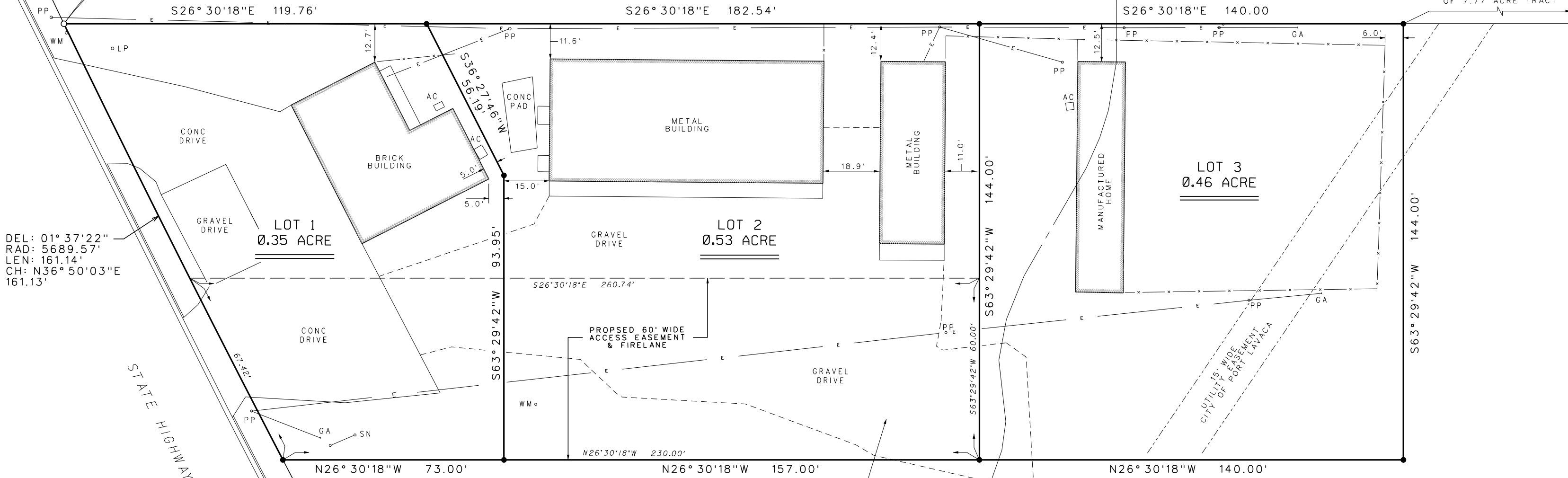
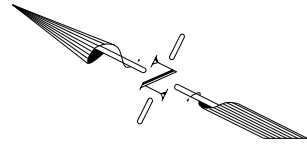


SAMUEL SHUPE SURVEY
A - 137

RUBIN JOHN RIGGINS
AND MARY LOIS CAMPOS
DOC. NO. 105557 O.R.
REMAINDER OF 4 ACRES

FIELDNOTE
POINT OF
BEGINNING



WARRANTY DEED
WITH VENDOR'S LIEN
LONNIE GRAY AND
SANDRA GRAY
TO
HOWLETT'S INC.
SEPTEMBER 25, 1985
VOL. 390, PG. 3 D.R.
REMAINDER OF 7.77 ACRES

WARRANTY DEED
WITH VENDOR'S LIEN
LONNIE GRAY AND
SANDRA GRAY
TO
HOWLETT'S INC.
SEPTEMBER 25, 1985
VOL. 390, PG. 3 D.R.
REMAINDER OF 7.77 ACRES

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HOWLETT'S SUBDIVISION, LOCATED IN 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.

OWNERS SIGNATURE
KRISTAL KAY STRINGHAM
1659 E. MAXWELL DITCH RD.
PORT LAVACA, TX 77979

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRISTAL KAY STRINGHAM 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE ____ DAY OF ____ 2021.

NOTARY PUBLIC
CALHOUN COUNTY, 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 2021 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 ____ 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 48057C0185E, MAP EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED PARTIALLY IN ZONE AE (EL. 12 FT.) AND PARTIALLY IN ZONE X (0.2% CHANCE FLOOD).

