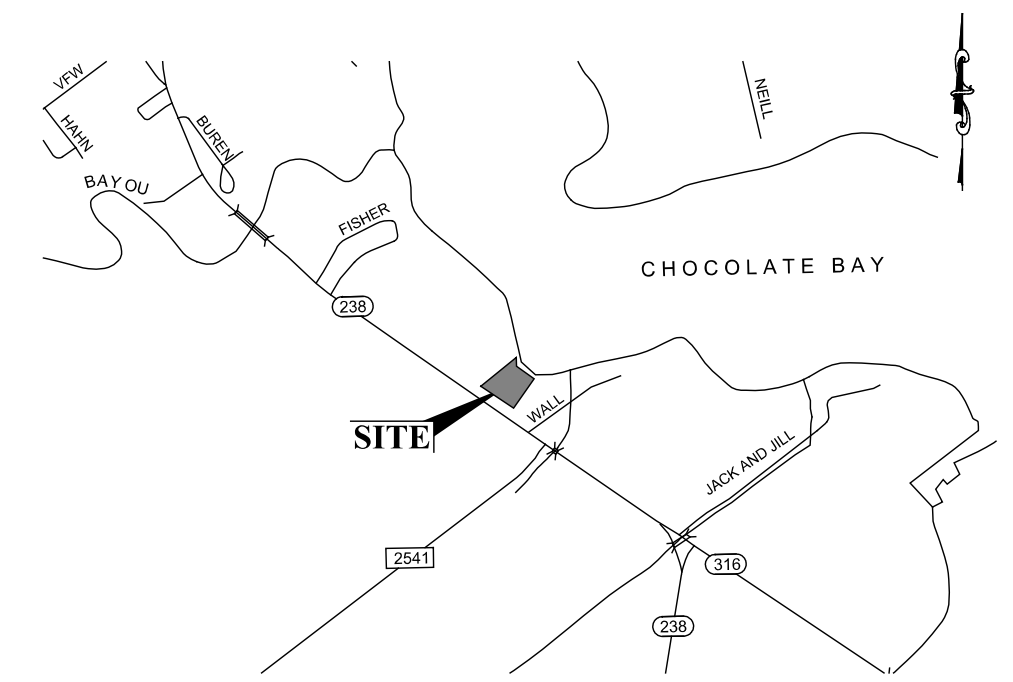


# LOUIS NEILL SUBDIVISION

BEING A 4.162 ACRE TRACT OF LAND SITUATED IN THE PASCUAL GUAJARDO SURVEY, ABSTRACT NO. 20, CALHOUN COUNTY, TEXAS, AND BEING THAT SAME TRACT ONE, A CALLED 4.16 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED MARCH 21, 1974 CONVEYED FROM JAMES C. NEILL TO LOUIS W. NEILL AND WIFE, IRMALEE NEILL AS RECORDED IN VOLUME 284, PAGE 1176 OF THE DEED RECORDS, CALHOUN COUNTY, TEXAS.

