

RAFEI SUBDIVISION

A 0.62 ACRE SUBDIVISION
REPLAT OF LOTS 1, 2 & 3 OF RENDON SUBDIVISION Z/730 C.C.P.R.

LEGEND

- EXISTING 5/8" IRON ROD UNLESS NOTED
- EXISTING 1/2" IRON ROD
- SET 5/8" IRON ROD WITH PLASTIC CAP
- C.C.P.R. CALHOUN COUNTY PLAT RECORDS
- P.O.B. POINT OF BEGINNING
- [] PLAT OR DEED CALL

2.3974 acres
Rendon Survey
File No. 123807 C.C.P.R.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RAFFI SUBDIVISION TO THE CITY OF PORT LAVACA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

E.N. R.F.I.

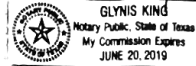
QUEST. I.R.A. INC.
ETHAN RAFFI

STATE OF TEXAS
COUNTY OF Calhoun

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ETHAN RAFFI, 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 15 DAY OF February, 2016

Glynis King
NOTARY PUBLIC, STATE OF TEXAS



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 36 PAGE 171 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 23 DAY OF February, 2016.

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

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

I, ANNA GOODMAN, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF RAFFI SUBDIVISION WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24 DAY OF February, 2016, 10:29 O'CLOCK A.M., AND WAS DULY RECORDED ON THE 24 DAY OF February, 2016, IN VOLUME 36 PAGE 211 OF THE CALHOUN COUNTY DEED RECORDS, SLIDE NO. 5408.

Anna Goodman

COUNTY CLERK
COUNTY OF CALHOUN
STATE OF TEXAS

By: Travis Sampson, Deputy

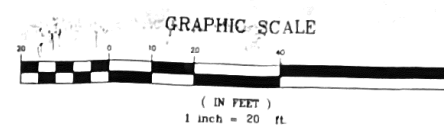
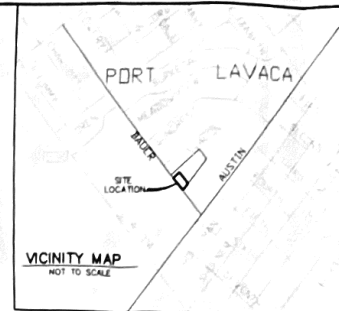
INST. # 146732

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY OF THIS AMENDED PLAT.

SIGNED THIS 16 DAY OF February, 2016.

By: James H. Bell
JESSE HUBBELL
CHIEF APPRAISER



FIELDMETHOD DESCRIPTION
0.62 ACRE

STATE OF TEXAS
COUNTY OF CALHOUN

ALL OF THAT CERTAIN TRACT OR PARCEL CONTAINING 0.62 ACRE SITUATED IN THE MAXIMO SANCHEZ LEAGUE, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS, AND BEING ALL OF LOTS 1, 2 AND 3 OF THE RENDON SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME Z, PAGE 730 OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS, AND BEING A PART OF THE SAME PROPERTY SHOWN AS TRACT "B" OF MARSHALL MEADOWS SUBDIVISION RECORDED IN VOLUME Z, PAGE 508 OF THE DEED RECORDS OF CALHOUN COUNTY, TEXAS, THIS 0.62 ACRE IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD LOCATED IN THE NORTHEAST LINE OF BAUER DRIVE AND AT THE WEST CORNER OF COMMERCIAL PROPERTY TRACT "C" OF THE ABOVE REFERENCED SUBDIVISION AND AT THE SOUTH CORNER OF THE ABOVE REFERENCED TRACT "B" AND FOR THE SOUTH CORNER OF THE ABOVE REFERENCED RENDON SUBDIVISION FOR THE SOUTH CORNER OF THIS 0.62 ACRE BEING DESCRIBED:

THENCE NORTH 35° 18' 12" WEST [DEED CALL = NORTH 35° 18' 12" WEST], WITH THE NORTHEAST LINE OF BAUER DRIVE AND THE SOUTHWEST LINE OF THE SAID TRACT "B" AND THE SOUTHWEST LINE OF RENDON SUBDIVISION, A DISTANCE OF 237.57 FEET [DEED CALL = 237.57 FEET] TO AN EXISTING 5/8 INCH IRON ROD LOCATED AT THE WEST CORNER OF RENDON SUBDIVISION FOR THE WEST CORNER OF THIS 0.62 ACRE BEING DESCRIBED:

THENCE NORTH 50° 44' 43" EAST [DEED CALL = NORTH 50° 44' 43" EAST], WITH THE NORTHWEST LINE OF RENDON SUBDIVISION, A DISTANCE OF 120.29 FEET [DEED CALL = 120.29 FEET] TO AN EXISTING 5/8 INCH IRON ROD LOCATED AT THE NORTH CORNER OF RENDON SUBDIVISION FOR THE NORTH CORNER OF THIS 0.62 ACRE BEING DESCRIBED:

THENCE SOUTH 32° 11' 55" EAST [DEED CALL = SOUTH 32° 11' 55" EAST], WITH THE SOUTHWEST LINE OF THE RENDON SUBDIVISION, A DISTANCE OF 213.97 FEET [DEED CALL = 213.97 FEET] TO AN EXISTING 5/8 INCH IRON ROD LOCATED IN THE NORTHWEST LINE OF THE SAID TRACT "C" AND IN THE NORTHWEST LINE OF A TRACT CONVEYED TO RANDY LANE AND JANE LANE RECORDED IN FILE NO. 141565 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY AND AT THE EAST CORNER OF RENDON SUBDIVISION FOR THE EAST CORNER OF THIS 0.62 ACRE BEING DESCRIBED:

THENCE SOUTH 38° 49' 00" WEST [BASE BEARING] [DEED CALL = SOUTH 38° 49' 00" WEST], WITH THE NORTHWEST LINE OF THE SAID TRACT "C" AND THE NORTHWEST LINE OF THE SAID LANE TRACT AND THE SOUTHEAST LINE OF RENDON SUBDIVISION, A DISTANCE OF 124.16 FEET [DEED CALL = 124.16 FEET] TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.62 ACRE.

THIS FIELDMETHOD DESCRIPTION AND PLAT WERE PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

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

2/3/16
DATE



DRAWN BY D.J.G./J.H.D.	
CHECKED BY H.A.D.	
DATE OCT 29, 2015	
SCALE 1" = 20'	
G & W ENGINEERS, INC.	PLANNING 1803A 7TH STREET PORT LAVACA, TEXAS 77414 (978) 321-7100 TDELS FIRM NO. 10022101
	SURVEYING 208 W. LULU OAK STREET PORT LAVACA, TEXAS 77419 (361) 552-4509 TDELS FIRM NO. 10022100
	ENGINEERING
	FINAL PLAT
	RAFEI SUBDIVISION MAXIMO SANCHEZ LEAGUE ABSTRACT NO. 35 CALHOUN COUNTY, TEXAS
FILE NO.: 7118-001	
JOB NO.: 7118-001	
SHEET NO.: 1 OF 1	