

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 _____ 2023.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
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 2023 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 _____ 2023.

CHIEF APPRAISER

COUNTY CLERK CERTIFICATION

I, _____, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF _____ 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 _____ 2023, _____ O'CLOCK _____ M., AND WAS DULY RECORDED ON THE _____ DAY OF _____ 2023, IN VOLUME _____ PAGE _____ OF THE CALHOUN COUNTY PLAT RECORDS. SLIDE NO. _____.

COUNTY CLERK

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS JEMCO SANDCRAB 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:
SANDCRAB PLAZA, LLC
C/O DR. PAUL BUNNELL
YMCA
713 HWY 35 SOUTH
PORT LAVACA, TX 77979

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. PAUL BUNNELL, 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 _____ 2023.

NOTARY PUBLIC
CALHOUN COUNTY, TEXAS

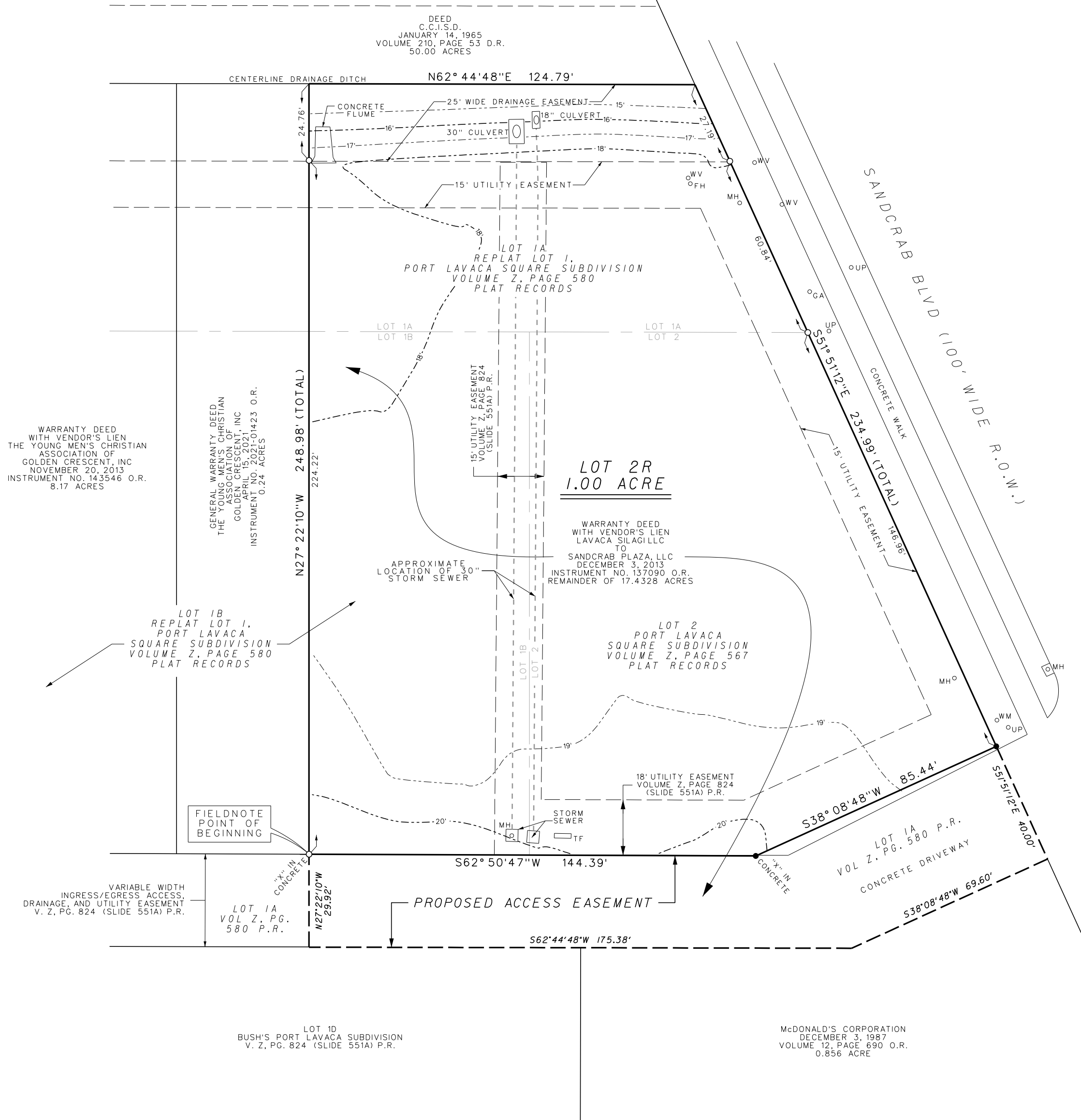
SURVEYOR CERTIFICATION

I, JASON OLSOVSKY, 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-
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JASON B. OLSOVSKY DATE
GANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 7031

MAXIMO SANCHEZ LEAGUE A-35



LEGAL DESCRIPTION

**STATE OF TEXAS
COUNTY OF CALHOUN**

BEING a 1.00 acre tract situated in the Maximo Sanchez League, Calhoun County, Texas, and being a portion of that same tract described as 17.4328 acres in Warranty Deed with Vendor's Lien dated December 3, 2013, from Lavaca Silagi, LLC, to Sandcrab Plaza, LLC, and recorded in Instrument Number 137090 of the Official Records of Calhoun County, Texas, and this 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an existing "X" in concrete in the northwest edge of a concrete driveway and the east corner of a 0.24 acre tract described in Instrument No. 2021-01423 of the Official Records of said county for the south corner of the herein described tract;

THENCE North 27°22' 10" West with the northeast line of said 0.24 acre tract and the southwest line of the herein described tract at 224.22 feet pass an existing 5/8 inch iron rod on line for reference and continuing for a total distance of 248.98 feet to a point in the southeast line of a 50.00 acre tract described in Volume 210, Page 53 of the Deed Records of said county at the north corner of said 0.24 acre tract for the west corner of the herein described tract;

