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**CITY OF PORT LAVACA**

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**MEETING:** May 13, 2024

**DATE:** 04/24/2024

**TO:** HONARBLE MAYOR AND 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 Key Halk, Lots 19-22 (636 Broadway St. and 611 Harbor Street). Property ID 15788 and 18320.

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Ty C. Harris is requesting a minor re-plat for 636 Broadway Street and 611 Harbor Street. Mr. Harris owns both properties and planning to build a new structure that would be built over the property line between lots 19 & 20. Therefore, he is requesting to move the property line between the two properties to comply with the City of Port Lavaca's Code of Ordinances.

**Planning Board Recommendation:** Approval of a request for a Minor Re-Plat of the properties described as Key Halk, Lots 19-22 (636 Broadway St. and 611 Harbor Street). Property ID 15788 and 18320.

**Staff Recommendation:** Approval

**Attachments:**

- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
- Preliminary re-plat for review only
- Site Plan

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## Property Details

### Account

**Property ID:** 15788 **Geographic ID:** S0180-00000-0017-A0  
**Type:** Real **Zoning:**  
**Property Use:** Condo:

### Location

**Situs Address:** 611 HARBOR ST PORT LAVACA, TX 77979  
**Map ID:** S0180-00000-0020-00 **Mapsc0:** 1600.1  
**Legal Description:** KEY HALK (PORT LAVACA), LOT 16' OF 19,ALL OF 20,21,22  
**Abstract/Subdivision:** S0180 - KEY HALK (PORT LAVACA)  
**Neighborhood:** 1600  
**Owner** ⓘ  
**Owner ID:** 56172  
**Name:** HARRISS TY C  
**Agent:**  
**Mailing Address:** HARRISS MELODY S  
611 HARBOR ST  
PORT LAVACA, TX 77979-2701  
**% Ownership:** 100.0%  
**Exemptions:** HS - HOMESTEAD  
For privacy reasons not all exemptions are shown online.

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## Property Values

<b>Improvement Homesite Value:</b>	\$302,820 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$13,280 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)

<b>Market Value:</b>	\$316,100 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$316,100 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$95,786 (-)
<b>Assessed Value:</b>	\$220,314
<b>Ag Use Value:</b>	\$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:** HARRISS TY C %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$316,100	\$178,704	\$1,395.14	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$316,100	\$220,314	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$316,100	\$140,094	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$316,100	\$93,094	\$521.42	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$316,100	\$93,094	\$6.52	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$316,100	\$32,094	\$0.22	
S01	CALHOUN COUNTY ISD	0.794900	\$316,100	\$37,094	\$294.86	

**Total Tax Rate:** 2.143400

**Estimated Taxes With Exemptions:** \$2,218.16

**Estimated Taxes Without Exemptions: \$6,775.29**

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## Property Details

### Account

**Property ID:** 18320 **Geographic ID:** S0180-00000-0017-00  
**Type:** Real **Zoning:**  
**Property Use:** MISC MISC **Condo:**

### Location

**Situs Address:** 636 BROADWAY ST PORT LAVACA, TX 77979  
**Map ID:** S0180-00000-0019-00 **Mapsc0:** 1550  
**Legal Description:** KEY HALK (PORT LAVACA), LOT PT OF 19, (& KEY-NOBLE)  
**Abstract/Subdivision:** S0180 - KEY HALK (PORT LAVACA)  
**Neighborhood:** 1550

### Owner ⓘ

**Owner ID:** 18848  
**Name:** HARRISS TY C  
**Agent:**  
**Mailing Address:** 611 HARBOR ST  
PORT LAVACA, TX 77979-2701

**% Ownership:** 100.0%

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

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## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$13,600 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$10,400 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$24,000 (=)

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<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$24,000 (=)
<b>Homestead Cap Loss:</b>	\$0 (-)
<b>Assessed Value:</b>	\$24,000
<b>Ag Use Value:</b>	\$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:** HARRISS TY C %**Ownership:** 100.0%

