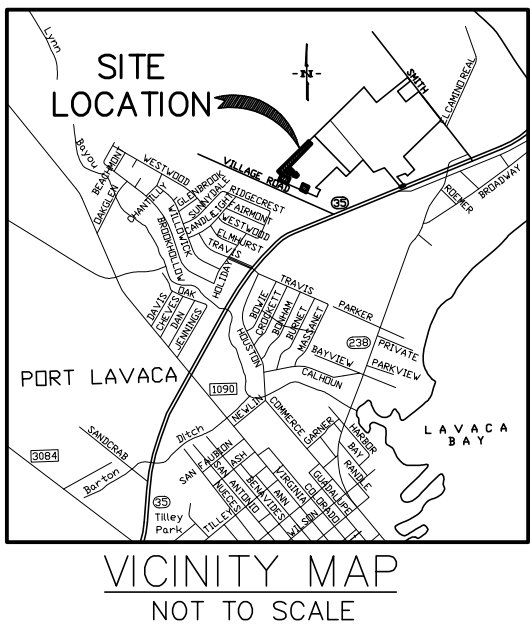


REPLAT OF LOTS 1-16, 53-54, 57-58, 63-66 & 75-76 OF CLARET CROSSING, SECTION 1

3.46 ACRE SUBDIVISION  
BEING A PART OF CLARET CROSSING, SECTION 1 (00/00 C.C.P.R.)



DRAWN BY:  
J.H.D.  
CHECKED BY:  
H.A.D.  
DATE:  
MAR. 14, 2025  
SCALE:  
1" = 100'

G & W ENGINEERS, INC.  
ENGINEERING • SURVEYING • PLANNING  
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979  
TBPUS FIRM NO.: 10022100  
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:  
11357-001  
JOB NO.:  
11357-001  
SHEET NO.:  
1 OF 1

FINAL PLAT

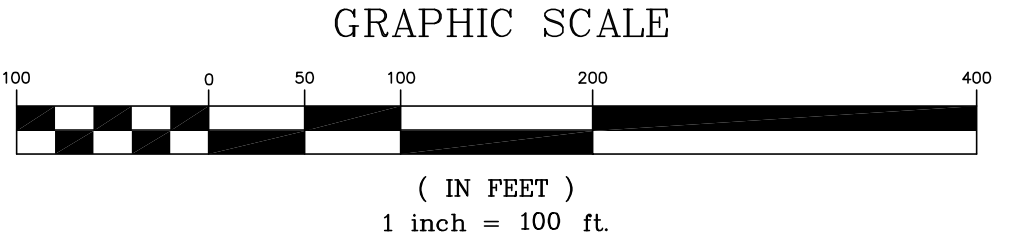


184.63 acres  
62/360 C.C.P.R.

46.0 acres  
64/195 C.C.P.R.

1. CURVE DATA  
DELTA= 23°47'39"  
RADIUS= 50.00'  
LONG CH.= N33°45'06"E  
20.62'

LEGEND  
○ EXISTING 5/8" IRON ROD  
○ EXISTING 1/2" IRON ROD  
● SET 5/8" IRON ROD WITH  
PLASTIC CAP  
C.C.D.R. CALHOUN COUNTY DEED RECORDS  
C.C.O.R. CALHOUN COUNTY OFFICIAL RECORDS  
[ ] PLAT OR DEED CALL



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 REPLAT OF LOTS 1-16, 53-54, 57-58, 63-66 & 75-76 OF CLARET CROSSING, SECTION 1, TO THE CITY OF PORT LAVACA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

REPRESENTATIVE OF ANVL ROCK CAPITAL LLC:  
JOSE GOMEZ-URQUIZA

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE GOMEZ-URQUIZA, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC, STATE OF 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

03-27-2025  
RELEASE DATE

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 \_\_\_\_\_ 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 \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
PAUL SPAETH,  
CHIEF APPRAISER

NOTES:

1. ROAD RIGHT-OF-WAYS ARE 55.00' WIDE.
2. LOTS 1-16, 53-54, 57R, 63-66 & 75-76 ARE DESIGNATED FOR RESIDENTIAL SINGLE FAMILY HOMES
3. MINIMUM FRONT BUILDING SETBACK IS 25.00 FEET  
MINIMUM REAR BUILDING SETBACK IS 15.00 FEET  
MINIMUM SIDE SETBACK IS 5.00 FEET,  
EXCEPT FOR CORNER LOTS LOTS THAT WILL BE 25.00 FEET.

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 REPLAT OF LOTS 1-16, 53-54, 57-58, 63-66 & 75-76 OF CLARET CROSSING, SECTION 1, WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, \_\_\_\_\_ O'CLOCK \_\_\_\_ .M., AND WAS DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE CALHOUN COUNTY DEED RECORDS, SLIDE NO. \_\_\_\_\_.

COUNTY CLERK  
COUNTY OF CALHOUN  
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 \_\_\_\_\_, PAGE \_\_\_\_\_ 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON MARCH 12, 2025.

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

