WHEREAS**, the City Council of the City of La Porte has been requested by the record owners of the property abutting the H Street right-of-way, situated between North Broadway Street and 8<sup>th</sup> Street, to vacate, abandon and close the entirety of said H Street right-of way, and;

**WHEREAS**, the City Council of the City of La Porte has determined and does hereby find, determine, and declare that the H Street right-of-way, situated between North Broadway Street and 8<sup>th</sup> Street, is not suitable, needed, or beneficial to the public as a public road, street, or alley, and the closing of the H Street right-of-way, situated between North Broadway Street and 8<sup>th</sup> Street, is for the protection of the public and for the public interest and benefit, and that the H Street right-of-way, situated between North Broadway Street and 8<sup>th</sup> Street, should be vacated, abandoned, and permanently closed.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA PORTE, TEXAS:**

**Section 1.** Under and by virtue of the power granted to the City of La Porte under its home rule charter, Chapter 62 of the City of La Porte Code of Ordinances and Chapter 253, Texas Local Government Code, the entirety of the H Street right-of-way, situated between North Broadway Street and 8<sup>th</sup> Street, is hereby permanently vacated, abandoned, and closed by the City of La Porte, such right-of-way being generally illustrated on Exhibit “A” incorporated herein, and further described to wit:

A tract of land containing 4.863 acre (211,815.06 sq. ft.), being all of H Street (Unimproved) (80’ R.O.W.), Nebraska Syndicate, as recorded in Volume 83, Page 345 Harris County Deed Records, and being in the John Hunter Survey, Abstract Number 35, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a five eighths inches iron rod set for the northwesterly corner of the herein described tract of land, in the west line of 8<sup>th</sup> Street (80’ R.O.W.) and in the southeasterly corner of Block 12, of the said Nebraska Syndicate, and said BEGINNING POINT having a Texas State Plane Coordinate System, South Central Zone (4204) Value of X = 3,229,519.31 and Y = 13,814,669.87 (GRID):

1. THENCE, North 86 degrees 55 minutes 55 seconds East, over and across said 8<sup>th</sup> Street (80’ R.O.W.), along the north line of said H Street, south line of a called 47.709 acre tract being recorded in Harris County Clerk’s File No. 20070209973, a distance of 2,647.69 feet to a set 5/8 inches iron rod with cap stamped “JM”, being in the northeasterly corner of the herein described tract of land, southeasterly corner of said Restricted Reserve A, in the west line of North Broadway Street (100’ R.O.W.) recorded in Nebraska Syndicate, volume 83, page 345, of the Map Records of Harris County, Texas;

2. THENCE, South 03 degrees 03 minutes 04 seconds East, over and crossing said H Street, a distance of 80.00 feet to a set 5/8 inches iron rod, being in the southeasterly corner of the herein described tract of land, being in the south line of said H Street, the northeasterly corner of a called 10.903 acre tract being recorded in Harris County Clerk's File No. 20090354653, and in the west line of said Broadway Road (100' R.O.W.):

3. THENCE South 86 degrees 55 minutes 55 seconds West, along the north line of said called 10.903 acre, over and crossing North 1<sup>st</sup> Street (60 feet wide), over and crossing North 2<sup>nd</sup> Street (60 feet wide), along the north line of a called 5.760 acre tract being recorded in Harris County Clerk's file No. 20070706635, a called 3.02 acre tract being recorded in Harris County Clerk's File No. 20008059130, over and crossing 4<sup>th</sup> Street (60' R.O.W.), along the north line of a called 5.007 acre tract being recorded in Harris County Clerk's File No. 200070706634, along the north line of blocks 6 and 7 of Nebraska syndicate and over and crossing 6<sup>th</sup> (60' R.O.W.) and 8<sup>th</sup> (80' R.O.W.) Streets, a distance of 2,647.69 feet to a set 5/8 inches iron rod with cap stamped "JM", being in the southwesterly corner of the herein described tract;

4. THENCE, North 03 degrees 03 minutes 04 seconds West, over and across of said called H Street, a distance of 80.00 feet to the POINT OF BEGINNING, and containing within these calls 4.863 acre (21,815.06 sq.ft.).

