
CITY OF PORT LAVACA

MEETING: May 13, 2024

DATE: 04/24/2024

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: At the recommendation of the Planning Board, consider a request for a Minor Re-Plat of the properties described as Block 5, Lots 15 & 16 of the Lynnhaven Subdivision (112-114 Crockett Street).

Bettye L. Cox is requesting a minor re-plat for 112 and 114 Crockett Street. Ms. Cox owns both properties and is requesting to move the property line between the two properties so that 112 Crockett will have nine more feet on the north side of her house. I have met with Ms. Cox at the property and verified that the request will meet the minimum side yard setbacks for both properties. In accordance with the City of Port Lavaca's Code of Ordinances Sec. 12.24(d)(10), the Lynnhaven subdivision interior lot boundary line setback is five feet.

Planning Board Recommendation: APPROVAL of a request for a Minor Re-Plat of the properties described as Block 5, Lots 15 & 16 of the Lynnhaven Subdivision (112-114 Crockett Street).

Staff Recommendation: Approval

Attachments:

- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
- Proposed Minor RePlat

Property Details

Account

Property ID: 18968 **Geographic ID:** S0200-00050-0013-00
Type: Real **Zoning:**
Property Use: **Condo:**

Location

Situs Address: 112 CROCKETT ST PORT LAVACA, TX 77979
Map ID: S0200-00050-0016-00 **Mapsco:** 1375
Legal Description: LYNNHAVEN (PORT LAVACA), BLOCK 5, LOT 16
Abstract/Subdivision: S0200 - LYNNHAVEN (PORT LAVACA)
Neighborhood: 1375

Owner ⓘ

Owner ID: 50100
Name: COX LEILAND T JR

Agent:

Mailing Address: COX BETTYE L
112 CROCKETT
PORT LAVACA, TX 77979

% Ownership: 100.0%

Exemptions: HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$151,040 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$10,650 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$161,690 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$161,690 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$161,690
Ag Use Value:	\$0

Values displayed are certified 2023 values.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: COX LEILAND T JR %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$161,690	\$135,521	\$1,058.01	\$698.56
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$161,690	\$161,690	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$161,690	\$112,352	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$161,690	\$65,352	\$366.04	\$84.88
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$161,690	\$65,352	\$4.57	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$161,690	\$4,352	\$0.03	
S01	CALHOUN COUNTY ISD	0.794900	\$161,690	\$9,352	\$74.34	\$0.00

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$788.04

Estimated Taxes Without Exemptions: \$3,465.66

Property Details

Account

Property ID: 18954 **Geographic ID:** S0200-00050-0012-00

Type: Real **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 114 CROCKETT ST PORT LAVACA, TX 77979

Map ID: S0200-00050-0015-00 **Mapsco:** 1375

Legal Description: LYNNHAVEN (PORT LAVACA), BLOCK 5, LOT 15

Abstract/Subdivision: S0200 - LYNNHAVEN (PORT LAVACA)

Neighborhood: 1375

Owner ⓘ

Owner ID: 50100

Name: COX LEILAND T JR

Agent:

Mailing Address: COX BETTYE L
112 CROCKETT
PORT LAVACA, TX 77979

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$88,180 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$10,650 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$98,830 (=)

Agricultural Value Loss: ⓘ \$0 (-)

Appraised Value: \$98,830 (=)

Homestead Cap Loss: ⓘ \$0 (-)

Assessed Value: \$98,830

Ag Use Value: \$0

Values displayed are certified 2023 values.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

