
CITY OF PORT LAVACA

MEETING: APRIL 8,2022 **AGENDA ITEM** _____

DATE: 4.5.22

TO: PLANNING BOARD

FROM: JODY WEAVER, CITY MANAGER

SUBJECT: Consider and discuss the approval of a Final Plat for the Calhoun County Independent School District (CCISD) FEMA DOME development, being a 11.572 acre tract of land situated in the Maximo Sanchez League No. 35 Calhoun County, Texas. Being a portion of a 45.13 acre tract of land. PIN # 37865.

Chapter 42 - SUBDIVISIONS AND PLATS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH_42SUPL_ARTIINGE_S42-5PO

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Final Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning board, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Board.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning board. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning board in accordance with this chapter.

The applicant is in compliance with the platting process prior to development.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

Background

CCISD has a FEMA grant to construct a FEMA Dome for the emergency evacuation measures for CCISD. The FEMA Dome is a new addition to the emergency management component for the school district. CCISD has coordinated with the city and the county for details of this construction.

An easement was recorded to provide access from Sandcrab Boulevard to the FEMA Dome property that crosses the Calhoun County drainage tract. The easement recording number is 202201082. This establishes legal access to the FEMA Dome property.

CCISD has attended a pre development with the the city of Port Lavaca pre development team. The FEMA Dome project is in compliance with building regulations. The final plat has met all compliance requirements of the platting process.

Staff Recommendation: Approval

April 6, 2022 - Staff approval of a Preliminary Plat for the Calhoun County Independent School District FEMA DOME development. Being a 11.572 acre tract of land situated in the Maximo Sanchez League No. 35, Calhoun County, Texas. Being a portion of a 45.13 acre tract of land.

Staff Recommendation: Approval

Staff recommends approval of a Final Plat for the Calhoun County Independent School District FEMA DOME development. Being 11.57 acre tract of land situated in the Maximo Sanchez League No. 35, Calhoun County, Texas. Being a portion of a 45.13 acre tract of land.

Attachments:

- Final Plat
- CAD for PIN 37865

GENERAL NOTES

1. LAND USE: NONRESIDENTIAL - COMMERCIAL
2. ADDRESS: _____ SANDCRAB BLVD
3. GROSS LAND AREA: 11.57 ACRES
4. NO BUILDING SETBACKS ARE REQUIRED AS PER CITY OF PORT LAVACA ORDINANCE SECTION 42-160
5. ALL CORNERS ARE MARKED WITH A SER 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBANSURVEYING, INC" UNLESS OTHERWISE NOTED.

