



PLANNING BOARD MEETING MARCH 2023

Monday, March 06, 2023 at 5:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

PUBLIC NOTICE OF MEETING

AGENDA

Planning Board will consider/discuss the following items and take any action deemed necessary.

COVID-19 MEETING PROCEDURE

CITY OF PORT LAVACA is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting March 2023

Time: Mar 6, 2023 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86252834491?pwd=SWZSQUdpU0lwNIRiL0cweG4vcGhlZz09>

Meeting ID: 862 5283 4491

Passcode: 433750

One tap mobile

+13462487799,,86252834491#,,,433750# US (Houston)

Dial by your location

+1 346 248 7799 US (Houston)

ROLL CALL

CALL TO ORDER

APPROVAL OF MINUTES

ACTION ITEMS - *Council will consider/discuss the following items and take any action deemed necessary*

1. To consider and discuss approval of a three-lot preliminary plat. The De La Rosa Subdivision, a subdivision of CAD PIN 18025 and CAD PIN 18032 generally located at the corner of Juanita Street and Center Street.
2. To consider and discuss approval of a three-lot FINAL plat. The De La Rosa Subdivision, a subdivision of CAD PIN 18025 and CAD PIN 18032 generally located at the corner of Juanita Street and Center Street.

3. To consider a FINAL plat, PVS PL Hanuman LLC Subdivision, located north of SH 35 and east of Village Road. The property identification for this site is 93150 with the parcel containing 2.18 acres situated in the Alejandro Esparza Survey, Abstract No. 12 of Calhoun County, Texas and being a part of the same property shown as 3.079 acres in Express Inn Port Lavaca Subdivision.

COMMENTS FROM THE PUBLIC

** (Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

ADJOURN

CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice of a regular meeting of The Planning Board of The City of Port Lavaca, scheduled for **Monday, March 06, 2023**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, March 03, 2023**.

Sara Sanchez, *Development Services Coordinator*

ADA NOTICE

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: To consider and discuss approval of a three-lot preliminary plat. The De La Rosa Subdivision, a subdivision of CAD PIN 18025 and CAD PIN 18032 generally located at the corner of Juanita Street and Center Street.

INFORMATION:

CITY OF PORT LAVACA

MEETING: March 6, 2023 **AGENDA ITEM** _____

DATE: 3/01/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a three-lot preliminary plat. The De La Rosa Subdivision, a subdivision of CAD PIN 18025 and CAD PIN 18032 generally located at the corner of Juanita Street and Center Street.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

The owners of CAD PIN 18025 and CAD PIN 18032 have sold Mr. Delarosa a portion of their lots. The portion sold was being unused due to a drainage ditch running through the property. Mr. Delarosa is wanting to use the property as a lay-down yard for his construction business. He plans to place a metal carport there to cover his tractors and materials. The area will be fenced with an access gate.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning commission, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Board.

Sec. 42-6. - Procedure.

(b) *Preliminary plat.*

(1) The subdivider will cause a preliminary plat to be prepared by a licensed engineer and surveyor in accordance with article II of this chapter. In the case of a minor subdivision, the planning commission may waive certain requirements as outlined in this section for the submission of preliminary and final plats and plans. If the preliminary plat of a minor subdivision also satisfies the additional requirements for a final plat listed in article IV of this chapter, then the planning commission will consider the plat as the final plat if approved, and only the preliminary plat filing fee will be charged.

Department Comments:

Engineering: Recommend approval with decreased drainage easement width of 25' to 20' and an approved junction box between the City's and the newly installed private drainage pipes.

Fire: No Comments

Public Works: Recommend approval with water/wastewater taps to be installed prior to completion of the CDBG street improvement on Center Street.

Development Services: No Comments

Staff Recommendation: Approval of the three-lot preliminary plat, De La Rosa Subdivision.

