

MAXIMO SANCHEZ SURVEY  
A-35

HARBOR STREET

**LEGAL DESCRIPTION**

THE STATE OF TEXAS  
COUNTY OF CALHOUN

BEING a 0.67 acre tract situated in the Maximo Sanchez Survey, Abstract No. 35, Calhoun County, Texas and being comprised of Lot 19 of the R.E. Key Subdivision of the Noble Tract as shown by map recorded in Volume Z, Page 95 (Slide 80A) of the Plat Records of said county and Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract as shown by map recorded in Volume Z, Page 88 (Slide 72A) of the Plat Records of said county, and being the same tracts described in Sherrif's Deed dated October 19, 1999 from B.B. Browning to Ty Harriss and recorded in Volume 238, Page 890 of the Official Records of said county and in Special Warranty Deed with Vendor's Lien dated September 13, 1996 from Philip Lader, et al to Ty Harriss and Melody Harriss and recorded in Volume 167, Page 843 of the Official Records of said county, and this 0.67 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at an existing "PK" nail at the intersection of the southeast right-of-way line of Broadway Street with the southwest right-of-way line of Harbor Street and at the north corner of said Lot 19 of the R.E. Key Subdivision of the Noble Tract for the north corner of the herein described tract;

**THENCE** South 39°19'07" East with the southwest right-of-way line of Harbor Street, the northeast line of said Lot 19 of the R.E. Key Subdivision of the Noble Tract, the northeast line of Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract, and the northeast line of the herein described tract for a distance of 278.30 feet to an existing 5/8 inch iron rod at the north corner of Lot 23 and the east corner of Lot 22 of the Key Subdivision of the Halk Tract for the east corner of the herein described tract;

**THENCE** South 50°40'53" West with the northwest line of said Lot 23, the southeast line of said Lot 22, and the southeast line of the herein described tract for a distance of 120.00 feet to an existing 5/8 inch iron rod at the common corners of Lots 15, 16, 22, and 23 of the Key Subdivision of the Halk Tract for the south corner of the herein described tract;

**THENCE** North 39°19'07" West with the northeast line of Lots 16, 17, 18 and the southwest line of Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract, and with the southwest line of the herein described tract for a distance of 208.30 feet to an existing "X" scribed in concrete in the southeast right-of-way line of Broadway Street, at the north corner of said Lot 18, and at the west corner of Lot 19 of the Key Subdivision of the Halk Tract for the west corner of the herein described tract;

**THENCE** North 20°25'26" East with the southeast right-of-way line of Broadway Street, the northwest line of Lot 19 of the Key Subdivision of the Halk Tract, the northwest line of Lot 19 of the R.E. Key Subdivision of the Noble Tract, and the northwest line of the herein described tract for a distance of 138.93 feet to the POINT OF BEGINNING, containing 0.67 acre of land.

**CITY SECRETARY CERTIFICATION**

I, \_\_\_\_\_, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING 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 CITY COUNCIL OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA,

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HARRISS SUBDIVISION, LOCATED IN THE CITY OF PORT LAVACA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNERS SIGNATURE:  
TY HARRISS  
611 HARBOR ST  
PORT LAVACA, TX 77979

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. PAUL BUNNELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_ 2024.

\_\_\_\_\_  
NOTARY PUBLIC  
CALHOUN COUNTY, TEXAS

**FLOODPLAIN NOTE**

BASED ON GRAPHIC REPRESENTATION OF AND ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL 48057C0185E, EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, (0.2% ANNUAL CHANCE FLOOD HAZARD, WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.

**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 2024 AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK 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)].

