

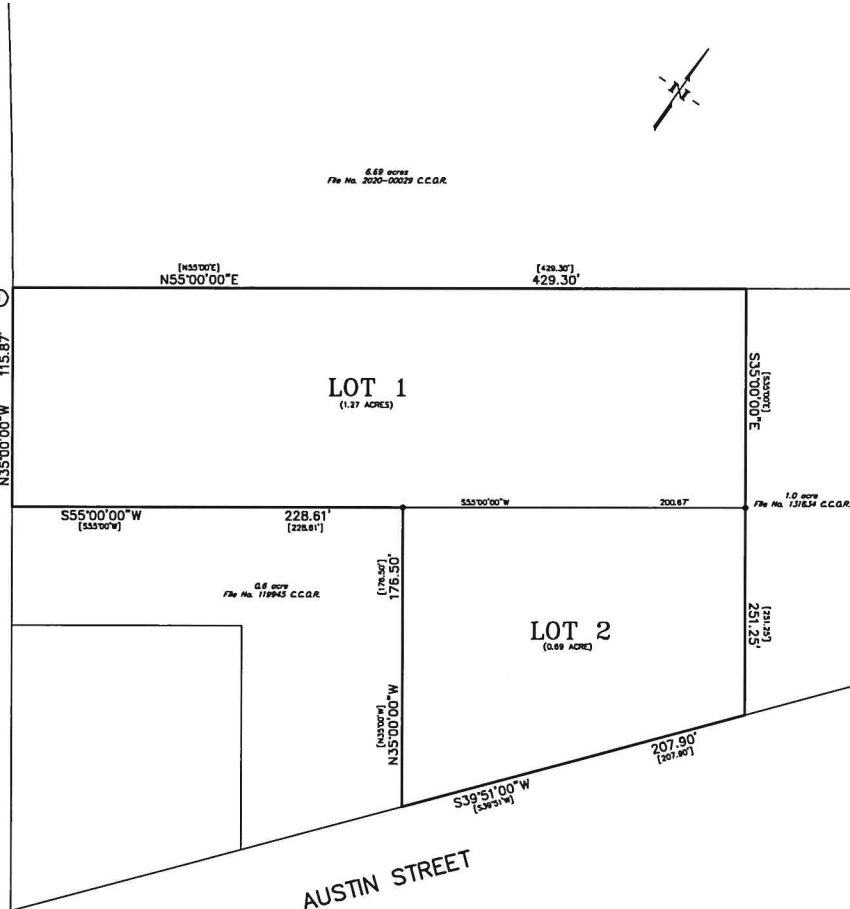
SUBDIVISION NAME

1.96 ACRE SUBDIVISION

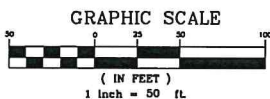
BEING ALL OF 1.96 ACRES IN GENERAL WARRANTY DEED RECORDED IN FILE NO. 129673 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS

(F.M. ROAD. NO. 1090)

ALCOA DRIVE



① CURVE DATA
DELTA= 00°07'52\"/>



LEGEND
O EXISTING 3/4\"/>

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

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREON AS THE
AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE
OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, GRAINS, EASEMENTS AND PUBLIC
PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EMILIANA OLACHA-RODRIGUEZ

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EMILIANA
OLACHA-RODRIGUEZ, 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.

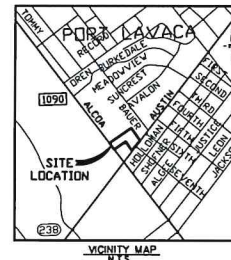
NOTARY PUBLIC, STATE OF TEXAS

FLOODPLAIN ADMINISTRATOR

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY
PANEL NUMBER 48037C 0043E, EFFECTIVE DATE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS
LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE X AND ZONE AE AND FLOODWAY ZONE AE.

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

LADONIA THORP
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 2021.

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

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

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

10-13-2021
RELEASE DATE

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 23.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE
SECTION 31.06 (B)).

SIGNED THIS THE DAY OF 2021.

BY:
JESSE W. HUBBELL
CHIEF APPRAISER

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 02, 2021.

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



DRAWN BY:
J.H.D.
CHECKED BY:
H.A.D.
DATE:
SEPT. 13, 2021
SCALE:
1" = 50'

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

FILE NO.:
10127-001
JOB NO.:
10127-001
SHEET NO.:
1 OF 1

PRELIMINARY PLAT

Property Identification #: 39302

Property Information: 2022

Owner Identification #: 97172

Geo ID: A0035-00000-0313-00
Situs 1901 W AUSTIN ST PORT
Address: LAVACA, TX 77979
Property Type: Real
State Code: F1

Legal Description: A0035 MAXIMO SANCHEZ,
TRACT PT 11 PLD, ACRES
1.96
Abstract: A0035
Neighborhood: PORT LAVACA WEST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

Name: OLACHIA-RODRIGUEZ
EMILIANA
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.



☼ 322°NW (T) ● 28°36'3"N, 96°38'11"W ±13ft ▲ 20ft



22 Oct 2021, 08:47:20

NW

N

NE

E

300

330

0

30

60

90

☀ 9°N (T) ☉ 28°36'3"N, 96°38'15"W ±22ft ▲ 20ft

22 Oct 2021, 08:49:37