Attachments:

Delarosa Subdivision Preliminary Plat
CAD view

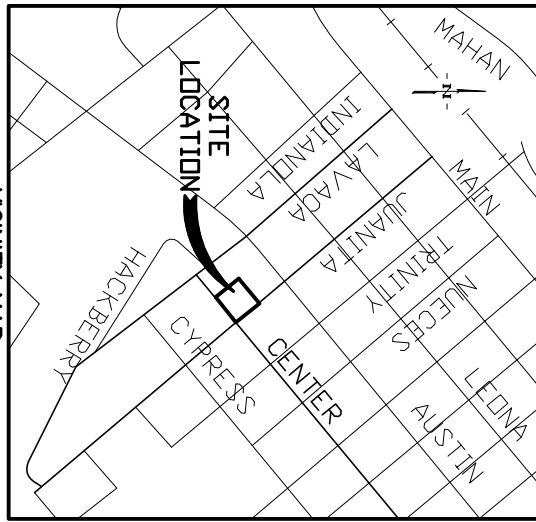
PROPOSED LAY DOWN YARD IN THE PORT
LAVACA ORIGINAL TOWNSITE SUBDIVISION



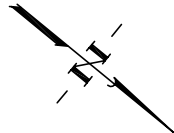
DE LA ROSA SUBDIVISION

0.54 ACRE SUBDIVISION

REPLAT OF LOT 1 & LOT 2 IN BLOCK 76 OF THE ORIGINAL TOWNSITE OF PORT LAVACA
RECORDED IN VOLUME B, PAGE 668 OF THE CALHOUN COUNTY PLAT RECORDS.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



VICINITY MAP
N.T.S.



