
CITY OF PORT LAVACA

MEETING: 06/06/2022 **AGENDA ITEM** _____

DATE: 05.16.2022

TO: PLANNING BOARD

FROM: SARA SANCHEZ, BUILDING DEPARTMENT

SUBJECT: Consider and discuss approval of a replat of A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES 2.82, ACRES TOTAL & A0034 FELIX SANCHEZ, TRACT PT 29 WESTERLUND S/D. The property identification number for this replat is as follows: 38503.

The intent of this replat of property 38503 is to separate the Buc-ee's #12 from the TDECU bank and provide legal lots for each.

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

Sec. 42-106. - Application—Required.

The subdivider or his duly authorized representative shall appear before the planning board, at an official meeting, and submit a formal application for replat approval.

Applicants have adhered to the proper subdivision replat application 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 commission. 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 commission in accordance with this chapter.

The property owners have prepared this replat in accordance of this policy.

Department Comments:

Engineering: No Comment

Fire: No comment

Public Works: No Comment

Development Services: Comply with building permit processes upon replat approval and recordation.

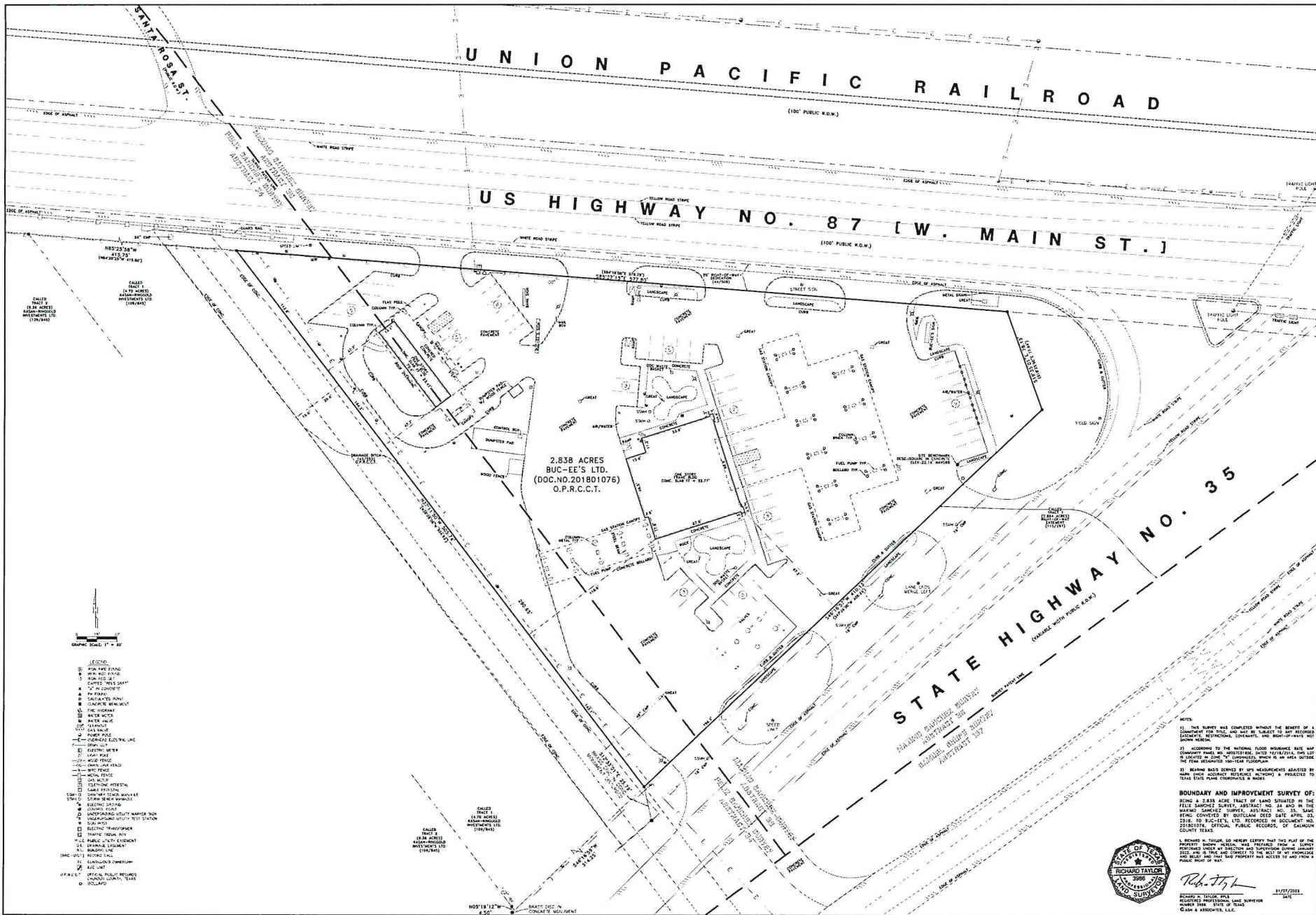
PB 06.06.22

Staff Recommendation: Approval

Staff recommends approval of replat A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES 2.82, ACRES TOTAL & A0034 FELIX SANCHEZ, TRACT PT 29 WESTERLUND S/D. The property identification number for this replat is as follows: 38503.

Attachments:

- Preliminary Replat
- CAD PIN 38503

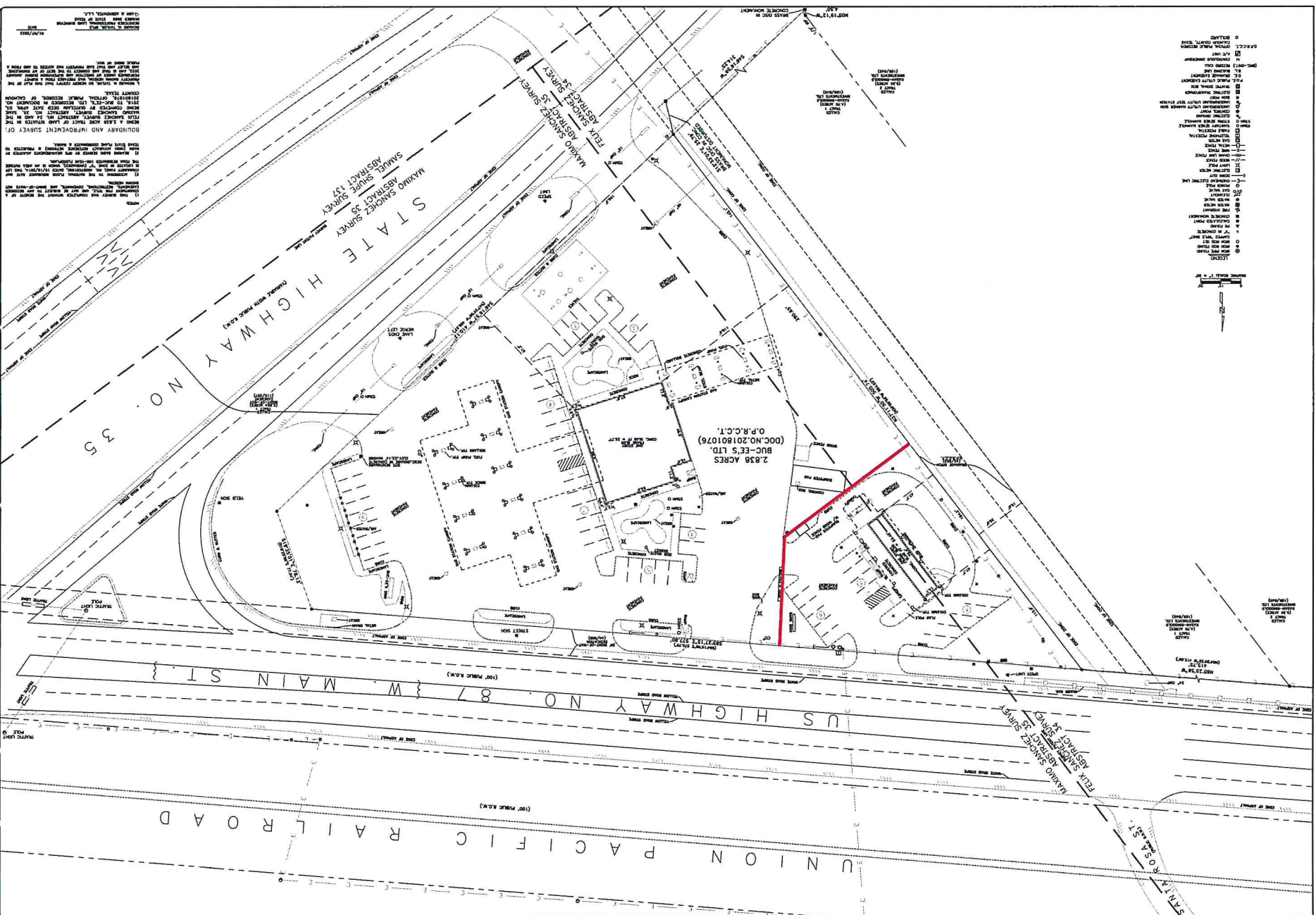


| REVISIONS | |
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| NO. | DATE |
| 1 | 01/15/2023 |
| 2 | 01/15/2023 |
| 3 | 01/15/2023 |
| 4 | 01/15/2023 |
| 5 | 01/15/2023 |
| 6 | 01/15/2023 |
| 7 | 01/15/2023 |
| 8 | 01/15/2023 |
| 9 | 01/15/2023 |
| 10 | 01/15/2023 |

| DRAWING INFORMATION | |
|---------------------|------------------|
| PROJECT NO. | 201801076 |
| DATE | 01/15/2023 |
| BY | ASH & ASSOCIATES |
| CHECKED BY | ASH & ASSOCIATES |
| APPROVED BY | ASH & ASSOCIATES |
| SCALE | AS SHOWN |

| BOUNDARY AND IMPROVEMENT SURVEY | |
|---|--|
| 2.838 ACRE TRACT | |
| DOCUMENT NO. 201801076 | |
| ELIX SANDOZ SURVEY | |
| MADE SERVICE SURVEY | |
| CITY OF PORT LAVACA - CALHOUN COUNTY, TEXAS | |

| DRAWING | |