**Section 2.** In conjunction with the abandonment, vacation and closure of the aforementioned H Street right-of-way the City of La Porte hereby abandons in place an existing eight (8) inch fire suppression water main located within the said H street right-of-way, along with two (2) fire hydrants connected to said water main and located appurtenant to the said H Street right-of-way. Title to, and responsibility for maintenance of, the said fire suppression water main and two (2) fire hydrants located appurtenant to the H Street right-of-way shall transfer to CRENSHAW REAL PROPERTIES II, Ltd., upon the abandonment, vacation and closure of the said H Street right-of-way.

**Section 3.** As a condition precedent to the abandonment, vacation and closure of the said H Street right-of-way, CRENSHAW REAL PROPERTIES II, Ltd. and FRONTIER PORT PROPERTIES, LLC shall be jointly responsible to relocate an existing service line connected to the aforementioned eight (8) inch fire suppression water main within the said H Street right-of-way, to the water main situated within the 8<sup>th</sup> Street right-of-way. The relocation of the said service line to the water main situated within the 8<sup>th</sup> Street right-of-way shall be completed within sixty (60) days of passage of this ordinance.

**Section 4.** That the City Manager is hereby authorized to execute and deliver a Deed Without Warranty to CRENSHAW REAL PROPERTIES II, Ltd. and FRONTIER PORT PROPERTIES, LLC upon completion of all conditions and requirements set forth in this Ordinance.

**Section 5.** That the abandonment, vacation and closure provided for herein is made and accepted subject to all present zoning and deed restrictions if the latter exist, and all easements, whether apparent or non-apparent, aerial, surface or underground.

**Section 6.** That the abandonment, vacation and closure provided for herein shall extend only to the public right, title, easement and interest and shall be construed to extend only to

that interest which the governing body for the City of La Porte may legally and lawfully abandon, vacate and close.

**Section 7.** CRENSHAW REAL PROPERTIES II, Ltd. and FRONTIER PORT PROPERTIES, LLC shall pay all costs associated with procedures necessitated by the request to abandon the H Street right-of-way, situated between North Broadway Street and 8<sup>th</sup> Street, as described in this Ordinance, plus compensation for the market value of such abandoned property in accordance Chapter 62 of the City of La Porte Code of Ordinances.

**Section 8.** The City Council officially finds, determines, recites, and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered, and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

**Section 9:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

**Section 10.** If any part or portion of this ordinance shall be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair any remaining portions or provisions of the ordinance.

**Section 11.** This ordinance shall be effective from and after the completion of the relocation of the existing service line connected to the eight (8) inch fire suppression water main within the H Street right-of-way as described herein, to the water main located within the 8<sup>th</sup> Street right-of-way, at which point the City Manager shall execute and deliver a Deed Without Warranty to CRENSHAW REAL PROPERTIES II, Ltd. and FRONTIER PORT PROPERTIES, LLC as authorized by Section 4 of this ordinance. If the relocation of the said service line to the water main within the 8<sup>th</sup> Street right-of-way is not completed within sixty (60) days of passage of this ordinance, this ordinance shall become void and of no effect.