LOT 5

LOT 3

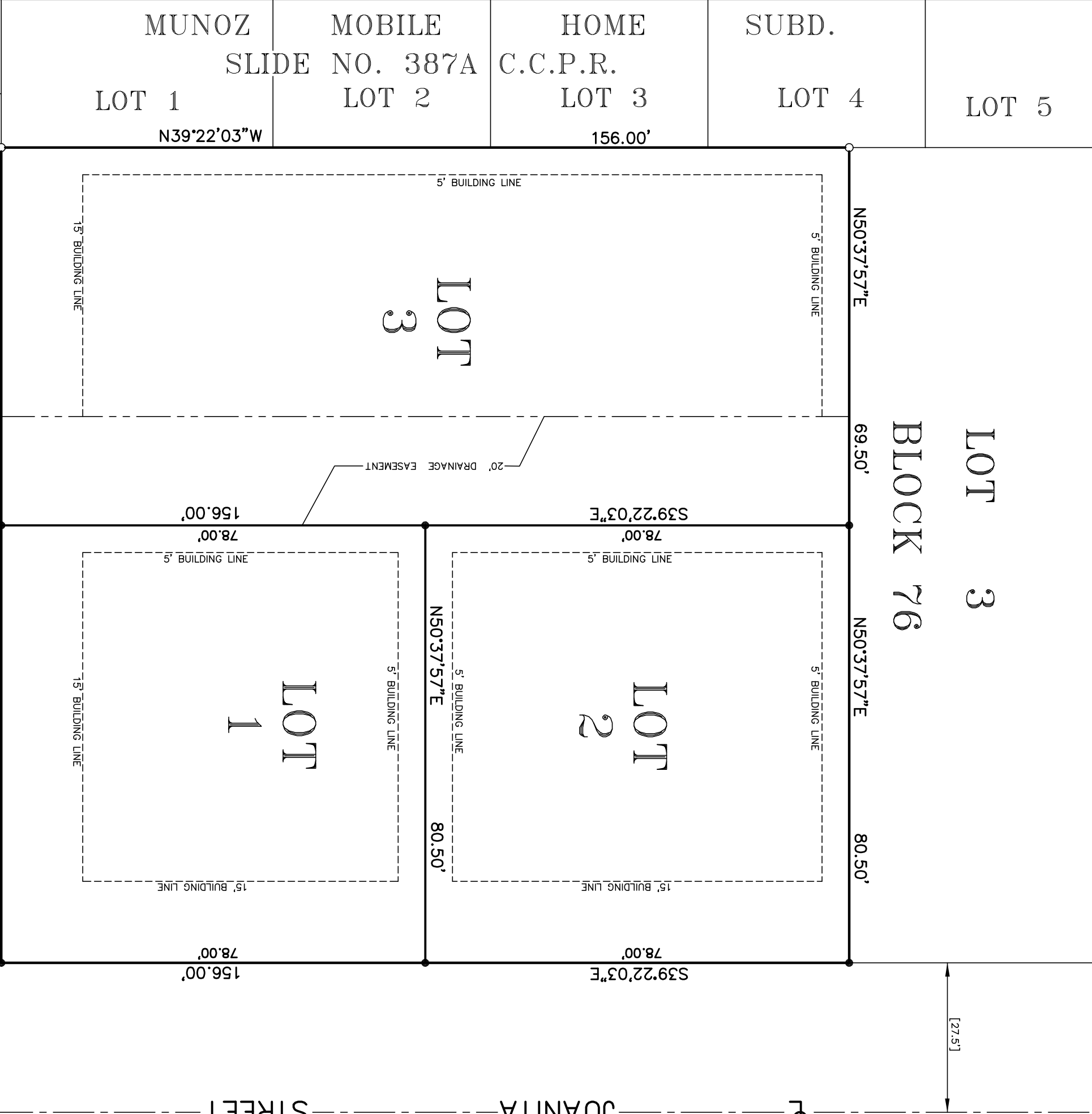
BLOCK 76

SUBD.
LOT 4

HOME
LOT 3
C.C.P.R.

MOBILE
LOT 2
NO. 387A

MUNOZ
LOT 1
SLIDE



CENTER STREET

JUANITA STREET

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DE LA ROSA SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ROSE RAMOS (LOT 1)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSE RAMOS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

MINOR R. WILSON (LOT 2)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MINOR R. WILSON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

VERGE T. REESE (LOT 2)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERGE T. REESE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MAYOR GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS _____ DAY OF _____, 2023.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/S RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL COMPTROLLER RULE 9.3040 OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE [TAX CODE SECTION 31.08 (B)].

SIGNED THIS THE _____ DAY OF _____, 2023.

BY: _____
JESSE W. HUBBELL,
CHIEF APPRAISER

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

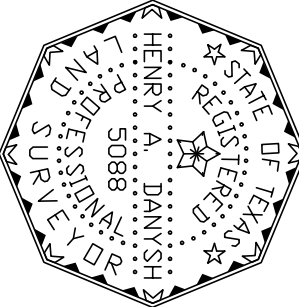
CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF DE LA ROSA SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RAQUEL MORALES
DISTRICT COORDINATOR
(361) 552-5455

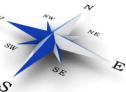
I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 28, 2023.

G & W ENGINEERS, INC.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



FINAL PLAT

G & W ENGINEERS, INC.



205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY

FILE NO.:
10713-001
JOB NO.:
10713-001
SHEET NO.:
1 OF 1

DRAWN BY:
J.H.D.
CHECKED BY:
H.A.D.
DATE:
FEB. 26 2023
SCALE:
1" = 20'

COMMUNICATION

SUBJECT: To consider and discuss approval of a three-lot FINAL plat. The De La Rosa Subdivision, a subdivision of CAD PIN 18025 and CAD PIN 18032 generally located at the corner of Juanita Street and Center Street.

INFORMATION:

CITY OF PORT LAVACA

MEETING: March 6,2023 **AGENDA ITEM** _____

DATE: 3/01/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider and discuss approval of a three-lot FINAL plat. The De La Rosa Subdivision, a subdivision of CAD PIN 18025 and CAD PIN 18032 generally located at the corner of Juanita Street and Center Street.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Board.

Staff Recommendation: Approval of the De La Rosa FINAL subdivision plat.