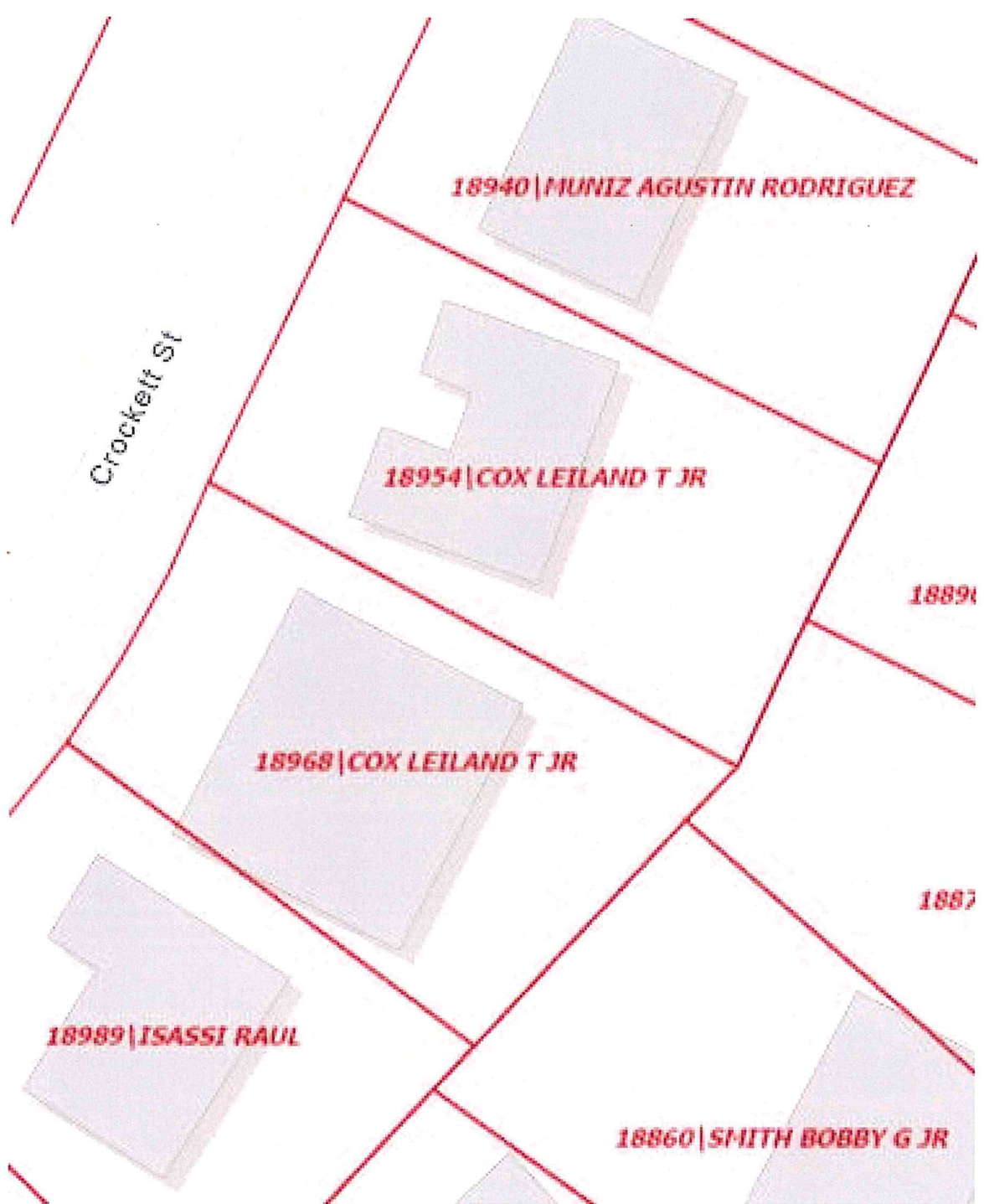
Owner: COX LEILAND T JR %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$98,830	\$98,830	\$771.57	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$98,830	\$98,830	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$98,830	\$98,830	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$98,830	\$98,830	\$553.55	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$98,830	\$98,830	\$6.92	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$98,830	\$98,830	\$0.69	
S01	CALHOUN COUNTY ISD	0.794900	\$98,830	\$98,830	\$785.60	

