
CITY OF PORT LAVACA

MEETING: December 11, 2023 **AGENDA ITEM** _____

DATE: 12/04/2023

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: **At the recommendation of the Planning Board**, consider and discuss approval of the Preliminary and Final Plat of the JEMCO Sandcrab Subdivision, being comprised of Lot 2 of the Port Lavaca Square Subdivision (Z/567) and a portion of Lots 1A and 1B of the Replat of the Port Lavaca Square Subdivision (Z/580). Located on Sandcrab Blvd. CAD Pin #13628 & #84732. Legal Description: A0035 MAXIMO SANCHEZ, TRACT PT 24, (PT LTS 1, 2, 3, PL SQ).

APPLICANT: Sandcrab Plaza, LLC / YMCA; 713 Hwy 35 South, Port Lavaca, Texas 77979

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

The applicant (YMCA) is requesting approval of the replat of a portion of their property as the JEMCO Sandcrab Subdivision for the purpose of selling the property for a new development.

Applicant has adhered to the proper replat submittal and review procedural process prior to presentation before the Planning Commission.

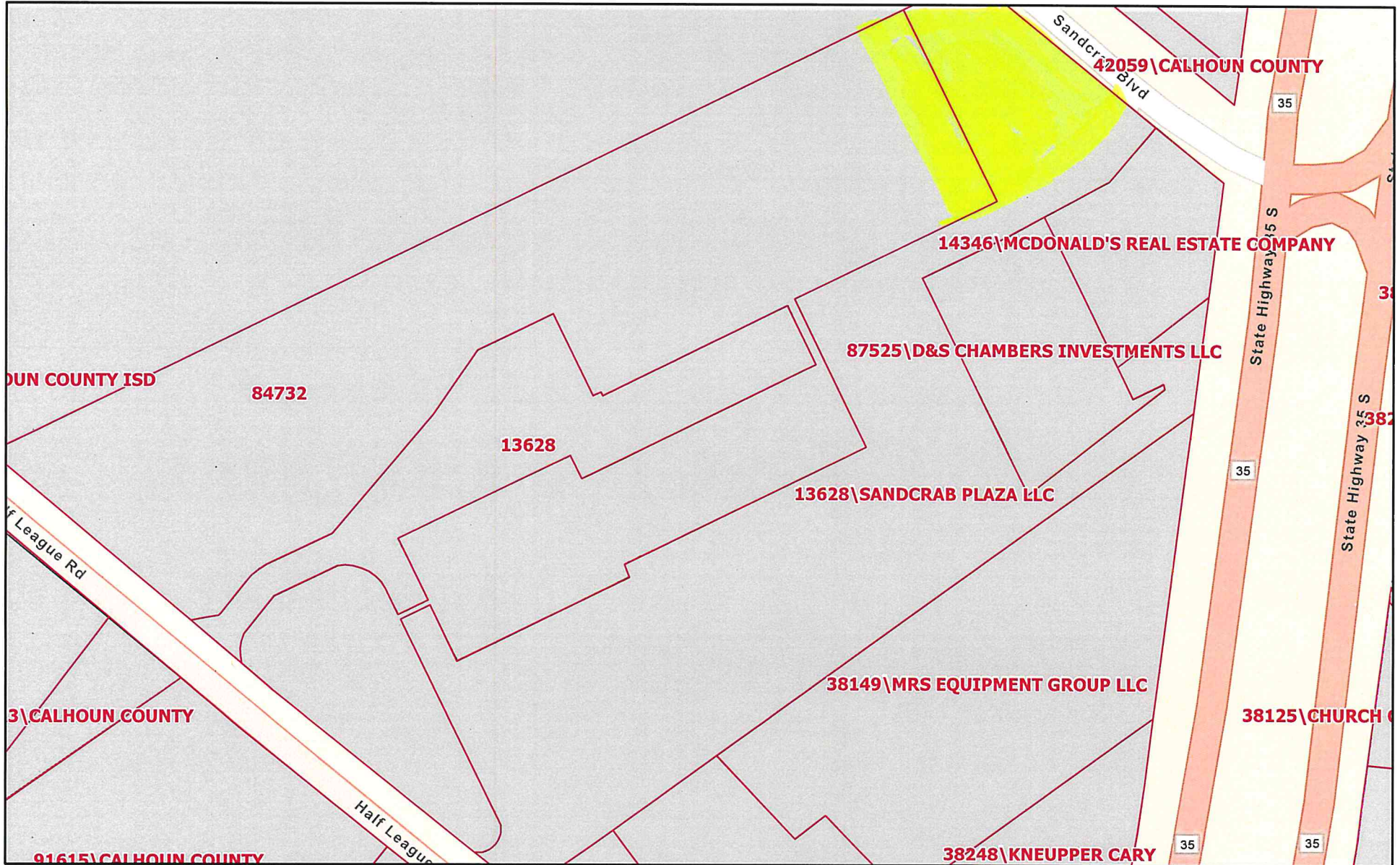
Department Recommendation: Approval

Planning Board Recommendation: Approve

Attachments:

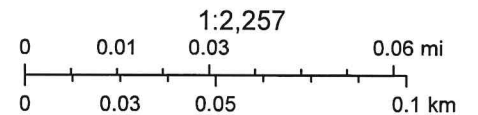
- CAD PIN #13628 & #84732
- Preliminary Plat (showing topographic survey)
- Final Plat

Calhoun CAD Web Map



11/22/2023, 9:22:16 AM