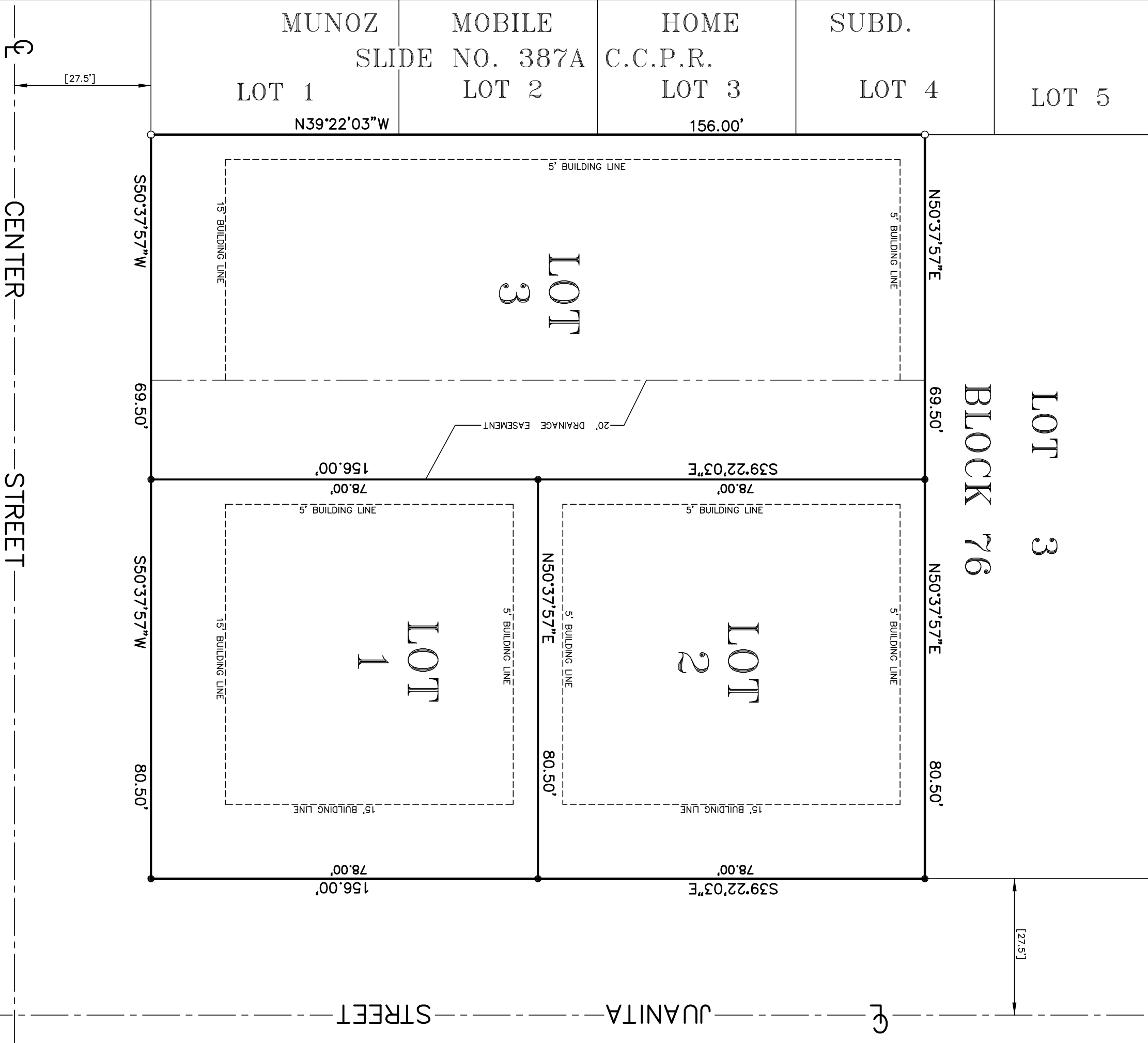
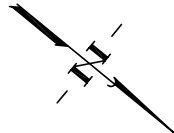
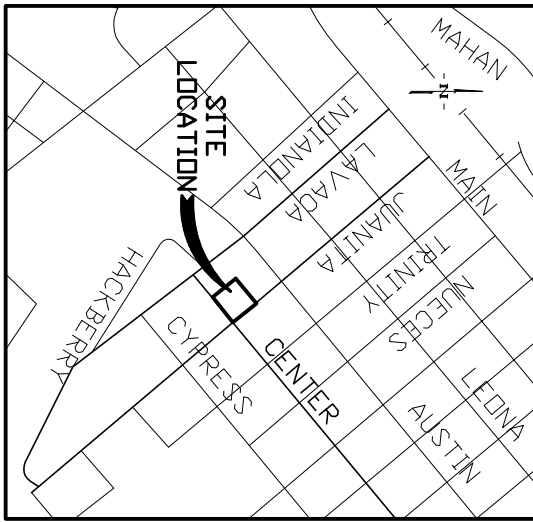
Attachments:

Delarosa Subdivision FINAL Plat

DE LA ROSA SUBDIVISION

0.54 ACRE SUBDIVISION

REPLAT OF LOT 1 & LOT 2 IN BLOCK 76 OF THE ORIGINAL TOWNSITE OF PORT LAVACA
RECORDED IN VOLUME B, PAGE 668 OF THE CALHOUN COUNTY PLAT RECORDS.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



LEGEND

- EXISTING 5/8" IRON ROD
- ⊙ EXISTING 1/2" IRON ROD
- SET 5/8" IRON ROD WITH PLASTIC CAP

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH COOR. CALHOUN COUNTY DEED RECORDS ON THE N.T.S. NETWORK.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DE LA ROSA SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ROSE RAMOS (LOT 1)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSE RAMOS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

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STATE OF TEXAS
COUNTY OF _____

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

VERGE T. REESE (LOT 2)

STATE OF TEXAS
COUNTY OF _____

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MANOY GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS _____ DAY OF _____, 2023.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/S RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL COMPTROLLER RULE 9.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE [TAX CODE SECTION 31.08 (B)].

SIGNED THIS THE _____ DAY OF _____, 2023.

By: _____
JESSE W. HUBBELL,
CHIEF APPRAISER

COUNTY CLERK CERTIFICATE

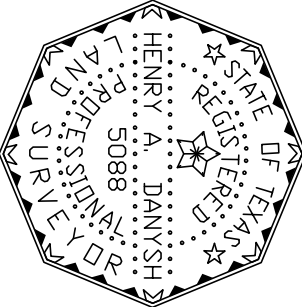
STATE OF TEXAS
COUNTY OF CALHOUN

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF DE LA ROSA SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RAQUEL MORALES
DISTRICT COORDINATOR
(361) 552-5455

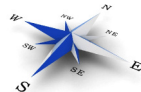
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G & W ENGINEERS, INC.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



G & W ENGINEERS, INC.

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY



FILE NO.:
10713-001
JOB NO.:
10713-001
SHEET NO.:
1 OF 1

FINAL PLAT

COMMUNICATION

SUBJECT: To consider a FINAL plat, PVS PL Hanuman LLC Subdivision, located north of SH 35 and east of Village Road. The property identification for this site is 93150 with the parcel containing 2.18 acres situated in the Alejandro Esparza Survey, Abstract No. 12 of Calhoun County, Texas and being a part of the same property shown as 3.079 acres in Express Inn Port Lavaca Subdivision.

INFORMATION:

CITY OF PORT LAVACA

MEETING: March 6, 2023 **AGENDA ITEM** _____

DATE: 03/01/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: To consider a FINAL plat, PVS PL Hanuman LLC Subdivision, located north of SH 35 and east of Village Road. The property identification for this site is 93150 with the parcel containing 2.18 acres situated in the Alejandro Esparza Survey, Abstract No. 12 of Calhoun County, Texas and being a part of the same property shown as 3.079 acres in Express Inn Port Lavaca Subdivision.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

Sec. 42-2. - Purpose.

(c) The city planning commission, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Board.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replated with the approval of the planning commission in accordance with this chapter.

The applicant has prepared plans to construct a new motel at this location. This area is well suited to support a new motel and the plat serves as the legal location for the proposed motel upon approval of the platting process.

Department Comments:

Engineering:

- Sidewalk to be added for the length of the property.

ARTICLE VI. - DESIGN STANDARDS

Sec. 42-132. - Streets and alleys.

(4) Sidewalks shall be installed on both sides of all streets, a distance of one foot from the property line, and in all designated pedestrian easements. Sidewalks shall be a minimum of five feet wide. Where sidewalks intersect with new or existing street curbs, a ramp shall be built into the curb so that the sidewalk and street blend into a common level. Such ramp shall conform to the requirements of ANSI A117.1.

Public Works:

- No comment

Fire:

- Denote location of the fire hydrant

ARTICLE III. - CONSTRUCTION PLAN REQUIREMENTS

Sec. 42-54 Urban subdivisions.

