

**LEGAL DESCRIPTION**

STATE OF TEXAS  
COUNTY OF CALHOUN

BEING A 1.00 acre tract of land situated in the Maximo Sanchez Survey, Abstract No. 35, Calhoun County, Texas, and being a portion of Lots 3, 4, 5, 6, and all of Lots 7, 8, 9, & 10, Block 1, of the Original Townsite of Port Lavaca, as shown by plat recorded in Volume B, Page 668 of the Deed Records of said county and being that same tract described as Lots 5, 6, 7, & 8 of the original townsite of Port Lavaca in General Warranty Deed with Vendor's Lien dated January 8, 1993, from Shields A. Holladay Jr. and William B. Holladay to Michael Rau and Sharon Rau and recorded in Volume 94, Page 24 of the Official Records of said county, and also that tract described as Lots 4 and 9 of the Original Townsite of Port Lavaca in General Warranty Deed dated January 15, 1992, from Michael Dennis Holladay to Mark A. Phillips, Jr. and wife Willie A. Phillips and recorded in Volume 73, Page 300 of the Official Records of said county, and also that tract described as Lots 3 & 10 of the Original Townsite of Port Lavaca in General Warranty Deed with Vendor's Lien dated March 29, 2019, from Tommie L. Collier III and Pamela R. Collier to Nancy Dahse and David Dahse, and this 1.00 acre tract being more particularly described by metes and bounds as follows;

**BEGINNING** at a set 5/8 inch iron rod at the intersection of the southeast right-of-way line of Chestnut Street and the northeast right-of-way line of Guadalupe Street, at the west corner of Lot 7 of said Port Lavaca Townsite for the west corner of the herein described tract;

**THENCE** North 50°51'34" East with the northwest lines of Lot 7 and Lot 6 and the northeast line of the herein described tract and the southeast right-of-way line of Chestnut Street, at 210.84 feet pass a set 5/8 inch iron rod on line for reference, and continuing for a total distance of 215.84 feet to a point in the northeast line of an existing concrete bulkhead along the southwest shoreline of Lavaca Bay for the north corner of the herein described tract;

**THENCE** with the northeast line of an existing concrete bulkhead and the southwest shoreline of Lavaca Bay for the following courses and distances;

1	South 35°46'34" East for a distance of 25.67 feet
2	South 35°40'48" East for a distance of 54.32 feet
3	South 36°12'40" East for a distance of 17.90 feet
4	South 36°30'33" East for a distance of 18.01 feet
5	South 37°14'09" East for a distance of 14.25 feet
6	South 37°07'39" East for a distance of 3.87 feet
7	South 38°14'36" East for a distance of 18.30 feet
8	South 39°24'32" East for a distance of 35.66 feet, and
9	South 40°17'41" East for a distance of 20.21 feet to a point in the northeast line of said concrete bulkhead and the southeast line of said Lot 3 and the northwest line of Lot 2 for the east corner of the herein described tract;

**THENCE** South 50°51'34" West with the southeast lines of Lot 3 and Lot 10, the northwest lines of Lot 2 and Lot 11 of said Port Lavaca Townsite, and the southeast line of the herein described tract, at 5.00 feet pass an existing 5/8 inch iron rod on line for reference, and continuing for a total distance of 208.14 feet to an existing 5/8 inch iron rod in the northeast right-of-way line of Guadalupe Street at the south corner of Lot 10 and the West corner of Lot 11 of said Port Lavaca Townsite for the south corner of the herein described tract;

**THENCE** North 39°20'48" West with the northeast right-of-way line of Guadalupe Street and the southwest lines of said Lots 10, 9, 8, and 7 of said Port Lavaca Townsite and the southwest line of the herein described tract, at 78.00 feet pass a 5/8 inch iron rod on line for reference, and continuing for a total distance of 208.00 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 1.00 acre of land.

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RAU DAHSE SUBDIVISION, LOCATED IN THE ORIGINAL TOWNSITE OF 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.

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL RAU 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.

OWNERS SIGNATURE  
MICHAEL RAU  
802 GUADALUPE STREET  
PORT LAVACA, TX 77979

NOTARY PUBLIC  
CALHOUN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHARON RAU 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.

OWNERS SIGNATURE  
SHARON RAU  
802 GUADALUPE STREET  
PORT LAVACA, TX 77979

NOTARY PUBLIC  
CALHOUN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NANCY DAHSE 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.

OWNERS SIGNATURE  
NANCY DAHSE  
816 GUADALUPE STREET  
PORT LAVACA, TX 77979

NOTARY PUBLIC  
CALHOUN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID DAHSE 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.

OWNERS SIGNATURE  
DAVID DAHSE  
816 GUADALUPE STREET  
PORT LAVACA, TX 77979

NOTARY PUBLIC  
CALHOUN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK A. PHILLIPS 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.

OWNERS SIGNATURE  
MARK A. PHILLIPS, JR.  
1807 JACKSON ST.  
PORT LAVACA, TX 77979

NOTARY PUBLIC  
CALHOUN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIE A. PHILLIPS 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.

