

STATE OF TEXAS
COUNTY OF _____

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS JANAV SUBDIVISION PARTIAL REPLAT NO 1, A REPLAT OF LOT 2, BLOCK 1 OF JANAV SUBDIVISION TO THE CITY OF PORT LAVACA, TEXAS, ORIGINALLY FILED FOR RECORD AT THE OFFICE OF THE COUNTY CLERK, CALHOUN COUNTY, TEXAS THE 8TH DAY OF JUNE, 2020 AS SAME APPEARS OF RECORD IN FILE NUMBER 2020-1795 OF THE CALHOUN COUNTY DEED RECORDS, AND SLIDE 631-A OF THE PLAT RECORDS OF CALHOUN COUNTY, DO HEREBY CERTIFY THAT THIS REPLAT IS AN AMENDMENT TO SAID PLAT OF RECORD.

BY: JANAV INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NAME AND TITLE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC, TEXAS

STATE OF TEXAS
COUNTY OF CALHOUN

I, _____, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING REPLAT WAS APPROVED BY THE PLANNING COMMISSION OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____, PAGE _____ OF THE MINUTES OF THE PLANNING COMMISSION OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON
THIS THE _____ DAY OF _____, 2023.

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

STATE OF TEXAS
COUNTY OF CALHOUN

I, _____, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING REPLAT OF _____ SUBDIVISION OF 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 DEED RECORDS.

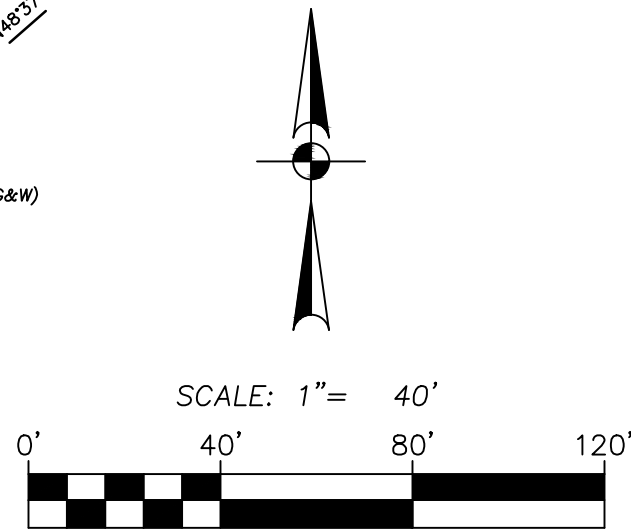
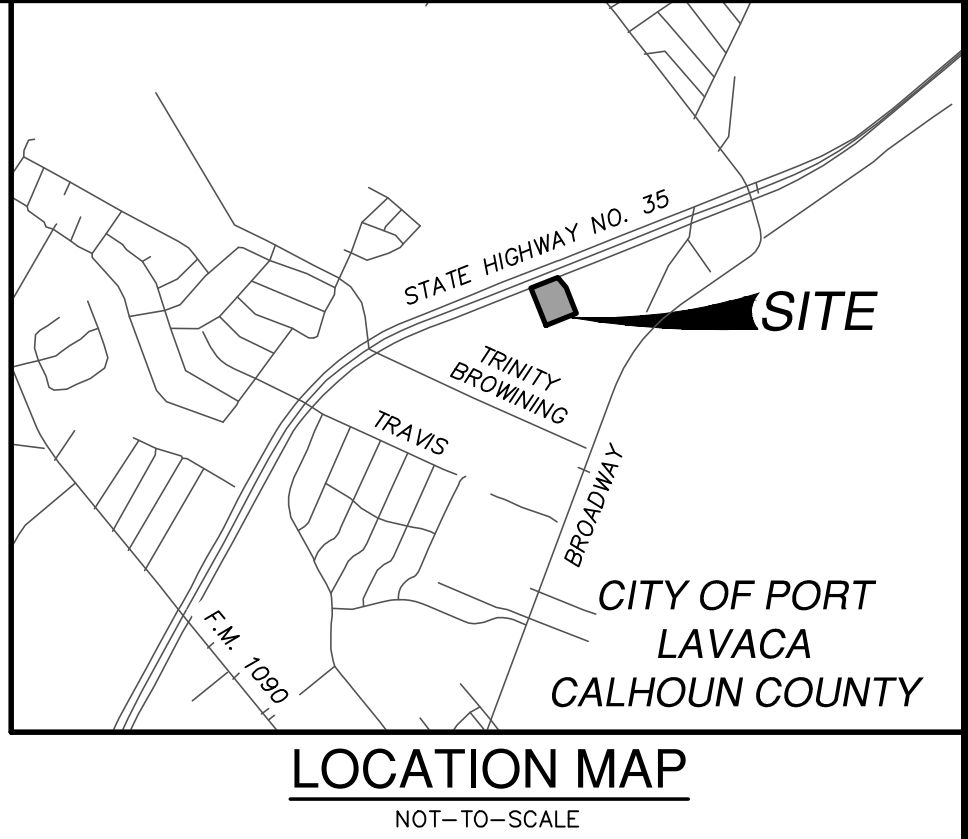
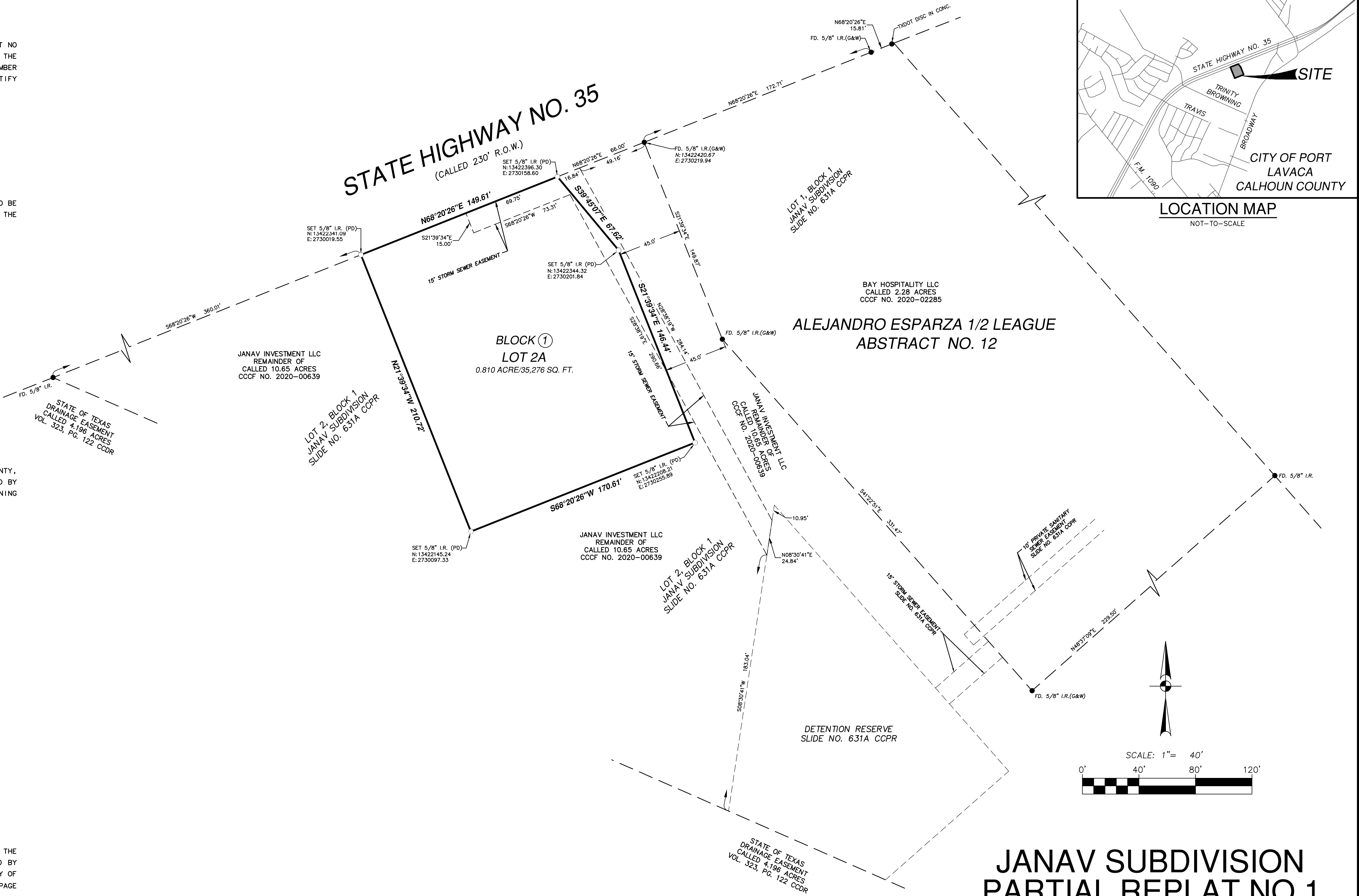
COUNTY CLERK

COUNTY OF CALHOUN
STATE OF TEXAS

I, JONATHAN FRANZ, A REGISTERED PUBLIC 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.

DATE: ____/____/____

JONATHAN FRANZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO 6705



JANAV SUBDIVISION PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.810 ACRES, BEING A PORTION OF LOT 2, BLOCK 1 OF THE JANAV SUBDIVISION, AS RECORDED IN CALHOUN COUNTY CLERK'S FILE NO. 2020-1795 AND SLIDE 631A OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS, SITUATED IN THE ALEJANDRO ESPARZA SURVEY 1/2 LEAGUE, ABSTRACT NUMBER 12, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE A LOT AND RECONFIGURE 15' STORM SEWER EASEMENT.

1 LOT - 1 BLOCK
SCALE: 1"= 40' - MAY 2023

OWNER:
JANAV INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
22790 US HIGHWAY 59 N,
KINGWOOD, TEXAS 77339

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBP# FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

LEGEND

- FOUND IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- CCCF = CALHOUN COUNTY CLERK'S FILE NUMBER
- CCDR = CALHOUN COUNTY DEED RECORDS
- CCPR = CALHOUN COUNTY PLAT RECORDS
- FD = FOUND
- IR = IRON ROD
- (PD) = PAPE-DAWSON
- R.O.W. = RIGHT-OF-WAY
- SF = SQUARE FEET

NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR (NONE).
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON TITLE COMMITMENT OF NO. FTH-18-FAH23003554HC, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: APRIL 9, 2023, ISSUED: APRIL 13, 2023.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH ON THE PLAT OF JANAV SUBDIVISION, RECORDED IN CALHOUN COUNTY CLERK'S FILE NO. 2020-02284 AND SLIDE 631-A OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS.
- THIS PROPERTY IS DESIGNATED FOR COMMERCIAL USE ONLY.