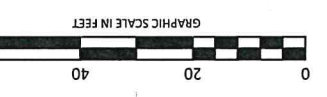


True Line
CONSTRUCTION LAYOUT AND LAND SURVEYING

WWW.TRUELINELAYOUT.COM
 804 N. STOKES STREET
 P.O. BOX 28147
 FORT LAVERA, TEXAS 78147
 Phone: (350) 699-6640
 TRSPTS #101942929



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X (SHADED) of the flood insurance rate map, Community Panel No. 48057C 0045 E, effective date of OCT. 16, 2014. Exact designations can only be determined by a Flood Hazard Insurance rate map. Information furnished hereon is based on the above information. Areas of 1% annual chance flood with an average depth of less than one foot or with drainage areas of less than one square mile - Zone X (shaded)

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF CALHOUN

I, MICHAEL K. WILLIAMS, 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.

By: Michael K. Williams
 Registered Public Surveyor No. 6616
 07/29/2024

Land Description :
FINAL PLAT FOR
LYNNAHVEN SUBDIVISION REPLAT - RESUBDIVISION NO. 1
LOTS 5R & 6R, BLOCK 5
BEING LOTS 5 & 6, BLOCK 5 OF THE LYNNAHVEN SUBDIVISION REPLAT ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 108 (SLIDE 91 ABB) OF THE PLAT RECORDS, CALHOUN COUNTY, TEXAS.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	254.94	44.79	107.93	S 53.38 39° W	44.73
C2	299.98	110.20	171.55	S 48.18 29° W	109.88
C3	299.98	171.55	173.72	N 45.34 08° E	211.81
C4	299.98	139.15	128.42	N 56.07 19° E	159.13

- STATISTICAL DATA:**
- A) GROSS AREA: 0.402 ACRES
 - B) GROSS LOTS: 2 LOTS
 - C) DEDICATION: N/A
 - D) NET AREA: N/A
 - E) ALL 1/2" STEEL REBAR ARE SET WITH A BLUE PLASTIC CAP STAMPED "TLCR RPLS 6616" UNLESS OTHERWISE DESCRIBED.
 - F) FOUND 5/8" STEEL REBAR (UNLESS OTHERWISE DESCRIBED)
 - G) SET 1/2" STEEL REBAR
- GENERAL NOTES:**
1. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83).
 2. LAND USE: RESIDENTIAL
 3. ADDRESSES: LOT 6R, BLOCK 5 - 111 BONHAM STREET; LOT 5R, BLOCK 5 - 109 BONHAM STREET
 4. BUILDING LINES: NO BUILDING SETBACK REQUIRED AS PER CITY OF PORT LAVACA ORDINANCE SECTION 42-131(B).
 5. THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IS TO BE THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID LOT 6 & 7, BLOCK 5 FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT.

BEING a 0.402-acre tract of land situated in the City of Port Lavaca, Calhoun County, Texas, said 0.402-acre tract being particularly described by metes and bounds as follows:

Subdivision Replat for the south corner of the hereinafter described tract.

1. MANDY GRANT, 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 appearing in record in Volume _____ of the Minutes of the City Council of Port Lavaca as kept in my office, Page _____, of the City Council of Port Lavaca as Witness my Hand and Seal of the City of Port Lavaca, TEXAS, on this the _____ day of _____, 20____.

City Secretary
 City of Port Lavaca, Calhoun County
 State of Texas

 COUNTY CLERK'S CERTIFICATE
 COUNTY OF CALHOUN
 STATE OF TEXAS

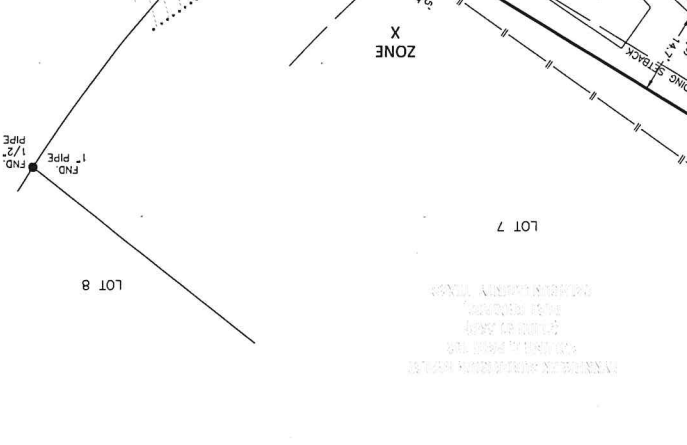
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City Secretary
 City of Port Lavaca, Calhoun County
 State of Texas

 COUNTY CLERK'S CERTIFICATE
 COUNTY OF CALHOUN
 STATE OF TEXAS



PROJECT: 3-1057
DRAWN BY: MKW
CHECKED BY: MKW
DATE: 06/28/2024
SHEET: 1 OF 1

No.	Revision	Date

 County Clerk
 County of Calhoun
 State of Texas

I, ANNA GOODMAN, Clerk of County Court and County Clerk of Calhoun County, Texas, do hereby certify that the foregoing plat of 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 _____, 20____, and was duly recorded on the _____ day of _____, 20____, in Volume _____ Page _____ of the Calhoun County Deed Records.

 STATE OF TEXAS
 COUNTY OF CALHOUN

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City Secretary
 City of Port Lavaca, Calhoun County
 State of Texas

 COUNTY CLERK'S CERTIFICATE
 COUNTY OF CALHOUN
 STATE OF TEXAS

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City Secretary
 City of Port Lavaca, Calhoun County
 State of Texas

 COUNTY CLERK'S CERTIFICATE
 COUNTY OF CALHOUN
 STATE OF TEXAS

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City Secretary
 City of Port Lavaca, Calhoun County
 State of Texas

 COUNTY CLERK'S CERTIFICATE
 COUNTY OF CALHOUN
 STATE OF TEXAS