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| SHEET: | 1 |
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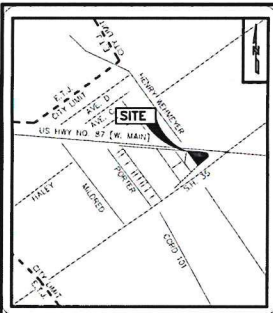
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SHEET: 1
OF 1

BOUNDARY AND IMPROVEMENT SURVEY
2.838 ACRE TRACT
DOCUMENT NO. 201801076
FELIX SANCHEZ SURVEY
MAXIMO SENCHEZ SURVEY
CITY OF PORT LAVACA - CALHOUN COUNTY, TEXAS

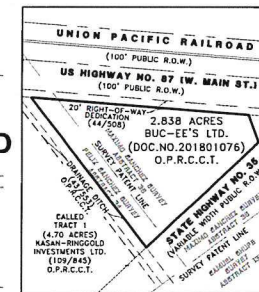
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| DRAWING INFORMATION | | | |
| DESIGNED BY: | MM | DATE: | 01/07/2022 |
| DRAWN BY: | - | PROJECT NO.: | 21-B02-B |
| APPROVED BY: | BHT | PLOT SCALE: | 1" = 30' |
| FILE NAME: P1010 | | | |

ASH & ASSOCIATES
142 JACKSON LANE
SAN MARCO, TEXAS 78688
(512) 352-1771
ashassociates@aol.com
Sampling 10047-D
Archives 77034-D

