

LEE AVENUE SUBDIVISION

1.03 ACRE SUBDIVISION

BEING ALL OF 1.03 ACRES DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN FILE NO. 2021-6196 OF THE M.C.O.R.

ELISHA HALL LEAGUE, ABSTRACT NO. 45

5/36 M.C.P.R.

BAY CITY ORIGINAL TOWNSITE
LOT 1
BLOCK 169

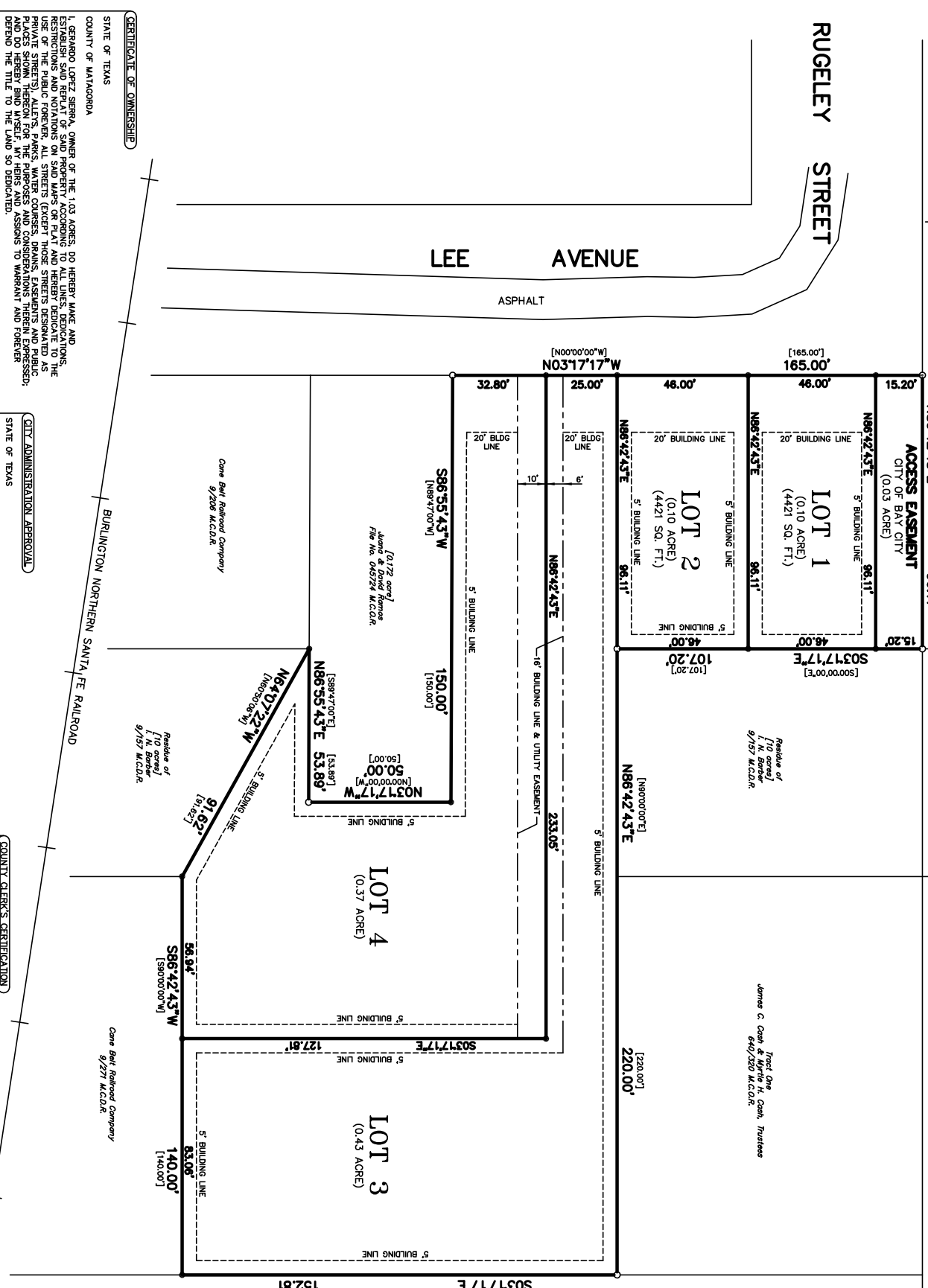
LOT 12
ACCESS EASEMENT
CITY OF BAY CITY
(0.03 ACRE)
96.11'