**PASSED AND APPROVED THIS 13<sup>th</sup> day of December 2021.**

CITY OF LA PORTE, TEXAS


  
\_\_\_\_\_  
Louis R. Rigby, Mayor

ATTEST:

  
\_\_\_\_\_  
Lee Woodward, City Secretary



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Clark Askins, Assistant City Attorney






# ROW CLOSURE

**SAC  
#21-25000005**

**H St. ROW**

## Legend

 Water Main

 Proposed ROW Closure



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 334 feet

**APRIL 2021  
PLANNING DEPARTMENT**





**R.C. Chuoke & Associates, Inc.**  
Appraisers & Consultants

P.O. Box 1447  
League City, Texas 77574

Office- 281-338-9633  
Fax- 281-338-9533

December 17, 2019

City of La Porte  
P.O. Box 1115  
La Porte, Texas 77572

RE: Restricted Appraisal regarding the estimated **Market Value** of portions of North 2nd Street and North 4th Street both unopened right of ways situated between W. Barbour's Cut Blvd. and H Street, La Porte, Harris County, Texas.

Dear Sirs:

In accordance with your request, I have inspected the following described property for the purpose of estimating the **Market Value** following described property as of the date of this Restricted Appraisal. As per our agreement, the data and analysis is presented in an abbreviated Restricted Appraisal format and is not intended to contain the full analysis.

**BRIEF LEGAL DESCRIPTION OF PROPERTY**

Known as +-1.129 acres of land out of a portion of North 2nd Street and +-1.129 acres of land situated a portion of North 4th Street, both being unopened right of ways between Barbour's Cut Blvd and H Street located in the City of La Porte, Harris County, Texas. (See attached surveys know located in the addenda).

I hereby certify that I have personally inspected the property described via a street inspection and that all data gathered by my investigation is from sources believed reliable and true. In preparing this Restricted Appraisal, a study of comparable sales and other related market data was performed. Per instructions from the client the market value indicated reflects the unit value of the subject property before any discounting for use as a public right of way application. This market value indication does not reflect any discounting for use as a public right of way.

It should clearly be understood that this letter only constitutes only a statement of the final value and that does not presume to be the complete analysis of the subject property nor a complete appraisal format and is subject

.....Page 2 Continued.....

to the preparation of a detailed appraisal report. The North 2nd Street ROW is described by the survey as a total of +-1.129 acres or 49,179 square feet of land area. This tract consists of a portion of the unopened North 2nd Street right of way which is 80' X 820.02'. The North 4th Street ROW is described by the survey as a total of +-1.129 acres or 49,179 square feet of land area. This tract consists of a portion of the unopened North 2nd Street right of way which is 80' X 820'. Both right of ways are located north of Barbour's Cut Blvd and east of State Highway 146 in north La Porte. The subject site is generally flat and level in terms of topography. It is not located in the 100 year flood plain. Adjacent property uses consist primarily of commercial and light industrial property uses. The adjacent and nearby properties are zoned for light industrial and business industrial use by the City of La Porte. The Highest and Best Use of the subject property is determined to be for use either for a street right of way, however it may have an alternative use by adjacent property owners due to its configuration. The client and intended user of this appraisal is the City of La Porte only. The intended use is to estimate the current market value of the subject property of this analysis as described above for use in establishing a market value for the subject property by the client. There has been no transfer of the subject property noted for the past 36 months per appraisal district records. The effective date of the appraisal is December 9, 2019 and last site inspection is December 16, 2019. The date of the report is December 17, 2019. The estimated exposure time is up to 24 months.

Other sales of generally similar properties in the subject neighborhood were researched that had locations that range from primary to secondary type roadways. A unit value range of between \$2.00 PSF to over \$8.00 PSF was noted. After adjustments, it is my opinion the estimated unit value range for the subject property would be a unit value of **\$2.50 PSF** before any additional discounting by the "City".

Therefore the unit market value of the subject tract is estimated at **\$2.50 PSF which is based on 100% fee simple ownership with no discounting applied for use as a public right of way.**

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Chris Chuoke', written over a horizontal line.

Chris Chuoke, President  
R.C. CHUOKE & ASSOCIATES, INC.

## DEED WITHOUT WARRANTY

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

Date: Dec. 13, 2021

Grantor: CITY OF LA PORTE, TEXAS, a municipal corporation

Mailing Address: 604 West Fairmont Parkway, La Porte, Texas 77571

Grantee: CRENSHAW REAL PROPERTIES II, LTD.