- Ownership
- Lot Lines
- Abstracts
- Property ID

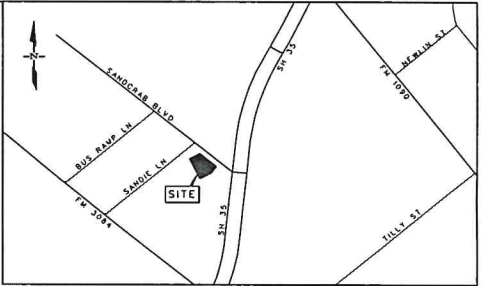


Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare,

Calhoun County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

PRELIMINARY PLAT



MAXIMO SANCHEZ LEAGUE A-35

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 _____, 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 2023 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 9.304D) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 23.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.08(3)).

SIGNED THIS THE _____ DAY OF _____, 2023.

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 _____ 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 _____, 2023, AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED ON THE _____ DAY OF _____, 2023, IN VOLUME _____, PAGE _____ OF THE CALHOUN COUNTY PLAT RECORDS, SLIDE NO. _____.

COUNTY CLERK

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS JEMCO SANDCRAB SUBDIVISION, LOCATED IN THE CITY OF PORT LAVACA, TEXAS, AND WHOSE 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:
SANDCRAB PLAZA, LLC
C/O DR. PAUL BUNNELL
TMCA
713 HWY 35 SOUTH
PORT LAVACA, TX 77893

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. PAUL BUNNELL 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 _____, 2023.

