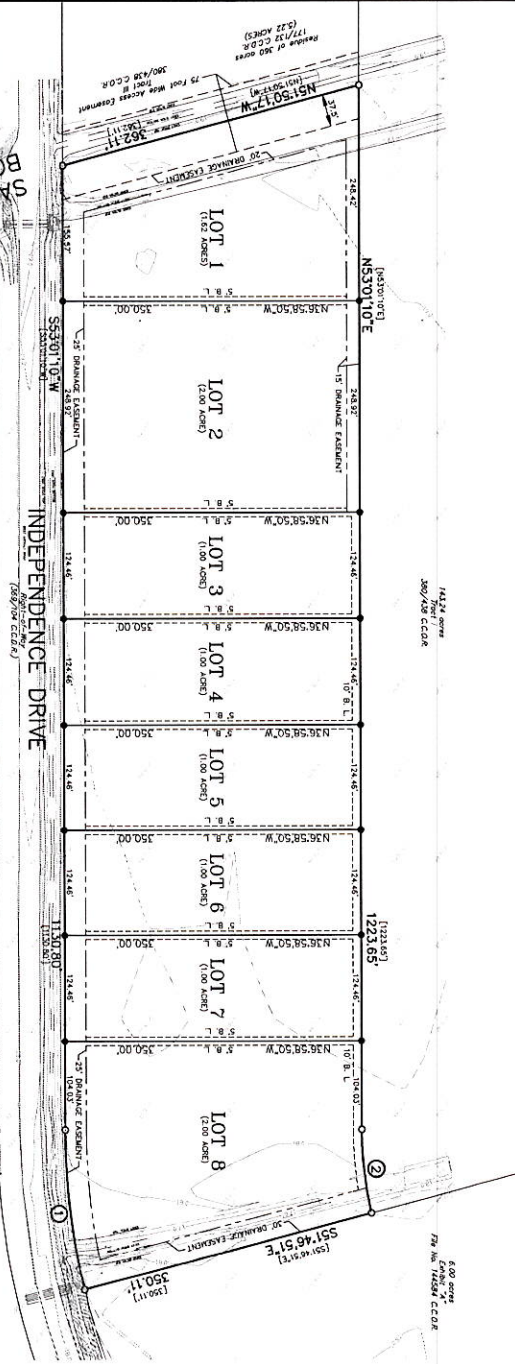
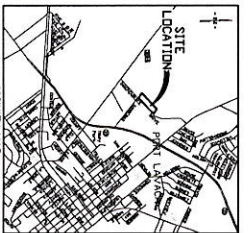


MIMI'S SUBDIVISION

10.62 ACRE SUBDIVISION

BEING ALL OF THE SAME PROPERTY DESCRIBED AS 10.62 ACRES IN SPECIAL WARRANTY DEED DATED APRIL 22, 2022 FROM WISE EAGLES, LLC, TO MARIA GARCIA RECORDED IN FILE NO. 2022-01851 OF THE CALHOUN COUNTY OFFICIAL RECORDS.

MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



- LEGEND**
- EXISTING 2" IRON ROD
 - EXISTING 2" IRON PIPE
 - SET 1/2" IRON ROD WITH
 - CCOR CALHOUN COUNTY DEED RECORDS
 - CCOR CALHOUN COUNTY OFFICIAL RECORDS
 - [] PLAT OR DEED CALL

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH COORDINATE ZONE 16N UTM 18Q UTM 18Q BASED ON STATION 1400-2019 OF THE NAD 83 DATUM.

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.:	10568-003
JOB NO.:	10568-003
SHEET NO.:	1 OF 1

DRAWN BY:	J.H.D.
CHECKED BY:	H.A.D.
DATE:	JAN. 4, 2023
SCALE:	1" = 100'

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LAND'S SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DECLARE TO THE USE OF PUBLIC RECORDS ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONVEYANCE THEREIN EXPRESSED.

COUNTY CLERK CERTIFICATE

① CURVE DATA
DELTA = 134.23°
RADIUS = 793.00'
LONG CH. = 54608.56' W
189.73

② CURVE DATA
DELTA = 123.48°
RADIUS = 443.00'
LONG CH. = 146314.02' E
93.56

CITY COUNCIL CERTIFICATE APPROVAL

I, MAYOR 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 _____ DAY OF _____, 2023.

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

01-04-2023
RELEASE DATE

STATE OF TEXAS

COUNTY OF _____
BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA GARCIA, 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 CONVEYANCES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

FLOODPLAIN ADMINISTRATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48002-015, EFFECTIVE DATE AUGUST 2, 2018, THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD AREA ZONE X. A DEVELOPMENT FLOOD IS REQUIRED FROM THE FLOOD PLAIN ADMINISTRATION OFFICE, 211 SOUTH ANN STREET, ROOM 201, PORT LAVACA, TEXAS, 77991.

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOR 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 RELATIVE TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 3.204) ON PROPERTY OBTAINED FROM THE APPRAISAL ROLL, AS DETERMINED UNDER TAX CODE SECTION 15.11 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.06 (B)).

SIGNED THIS _____ DAY OF _____, 2023.

G & W ENGINEERS, INC.
JOHN A. DANIEL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 0044



PRELIMINARY PLAT