THENCE North 62°44' 48" East with the southeast line of said 50.00 acre tract and the northwest line of the herein described tract for a distance of 124.79 feet to a point in the southwest right-of-way line of Sandcrab Boulevard at the east corner of said 50.00 acre tract for the north corner of the herein described tract;

THENCE South 51°51'12" East with the southwest right-of-way line of Sandcrab Boulevard and the northeast line of the herein described tract at 27.19 feet pass an existing 5/8-inch iron rod on line for reference, at 88.03 feet pass an existing 5/8-inch iron rod on line for reference, and continuing for a total distance of 234.99 feet to a 5/8 inch iron rod set in a concrete driveway for the east corner of the herein described tract;

THENCE South 38°08' 48" West with a northwest edge of concrete driveway and a southeast line of the herein described tract for a distance of 85.44 feet to a 5/8-inch iron rod set for the southeast corner of the herein described tract;

THENCE South 62°50' 47" West with a northwest edge of concrete driveway and a southeast line of the herein described tract for a distance of 144.39 feet to the **POINT OF BEGINNING**, containing 1.00 acres of land.

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 X, WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.

GENERAL NOTES	
ADDRESS: LOT 1: PORT LAVACA, TX 77979	BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988
LAND USE: LOTS 1: COMMERCIAL	THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
	LEGEND
	<ul style="list-style-type: none"> ○ 5/8 IRON ROD FOUND UNLESS OTHERWISE NOTED ● 5/8 IRON ROD SET UNLESS OTHERWISE NOTED MH - MANHOLE UP - UTILITY POLE GA - GUY ANCHOR FH - FIRE HYDRANT --- ---
	<ul style="list-style-type: none"> WW - WATER VALVE TF - ELECTRIC TRANSFORMER WM - WATER METER
	<ul style="list-style-type: none"> --- --- ---

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

GANEM & KELLY SURVEYING, INC.
LAWAR STREET, SUITE 5
POINT COMFORT, TEXAS 77978
(361) 987-2011
FIRM NO. 10088300

DRAWN BY: G.A.G. SCALE: 1" = 30'

CHECKED BY: G.A.G. DATE: 11/22/2023

APPROVED BY: G.A.G. JOB NO. PC23-056