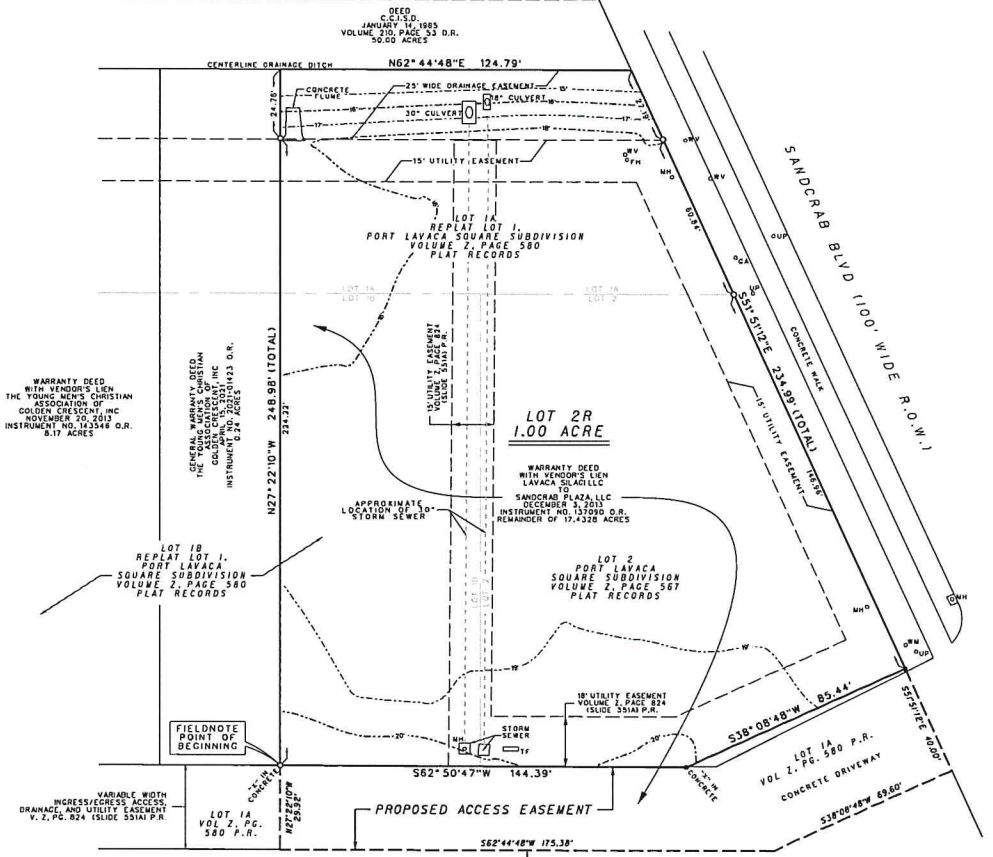
NOTARY PUBLIC
CALHOUN COUNTY, TEXAS

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 RELEIED UPON AS A FINAL SURVEY DOCUMENT

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



LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF CALHOUN

BEING a 1.00 acre tract situated in the Maximo Sanchez League, Calhoun County, Texas, and being a portion of that same tract described as 17.4323 acres in Warranty Deed with Vendor's Lien dated December 3, 2013, from Lavaca Silage, LLC, to Sandcrab Plaza, LLC, and recorded in Instrument Number 157990 of the Official Records of Calhoun County, Texas, and this 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an existing "N" in concrete in the northwest edge of a concrete driveway and the east corner of a 0.24 acre tract described in Instrument No. 2021-01423 of the Official Records of said county for the south corner of the herein described tract;

THENCE North 27°22' 10" West with the northeast line of said 0.24 acre tract and the southwest line of the herein described tract at 224.22 feet pass an existing 5/8 inch iron rod on line for reference and continuing for a total distance of 248.38 feet to a point in the southeast line of a 50.00 acre tract described in Volume 210, Page 51 of the Deed Records of said county at the north corner of said 0.28 acre tract for the west corner of the herein described tract;

THENCE North 82°44' 48" East with the southeast line of said 50.00 acre tract and the northwest line of the herein described tract for a distance of 124.79 feet to a point in the southwest right-of-way line of Sandcrab Boulevard at the east corner of said 50.00 acre tract for the north corner of the herein described tract;

THENCE South 51°51' 12" East with the southwest right-of-way line of Sandcrab Boulevard and the northeast line of the herein described tract at 27.19 feet pass an existing 5/8-inch iron rod on line for reference, at 58.05 feet pass an existing 5/8-inch iron rod on line for reference, and continuing for a total distance of 234.99 feet to a 5/8 inch iron rod set in a concrete driveway for the east corner of the herein described tract;

THENCE South 18°08' 48" West with a southwest edge of concrete driveway and a southeast line of the herein described tract for a distance of 85.44 feet to a 5/8-inch iron rod set for the southeast corner of the herein described tract.

THENCE South 62°50' 47" West with a northwest edge of concrete driveway and a southeast line of the herein described tract for a distance of 144.39 feet to the POINT OF BEGINNING, containing 1.00 acres of land.

GENERAL NOTES

ADDRESS:
LOT 1:
PORT LAVACA, TX 77978

LAND USE:
LOTS 1: COMMERCIAL

BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE. ELEVATIONS BASED ON NORTH AMERICAN DATUM 1980.

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
- MH - MANHOLE
- WV - WATER VALVE
- UP - UTILITY POLE
- CA - GUY ANCHOR
- FW - FIRE HYDRANT
- INDEX LINE (2' INTERVAL)
- INTERMEDIATE LINE (1' INTERVAL)
- TF - ELECTRIC TRANSFORMER
- WM - WATER METER

JEMCO SANDCRAB SUBDIVISION
A SUBDIVISION LOCATED IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS

GANEM & KELLY SURVEYING, INC.
LANE STREET, SUITE 100
POINT COMBOW, TEXAS 77978
(361) 987-2010
FIRM NO. 10862300

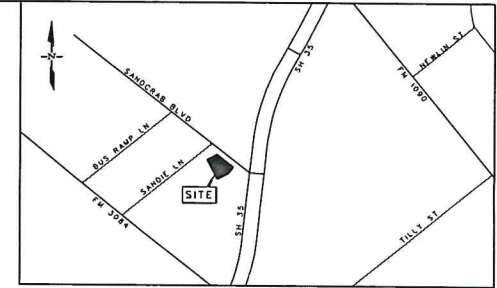
DRAWN BY: C.A.C.
CHECKED BY: C.A.C.
APPROVED BY: C.A.C.