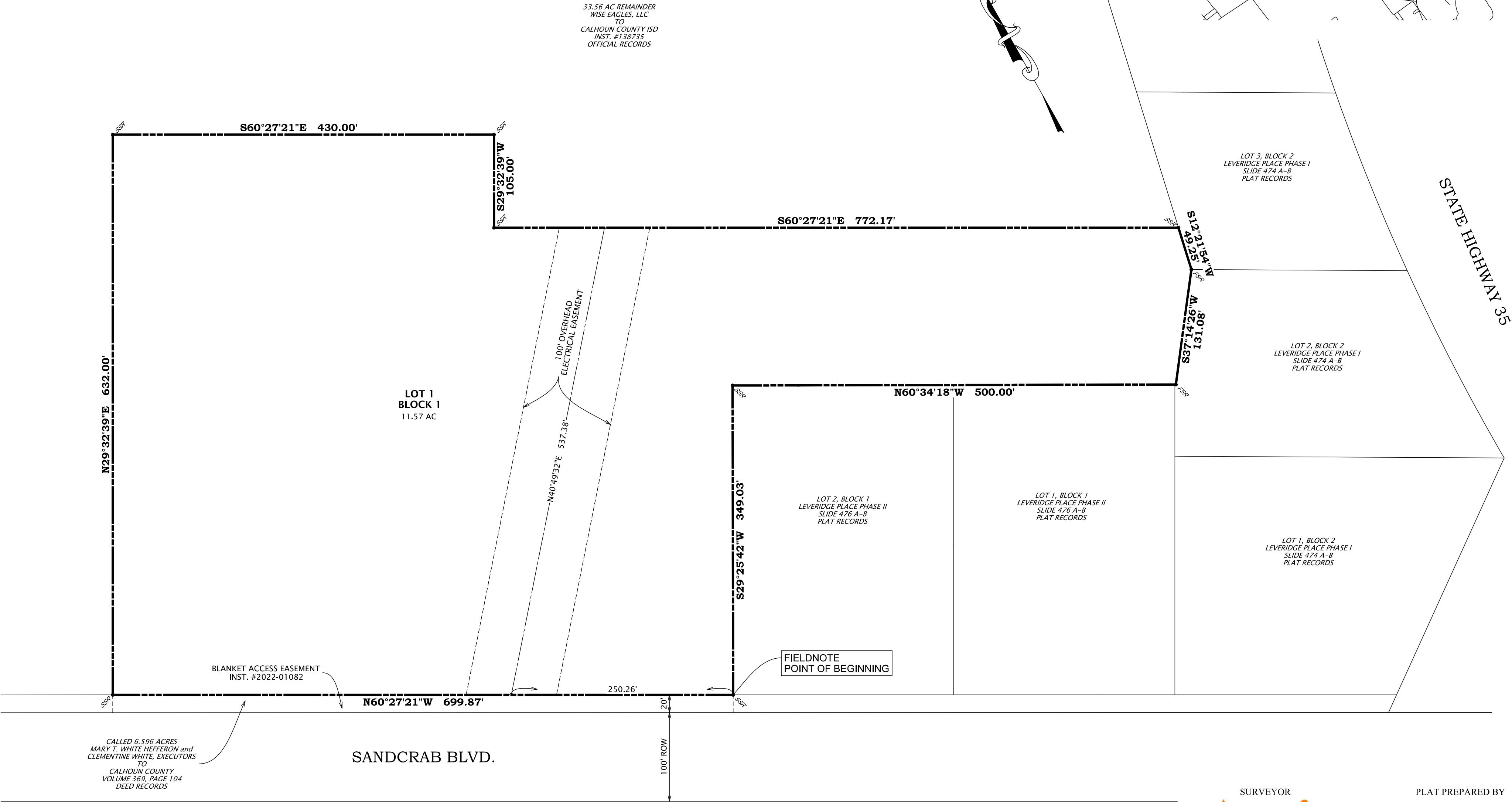
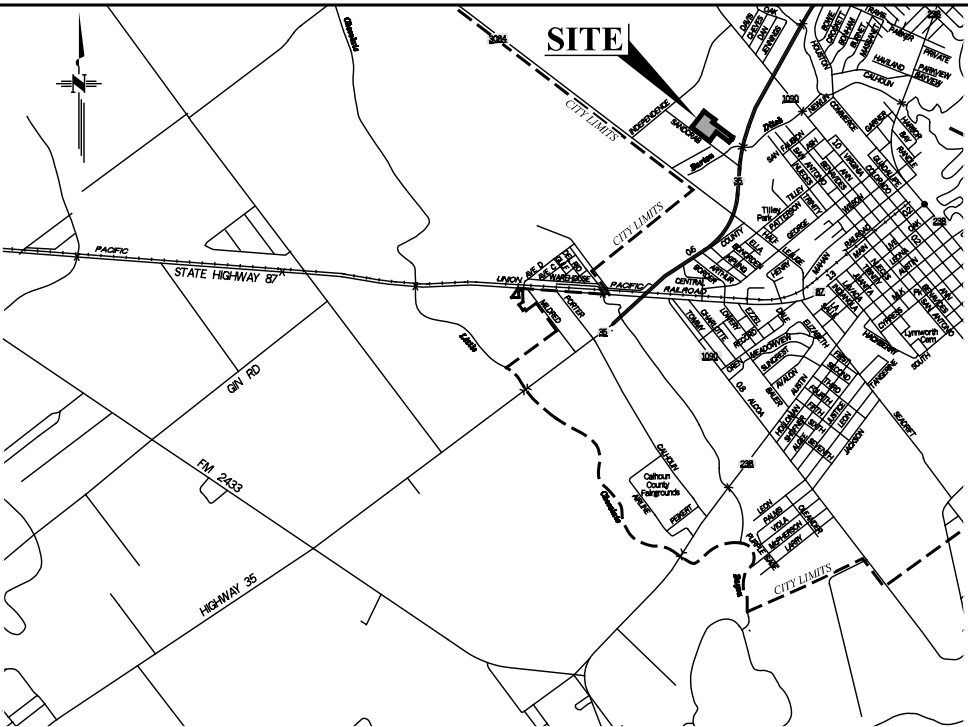
FSR - FOUND 5/8" DIAMETER STEEL ROD
SSR - SET 5/8" DIAMETER STEEL ROD
6. ABBREVIATIONS:
AC - ACRES
ROW - RIGHT-OF-WAY
INST - INSTRUMENT