(b) Water system. A plan of the proposed water system which shows the estimated peak demand flows, and the sizes and types of all lines, fittings, and valve boxes. The proposed water system plan shall also show the location of all fire hydrants with an indicated elevation of the top of the proposed curb at its location.

Development Services:

- No comment

Staff Recommendation: APPROVAL of the final plat, PVS PL Hanuman LLC Subdivision.

February 13, 2023 City Council recommended approval of the preliminary plat

February 6, 2023 Planning Board recommendation approval of the preliminary plat

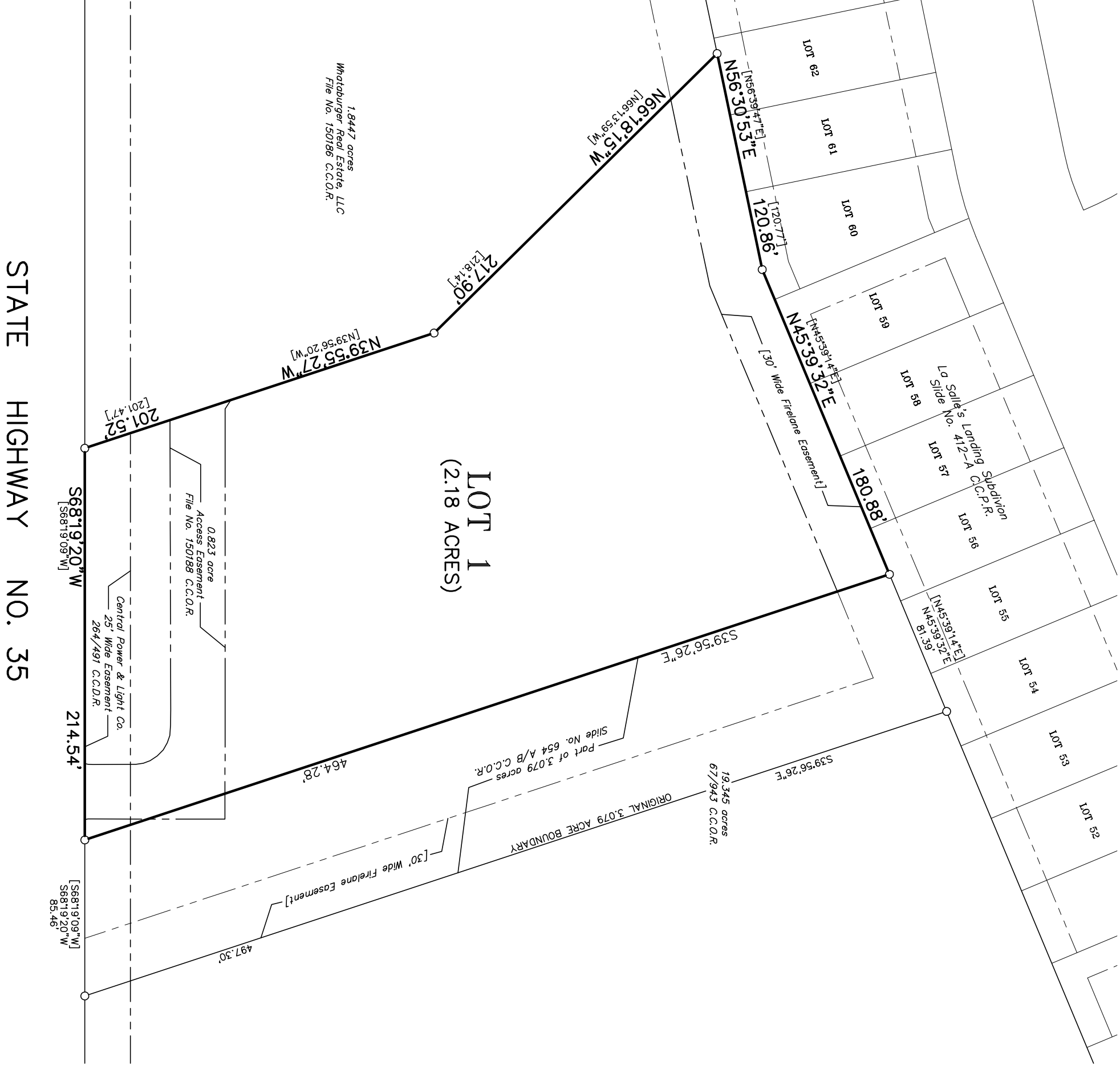
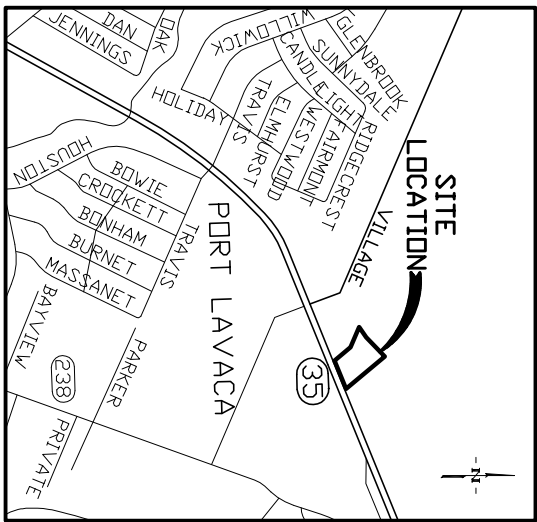
Attachments:

- PVS PL Hanuman LLC Subdivision

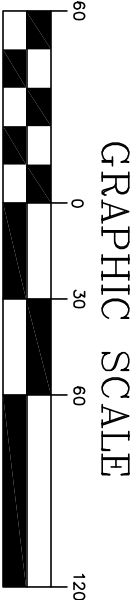
PVS PL HANUMAN LLC SUBDIVISION

2.18 ACRE SUBDIVISION

BEING ALL OF THE SAME PROPERTY DESCRIBED AS 2.18 ACRES IN SPECIAL WARRANTY DEED DATED FEBRUARY 2, 2023 RECORDED IN FILE NO. 2023-00295 OF THE CALHOUN COUNTY PLAT RECORDS
ALEJANDRO ESPARZA SURVEY, ABSTRACT NO. 12 OF CALHOUN COUNTY, TEXAS



FLOOD DATA.
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD HAZARD ZONE 100 (FIRM NO. 150186), THIS PROPERTY IS LOCATED IN ZONE X.



- LEGEND
- EXISTING 5/8" IRON ROD
 - UNLESS NOTED
 - EXISTING 2" IRON PIPE
 - SET 5/8" IRON ROD WITH PLASTIC CAP
 - C.C.O.R. CALHOUN COUNTY DEED RECORDS
 - C.C.O.R. CALHOUN COUNTY OFFICIAL RECORDS
 - [] PLAT OR DEED CALL

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD83 GRID BASED ON STATION HAPC-0219 ON THE RTK NETWORK.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PVS PL HANUMAN LLC SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

REPRESENTATIVE
PVS PL HANUMAN, LLC.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MAYOR GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS _____ DAY OF _____, 2023.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE ABOVE VALUATION TAKES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/S RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLEBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 9.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE [TAX CODE SECTION 31.08 (B)].

SIGNED THIS THE _____ DAY OF _____, 2023.

BY: _____
JESSE W. HUBBELL,
CHIEF APPRAISER

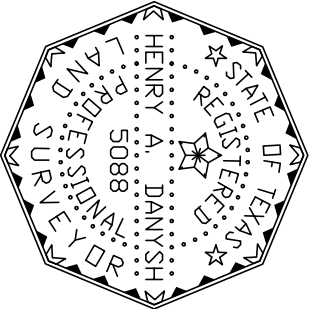
CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF PVS PL HANUMAN LLC SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RAGUEL MORALES
DISTRICT COORDINATOR
(361) 552-5455

I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON JANUARY 26, 2023.

G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



FINAL PLAT

G & W ENGINEERS, INC.
ENGINEERING SURVEYING PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY

DRAWN BY:

J.H.D.

CHECKED BY:

H.A.D.

DATE:

JAN. 30 2023

SCALE:

1" = 60'