SCALE: 1" = 30'
DATE: 11/22/2023
JOB NO. PC23-058

FLOODPLAIN NOTE

BASED ON GRAPHIC REPRESENTATION OF AND ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48072C0105E, WAP EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED PARTIALLY IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.

FINAL PLAT



MAXIMO SANCHEZ LEAGUE A-35

CITY SECRETARY CERTIFICATION

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

ON THIS _____ DAY OF _____, 2023.

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

CALHOUN COUNTY APPRAISAL DISTRICT

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SIGNED THIS _____ DAY OF _____, 2023.

CHIEF APPRAISER

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OWNERS SIGNATURE:
SANDCRAB PLAZA, LLC
C/O DR. PAUL BUNNELL
HWY 35
713 HWY 35 SOUTH
PORT LAVACA, TX 77979

STATE OF TEXAS
COUNTY OF CALHOUN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. PAUL BUNNELL 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.

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NOTARY PUBLIC
CALHOUN COUNTY, TEXAS

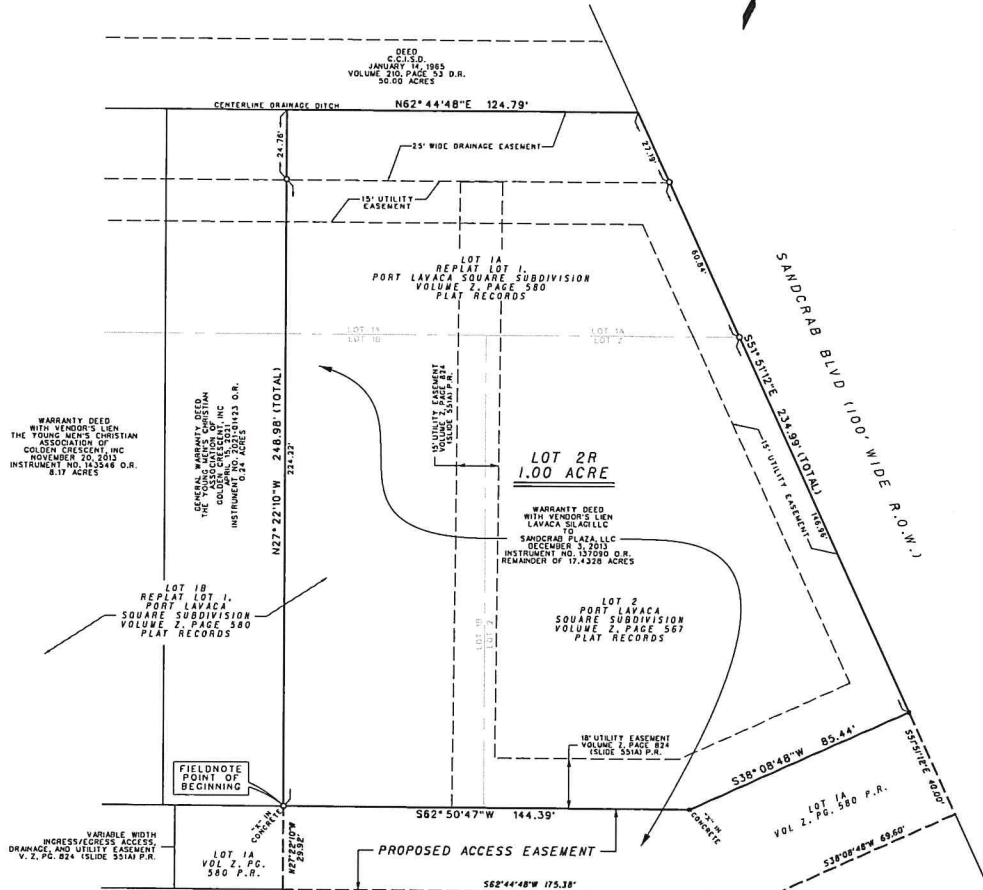
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JASON B. OLSOVSKY
CANEM & KELLY SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 7031