Mailing Address: 1655 Louisiana St., Beaumont, Texas 77701

Consideration: Ten and No/100 Dollars (\$10.00) cash  
and other good and valuable considerations

Property: (including any improvements):

Being the entirety of the H Street right-of-way, situated between North Broadway Street and 8<sup>th</sup> Street and closed by the City of La Porte, Texas under Ordinance No. 2021-3856, passed on December 13, 2021, and which H Street right-of-way is more full described below, SAVE AND EXCEPT that portion of the said H Street right-of-way described as the south one-half of the H Street right-of-way (being a width of 40 feet), from the midpoint of the intersection of the said H Street right-of-way and the 2<sup>nd</sup> Street right-of-way to the western right-of-way line of the North Broadway Street right-of-way (being a length of 621.29 feet) and containing a total of 24,851 square feet, and conveyed by the City of La Porte, Texas to Frontier Port Properties, LLC by deed dated Dec. 13, 2021.

A tract of land containing 4.863 acre (211,815.06 sq. ft.), being all of H Street (Unimproved) (80' R.O.W.), Nebraska Syndicate, as recorded in Volume 83, Page 345 Harris County Deed Records, and being in the John Hunter Survey, Abstract Number 35, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a five eighths inches iron rod set for the northwesterly corner of the herein described tract of land, in the west line of 8<sup>th</sup> Street (80' R.O.W.) and in the southeasterly corner of Block 12, of the said Nebraska Syndicate, and said BEGINNING POINT having a Texas State Plane Coordinate System, South Central Zone (4204) Value of X = 3,229,519.31 and Y = 13,814,669.87 (GRID):

THENCE, North 86 degrees 55 minutes 55 seconds East, over and across said 8<sup>th</sup> Street (80' R.O.W.), along the north line of said H Street, south line of a called 47.709 acre tract being recorded in Harris County



Clerk's File No. 20070209973, a distance of 2,647.69 feet to a set 5/8 inches iron rod with cap stamped "JM", being in the northeasterly corner of the herein described tract of land, southeasterly corner of said Restricted Reserve A, in the west line of North Broadway Street (100' R.O.W.) recorded in Nebraska Syndicate, volume 83, page 345, of the Map Records of Harris County, Texas;

THENCE, South 03 degrees 03 minutes 04 seconds East, over and crossing said H Street, a distance of 80.00 feet to a set 5/8 inches iron rod, being in the southeasterly corner of the herein described tract of land, being in the south line of said H Street, the northeasterly corner of a called 10.903 acre tract being recorded in Harris County Clerk's File No. 20090354653, and in the west line of Broadway Road (100' R.O.W.);

THENCE South 86 degrees 55 minutes 55 seconds West, along the north line of said called 10.903 acre, over and crossing North 1<sup>st</sup> Street (60 feet wide), over and crossing North 2<sup>nd</sup> Street (60 feet wide), along the north line of a called 5.760 acre tract being recorded in Harris County Clerk's file No. 20070706635, a called 3.02 acre tract being recorded in Harris County Clerk's File No. 20008059130, over and crossing 4<sup>th</sup> Street (60' R.O.W.), along the north line of a called 5.007 acre tract being recorded in Harris County Clerk's File No. 200070706634, along the north line of blocks 6 and 7 of Nebraska syndicate and over and crossing 6<sup>th</sup> (60' R.O.W.) and 8<sup>th</sup> (80' R.O.W.) Streets, a distance of 2,647.69 feet to a n set 5/8 inches iron rod with cap stamped "JM", being in the southwesterly corner of the herein described tract;

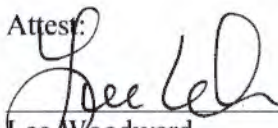
THENCE, North 03 degrees 03 minutes 04 seconds West, over and across of said called H Street, a distance of 80.00 feet to the POINT OF BEGINNING, and containing within these calls 4.863 acre (21,815.06 sq.ft.).