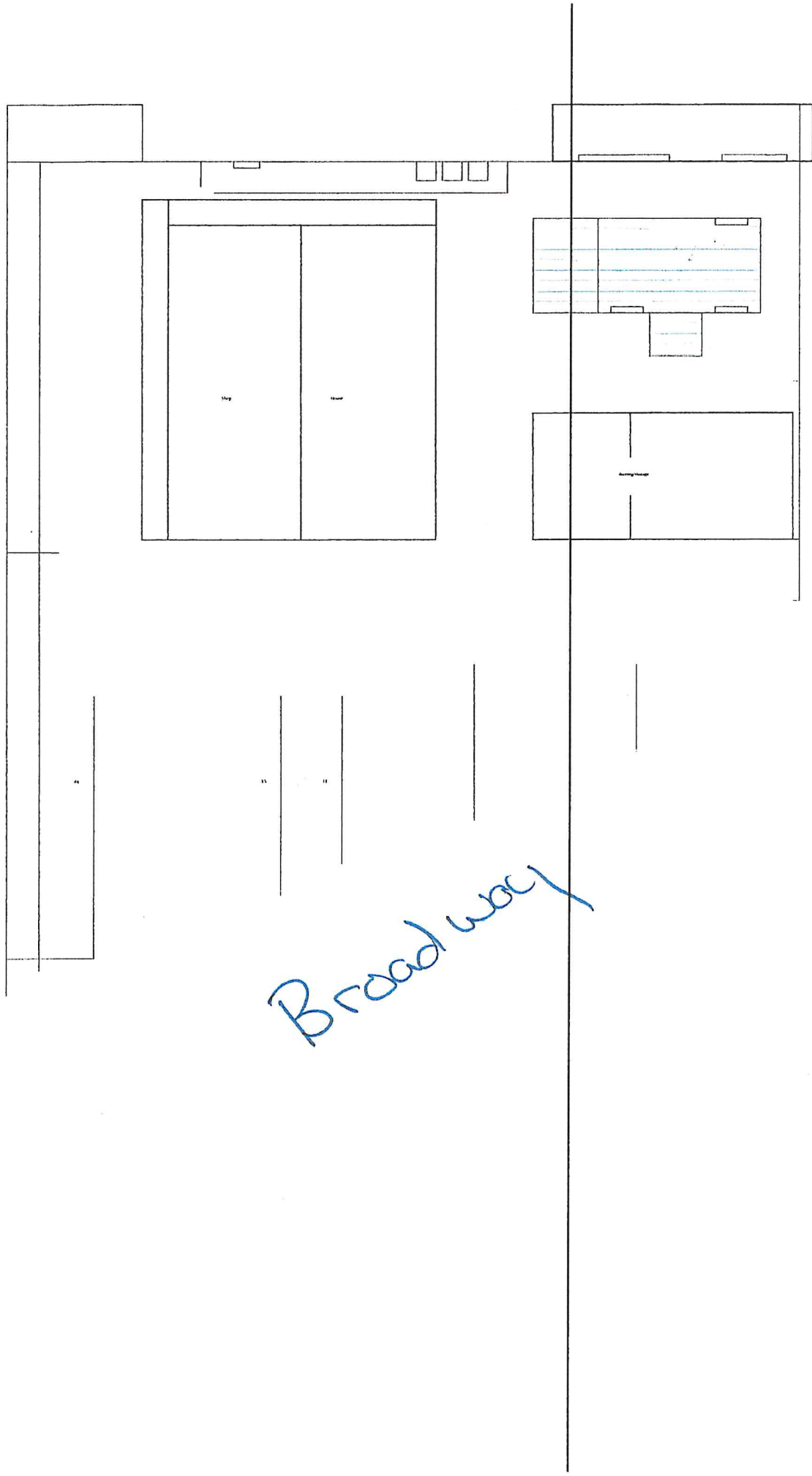
Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$24,000	\$24,000	\$187.37	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$24,000	\$24,000	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$24,000	\$24,000	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$24,000	\$24,000	\$134.42	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$24,000	\$24,000	\$1.68	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$24,000	\$24,000	\$0.17	
S01	CALHOUN COUNTY ISD	0.794900	\$24,000	\$24,000	\$190.78	