OWNERS SIGNATURE  
WILLIE A. PHILLIPS  
1807 JACKSON ST.  
PORT LAVACA, TX 77979

NOTARY PUBLIC  
CALHOUN COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIE A. PHILLIPS 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.

**GENERAL WARRANTY DEED WITH VENDOR'S LIEN**  
SHIELDS A. HOLLADAY, JR. AND WILLIAM B. HOLLADAY TO MICHAEL RAU AND SHARON RAU JANUARY 8, 1993 VOLUME 94, PAGE 24 O.R. LOT 5-8

**GENERAL WARRANTY DEED**  
MICHAEL D. HOLLADAY TO MARK A. PHILLIPS, JR. AND WILLIE A. PHILLIPS JANUARY 15, 1992 VOLUME 73, PAGE 300 O.R. LOT 4 & 9

**GENERAL WARRANTY DEED WITH VENDOR'S LIEN**  
TOMMIE L. COLLIER, III AND PAMELA R. COLLIER TO NANCY DAHSE AND DAVID DAHSE MARCH 29, 2019 INSTR. NO. 2019-01169 O.R. LOT 3 & 10

BULKHEAD		
	DIRECTION	DISTANCE
1	S35°46'34"E	25.67'
2	S35°40'48"E	54.32'
3	S36°12'40"E	17.90'
4	S36°30'33"E	18.01'
5	S37°14'09"E	14.25'
6	S37°07'39"E	3.87'
7	S38°14'36"E	18.30'
8	S39°24'32"E	35.66'
9	S40°17'41"E	20.21'

**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 \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, 20\_\_\_\_.

CITY SECRETARY  
CITY OF PORT LAVACA, CALHOUN COUNTY  
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 2020 AND ALL PRIOR YEARS.

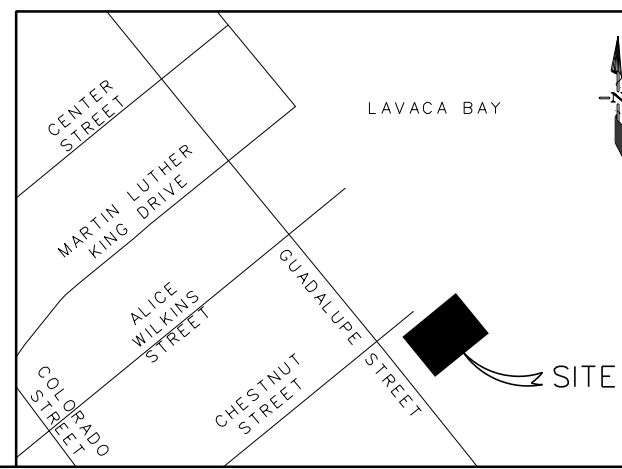
IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 9.304D) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE [TAX CODE SECTION 31.08(B)].

SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

JESSE W. HUBBELL  
CHIEF APPRAISER

**FLOODPLAIN NOTE**

BASED ON GRAPHIC REPRESENTATION OF AND ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057C0205E, MAP EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE VE (EL. 14 FT.), ZONE X (0.2% CHANCE FLOOD), AND ZONE X.



**SURVEYOR CERTIFICATION**

I, GEORGE ANEM, 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**

GEORGE A. ANEM, JR. DATE \_\_\_\_\_  
GANEM & KELLY SURVEYING, INC.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 4681

**COUNTY CLERK CERTIFICATION**

I, \_\_\_\_\_, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF RAU DAHSE 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 \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, 20\_\_\_\_, AND WAS DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, 20\_\_\_\_, IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE CALHOUN COUNTY PLAT RECORDS, SLIDE NO. \_\_\_\_\_.

COUNTY CLERK

**GENERAL NOTES**

ADDRESS:  
802 & 816 GUADALUPE STREET  
PORT LAVACA, TX 77979

LAND USE:  
RESIDENTIAL

BUILDING LINES (BL):  
FRONT = 25'  
SIDE (STREET) = 25'  
SIDE (LOT) = 5'  
BACK = 5'

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

BEARINGS ARE BASED ON GPS OBSERVATION  
NAD 83 TEXAS SOUTH CENTRAL ZONE.  
COORDINATES AND DISTANCES SHOWN HEREON ARE GRID.

**LEGEND**

- 5/8 IRON ROD FOUND UNLESS OTHERWISE NOTED
- 5/8 IRON ROD SET UNLESS OTHERWISE NOTED

**RAU DAHSE SUBDIVISION**

A MINOR PLAT SUBDIVISION LOCATED IN THE ORIGINAL TOWNSITE OF PORT LAVACA, CALHOUN COUNTY, TEXAS

BEING A REPLAT OF LOTS 3, 4, 5, 6, 7, 8, 9, & 10, BLOCK 1 OF THE ORIGINAL TOWNSITE OF PORT LAVACA CITY OF PORT LAVACA, 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" = 30'  
CHECKED BY: G.A.G. DATE: 04/08/2021  
APPROVED BY: G.A.G. JOB NO. PC21-023