

CLARET CROSSING, SECTION 1

21.90 ACRE SUBDIVISION
BEING A PART OF LOTS 1, 2, 3 AND 8 IN
MARY H. BICKFORD SUBDIVISION (W/7 C.C.P.R.)

PROPERTY DESCRIPTION
21.90 ACRES

STATE OF TEXAS }
COUNTY OF CALHOUN }

ALL OF THAT CERTAIN TRACT OR PARCEL CONTAINING 21.90 ACRES SITUATED IN THE ALEJANDRO ESPARZA SURVEY, ABSTRACT NO. 12 OF CALHOUN COUNTY, TEXAS AND BEING A PART OF LOTS 1, 2, 3 AND 8 IN MARY H. BICKFORD SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME W, PAGE 7 OF THE DEED RECORDS OF CALHOUN COUNTY, TEXAS AND ALSO BEING A PART OF THE SAME PROPERTY DESCRIBED AS 66.68 ACRES IN EXHIBIT "A" OF CORRECTION SPECIAL WARRANTY DEED DATED AUGUST 1, 2001 FROM PORT LAVACA INVESTORS LIMITED TO ALPHA SEAMAN, LTD RECORDED IN VOLUME 283, PAGE 264 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY, TEXAS. THIS 21.90 ACRES IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD LOCATED IN THE SOUTHEAST LINE OF A 184.83 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 62, PAGE 380 OF THE CALHOUN COUNTY OFFICIAL RECORDS AND IN THE SOUTHEAST LINE OF A 6.591 ACRE UNCONDITIONAL PERPETUAL RIGHT-OF-WAY AND EASEMENT TRACT DESCRIBED IN DEED RECORDED IN VOLUME 297, PAGE 595 OF THE CALHOUN COUNTY DEED RECORDS AND AT THE WEST CORNER OF A 85.33 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 194, PAGE 280 OF THE CALHOUN COUNTY OFFICIAL RECORDS AND IN THE NORTHEAST LINE OF THE ABOVE REFERENCED 66.68 ACRE TRACT FOR THE NORTH CORNER OF THIS 21.90 ACRES BEING DESCRIBED;

THENCE SOUTH 44° 21' 04" EAST, CROSSING THE SAID 66.68 ACRES, A DISTANCE OF 1589.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP SET AT THE NORTHWEST LINE OF A 19.322 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 67, PAGE 973 OF THE CALHOUN COUNTY OFFICIAL RECORDS AND IN THE SOUTHEAST LINE OF THE SAID 66.68 ACRE TRACT FOR THE EAST CORNER OF THIS 21.90 ACRES BEING DESCRIBED;

THENCE SOUTH 45° 38' 56" WEST, WITH THE NORTHWEST LINE OF THE SAID 19.322 ACRE TRACT AND THE SOUTHEAST LINE OF THE SAID 66.68 ACRE TRACT, A DISTANCE OF 135.43 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP SET AT THE EAST CORNER OF LA SALLE'S LANDINGS SUBDIVISION, PHASE 1 ACCORDING TO THE PLAT RECORDED IN VOLUME Z, PAGE 644 OF THE CALHOUN COUNTY PLAT RECORDS FOR THE SOUTH CORNER OF THIS 49.26 ACRES BEING DESCRIBED;

THENCE WITH THE BOUNDARY LINES OF LA SALLE'S LANDINGS SUBDIVISION, PHASE 1 ALONG THE FOLLOWING COURSES AND DISTANCES:

NORTH 44° 21' 04" WEST, A OF 115.00 FEET TO AN EXISTING 5/8 INCH IRON ROD FOR A CORNER;
NORTH 45° 38' 56" EAST, A OF 15.43 FEET TO AN EXISTING 5/8 INCH IRON ROD FOR A CORNER;
NORTH 44° 21' 04" WEST, A OF 679.96 FEET TO AN EXISTING 5/8 INCH IRON ROD FOR A CORNER;
SOUTH 45° 38' 56" WEST, A DISTANCE OF 614.29 FEET TO AN EXISTING 5/8 INCH IRON ROD FOR A CORNER;
SOUTH 66° 11' 07" EAST, A DISTANCE OF 107.64 FEET TO AN EXISTING 5/8 INCH IRON ROD LOCATED IN THE NORTHWEST LINE OF CAVELIER DRIVE FOR A CORNER;
SOUTH 31° 47' 17" WEST, WITH THE NORTHWEST LINE OF CAVELIER DRIVE, A DISTANCE OF 55.53 FEET TO AN EXISTING 5/8 INCH IRON ROD FOR A CORNER;
SOUTH 23° 48' 25" WEST, WITH THE NORTHWEST LINE OF CAVELIER DRIVE, A DISTANCE OF 112.49 FEET TO AN EXISTING 5/8 INCH IRON ROD FOR AN INTERIOR CORNER OF THIS 21.90 ACRES BEING DESCRIBED;