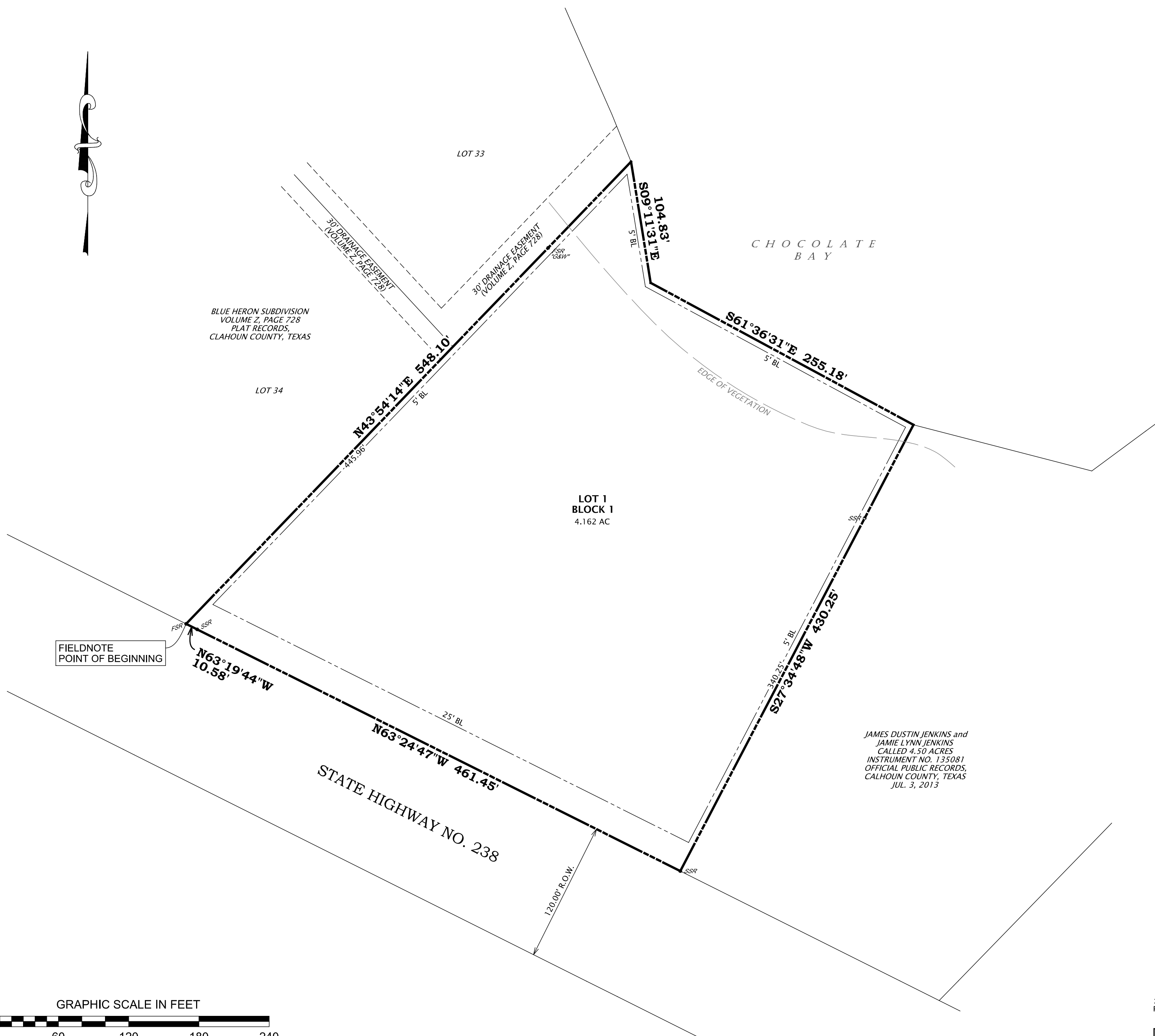
## LOCATION MAP



## GENERAL NOTES

SUBDIVISION NAME: LOUIS NEILL SUBDIVISION

- STREET NAMES:  
EXISTING MINOR ARTERIAL - STATE HIGHWAY NO. 238
- LAND USE: SINGLE FAMILY RESIDENTIAL
- GROSS LAND AREA: 4.162 ACRES
- ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.  
FSR - FOUND STEEL ROD  
SSR - SET STEEL ROD
- THIS PROPERTY IS LOCATED WITHIN THE CITY OF PORT LAVACA'S EXTRATERRITORIAL JURISDICTION (ETJ).
- SINGLE LOT TO COMPLY WITH CALHOUN COUNTY RIGHT-OF-WAY, CULVERT, AND DRIVEWAY ORDER PASSED AND APPROVED BY CALHOUN COUNTY COMMISSIONER'S COURT ON NOVEMBER 24, 2008 AS REVISED JULY 10, 2019.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057 C0185E, MAP REVISED OCT. 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