**Total Tax Rate:** 2.143400

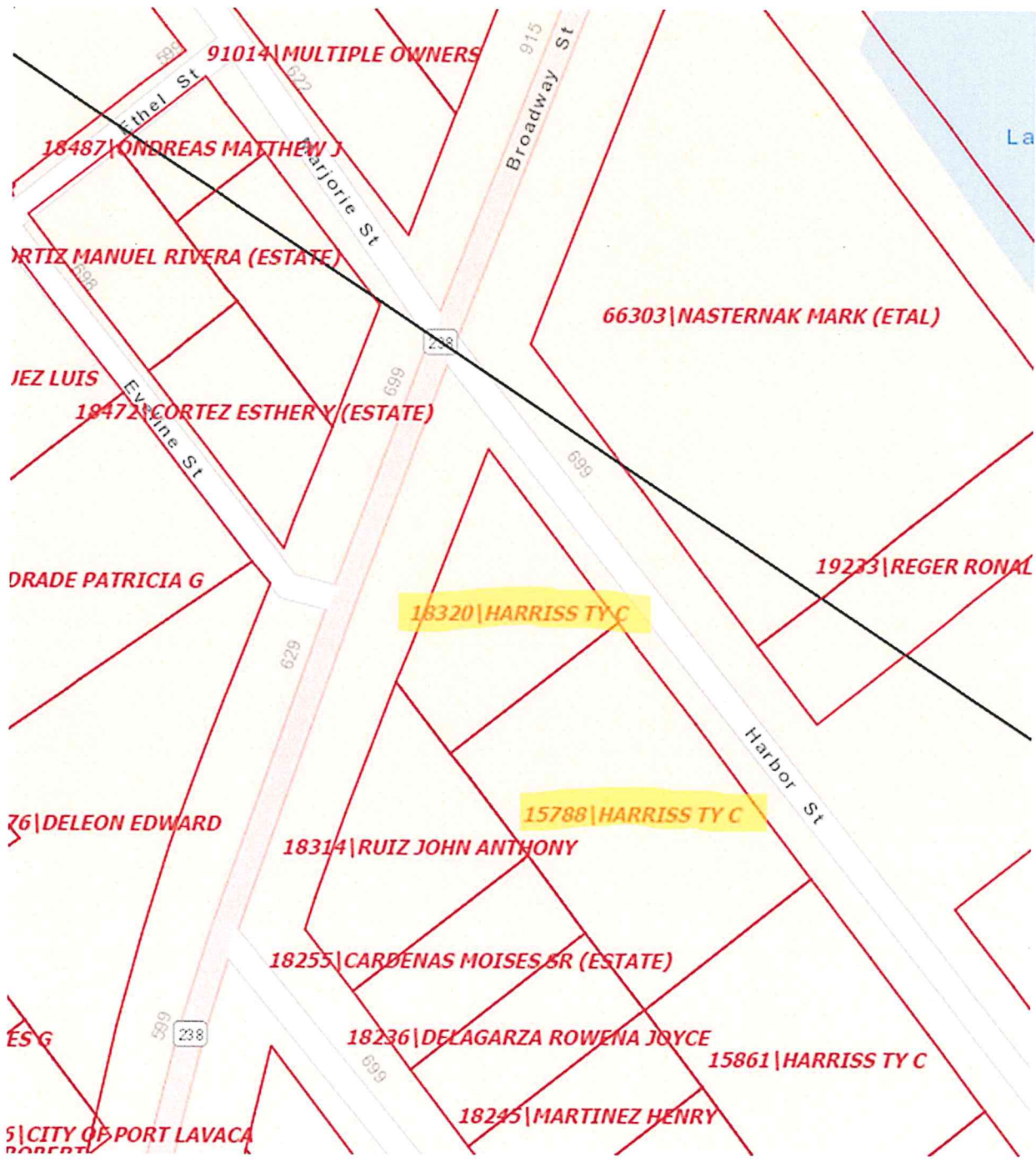
**Estimated Taxes With Exemptions:** \$514.42

**Estimated Taxes Without Exemptions:** \$514.42

HARBOR



Broadway



91014 | MULTIPLE OWNERS

18487 | ANDREAS MATTHEW J

ORTIZ MANUEL RIVERA (ESTATE)

66303 | NASTERNAK MARK (ETAL)

JEZ LUIS

18472 | CORTEZ ESTHER Y (ESTATE)

DRADE PATRICIA G

18320 | HARRISS TY C

19273 | REGER RONAL

76 | DELEON EDWARD

15788 | HARRISS TY C

18314 | RUIZ JOHN ANTHONY

18255 | CARDENAS MOISES SR (ESTATE)