THENCE NORTH 66° 08' 38" WEST (DEED CALL = NORTH 74° 49' 51" WEST), WITH A LINE OF LA SALLE'S LANDINGS SUBDIVISION, PHASE 1 AND WITH THE NORTHEAST LINE OF A 1.350 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 119, PAGE 432 OF THE CALHOUN COUNTY OFFICIAL RECORDS AND THE NORTHEAST LINE OF A 3.26 ACRE TRACT SHOWN ON PLAT RECORDED IN VOLUME Z, PAGE 555 OF THE CALHOUN COUNTY PLAT RECORDS, A DISTANCE OF 865.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP SET FOR THE SOUTH CORNER OF 0.43 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 330, PAGE 237 OF THE CALHOUN COUNTY OFFICIAL RECORDS FOR THE SOUTHWEST CORNER OF THIS 21.90 ACRES BEING DESCRIBED;

THENCE NORTH 23° 49' 16" EAST, WITH THE SOUTHEAST LINE OF THE SAID 0.43 ACRE TRACT, A DISTANCE OF 126.63 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP SET AT THE EAST CORNER OF THE SAID 0.43 ACRE TRACT FOR AN INTERIOR CORNER OF THIS 21.90 ACRES BEING DESCRIBED;

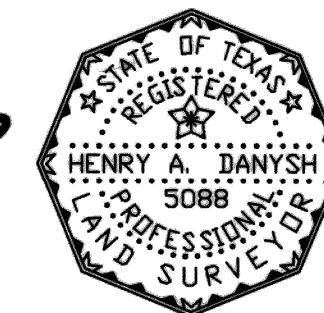
THENCE NORTH 44° 21' 39" WEST, WITH THE NORTHEAST LINE OF THE SAID 0.43 ACRE TRACT, A DISTANCE OF 99.73 FEET TO THE SOUTHEAST LINE OF A 46.0 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 64, PAGE 193 OF THE CALHOUN COUNTY OFFICIAL RECORDS AND IN THE NORTHWEST LINE OF THE SAID 66.68 ACRE TRACT AND IN THE SOUTHEAST LINE OF THE SAID 6.591 ACRE UNCONDITIONAL PERPETUAL RIGHT-OF-WAY AND EASEMENT TRACT AND AT THE NORTH CORNER OF THE SAID 0.43 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS 21.90 ACRES BEING DESCRIBED, FROM WHICH AN EXISTING CHAIN LINK FENCE CORNER POST BEARS: SOUTH 53° 14' 05" EAST A DISTANCE OF 0.31 FEET;

THENCE NORTH 45° 38' 21" EAST (DEED CALL = NORTH 36° 56' 34" EAST), WITH IN PART WITH THE SOUTHEAST LINE OF THE SAID 46.0 ACRE TRACT AND IN PART WITH THE SOUTHEAST LINE OF THE SAID 184.83 ACRE TRACT AND IN PART WITH THE SOUTHEAST LINE OF THE SAID 6.591 ACRE UNCONDITIONAL PERPETUAL RIGHT-OF-WAY AND EASEMENT TRACT AND THE NORTHWEST LINE OF THE SAID 66.68 ACRE TRACT, A DISTANCE OF 936.09 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 21.90 ACRES.

THE BEARINGS AND COORDINATES RECITED HEREIN ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 (1998) GRID. THIS PROPERTY DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 24, 2013.

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

6/01/20
DATE



DRAWN BY:
J.H.D.
CHECKED BY:
H.A.D.
DATE:
FEB. 27, 2020
SCALE:
1" = 100'

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

FILE NO.:
6480-004
JOB NO.:
6480-004
SHEET NO.:
1 OF 2

FINAL PLAT

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CLARET CROSSING, SECTION 1, TO THE CITY OF PORT LAVACA, TEXAS, 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.

[Signature]
ERIC HO

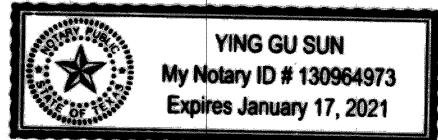
[Signature]
MELISSA W. HO

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC HO, 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 17th DAY OF June, 2020.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

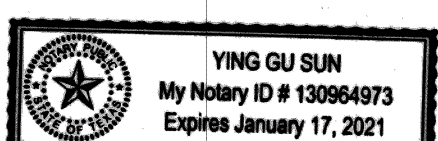


STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELISSA W. HO, 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 17th DAY OF June, 2020.

[Signature]
NOTARY PUBLIC, 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 2019 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 3rd DAY OF June, 2020.