FINAL PLAT


CCISD FEMA DOME

BEING A 11.572 ACRE TRACT OF LAND SITUATED IN THE MAXIMO SANCHEZ LEAGUE, ABSTRACT NO. 35, CALHOUN COUNTY, TEXAS AND BEING A PORTION OF A CALLED 45.13 ACRE TRACT OF LAND AS DESCRIBED BY GENERAL WARRANTY DEED DATED APRIL 15, 2014, CONVEYED FROM WISE EAGLES, LLC TO CALHOUN COUNTY INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT NO. 138735 OF THE OFFICIAL PUBLIC RECORDS, CALHOUN COUNTY, TEXAS


LOCATION MAP



SURVEYOR


URBAN SURVEYING INC.
2004 N. Commerce St. Victoria, Texas 77901
Phone: (361) 578-9837 FIRM # 10021100

PLAT PREPARED BY


2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
urbanvictoria.com · TREF# F-160

JOB NUMBER:	E23934.00	DATE:	03/25/22	PG 1 OF 2
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CCISD FEMA DOME

BEING A 11.572 ACRE TRACT OF LAND SITUATED IN THE MAXIMO SANCHEZ LEAGUE, ABSTRACT NO. 35, CALHOUN COUNTY, TEXAS AND BEING A PORTION OF A CALLED 45.13 ACRE TRACT OF LAND AS DESCRIBED BY GENERAL WARRANTY DEED DATED APRIL 15, 2014, CONVEYED FROM WISE EAGLES, LLC TO CALHOUN COUNTY INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT NO. 138735 OF THE OFFICIAL PUBLIC RECORDS, CALHOUN COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

THE STATE OF TEXAS}
THE COUNTY OF CALHOUN;

BEING A 11.572 ACRE TRACT OF LAND SITUATED IN THE MAXIMO SANCHEZ LEAGUE, ABSTRACT NO. 35, CALHOUN COUNTY, TEXAS AND BEING A PORTION OF A CALLED 45.13 ACRE TRACT OF LAND AS DESCRIBED BY GENERAL WARRANTY DEED DATED APRIL 15, 2014, CONVEYED FROM WISE EAGLES, LLC TO CALHOUN COUNTY INDEPENDENT SCHOOL DISTRICT AS RECORDED IN INSTRUMENT NO. 138735 OF THE OFFICIAL PUBLIC RECORDS, CALHOUN COUNTY, TEXAS, SAID 11.572 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." MARKING THE SOUTH CORNER OF SAID 45.13 ACRE TRACT, THE WEST CORNER OF LOT 2, BLOCK 1 OF LEVERIDGE PLACE PHASE II ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN SLIDE 476 A-B OF THE PLAT RECORDS, CALHOUN COUNTY, TEXAS, AND BEING ALONG THE NORTHEAST LINE OF SANDCRAB BOULEVARD (120-FOOT RIGHT-OF-WAY) FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 60°27'21" WEST (NORTH 60°27'21" WEST), ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SANDCRAB BOULEVARD, A DISTANCE OF 699.87 FEET TO A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." ALONG THE SOUTHWEST LINE OF SAID 45.13 ACRE TRACT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 29°32'39" EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY OF SAID SANDCRAB BOULEVARD INTO SAID 45.13 ACRE TRACT, A DISTANCE OF 632.00 FEET TO A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 60°27'21" EAST, CONTINUING OVER SAID 45.13 ACRE TRACT, A DISTANCE OF 430.00 FEET TO A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 29°32'39" WEST, CONTINUING OVER SAID 45.13 ACRE TRACT, A DISTANCE OF 105.00 FEET TO A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED

THENCE, SOUTH 60°27'21" EAST, CONTINUING OVER AND ACROSS SAID 45.13 ACRE TRACT, A DISTANCE OF 772.17 FEET TO A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." ALONG THE SOUTHEAST LINE OF SAID 45.13 ACRE TRACT, THE NORTHWEST LINE OF LOT 3, BLOCK 2 OF LEVERIDGE PLACE PHASE I ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN SLIDE 474 A-B OF THE PLAT RECORDS, CALHOUN COUNTY, TEXAS FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, SOUTH 12°21'54" WEST (SOUTH 12°21'54" WEST), ALONG THE COMMON LINE BETWEEN SAID 45.13 ACRE TRACT AND SAID LEVERIDGE PLACE PHASE I, A DISTANCE OF 49.25 FEET TO A FOUND 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." MARKING AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID 45.13 ACRE TRACT, THE WEST CORNER OF SAID LOT 3, BLOCK 2 AND THE NORTH CORNER OF LOT 2, BLOCK 2 OF SAID LEVERIDGE PLACE PHASE I FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT