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$2,118.33

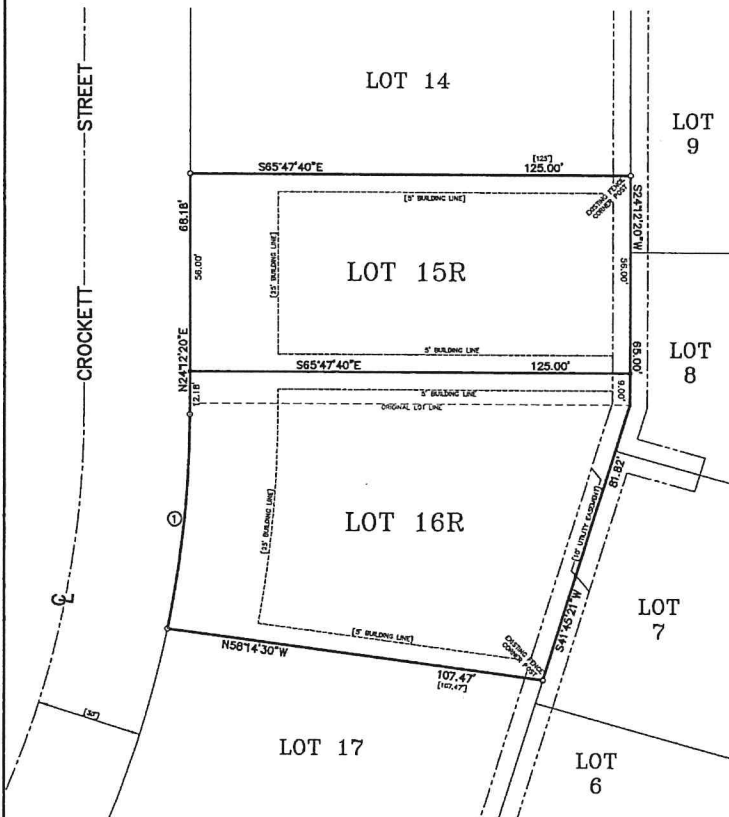
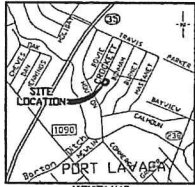
Estimated Taxes Without Exemptions: \$2,118.33



REPLAT OF LOT 15 & LOT 16 IN BLOCK 5 OF LYNNHAVEN SUBDIVISION

0.38 ACRE SUBDIVISION

REPLAT OF LOT 15 & LOT 16 IN BLOCK 5 OF LYNNHAVEN SUBDIVISION
 RECORDED IN VOLUME Z, PAGE 108 OF THE CALHOUN COUNTY PLAT RECORDS.
 MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS

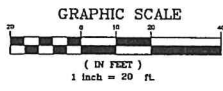


GRID DATA
 ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4800C-0048-C, REVISION OCTOBER 14, 2014, THIS PROPERTY IS LOCATED IN ZONE X.

NOTES
 1. BEARING(S) SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE (NAD 83) GRID BASED ON STATION HANC-0218 ON THE NTR NETWORK.
 2. ADDRESS: 136-112 CROCKETT STREET
 146-114 CROCKETT STREET

① CURVE DATA
 DELTA = 11°40'29"
 RADIUS = 299.98'
 LONG CH. = N30°02'34"E
 61.02'

- LEGEND**
- CENTER 3/4" IRON ROD UNLESS NOTED
 - CENTER 3/4" IRON PIPE
 - SET 5/8" IRON ROD WITH PLASTIC CAP
 - C.C.R. CALHOUN COUNTY DEED RECORDS
 - C.C.O. CALHOUN COUNTY OFFICIAL RECORDS
 - [] PLAT OR DEED CALL



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
 COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF LOT 15 & LOT 16 IN BLOCK 5 OF LYNNHAVEN SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERSHOEDS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LELAND T. COX, JR.

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LELAND T. COX, JR., 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 _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

BETTY L. COX

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BETTY L. COX, 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 _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
 COUNTY OF CALHOUN

I, HENRY 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 _____, 2024.

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

CALHOUN COUNTY APPRAISAL DISTRICT

I HEREBY CERTIFY THAT THE AS VALUED 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 8.304) OR PROPERTY OBTAINED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER LAW CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.06 (4)).

SIGNED THIS THE _____ DAY OF _____, 2024.

BY:
 PAUL SPATCH,
 CHIEF APPRAISER

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
 COUNTY OF CALHOUN

CALHOUN CO. 911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF REPLAT OF LOT 15 & LOT 16 IN BLOCK 5 OF LYNNHAVEN SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RACHEL MORALES
 DISTRICT COORDINATOR
 (361) 552-5435

I, HENRY A. DANTOSH, 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 APRIL 12, 2024.

G & W ENGINEERS, INC.
 HENRY A. DANTOSH
 REGISTERED PROFESSIONAL
 LAND SURVEYOR - NO. 5068



DRAWN BY:
 J.H.D.
 CHECKED BY:
 H.A.D.
 DATE:
 APRIL 17 2024
 SCALE:
 1" = 20'

G & W ENGINEERS, INC.
 ENGINEERING SURVEYING PLANNING
 903 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
 TEL: 361-552-5435 FAX: 361-552-5436
 (361) 552-4688-PORT LAVACA (879) 333-7100- BAY CITY

FILE NO.:
 11132-001
 JOB NO.:
 11132-001
 SHEET NO.:
 1 OF 1

FINAL PLAT