

**A CURVE DATA**  
DELTA= 08°54'56" (08°54'30")  
RADIUS= 2749.79'  
LONG CH.= N57°30'36"E  
427.46'  
(427°30'36"E)  
(427.37')

**B CURVE DATA**  
DELTA= 02°31'54"  
RADIUS= 2749.79'  
LONG CH.= N54°18'06"E  
121.02'

**C CURVE DATA**  
DELTA= 06°23'00"  
RADIUS= 2749.79'  
LONG CH.= N56°46'34"E  
306.20'

**D CURVE DATA**  
DELTA= 07°00'48"  
RADIUS= 2749.79'  
LONG CH.= N53°06'02"E  
3.64'

**E CURVE DATA**  
DELTA= 80°00'00"  
RADIUS= 8.00'  
LONG CH.= N89°10'17"E  
11.31'

**F CURVE DATA**  
DELTA= 80°00'00"  
RADIUS= 4.50'  
LONG CH.= N20°48'43"W  
8.36'

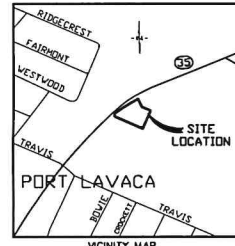
**G CURVE DATA**  
DELTA= 80°00'00"  
RADIUS= 4.50'  
LONG CH.= N89°10'17"E  
6.36'

**H CURVE DATA**  
DELTA= 80°00'00"  
RADIUS= 4.50'  
LONG CH.= N20°48'43"W  
8.36'

**ADP Easement**  
Cahoon, TX  
File No. 147228 C.C.G.R.

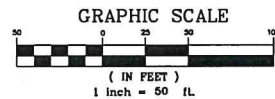
**ADP Easement**  
Cahoon, TX  
File No. 147228 C.C.G.R.

**ADP Easement**  
Cahoon, TX  
File No. 147228 C.C.G.R.



**NOTE:** BEARING SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD83 GRID  
**FLOOD DATA:**  
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD MAP NO. 480270004E, REVISION OCTOBER 16, 2014, THIS PROPERTY IS LOCATED IN ZONE 2.

- LEGEND**
- EXISTING 3/8" IRON ROD
  - EXISTING 1/2" IRON ROD
  - SET 5/8" IRON ROD WITH PLASTIC CAP
  - C.C.G.R. CALHOUN COUNTY DEED RECORDS
  - C.C.G.R. CALHOUN COUNTY OFFICIAL RECORDS
  - ⊕ EXISTING LIGHT POLE
  - ⊕ EXISTING POWER POLE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING STORM SEWER MANHOLE
  - ⊕ EXISTING SANITARY SEWER MANHOLE
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING INLET
  - ⊕ EXISTING SINGLE POST SIGN
  - ⊕ EXISTING DOUBLE POST SIGN
  - OVERHEAD POWERLINE



# PORT LAVACA CROSSING

## 3.19 ACRE SUBDIVISION

### CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PORT LAVACA CROSSING, 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.

OWNER OF LOTS 1 & 2  
ROBERT LEBOW TRUST

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_, 2021.

NOTARY PUBLIC, STATE OF TEXAS

OWNER OF LOT 3  
PORT LAVACA CROSSING, LLC

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_ 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 31.06 (8)).

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

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

### COUNTY CLERK CERTIFICATE

STATE OF TEXAS  
COUNTY OF CALHOUN

### 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 \_\_\_\_\_, 2021.

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

I, HENRY A. DANTYSH, 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 OCTOBER 02, 2021.

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



DRAWN BY:  
J.H.D.  
CHECKED BY:  
H.A.D.  
DATE:  
OCT. 26, 2021  
SCALE:  
1" = 50'

**G & W ENGINEERS, INC.**  
ENGINEERING • SURVEYING • PLANNING  
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979  
TBP'S FIRM NO.: 10022100  
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