[Signature]
BY: JESSE W. HUBBELL,
CHIEF APPRAISER

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

Inst# 2020-0225

I, ANNA GOODMAN, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF CLARET CROSSING, SECTION 1, WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 7 DAY OF JULY, 2020, 2:07 O'CLOCK P.M., AND WAS DULY RECORDED ON THE 7 DAY OF JULY, 2020 IN VOLUME PAGE OF THE CALHOUN COUNTY DEED RECORDS, SLIDE NO. 635AB

[Signature]
ANNA GOODMAN
COUNTY CLERK
COUNTY OF CALHOUN
STATE OF TEXAS

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MANDY 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 3E, PAGE 343 OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

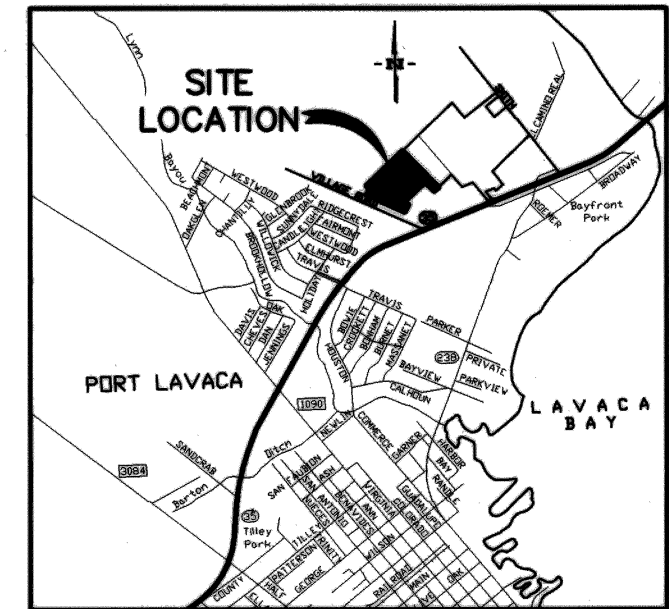
WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE 1st DAY OF July, 2020.

[Signature]
MANDY GRANT
CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

CLARET CROSSING, SECTION 1

21.90 ACRE SUBDIVISION
BEING A PART OF LOTS 1, 2, 3 AND 8 IN
MARY H. BICKFORD SUBDIVISION (W/7 C.C.P.R.)

DRAWN BY:
J.H.D.
CHECKED BY:
H.A.D.
DATE:
FEB. 27, 2020
SCALE:
1" = 100'



VICINITY MAP
NOT TO SCALE

G & W ENGINEERS, INC.
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2 OF 2

FINAL PLAT

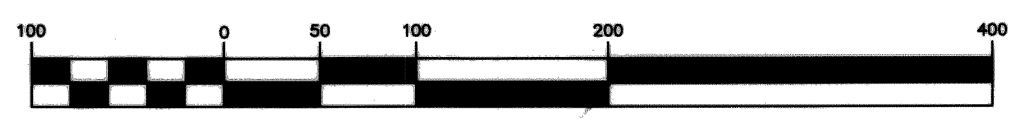


LEGEND

- EXISTING 5/8" IRON ROD UNLESS NOTED
- EXISTING 1/2" IRON ROD
- SET 5/8" IRON ROD WITH PLASTIC CAP
- C.C.D.R. CALHOUN COUNTY DEED RECORDS
- C.C.O.R. CALHOUN COUNTY OFFICIAL RECORDS
- [] PLAT OR DEED CALL

- NOTES:**
1. ROAD RIGHT-OF-WAYS ARE 55.00' WIDE.
 2. BLOCKS 1 (LOTS 1A-8B) & 5 ARE DESIGNATED FOR RESIDENTIAL DUPLEX HOMES. BLOCKS 1 (LOTS 9-24), 2, 3 & 6 ARE DESIGNATED FOR RESIDENTIAL SINGLE FAMILY HOMES. BLOCK 4 IS DESIGNATED FOR RESIDENTIAL MULTIFAMILY.
 3. MINIMUM FRONT BUILDING SETBACK IS 25.00 FEET. MINIMUM REAR BUILDING SETBACK IS 15.00 FEET. MINIMUM SIDE SETBACK IS 5.00 FEET, EXCEPT FOR CORNER LOTS THAT WILL BE 25.00 FEET.
 4. SEE PLAN SUBMITTAL OF ERIC HQ. SUBDIVISION I CONSTRUCTION PLANS DATED: MARCH 30, 2018 FOR LOCATIONS AND SPECIFICS REGARDING EXISTING AND PROPOSED UTILITIES.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA
① DELTA= 23°47'39" RADIUS= 50.00' LONG CH.= N33°45'06"E 20.62'	② DELTA= 69°54'13" RADIUS= 50.00' LONG CH.= N56°48'23"E 57.29'	③ DELTA= 59°33'18" RADIUS= 50.00' LONG CH.= S58°27'52"E 49.68'	④ DELTA= 08°07'48" RADIUS= 50.00' LONG CH.= S24°37'19"E 7.09'	⑤ DELTA= 23°47'39" RADIUS= 50.00' LONG CH.= S32°27'15"E 20.62'	⑥ DELTA= 45°34'23" RADIUS= 25.00' LONG CH.= S87°08'16"E 19.36'	⑦ DELTA= 59°10'28" RADIUS= 50.00' LONG CH.= S60°20'13"E 49.37'
⑧ DELTA= 43°01'54" RADIUS= 50.00' LONG CH.= S09°14'03"E 36.68'						