DATE



WARRANTY DEED WITH VENDOR'S LIEN THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF COLORADO SPRING, INC NOVEMBER 20, 2013 INSTRUMENT NO. 152548 O.R. 8.17 ACRES

GENERAL WARRANTY DEED THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF COLORADO SPRING, INC NOVEMBER 20, 2013 INSTRUMENT NO. 152548 O.R. 8.17 ACRES

WARRANTY DEED WITH VENDOR'S LIEN LAVACA SQUAIRE LLC TO SANDCRAB PLAZA, LLC DECEMBER 3, 2013 INSTRUMENT NO. 157090 O.R. REMAINDER OF 17.4288 ACRES

FIELDNOTE POINT OF BEGINNING

VARIABLE WIDTH INGRESS/EGRESS ACCESS, DRAINAGE AND UTILITY EASEMENT V. 2, P.C. 824 15106 551A1 P.R.

LOT 1D BUSH'S PORT LAVACA SUBDIVISION V. 2, P.C. 824 15106 551A1 P.R.

MCDONALD'S CORPORATION DECEMBER 3, 1981 VOLUME 12, PAGE 290 O.R. 0.856 ACRE

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF CALHOUN

BEING a 1.00 acre tract situated in the Maximo Sanchez League, Calhoun County, Texas, and being a portion of that same tract described as 17.4288 acres in Warranty Deed with Vendor's Lien dated December 5, 2013, from Lavaca Squire, LLC, to Sandcrab Plaza, LLC, and recorded in Instrument Number 157090 of the Official Records of Calhoun County, Texas, and this 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an existing "X" in concrete in the northwest edge of a concrete driveway and the east corner of a 0.24 acre tract described in Instrument No. 2021-01428 of the Official Records of said county for the south corner of the herein described tract;

THENCE North 37°22' 10" West with the northeast line of said 0.24 acre tract and the southwest line of the herein described tract for a distance of 124.79 feet to a point in the southwest right-of-way line of Sandra B Boulevard at the east corner of said 0.24 acre tract for the north corner of the herein described tract;

THENCE North 37°22' 10" West with the northeast line of said 0.24 acre tract and the southwest line of the herein described tract for a distance of 124.79 feet to a point in the southwest right-of-way line of Sandra B Boulevard at the east corner of said 0.24 acre tract for the north corner of the herein described tract;

THENCE North 62°44' 48" East with the southeast line of said 50.00 acre tract and the southwest line of the herein described tract for a distance of 124.79 feet to a point in the southwest right-of-way line of Sandra B Boulevard at the east corner of said 50.00 acre tract for the north corner of the herein described tract;

THENCE South 51°51' 12" East with the southwest right-of-way line of Sandra B Boulevard and the northeast line of the herein described tract at 27.19 feet pass an existing 5/8-inch iron rod on line for reference, at 88.08 feet pass an existing 5/8-inch iron rod on line for reference, and continuing for a total distance of 244.99 feet to a 5/8 inch iron rod set in a concrete driveway for the east corner of the herein described tract;

THENCE South 28°08' 48" West with a northwest edge of concrete driveway and a southeast line of the herein described tract for a distance of 85.44 feet to a 5/8-inch iron rod set for the southeast corner of the herein described tract;

THENCE South 62°50' 47" West with a northwest edge of concrete driveway and a southeast line of the herein described tract for a distance of 144.59 feet to the **POINT OF BEGINNING**, containing 1.00 acres of land.

FLOODPLAIN NOTE

BASED ON GRAPHIC REPRESENTATION OF AND ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48037C0185C, MAP EFFECTIVE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED PARTIALLY IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.

GENERAL NOTES

ADDRESS:
PORT LAVACA, TX 77979

LAND USE:
LOTS 1: COMMERCIAL

BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE. ELEVATIONS BASED ON NORTH AMERICAN DATUM 1988

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LEGEND

- 5/8 IRON ROD FOUND UNLESS OTHERWISE NOTED
- 5/8 IRON ROD SET UNLESS OTHERWISE NOTED

JEMCO SANDCRAB SUBDIVISION

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

CANEM & KELLY SURVEYING, INC.

15106 551A1 P.R.
15106 551A1 P.R.
15106 551A1 P.R.

DRAWN BY: C.A.C. SCALE: 1" = 30'
CHECKED BY: C.A.C. DATE: 11/22/2023
APPROVED BY: C.A.C. JOB NO. PC23-036