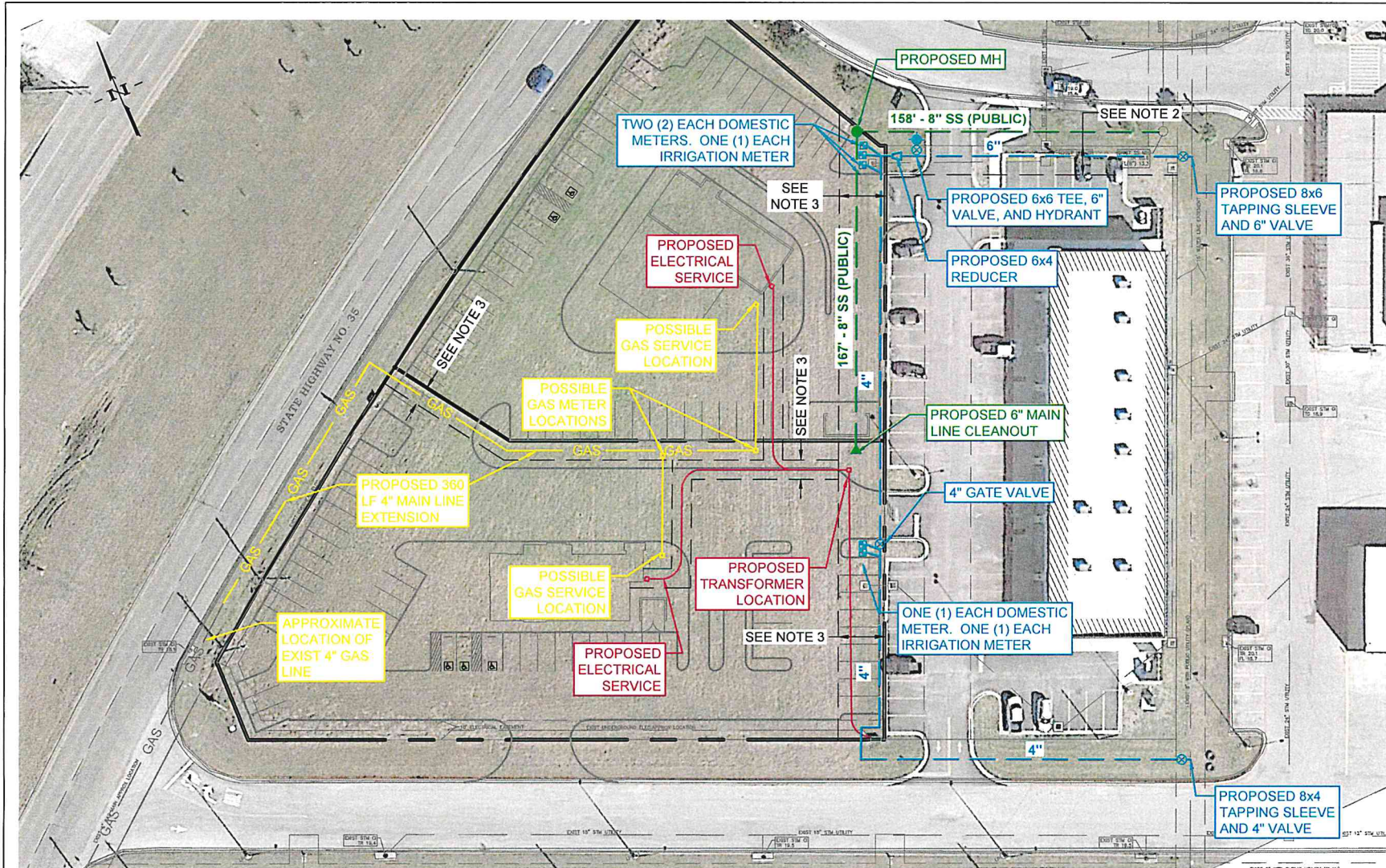
FILE NO.:  
10179-001  
JOB NO.:  
10179-001  
SHEET NO.:  
1 OF 1

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

10-26-2021  
RELEASE DATE

PRELIMINARY PLAT





- NOTES :
1. WATER METERS :  
DOMESTIC = 1.5"  
IRRIGATION = 1.0"
  2. WILL REQUIRE EASEMENT BY SEPARATE INSTRUMENT, IF NOT PLATTED.
  3. WILL BE REQUIRED WHEN PLATTING.

# **UTILITIES EXHIBIT WALMART OUTLOT DEVELOPMENT PORT LAVACA, TEXAS**

- NOTES :
4. ALL EASEMENT LOCATIONS ARE BASED ON PRELIMINARY DATA AND MAY CHANGE AS MORE DATA IS ACQUIRED

DRAWN BY:  
S.P.M.  
CHECKED BY:  
S.P.M.  
DATE:  
10/26/21  
SCALE:  
1"=50'

**G & W ENGINEERS, INC.**

• ENGINEERING • SURVEYING • PLANNING •  
 205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979  
 TYPE FIRM NO.: F04188  
 (361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

PRELIMINARY

JOB NO.:  
10179.002  
SHEET NO.:  
1 OF 1



Property Identification #: 86163

Property Information: 2022

Owner Identification #: 104560

Geo ID: A0012-00000-0222-A0  
Situs 300 TINEY BROWNING BLVD  
Address: PORT LAVACA, TX 77979  
Property Type: Real  
State Code: F1

Legal Description: A0012 ALEJANDRO  
ESPARZA, TRACT PT 1  
WILSON, NOBLE & BOYDE,  
ACRES 1.07  
Abstract: A0012  
Neighborhood: PORT LAVACA  
COMMERCIAL  
Appraised Value: N/A  
Jurisdictions: G05, NV6, S01, C04, FML,  
CAD, GWD

Name: PORT LAVACA CROSSING LLC  
Exemptions:  
DBA: Null

 Re-Center Map

Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.





Property Identification #: 29954

Property Information: 2022

Owner Identification #: 55412

Geo ID: A0012-00000-0222-00  
Situs 300 TINEY BROWNING BLVD  
Address: PORT LAVACA, TX 77979  
Property Type: Real  
State Code: D1

Legal A0012 ALEJANDRO  
Description: ESPARZA, TRACT PT 1  
WILSON, NOBLE & BOYDE,  
ACRES 9.678  
Abstract: A0012  
Neighborhood: PORT LAVACA  
COMMERCIAL  
Appraised Value: N/A  
Jurisdictions: G05, NV6, S01, C04, FML,  
CAD, GWD

Name: LEBOW ROBERT TRUST  
Exemptions:  
DBA: Null

Re-Center Map

Calhoun CAD Map Search

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