As an express condition of this transfer Grantor conveys to Grantee and abandons in place an existing eight (8) inch fire suppression water main located within the conveyed Property, along with two (2) fire hydrants located appurtenant to the conveyed Property, as illustrated on the diagram attached hereto as Exhibit A and incorporated by reference, which water main and fire hydrants are accepted by Grantee "as is" without warranty as to condition.

Reservations from and Exception to Conveyance and Warranty: This conveyance is made subject to all and singular the restrictions, conditions, oil, gas, and other mineral reservations, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the county clerk of the aforesaid county.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance, conveys to Grantee the property without express or implied warranty, and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

Attest:

  
Lee Woodward  
City Secretary




City of La Porte, Texas

By: 

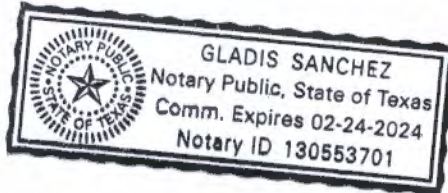
Corby D. Alexander  
City Manager

Approved as to form:

  
Clark T. Askins  
Clark T. Askins  
Assistant City Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on 14<sup>th</sup> day of December, 2021, by Corby D. Alexander, City Manager of the City of La Porte, Texas, a municipal corporation.



Gladis Sanchez  
Notary Public, State of Texas

ACCEPTED BY:

\_\_\_\_\_

Title: \_\_\_\_\_

CRENSHAW REAL PROPERTIES II, LTD.

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_ by \_\_\_\_\_, \_\_\_\_\_ of CRENSHAW REAL PROPERTIES II, LTD.

\_\_\_\_\_  
Notary Public, State of Texas



## DEED WITHOUT WARRANTY

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Date: Dec. 13, 2021

Grantor: CITY OF LA PORTE, TEXAS, a municipal corporation

Mailing Address: 604 West Fairmont Parkway, La Porte, Texas 77571

Grantee: FRONTIER PORT PROPERTIES, LLC

Mailing Address: 101 East Barbours Cut Blvd., La Porte, Texas 77571

Consideration: Ten and No/100 Dollars (\$10.00) cash  
and other good and valuable considerations

Property: (including any improvements):

The South one-half of the H Street right-of-way (being a width of 40 feet), from the midpoint of the intersection of the said H Street right-of-way and the 2<sup>nd</sup> Street right-of-way to the western right-of-way line of the North Broadway Street right-of-way (being a length of 621.29 feet) and containing a total of 24,851 square feet, such property being out of and part of the H Street right-of-way situated between North Broadway Street and 8<sup>th</sup> Street and closed by the City of La Porte, Texas, under Ordinance No. 2021-~~3855~~, passed on December 13, 2021, and the entirety of which closed right-of-way is more fully described as follows:

A tract of land containing 4.863 acre (211,815.06 sq. ft.), being all of H Street (Unimproved) (80' R.O.W.), Nebraska Syndicate, as recorded in Volume 83, Page 345 Harris County Deed Records, and being in the John Hunter Survey, Abstract Number 35, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a five eighths inches iron rod set for the northwesterly corner of the herein described tract of land, in the west line of 8<sup>th</sup> Street (80' R.O.W.) and in the southeasterly corner of Block 12, of the said Nebraska Syndicate, and said BEGINNING POINT having a Texas State Plane Coordinate System, South Central Zone (4204) Value of X = 3,229,519.31 and Y = 13,814,669.87 (GRID):

THENCE, North 86 degrees 55 minutes 55 seconds East, over and across said 8<sup>th</sup> Street (80' R.O.W.), along the north line of said H Street, south line of a called 47.709 acre tract being recorded in Harris County Clerk's File No. 20070209973, a distance of 2,647.69 feet to a set 5/8 inches iron rod with cap stamped "JM", being in the northeasterly corner of the herein described tract of land, southeasterly corner of said