LOT 1
BLOCK 196

LOT 7
BLOCK 196

RUGELEY STREET

LEE AVENUE



CERTIFICATE OF OWNERSHIP
STATE OF TEXAS
COUNTY OF MATAGORDA
I, GERARDO LOPEZ SIERRA, OWNER OF THE 1.03 ACRES, DO HEREBY MAKE AND ESTABLISH SAID REPLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS) SHOWN HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSONS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

CITY ADMINISTRATION APPROVAL
STATE OF TEXAS
COUNTY OF MATAGORDA
ON BEHALF OF THE CITY OF BAY CITY, TEXAS, I HEREBY CERTIFY THAT THIS REPLAT OF 1.03 ACRES WAS APPROVED IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON, AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY OF BAY CITY, AND I AUTHORIZE THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022. PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF MATAGORDA COUNTY WITHIN SIX MONTHS.

COUNTY CLERK'S CERTIFICATION
STATE OF TEXAS
COUNTY OF MATAGORDA
I, STEPHANIE WINTZ, CLERK OF COUNTY COURT AND COUNTY CLERK OF MATAGORDA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ A.M., IN PLAT FILE NUMBER _____ OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

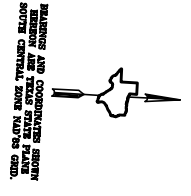
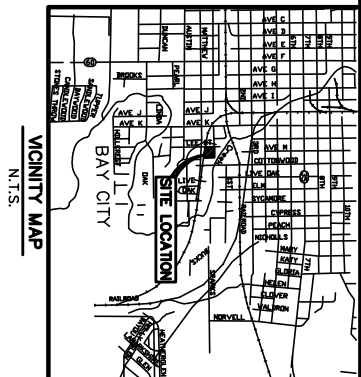
DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY THAT THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF BAY CITY, TEXAS HAS APPROVED THIS REPLAT OF THE 1.03 ACRES WAS APPROVED IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

GERARDO LOPEZ SIERRA
OWNER
DATE _____
STATE OF TEXAS
COUNTY OF MATAGORDA
ROBERT NELSON, MAYOR
CITY OF BAY CITY
STATE OF TEXAS
NOTARY PUBLIC, STATE OF TEXAS

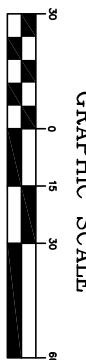
ROBERT NELSON, MAYOR
CITY OF BAY CITY
STATE OF TEXAS
JEANNA THOMPSON, CITY SECRETARY
CITY OF BAY CITY
STATE OF TEXAS

COUNTY CLERK
COUNTY OF MATAGORDA
STATE OF TEXAS

BARBY CAULON, DIRECTOR OF PUBLIC WORKS
CITY OF BAY CITY
STATE OF TEXAS



- LEGEND**
- EXISTING 5/8" IRON ROD UNLESS NOTED
 - EXISTING 3/8" IRON ROD
 - SET 3/8" IRON ROD WITH PLASTIC CAP
 - MATAGORDA COUNTY PLAT RECORDS
 - MATAGORDA COUNTY OFFICIAL RECORDS
 - MATAGORDA COUNTY DEED RECORDS
 - [] PLAT OR DEED CALL



- NOTES:**
1. ALL LOTS WILL HAVE INDIVIDUAL WATER AND SANITARY SEWER SUPPLIED BY THE CITY OF BAY CITY.
 2. THE PURPOSE OF THE PLAT IS TO CREATE FOUR TRACTS FOR FUTURE USE AND ONE ACCESS EASEMENT TO THE CITY OF BAY CITY.
 3. BEARINGS SHOWN HEREON ARE TEXAS STATE BEARINGS AND DISTANCES ARE BASED ON STATION 1448-1219 ON THE RIK NETWORK.

FLOOD DATA:
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 482102022, FLOODING IS UNLIKELY TO OCCUR. THIS PROPERTY IS LOCATED IN ZONES X & X (2.5%).

I, WESLEY E. GAERTNER, 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 IN DECEMBER OF 2021.

G & W ENGINEERS, INC.
WESLEY E. GAERTNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 0943

DRAWN BY: M.M.A.
CHECKED BY: W.E.G.
DATE: MARCH 11, 2022
SCALE: 1" = 30'

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.: 10251-001
JOB NO.: 10251-001
SHEET NO.: 1 OF 1

PRELIMINARY PLAT