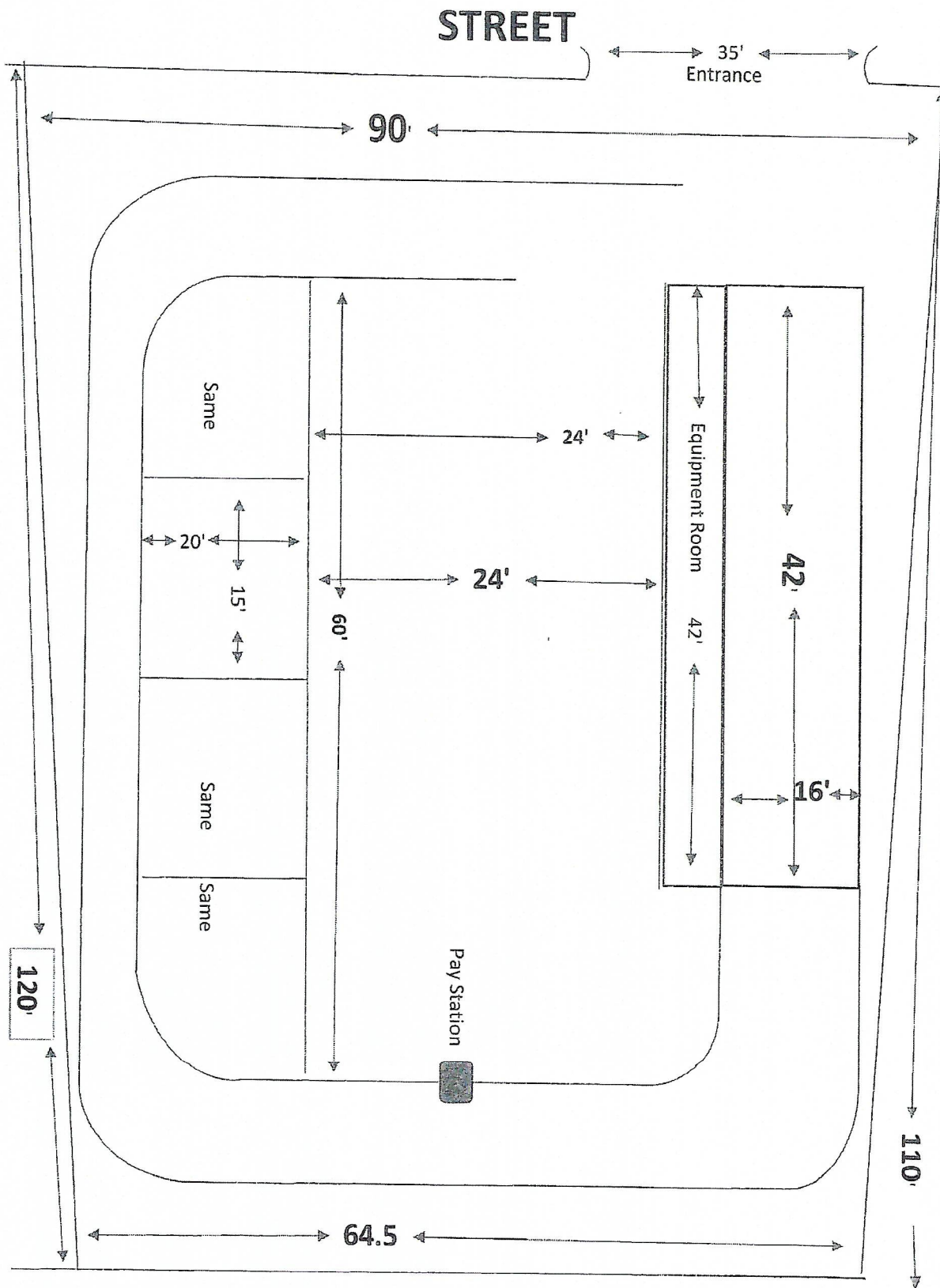