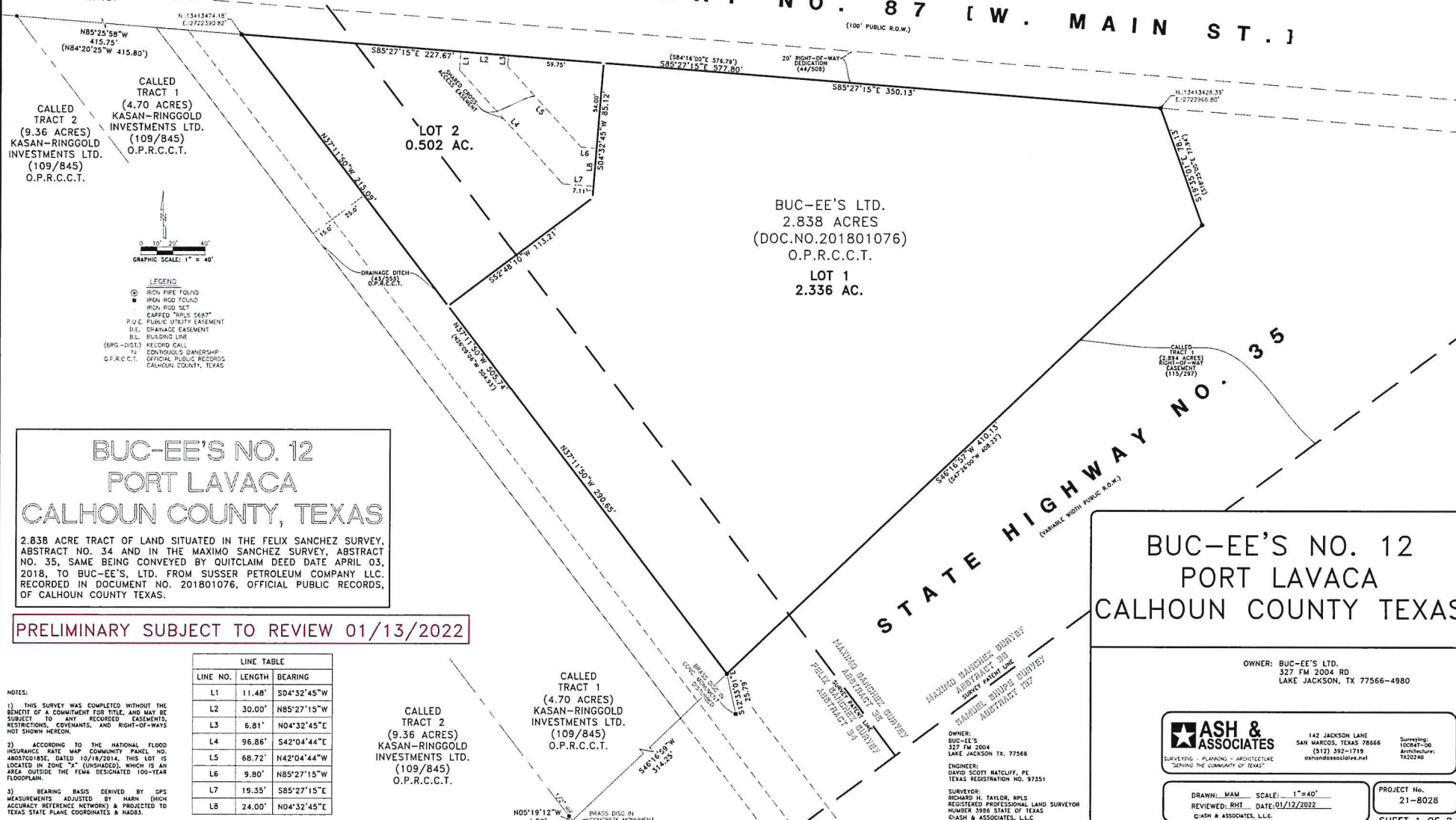
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VICINITY MAP
N.T.S.