ÉS G

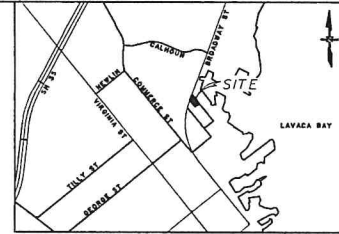
18236 | DELAGARZA ROWENA JOYCE

15861 | HARRISS TY C

5 | CITY OF PORT LAVACA

18245 | MARTINEZ HENRY





**LEGAL DESCRIPTION**

THE STATE OF TEXAS  
COUNTY OF CALHOUN

BEING a 0.67 acre tract situated in the Maximo Sanchez Survey, Abstract No. 35, Calhoun County, Texas and being comprised of Lot 19 of the R.E. Key Subdivision of the Noble Tract as shown by map recorded in Volume 2, Page 95 (Slide 88A) of the Plat Records of said county and Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract as shown by map recorded in Volume 2, Page 88 (Slide 72A) of the Plat Records of said county, and being the same tracts described in Sheriff's Deed dated October 19, 1959 from R.B. Browning to Ty Harris and recorded in Volume 238, Page 890 of the Official Records of said county and in Special Warranty Deed with Vendor's Lien dated September 13, 1986 from Philip Lader, et al to Ty Harris and Melody Harris and recorded in Volume 187, Page 843 of the Official Records of said county, and this 0.67 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at an existing "PK" nail at the intersection of the southeast right-of-way line of Broadway Street with the southwest right-of-way line of Harbor Street and at the north corner of said Lot 19 of the R.E. Key Subdivision of the Noble Tract for the north corner of the herein described tract;

**THENCE** South 39°19'07" East with the southwest right-of-way line of Harbor Street, the northeast line of said Lot 19 of the R.E. Key Subdivision of the Noble Tract, the northeast line of Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract, and the northeast line of the herein described tract for a distance of 278.30 feet to an existing 5/8 inch iron rod at the north corner of Lot 23 and the east corner of Lot 22 of the Key Subdivision of the Halk Tract for the east corner of the herein described tract;

**THENCE** South 50°40'53" West with the northwest line of said Lot 23, the southeast line of said Lot 22, and the southeast line of the herein described tract for a distance of 120.00 feet to an existing 5/8 inch iron rod at the common corners of Lots 15, 16, 22, and 23 of the Key Subdivision of the Halk Tract for the south corner of the herein described tract;

**THENCE** North 39°19'07" West with the northeast line of Lots 16, 17, 18 and the southwest line of Lots 19, 20, 21, and 22 of the Key Subdivision of the Halk Tract, and with the southwest line of the herein described tract for a distance of 298.30 feet to an existing "X" scribbled in concrete in the southeast right-of-way line of Broadway Street, at the north corner of said Lot 19, and at the west corner of Lot 19 of the Key Subdivision of the Halk Tract for the west corner of the herein described tract;

**THENCE** North 20°25'26" East with the southeast right-of-way line of Broadway Street, the northwest line of Lot 19 of the Key Subdivision of the Halk Tract, the northwest line of Lot 19 of the R.E. Key Subdivision of the Noble Tract, and the northwest line of the herein described tract for a distance of 138.93 feet to the POINT OF BEGINNING, containing 0.67 acre of land.

**CITY SECRETARY CERTIFICATION**

I, \_\_\_\_\_, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING 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 CITY COUNCIL OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA,

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HARRISS SUBDIVISION, LOCATED IN THE CITY OF PORT LAVACA, TEXAS, AND WHOME NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