Restricted Reserve A, in the west line of North Broadway Street (100' R.O.W.) recorded in Nebraska Syndicate, volume 83, page 345, of the Map Records of Harris County, Texas;

THENCE, South 03 degrees 03 minutes 04 seconds East, over and crossing said H Street, a distance of 80.00 feet to a set 5/8 inches iron rod, being in the southeasterly corner of the herein described tract of land, being in the south line of said H Street, the northeasterly corner of a called 10.903 acre tract being recorded in Harris County Clerk's File No. 20090354653, and in the west line of Broadway Road (100' R.O.W.):

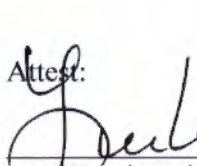
THENCE South 86 degrees 55 minutes 55 seconds West, along the north line of said called 10.903 acre, over and crossing North 1<sup>st</sup> Street (60 feet wide), over and crossing North 2<sup>nd</sup> Street (60 feet wide), along the north line of a called 5.760 acre tract being recorded in Harris County Clerk's file No. 20070706635, a called 3.02 acre tract being recorded in Harris County Clerk's File No. 20008059130, over and crossing 4<sup>th</sup> Street (60' R.O.W.), along the north line of a called 5.007 acre tract being recorded in Harris County Clerk's File No. 200070706634, along the north line of blocks 6 and 7 of Nebraska syndicate and over and crossing 6<sup>th</sup> (60' R.O.W.) and 8<sup>th</sup> (80' R.O.W.) Streets, a distance of 2,647.69 feet to a set 5/8 inches iron rod with cap stamped "JM", being in the southwesterly corner of the herein described tract;

THENCE, North 03 degrees 03 minutes 04 seconds West, over and across of said called H Street, a distance of 80.00 feet to the POINT OF BEGINNING, and containing within these calls 4.863 acre (21,815.06 sq.ft.).

As an express condition of this transfer Grantor conveys to Grantee and abandons in place an existing eight (8) inch fire suppression water main located within the conveyed Property, along with two (2) fire hydrants located appurtenant to the conveyed Property, as illustrated on the diagram attached hereto as Exhibit A and incorporated by reference, which water main and fire hydrants are accepted by Grantee "as is" without warranty as to condition.

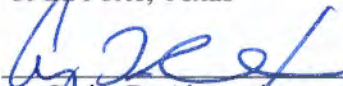
Reservations from and Exception to Conveyance and Warranty: This conveyance is made subject to all and singular the restrictions, conditions, oil, gas, and other mineral reservations, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the county clerk of the aforesaid county.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance, conveys to Grantee the property without express or implied warranty, and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

Attest:  
  
Lee Woodward  
City Secretary



City of La Porte, Texas

By:   
Corby D. Alexander  
City Manager

Approved as to form:

Clark T. Askins

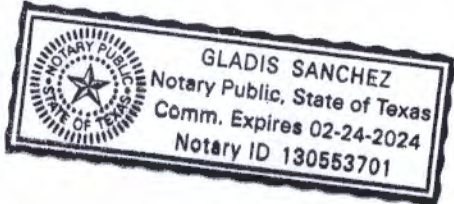
Clark T. Askins

Assistant City Attorney



STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on 14<sup>th</sup> day of December, 2021, by Corby D. Alexander, City Manager of the City of La Porte, Texas, a municipal corporation.



Gladis Sanchez  
Notary Public, State of Texas

ACCEPTED BY:

\_\_\_\_\_

Title: \_\_\_\_\_

FRONTIER PORT PROPERTIES, LLC

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_ of FRONTIER PORT PROPERTIES, LLC.

\_\_\_\_\_  
Notary Public, State of Texas