ORIGINAL LOT CONFIGURATION
N.T.S.



BUC-EE'S NO. 12 PORT LAVACA CALHOUN COUNTY, TEXAS

2.838 ACRE TRACT OF LAND SITUATED IN THE FELIX SANCHEZ SURVEY, ABSTRACT NO. 34, AND IN THE MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35, SAME BEING CONVEYED BY QUITCLAIM DEED, DATE APRIL 03, 2018, TO BUC-EE'S, LTD. FROM SUSSER PETROLEUM COMPANY LLC, RECORDED IN DOCUMENT NO. 201801076, OFFICIAL PUBLIC RECORDS, OF CALHOUN COUNTY TEXAS.

PRELIMINARY SUBJECT TO REVIEW 01/13/2022

- NOTES:
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ANY UNRECORDED EASEMENTS, RESTRICTIONS, COVENANTS, AND RIGHT-OF-WAYS NOT SHOWN HEREON.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48057C0185E, DATED 10/16/2014, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.
 - BEARING DATA DERIVED BY GPS MEASUREMENTS ADJUSTED BY NAD83 (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

| LINE NO. | LENGTH | BEARING |
|----------|--------|-------------|
| L1 | 11.48' | S04°32'45"W |
| L2 | 30.00' | N85°27'15"W |
| L3 | 6.81' | N04°32'45"E |
| L4 | 96.86' | S42°04'44"E |
| L5 | 68.72' | N42°04'44"W |
| L6 | 9.80' | N85°27'15"W |
| L7 | 19.35' | S85°27'15"E |
| L8 | 24.00' | N04°32'45"E |

CALLED
TRACT 2
(9.36 ACRES)
KASAN-RINGGOLD
INVESTMENTS LTD.
(109/845)
O.P.R.C.C.T.

CALLED
TRACT 1
(4.70 ACRES)
KASAN-RINGGOLD
INVESTMENTS LTD.
(109/845)
O.P.R.C.C.T.

BUC-EE'S LTD.
2.838 ACRES
(DOC.NO.201801076)
O.P.R.C.C.T.
LOT 1
2.336 AC.

BUC-EE'S NO. 12 PORT LAVACA CALHOUN COUNTY TEXAS

OWNER: BUC-EE'S LTD.
327 FM 2004 RD
LAKE JACKSON, TX 77566-4980

ASH & ASSOCIATES

SURVEYING - PLANNING - ARCHITECTURE
SERVING THE COMMUNITY OF TEXAS

142 JACKSON LAKE
SAN MARCOS, TEXAS 78666
(917) 392-1719
ashandassociates.net

Surveying:
10CR47-00
Architecture:
TX20240

ENGINEER:
DAVID SCOTT RATCLIFF, PE
TEXAS REGISTRATION NO. 97351

SURVEYOR:
RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3886 STATE OF TEXAS
©ASH & ASSOCIATES, L.L.C.

DRAWN: MAM SCALE: 1"=40'
REVIEWED: RHT DATE: 01/12/2022
©ASH & ASSOCIATES, L.L.C.

PROJECT No.
21-8028

SHEET 1 OF 2

Property Identification #: 38503

Property Information: 2022

Owner Identification #: 59143

Geo ID: A0035-00000-0165-00
Situs Address: 2318 W MAIN ST PORT LAVACA, TX 77979
Property Type: Real
State Code: F1

Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 33, ACRES
2.82, ACRES TOTAL & A0034 FELIX SANCHEZ,
TRACT PT 29 WESTERLUND S/D
Abstract: A0035
Neighborhood: PORT LAVACA COMMERCIAL
Appraised Value: \$927,020.00
Jurisdictions: CAD, GWD, G05, NV6, S01, C04, FML

Name: BUCEES INC
Exemptions:
DBA: Null



Calhoun CAD Map Search