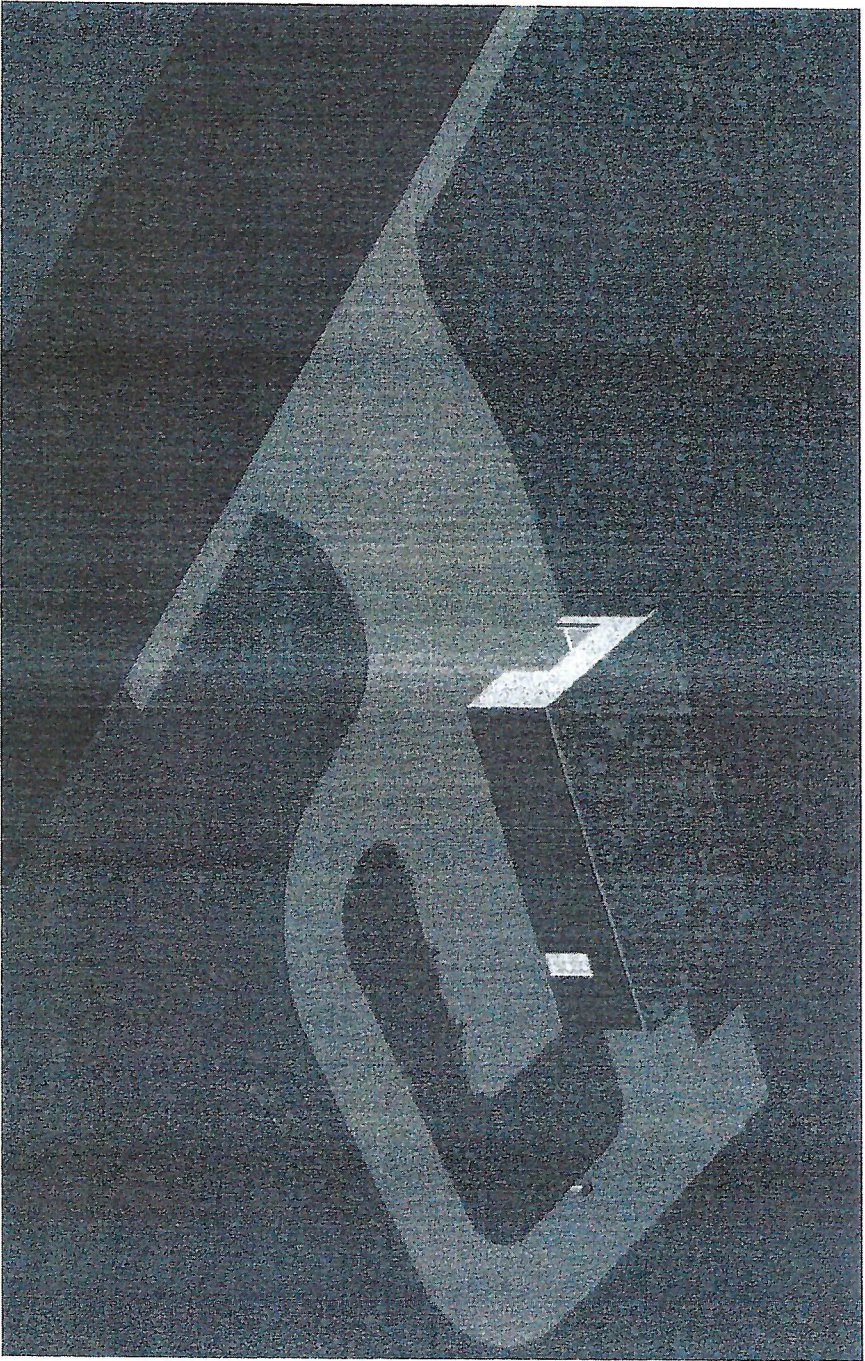