THENCE, SOUTH 37°14'26" WEST (SOUTH 37°14'26" WEST), WITH THE COMMON LINE BETWEEN SAID 45.13 ACRE TRACT AND SAID LOT 2, BLOCK 2, A DISTANCE OF 131.08 (131.08) FEET TO A FOUND 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." MARKING AN EXTERIOR CORNER OF SAID 45.13 ACRE TRACT, THE EAST CORNER OF LOT 1, BLOCK 1 OF SAID LEVERIDGE PLACE PHASE II FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 60°34'18" WEST (NORTH 60°34'18" WEST), WITH THE COMMON LINE BETWEEN SAID 45.13 ACRE TRACT AND SAID LEVERIDGE PLACE SECTION II, A DISTANCE OF 500.00 (500.00) FEET TO A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." MARKING AN INTERIOR CORNER OF SAID 45.13 ACRE TRACT, THE NORTH CORNER OF SAID LOT 2, BLOCK 1 FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 29°25'42" WEST (SOUTH 29°25'42" WEST), WITH THE COMMON LINE BETWEEN SAID 45.13 ACRE TRACT AND SAID LOT 2, BLOCK 1, A DISTANCE OF 349.03 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 11.572 ACRE TRACT OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON BEARINGS OF RECORD RECORDED IN INSTRUMENT NO. 138735 OF THE OFFICIAL PUBLIC RECORDS OF CALHOUN COUNTY, TEXAS.

CALHOUN COUNTY APPRAISAL DISTRICT

I HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITH IN 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 , 2022.

JESSE W. HUBBELL
CHIEF APPRAISER

COUNTY CLERKS' CERTIFICATE

THE STATE OF TEXAS
COUNTY OF

I, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF IN THE COUNTY OF CALHOUN, TEXAS, DULY AUTHENTICATED BY CERTIFICATION OF THE COUNTY OF CALHOUN ATTACHED HERETO, AS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2022 O'CLOCK M., AND WAS DULY RECORDED ON THE DAY OF , 2022, IN THE SLIDE INSTRUMENT NO. OF THE CALHOUN COUNTY PLAT RECORDS.

ANNA GOODMAN
COUNTY CLERK
COUNTY OF CALHOUN
STATE OF TEXAS

CITY SECRETARY'S CERTIFICATE

I, MANDY GRANT, 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.

WITNESSED 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

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, RAY M. BRIDGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF CALHOUN COUNTY, TEXAS.

REVIEW COPY

RAY M. BRIDGES, P.E., R.P.L.S.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING
TREF NO. F-160
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF CALHOUN COUNTY, TEXAS.

REVIEW COPY

TERRY T. RUDDICK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.
FIRM NO. 10021100
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF CALHOUN

THIS IS TO CERTIFY THAT I(WE), CALHOUN COUNTY INDEPENDANT SCHOOL DISTRICT, AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME(US) BY INSTRUMENT NO. 138735 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY, TEXAS, AND DESIGNATED HEREIN AS CCISD FEMA DOME IN CALHOUN COUNTY, TEXAS.

FURTHER, I(WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

LARRY W. NICHOLS, SUPERINTENDENT
525 N. COMMERCE ST.
PORT LAVACA, TEXAS 77979

THE STATE OF TEXAS
THE COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY W. NICHOLS, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR
usi
URBAN SURVEYING INC.
2004 N. Commerce St. Phone: (361) 578-9837
Victoria, Texas 77901 FIRM # 10021100

PLAT PREPARED BY
URBAN engineering
2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
urbanvictoria.com · TREF# F-160

Property Identification #: 37865	Property Information: 2022	Owner Identification #: 18244
Geo ID: A0035-00000-0091-A0 Situs Address: Null Property Type: Real State Code: E4	Legal: A0035 MAXIMO SANCHEZ, TRACT PT 25, ACRES Description: 31.4909 Abstract: A0035 Neighborhood: PORT LAVACA EAST Appraised: N/A Value: Jurisdictions: G05, NV6, S01, C04, FML, CAD, GWD	Name: CALHOUN COUNTY ISD Exemptions: EX-XV DBA: Null



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.