

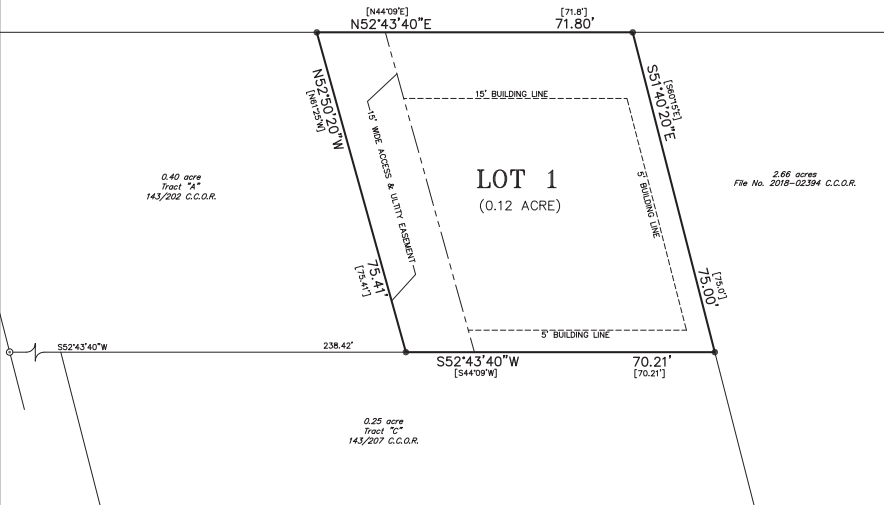
# SYLVIA PINA MENDOZA LIFE ESTATE SUBDIVISION

## 0.12 ACRE SUBDIVISION

BEING ALL OF THE SAME PROPERTY DESCRIBED AS TRACT "B" (0.12 ACRE) IN SPECIAL WARRANTY DEED DATED DECEMBER 6, 2017 FROM SYLVIA MENDOZA (ADMINISTRATOR OF THE ESTATE OF MARY LOUISE BARRERA PINA) TO SYLVIA MENDOZA RECORDED IN FILE NO. 2017-02025 OF THE CALHOUN COUNTY OFFICIAL RECORDS. MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS

SCHOOLEY

STREET



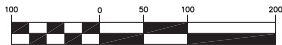
### LEGEND

- EXISTING 5/8" IRON ROD UNLESS NOTED
- ⊙ EXISTING 2" IRON PIPE
- SET 5/8" IRON ROD WITH PLASTIC CAP
- C.C.O.R. CALHOUN COUNTY DEED RECORDS
- C.C.O.R. CALHOUN COUNTY OFFICIAL RECORDS
- [ ] PLAT OR DEED CALL

### FLOOD DATA

ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48057C 0185 E, REVISED OCTOBER 16, 2014, THIS PROPERTY IS LOCATED IN ZONE X.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD83 GRID BASED ON STATION HAPC-0219 ON THE RTK NETWORK.

### CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SYLVIA PINA MENDOZA LIFE ESTATE 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.

SYLVIA ANN PINA MENDOZA

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SYLVIA ANN PINA MENDOZA, 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.

NOTARY PUBLIC, STATE OF TEXAS

### COUNTY CLERK CERTIFICATE

STATE OF TEXAS  
COUNTY OF CALHOUN

### 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 \_\_\_\_\_, 2023.

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

### 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
JESSE W. HUBBELL,  
CHIEF APPRAISER

### CALHOUN CO. 911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF SYLVIA PINA MENDOZA LIFE ESTATE SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RAQUEL MORALES  
DISTRICT COORDINATOR  
(361) 552-5455

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 FEBRUARY 02, 2023.

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



FILE NO.:  
10710-001  
JOB NO.:  
10710-001  
SHEET NO.:  
1 OF 1

PRELIMINARY PLAT

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

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

02-02-2023  
RELEASE DATE