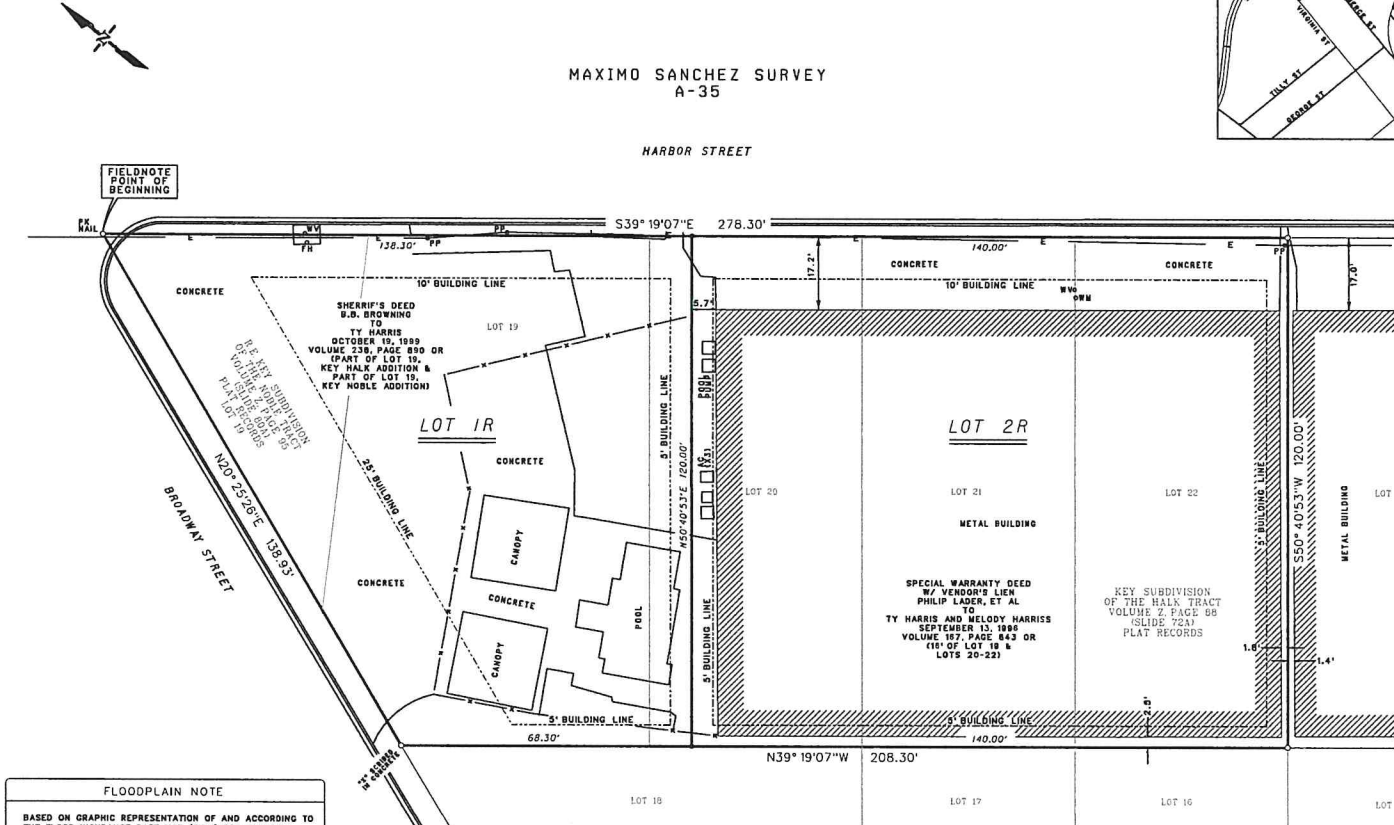
OWNERS SIGNATURE:  
TY HARRISS  
611 HARBOR ST  
PORT LAVACA, TX 77879

STATE OF TEXAS  
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. PAUL BURNELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC  
CALHOUN COUNTY, TEXAS



**FLOODPLAIN NOTE**

BASED ON GRAPHIC REPRESENTATION OF AND ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL 480503030E, EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.

**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 2024 AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLEBACK 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 31.06(b)].

SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHIEF APPRAISER

**COUNTY CLERK CERTIFICATION**

I, \_\_\_\_\_, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF HARRISS SUBDIVISION, LOCATED IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, DULY AUTHENTICATED BY CERTIFICATION OF THE CITY OF PORT LAVACA, TEXAS, ATTACHED HERETO, AS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, \_\_\_\_\_ O'CLOCK \_\_\_\_\_, AND WAS DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE CALHOUN COUNTY PLAT RECORDS, SLIDE NO. \_\_\_\_\_.

COUNTY CLERK

**GENERAL NOTES**

ADDRESS:  
LOT 19:  
LOT 20:  
LOT 21:  
LOT 22:  
LOT 23:  
611 HARBOR ST  
PORT LAVACA, TX 77879

**LAND USE:**  
RESIDENTIAL

**BUILDING LINES:**  
AS SHOWN

BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1888.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

**LEGEND**

- - 5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
- - 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- WM - WATER METER
- WV - WATER VALVE
- PP - POWER POLE
- AC - AIR CONDITIONING UNIT
- FR - FIRE HYDRANT
- X- - FENCE
- E- - OVERHEAD ELECTRIC

**SURVEYOR CERTIFICATION**

I, JASON OLSOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PORT LAVACA, TEXAS.

-PRELIMINARY-  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT

JASON B. OLSOVSKY DATE  
GANEM & KELLY SURVEYING, INC.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 7031

**HARRISS SUBDIVISION**  
A SUBDIVISION LOCATED IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS

PLAT SHOWING RE-SUBDIVISION OF LOTS 18 THROUGH 22 OF KEY SUBDIVISION OF THE HALK TRACT AS SHOWN IN VOLUME 2, PAGE 88 OF THE PLAT RECORDS AND LOT 18 (NOBLE TRACT) OF THE R.E. KEY SUBDIVISION OF THE NOBLE TRACT AS SHOWN IN VOLUME 2, PAGE 85 OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

**GANEM & KELLY SURVEYING, INC.**  
LAVACA STREET, SUITE 3  
PORT LAVACA, TEXAS 77878  
(361) 887-2011  
FIRM NO. 10080308

DRAWN BY: C.A.G. SCALE: 1" = 20'  
CHECKED BY: C.A.G. DATE: 04/19/2024  
APPROVED BY: C.A.G. JOB NO. PG24-048