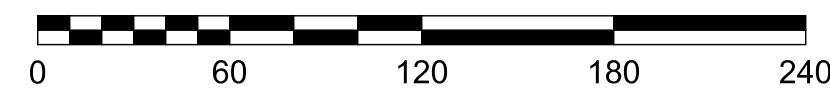


BLUE HERON SUBDIVISION  
VOLUME Z, PAGE 728  
PLAT RECORDS,  
CALHOUN COUNTY, TEXAS

JAMES DUSTIN JENKINS and  
JAMIE LYNN JENKINS  
CALLED 4.50 ACRES  
INSTRUMENT NO. 135081  
OFFICIAL PUBLIC RECORDS,  
CALHOUN COUNTY, TEXAS  
JUL. 3, 2013

FIELDNOTE  
POINT OF BEGINNING

GRAPHIC SCALE IN FEET



SURVEYOR  
**usi**  
URBAN SURVEYING INC.  
2004 N. Commerce St. Victoria, Texas 77901  
Phone: (361) 578-9837 FIRM # 10021100

PLAT PREPARED BY  
**URBAN**  
engineering  
2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836  
urbanvictoria.com · TREF# F-160

JOB NUMBER:	E24342.00	DATE:	06/01/2021	PG 1 OF 2
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# LOUIS NEILL SUBDIVISION

BEING A 4.162 ACRE TRACT OF LAND SITUATED IN THE PASCUAL GUAJARDO SURVEY, ABSTRACT NO. 20, CALHOUN COUNTY, TEXAS, AND BEING THAT SAME TRACT ONE, A CALLED 4.16 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED MARCH 21, 1974 CONVEYED FROM JAMES C. NEILL TO LOUIS W. NEILL AND WIFE, IRMALEE NEILL AS RECORDED IN VOLUME 284, PAGE 1176 OF THE DEED RECORDS, CALHOUN COUNTY, TEXAS.

## METES AND BOUNDS DESCRIPTION

4.162 ACRES

THE STATE OF TEXAS;  
THE COUNTY OF CALHOUN;

BEING A 4.162 ACRE TRACT OF LAND SITUATED IN THE PASCUAL GUAJARDO SURVEY, ABSTRACT NO. 20, CALHOUN COUNTY, TEXAS, AND BEING THAT SAME TRACT ONE, A CALLED 4.16 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED MARCH 21, 1974 CONVEYED FROM JAMES C. NEILL TO LOUIS W. NEILL AND WIFE, IRMALEE NEILL AS RECORDED IN VOLUME 284, PAGE 1176 OF THE DEED RECORDS, CALHOUN COUNTY, TEXAS, SAID 4.162 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" STEEL REBAR ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 238 (A 120-FOOT RIGHT-OF-WAY) MARKING THE WEST CORNER OF THE AFORESAID 4.16 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 43°54'14" EAST (NORTH 53°40'00" EAST), DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 238, WITH THE NORTHWEST LINE OF SAID 4.16 ACRE TRACT, AT A DISTANCE OF 1.50 FEET PASSING THE SOUTH CORNER OF LOT 34 OF THE BLUE HERON SUBDIVISION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME Z, PAGE 728 OF THE PLAT RECORDS, CALHOUN COUNTY, TEXAS, AT A DISTANCE OF 445.96 FEET PASSING A FOUND 5/8" STEEL REBAR WITH CAP STAMPED "G&W" ALONG THE SOUTHEAST LINE OF LOT 33 OF THE AFORESAID BLUE HERON SUBDIVISION FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 548.10 (549.20) FEET TO A POINT ALONG CHOCOLATE BAY MARKING THE COMMON CORNER OF SAID 4.16 ACRE TRACT AND THE AFORESAID LOT 33 FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID CHOCOLATE BAY, WITH THE NORTHEAST LINE OF SAID 4.16 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

