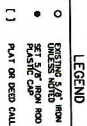


12.64 ACRE SUBDIVISION

PART OF THE AMERICAN G.I. FORUM TRACT SUBDIVISION
RECORDED IN VOLUME Z, PAGE 616 C.C.P.R.
SAMUEL SHUDE SURVEY, ABSTRACT NO. 137 OF CALHOUN COUNTY, TEXAS



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

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

五

SHEET NO.

11-24-2021

RELEASE DATE

PRELIMINARY PLAT

COUNTY CLERK CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

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

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



I, HENRY A. DANTSIS, 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 OCTOBER 23, 2021.

C & I ENGINEERS, INC.
HENRY A. DAVYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5068

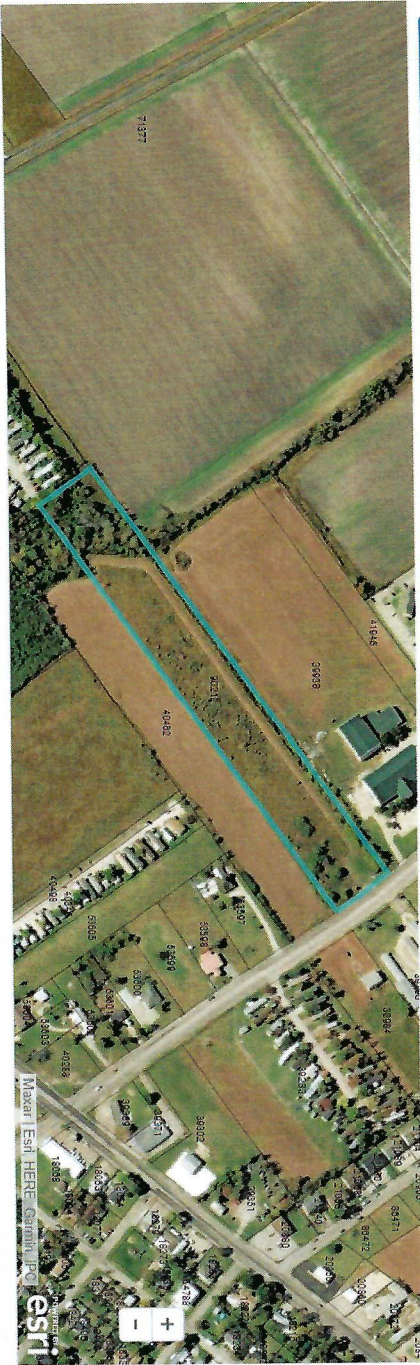
Property Identification #: 90212

Geo ID: A0137-00000-0047-00
Site Address: Null
Property Type: Real
State Code: E4

Property Information: 2022

Legal Description: A0137 SAMUEL SHUPE, TRACT PT 62, ACRES 6.95
Abstract: A0137
Neighborhood: PORT LAVACA WEST
Appraised Value: N/A
Jurisdictions: C04, CAD FAL, G05, GWD, NV6, S01

Re-Center Map



Owner Identification #: 101093

Name: MCDANIEL, JANICE
Exemptions:
DBA: Null

Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



Gonzalez Industrial Insulation, Inc.
3706 E. Rio Grande
Suite B
Victoria, TX 77901
Office 361-987-2770

October 15, 2021

Ms. Jessica Carpenter
City of Port Lavaca
Director of Development Services
202 North Virginia
Port Lavaca, TX 77979

RE: Conceptual Approval Request – Gonzalez Industrial Insulation, Inc. (Property Identification #: 14186)

Dear Ms. Carpenter:

GII, Inc. sincerely appreciates the opportunity to present this request for conceptual approval for the improvements to the property located off Henry Barber Way (CR 101), approximately 2,400 lf east of SH 238 and 3,000 lf west of SH 35, in Port Lavaca, Calhoun County, Texas. GII, Inc., based in Victoria, Texas, has provided professional industrial maintenance services for local chemical plants such as Formosa for over 30 years and intends to expand their facilities to a more appropriate location within the City of Port Lavaca.

It is our understanding that the said property is currently appropriately zoned for commercial/industrial. GII intends to develop the site in accordance with this zoning to include the following general elements:

- 1 (one) building structure serving as general office and industrial shop
- 1 (one) storage building
- Parking
- Driveway access to shop from Henry Barber Way (CR 101)
- Driveway access to general (private/public) parking adjacent to office

Dimensions and geometry of office/shop building, storage building, and parking facilities are to be determined and will comply with city code and requirements.

Per our conversation on October 12, 2021, this project is subject to the following:

1. Review and Approval of the site improvements concept by Planning Board and City Council
2. Predevelopment Meeting with appropriate City Departments
3. Platting Process – Approval of preliminary/final plats by Planning Board and City Council

GII, Inc. thanks you for this opportunity to provide this plan and we look forward to working with you to complete this project. If you have any questions, please feel free to call 361-571-5739 or email at gii@hughes.net.

Sincerely,

Arnulfo Gonzalez
President