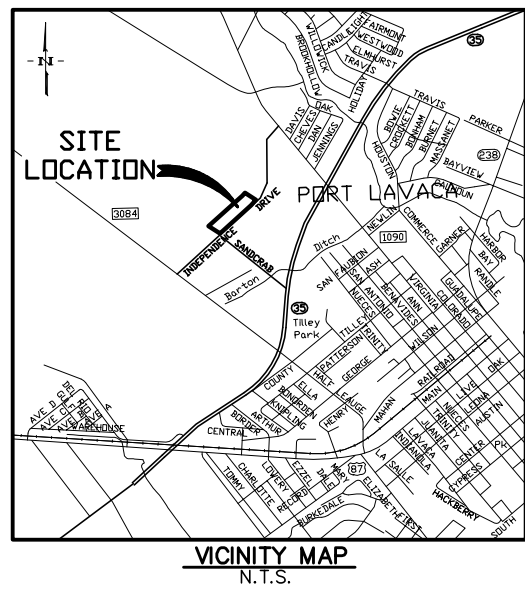


# MIMI'S SUBDIVISION

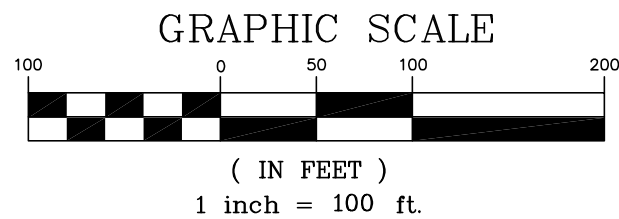
## 10.62 ACRE SUBDIVISION

BEING ALL OF THE SAME PROPERTY DESCRIBED AS 10.62 ACRES IN SPECIAL WARRANTY DEED DATED APRIL 22, 2022 FROM WISE EAGLES, LLC., TO MARIA GARCIA RECORDED IN FILE NO. 2022-01851 OF THE CALHOUN COUNTY OFFICIAL RECORDS.

MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



- LEGEND**
- EXISTING 5/8" IRON ROD UNLESS NOTED
  - ⊙ EXISTING 2" IRON PIPE
  - 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



NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPC-0219 ON THE RTK NETWORK.

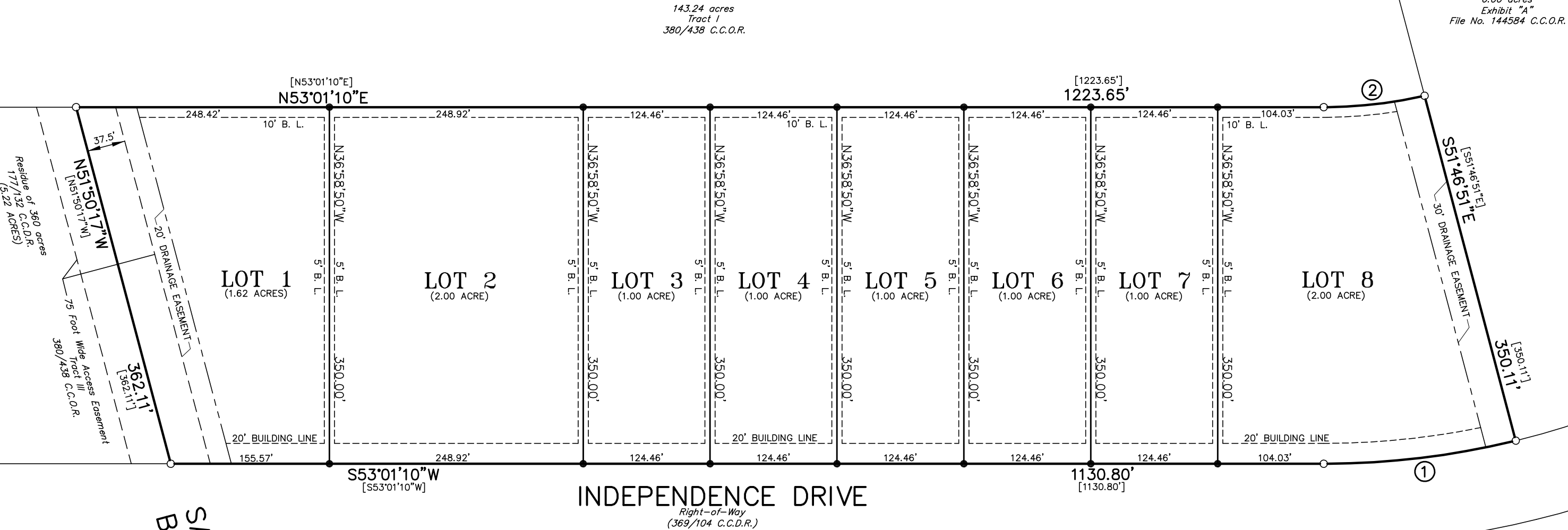
DRAWN BY:  
J.H.D.  
CHECKED BY:  
H.A.D.  
DATE:  
SEPT. 7 2022  
SCALE:  
1" = 100'

**G & W ENGINEERS, INC.**

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

FILE NO.:  
10368-003  
JOB NO.:  
10368-003  
SHEET NO.:  
1 OF 1

PRELIMINARY PLAT



### CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MIMI'S SUBDIVISION, 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.

MARIA GARCIA

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA GARCIA, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC, STATE OF TEXAS

### COUNTY CLERK CERTIFICATE

STATE OF TEXAS  
COUNTY OF CALHOUN

### CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF MIMI'S SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RAQUEL MORALES  
DISTRICT COORDINATOR  
(361) 552-5455

### FLOODPLAIN ADMINISTRATOR

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057C 0175 F, EFFECTIVE DATE AUGUST 2, 2018, THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD AREA ZONE X.

A DEVELOPMENT PERMIT IS REQUIRED FROM THE FLOOD PLAIN ADMINISTRATORS OFFICE, 211 SOUTH ANN STREET, ROOM 301, PORT LAVACA, TEXAS, 77979.

LADONNA THIGPEN  
FLOODPLAIN ADMINISTRATOR

### 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 \_\_\_\_\_, PAGE \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

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 \_\_\_\_\_ 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 \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
JESSE W. HUBBELL,  
CHIEF 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

09-27-2022  
RELEASE DATE

I, HENRY A. DANYSH, 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 SEPTEMBER 00, 2022.

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