GENERAL NOTES

No.	REVISION/ISSUE	DATE

ALL DRAWINGS ARE THE PROPERTY OF VEF ENGINEERING AND
NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER
USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
CONSENT OF VEF ENGINEERING. ANY REUSE OF ANY
DRAWING OR INFORMATION HEREIN WITHOUT THE WRITTEN
CONSENT OF VEF ENGINEERING IS STRICTLY PROHIBITED.

VEF Engineering

527 Elmhurst Drive
Port Lavaca, TX 77999
(361) 920-6240
TX Perm No. 17256

PROJECT NAME:

Automated Car Wash
2248 FM 3084
Port Lavaca, TX

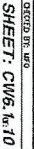
CLIENT:

Ethan Rofel

DRAWING:
PRELIMINARY RENDERING

SCALE: 1" = 10'-0" DATE: FEB. 2021

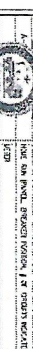
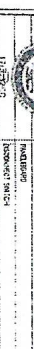
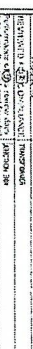
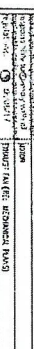
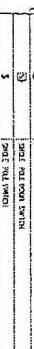
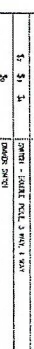
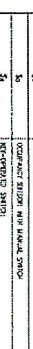
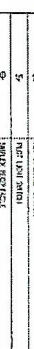
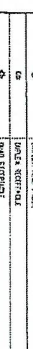
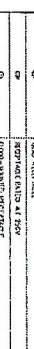
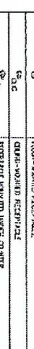
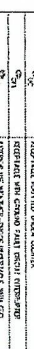
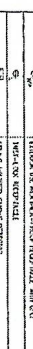
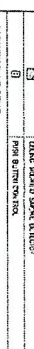
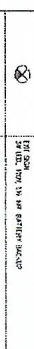
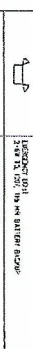
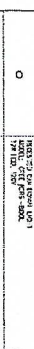
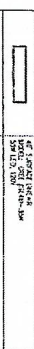
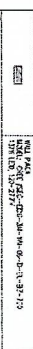
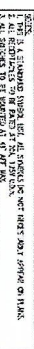
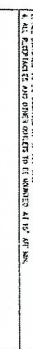
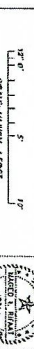
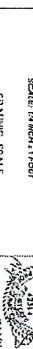
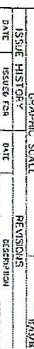
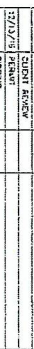
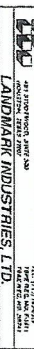
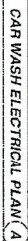
DRAWN BY:	VEF	2
CHECKED BY:	VEF	
APPROVED BY:	VEF	



PANEL CM



- ### PLAN NOTES



RAFEI SUBDIVISION NO. 2

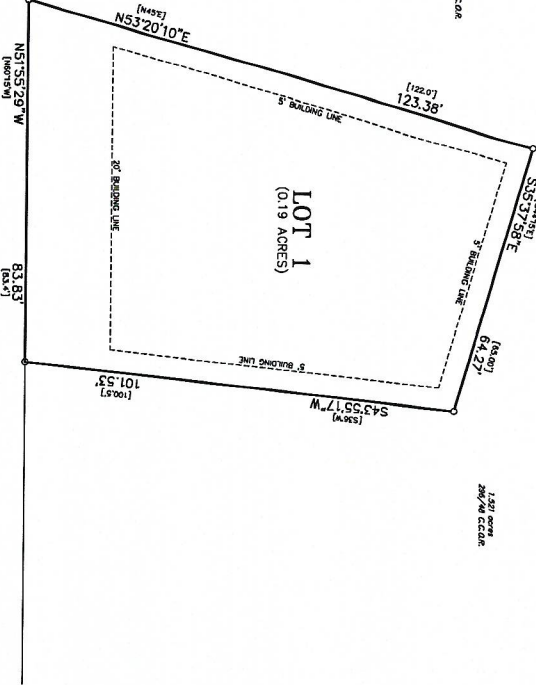
0.19 ACRE SUBDIVISION

BEING ALL OF 0.167 ACRE IN GENERAL WARRANTY DEED RECORDED
IN FILE NO. 2020-00204 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



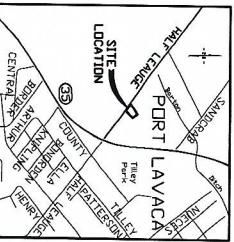
8.715 ACRES
FM 100.000 C.C.O.R.