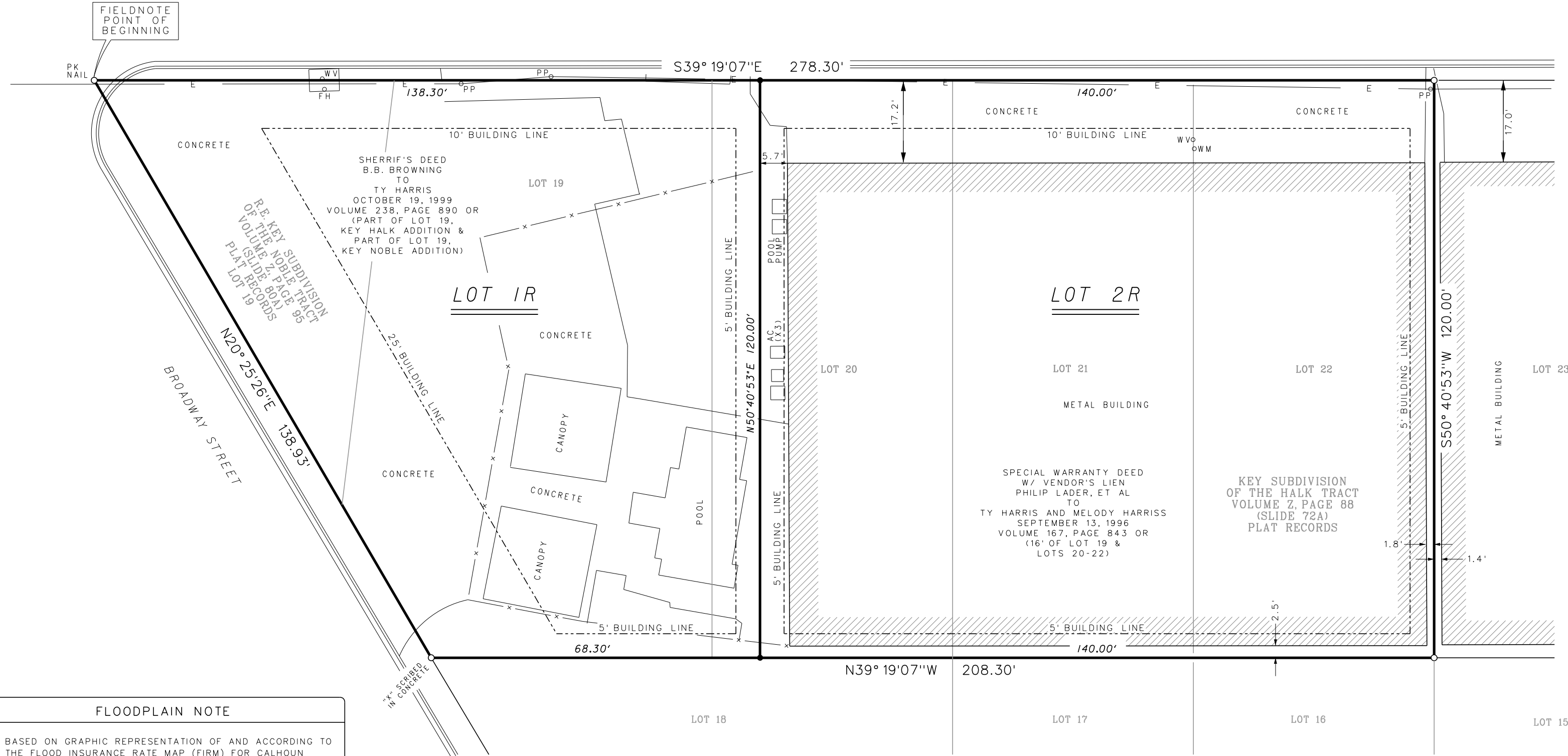
SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
CHIEF APPRAISER

**COUNTY CLERK CERTIFICATION**

I, \_\_\_\_\_, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF HARRISS SUBDIVISION, LOCATED IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, DULY AUTHENTICATED BY CERTIFICATION OF THE CITY OF PORT LAVACA, TEXAS, ATTACHED HERETO, AS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND WAS DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE CALHOUN COUNTY PLAT RECORDS, SLIDE NO. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK



**GENERAL NOTES**

ADDRESS:  
LOT 1R:  
T.B.D.  
LOT 2R:  
611 HARBOR ST  
PORT LAVACA, TX 77979

LAND USE:  
RESIDENTIAL

BUILDING LINES:  
AS SHOWN

BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

**LEGEND**

- - 5/8 IRON ROD FOUND UNLESS OTHERWISE NOTED
- - 5/8 IRON ROD SET UNLESS OTHERWISE NOTED
- WM - WATER METER
- WV - WATER VALVE
- PP - POWER POLE
- AC - AIR CONDITIONING UNIT
- FH - FIRE HDRANT
- X- - FENCE
- E- - OVERHEAD ELECTRIC

**SURVEYOR CERTIFICATION**

I, JASON OLSOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PORT LAVACA, TEXAS.

-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**

JASON B. OLSOVSKY  
GANEM & KELLY SURVEYING, INC.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 7031

DATE \_\_\_\_\_

**HARRISS SUBDIVISION**  
A SUBDIVISION LOCATED IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS

PLAT SHOWING RE-SUBDIVISION OF LOTS 19 THROUGH 22 OF KEY SUBDIVISION OF THE HALK TRACT AS SHOWN IN VOLUME Z, PAGE 88 OF THE PLAT RECORDS AND LOT 19 (NOBLE TRACT) OF THE R.E. KEY SUBDIVISION OF THE NOBLE TRACT AS SHOWN IN VOLUME Z, PAGE 95 OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

**GANEM & KELLY SURVEYING, INC.**  
LAWAR STREET, SUITE 5  
POINT COMFORT, TEXAS 77978  
(361) 987-2011  
FIRM NO. 10080300

DRAWN BY: G.A.G. SCALE: 1" = 20'  
CHECKED BY: G.A.G. DATE: 04/19/2024  
APPROVED BY: G.A.G. JOB NO. PC24-048