BEING ALL OF THE SAME PROPERTY DESCRIBED AS 2.18 ACRES IN SPECIAL WARRANTY DEED DATED FEBRUARY 2, 2023 RECORDED IN FILE NO. 2023-00295 OF THE CALHOUN COUNTY PLAT RECORDS

ALEJANDRO ESPARZA SURVEY, ABSTRACT NO. 12 OF CALHOUN COUNTY, TEXAS



DRAWN BY: J.H.D.

CHECKED BY: H.A.D.

DATE:

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RS,

ENGINE

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FILE NO:

10567-001

JOB NO.:

10567-001

SHEET NO .: 1 OF 1

JAN. 12 2023 SCALE: 1" = 60'

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Whotoburger Red Estate, LLC G		46.4.28.	[20] Web Fredom Ecomonel]
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	0.823 acre Access Easement — File No. 150188 C.C.O.R.	-/	
	Sign Centre		<u>,\</u>
	S68*19'20"W	al Power & Light Co. 5' Wide Easement	[S6819'09'W] S6819'20'W 85.46'
	[300 19 09 41]		85.46'

(CERTIFICATE OF OWNERSHIP) STATE OF TEXAS COUNTY OF CALHOUN , THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PVS PL HANUMAN LLC SUBDIVISION, 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 PVS PL HANUMAN, LLC. STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED . 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 . 2023.

COUNTY CLERK CERTIFICATE STATE OF TEXAS

COUNTY OF CALHOUN

NOTARY PUBLIC, STATE OF TEXAS

(CITY COUNCIL CERTIFICATE APPROVAL)

STATE OF TEXAS COUNTY OF CALHOUN

, 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 ___

CITY SECRETARY CITY OF PORT LAVACA, CALHOUN COUNTY

STATE OF TEXAS

PAID FOR THE TAX YEAR AND ALL PRIOR YEARS.

F 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)].

JESSE W. HUBBELL. CHIEF APPRAISER

(CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT)

CURRENT 911 REQUIREMENTS.

(361) 552-5455

BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED

02-06-2023 RELEASE DATE

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 JANUARY 00, 2023.

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

PRELIMINARY

GRAPHIC SCALE (IN FEET)

NO. 35

CALHOUN COUNTY DEED RECORDS
CALHOUN COUNTY OFFICIAL RECORDS NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH
CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPC-0219
ON THE PIX NETWORK PLAT OR DEED CALL

HIGHWAY

STATE

FLOOD DATA

LEGEND

EXISTING 5/8" IRON ROD UNLESS NOTED

SET 5/8" IRON ROD WITH PLASTIC CAP

1 inch = 60 ft.

(CALHOUN COUNTY APPRAISAL DISTRICT)

I. HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE ROUNDARIES OF THIS PLAT ARE

SIGNED THIS THE ______ DAY OF ______ 2023.

HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF PVS PL HANUMAN LLC SUBDIVISION MEETS THE

RAQUEL MORALES

PRELIMINARY, THIS DOCUMENT SHALL NOT UPON AS A FINAL SURVEY DOCUMENT