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

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF CALHOUN

BEING a 1.34 acre tract situated in the Samuel Shupe Survey, Abstract No. 137, Calhoun County, Texas and being out of that remaining portion of a 7.77 acre tract described in Warranty Deed with Vendor's Lien dated September 25, 1985 from Lonnie Gray and Sandra Gray to Howlett's Inc. and recorded in Volume 390, Page 3 of the Deed Records of said county, and this 1.34 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at an existing 5/8 inch iron rod in the southeast right-of-way line of State Highway 238, at the west corner of an adjoining 4 acre tract described in Document No. 105557 of the Official Records of said county, and at the north corner of said 7.77 acre tract for the north corner of the herein described tract;

THENCE South 26°30'18" East with the southwest line of said 4 acre tract, the northeast line of said 7.77 acre tract, and the northeast line of the herein described tract for a distance of 442.30 feet to a set 5/8 inch iron rod for the east corner of the herein described tract, said iron rod being located North 26°30'18" West a distance of 310.81 feet from an existing 2 inch iron pipe at the southeast corner of said 7.77 acre tract;

THENCE South 63°29'42" West with the southeast line of the herein described tract for a distance of 144.00 feet to a set 5/8 inch iron rod for the south corner of the herein described tract;

THENCE North 26°30'18" West with the southwest line of the herein described tract for a distance of 370.00 feet to a set 5/8 inch iron rod in the curved southeast right-of-way line of State Highway 238 and in the northwest line of said 7.77 acre tract for the west corner of the herein described tract;

THENCE with the curved southeast right-of-way line of State Highway 238 and the northwest line of the herein described tract, said curve having a delta angle of 01°37'22", a radius of 5689.57 feet, a long chord of 161.13 feet which bears North 36°50'03" East for an arc distance of 161.14 feet to the **POINT OF BEGINNING**, Containing 1.34 acres of land.

SURVEYOR CERTIFICATION

I, GEORGE CANEM, 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. CANEM, JR.
CANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4681

DATE

COUNTY CLERK CERTIFICATION

I, _____, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF HOWLETT'S 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 ____/ 2021, ____ O'CLOCK ____ M., AND WAS DULY RECORDED ON THE ____ DAY OF ____/ 2021, IN VOLUME _____, PAGE _____ OF THE CALHOUN COUNTY PLAT RECORDS. SLIDE NO. _____.

COUNTY CLERK

GENERAL NOTES

ADDRESS:

LOT 1:
101 STATE HIGHWAY 238
PORT LAVACA, TX 77979

LOT 2:
T.B.D.
PORT LAVACA, TX 77979

LOT 3:
T.B.D.
PORT LAVACA, TX 77979

LAND USE:

LOTS 1 & 2: COMMERCIAL
LOT 3: RESIDENTIAL

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
- AC - AIR CONDITIONING UNIT
- WM - WATER METER
- MH - MANHOLE
- PP - POWER POLE
- GA - GUY ANCHOR
- E- OVERHEAD TELEPHONE
- X- FENCE

HOWLETT'S SUBDIVISION

A SUBDIVISION LOCATED IN THE CITY OF
PORT LAVACA, CALHOUN COUNTY, TEXAS

BEING A PLAT OF 1.34 ACRES WITHIN THE CITY LIMITS OF PORT LAVACA AND BEING OUT OF A 7.77 ACRE TRACT SITUATED IN THE SAMUEL SHUPE SURVEY, ABSTRACT NO. 137, AND BEING DESCRIBED IN VOLUME 390, PAGE 3 OF THE DEED RECORDS OF CALHOUN COUNTY, TEXAS.



GANEM & KELLY SURVEYING, INC.

LAMAR STREET, SUITE 5
POINT COMFORT, TEXAS 77978
(361) 987-2011
FIRM NO. 10080300

DRAWN BY : G.A.G.

CHECKED BY: G.A.G.

APPROVED BY: G.A.G.

SCALE: 1" = 30'

DATE: 08/02/2021

JOB NO. PC21-140