HALF LEAGUE ROAD



LEGEND

0	SECTION AND 1/4
1	EXISTING 1/4 SECTION
2	EXISTING 1/4 SECTION
3	EXISTING 1/4 SECTION
4	EXISTING 1/4 SECTION
5	EXISTING 1/4 SECTION
6	EXISTING 1/4 SECTION
7	EXISTING 1/4 SECTION
8	EXISTING 1/4 SECTION
9	EXISTING 1/4 SECTION
10	EXISTING 1/4 SECTION
11	EXISTING 1/4 SECTION
12	EXISTING 1/4 SECTION
13	EXISTING 1/4 SECTION
14	EXISTING 1/4 SECTION
15	EXISTING 1/4 SECTION
16	EXISTING 1/4 SECTION
17	EXISTING 1/4 SECTION
18	EXISTING 1/4 SECTION
19	EXISTING 1/4 SECTION
20	EXISTING 1/4 SECTION
21	EXISTING 1/4 SECTION
22	EXISTING 1/4 SECTION
23	EXISTING 1/4 SECTION
24	EXISTING 1/4 SECTION
25	EXISTING 1/4 SECTION
26	EXISTING 1/4 SECTION
27	EXISTING 1/4 SECTION
28	EXISTING 1/4 SECTION
29	EXISTING 1/4 SECTION
30	EXISTING 1/4 SECTION
31	EXISTING 1/4 SECTION
32	EXISTING 1/4 SECTION
33	EXISTING 1/4 SECTION
34	EXISTING 1/4 SECTION
35	EXISTING 1/4 SECTION
36	EXISTING 1/4 SECTION
37	EXISTING 1/4 SECTION
38	EXISTING 1/4 SECTION
39	EXISTING 1/4 SECTION
40	EXISTING 1/4 SECTION



NOTE: BOUNDARIES SHOWN HEREON ARE BASED ON THE STATE PLAT MAP, SECTION 35, ABSTRACT NO. 35, CALHOUN COUNTY, TEXAS, RECORDED IN FILE NO. 2020-00204 C.C.O.R.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND OCCUPANT HEREON AS THE RAFEI SUBDIVISION NO. 2, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY CERTIFY TO THE USE OF PUBLIC RECORDS, THAT THE LAND SHOWN ON THIS PLAT, AND OCCUPANT HEREON AS THE RAFEI SUBDIVISION NO. 2, IS SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED, ATTEST, ON THIS DAY PERSONALLY APPEARED ETHEL RAY, KNOWN TO ME, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

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 HAS BEEN APPROVED BY THE CITY COUNCIL OF SAID CITY AS AUTHORIZED BY LAW, AND THAT THE RESOLUTION APPEARING IN RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA, TEXAS, ON THIS DATE OF _____ 2021.

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

CALHOUN COUNTY APPRAISAL DISTRICT

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

IF APPLICABLE, THE ABOVE-DENOTED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL INCLUSIVE TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (COMPTON RALE 5.204) OR PROPERTY OBTAINED FROM THE APPRAISAL, NOT AS DESCRIBED UNDER TAX CODE SECTION 28.31 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.06 (b)).

BY: _____
JESSIE W. HUBBELL
COUNTY APPRAISER

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

11-05-2021
RELEASE DATE

I, HENRY A. JAMES, 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 20, 2021.

G & W ENGINEERS, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5086



G & W ENGINEERS, INC.

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

FILE NO.: 2118-002
JOB NO.: 2118-002
SHEET NO.: 1 OF 1

DRAWN BY: J.H.D.
CHECKED BY: J.H.D.
DATE: OCT. 20, 2021
SCALE: 1" = 20'

FINAL PLAT

Property Identification #: 38209

Property Information: 2022

Owner Identification #: 116115

Geo ID: A0035-00000-0153-00
Situs: 2248 FM 3084 PORT LAVACA,
Address: TX 77979
Property Type: Real
State Code: C1

Legal: A0035 MAXIMO SANCHEZ,
Description: TRACT PT 30, ACRES .187
Abstract: A0035
Neighborhood: PORT LAVACA EAST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

Name: QUEST TRUST COMPANY
Exemptions:
DBA: Null

Re-Center Map



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.