    SOUTH 09°11'31" EAST (SOUTH 00°06'00" WEST), A DISTANCE OF 104.83 (103.80) FEET TO A POINT MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

    SOUTH 61°36'31" EAST (SOUTH 52°19'00" EAST), A DISTANCE OF 255.18 (252.67) FEET TO A POINT MARKING THE EAST CORNER OF SAID 4.16 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF A CALLED 4.50 ACRE TRACT OF LAND DESCRIBED BY INSTRUMENT TO 135081 OF THE OFFICIAL PUBLIC RECORDS, CALHOUN COUNTY, TEXAS FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 27°34'48" WEST (SOUTH 36°41'00" WEST), ALONG THE COMMON LINE BETWEEN SAID 4.16 ACRE TRACT AND THE AFORESAID 4.50 ACRE TRACT, AT A DISTANCE OF 90.00 FEET PASSING A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." FOR REFERENCE ALONG SAID COMMON LINE AND CONTINUING FOR A TOTAL DISTANCE OF 430.25 (429.60) FEET TO A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 238 MARKING THE SOUTH CORNER OF SAID 4.16 ACRE TRACT AND BEING THE WEST CORNER OF SAID 4.50 ACRE TRACT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 238, WITH THE SOUTHWEST LINE OF SAID 4.16 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

    NORTH 63°24'47" WEST (NORTH 54°16'00" WEST), A DISTANCE OF 461.45 (464.41) FEET TO A SET 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

    NORTH 63°19'44" WEST (NORTH 54°11'00" WEST), A DISTANCE OF 10.58 (10.59) FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 4.162 ACRE TRACT OF LAND, MORE OR LESS.

BASIS OF BEARING IS BASED ON SUBDIVISION PLAT RECORDED IN VOLUME Z, PAGE 728 OF THE PLAT RECORDS, CALHOUN COUNTY, TEXAS.

## ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, RAY M. BRIDGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF CALHOUN COUNTY, TEXAS.

## REVIEW COPY

RAY M. BRIDGES, P.E., R.P.L.S.  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING  
TREF NO. F-160  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF CALHOUN COUNTY, TEXAS.

## REVIEW COPY

TERRY T. RUDDICK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.  
FIRM NO. 10021100  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

## CALHOUN COUNTY APPRAISAL DISTRICT

I HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITH IN 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
JESSE W. HUBBELL  
CHIEF APPRAISER

## COUNTY CLERKS' CERTIFICATE

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

I, \_\_\_\_\_, CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF IN THE COUNTY OF CALHOUN, TEXAS, DULY AUTHENTICATED BY CERTIFICATION OF THE COUNTY OF CALHOUN ATTACHED HERETO, AS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND WAS DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, IN THE SLIDE \_\_\_\_\_ INSTURMENT NO. \_\_\_\_\_ OF THE CALHOUN COUNTY PLAT RECORDS.

\_\_\_\_\_  
ANNA GOODMAN  
COUNTY CLERK  
COUNTY OF CALHOUN  
STATE OF TEXAS

## CITY SECRETARY'S CERTIFICATE

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.

WITNESSED MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

## CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS  
COUNTY OF CALHOUN

THIS IS TO CERTIFY THAT I(WE), THE ESTATE OF LOUIS W. NEILL, AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME(US) BY INSTRUMENT No. 124155 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY, TEXAS, AND DESIGNATED HEREIN AS LOUIS NEILL SUBDIVISION IN CALHOUN COUNTY, TEXAS.

FURTHER, I(WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

\_\_\_\_\_  
TREVOR NEILL  
P.O. BOX 7682  
VICTORIA, TX 77903

\_\_\_\_\_  
KATHERINE NEILL NICHOLS  
P.O. BOX 7682  
VICTORIA, TX 77903

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TREVOR NEILL, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KATHERINE NEILL NICHOLS, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS