

December 28, 2022

**To The City Council, City of Bellaire, Texas**

**Re: Petition to acquire Mapleridge Street, .3804 acres, between Bellaire Boulevard and Bissonnet Street.**

Luel Partnership, Ltd (Luel) and EKG Partners, LLC (EKG) (hereinafter collectively known as Owner) are the owners of the real estate on either side of Mapleridge Street, between Bellaire Boulevard and Bissonnet Street in the City of Bellaire, Texas.

There is a third parcel, owned by FKM Partnership, Ltd. (FKM) that adjoins Luel's property to the west. FKM's property has no frontage on Mapleridge Street.

The land in Mapleridge Street between Bellaire Boulevard and Bissonnet Street contains approximately 0.3804 acres (hereinafter known as Land).

Luel's property, on the west side of the Land, has a two-story building with retail shops on the ground floor and office space on the second floor; the Luel land area is approximately 0.9020 acres. EKG's property, on the east side of the Land, is a one-story retail shopping center; the EKG land area is approximately 0.9910 acres. FKM's property (west of the Luel property) is a one-story retail center with a land area of approximately 6.0217 acres.

Owner, or its assigns, hereby petitions the City of Bellaire, Texas to acquire the Land for \$1.00 from the City of Bellaire.

If Owner acquires the Land, Owner's goal is to change the use of the Land from a public street to a private parking area containing approximately 20 parking spaces and having pedestrian access points between EKG's and Luel's properties. Owner's plan (Exhibit B below) proposes closing vehicular access to Bissonnet Street on the south end of the Land but continuing vehicular access to Bellaire Boulevard from the Land on the north end.

It is anticipated the additional parking spaces on the Land would be common area parking and thus be utilized by FKM, Luel and EKG.

To further assist the City Council in its assessment of this petition, find attached the following Exhibits:

**Exhibit A** is a survey of the four parcels mentioned above: FKM's property is highlighted in Purple; Luel's property is highlighted in Green; the Land is highlighted in Red; and EKG's property is highlighted in Yellow.

**Exhibit B** is a site plan showing the Land being converted to parking and providing safer pedestrian access between EKG's and Luel's properties.

**Exhibit C** is a consent from FKM Partnership, Ltd agreeing to the acquisition of the Land by the Owner. FKM owns the property shown on Exhibit A highlighted in Purple.

**Exhibit D** shows the addresses for FKM, Luel and EKG.

**Exhibit E** presents title reports for the FKM, Luel and EKG properties.

**Luel Partnership, Ltd.**

By MC Interests, LC General Partner, C. Fred. Meyer, Manager and Kenneth B. Meyer, Manager

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

Kenneth B. Meyer, Manager

**EKG Partners, LLC**

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

Frank C. Meyer, Manager

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

W. Daniel Meyer, Manager