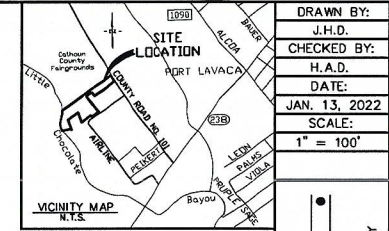


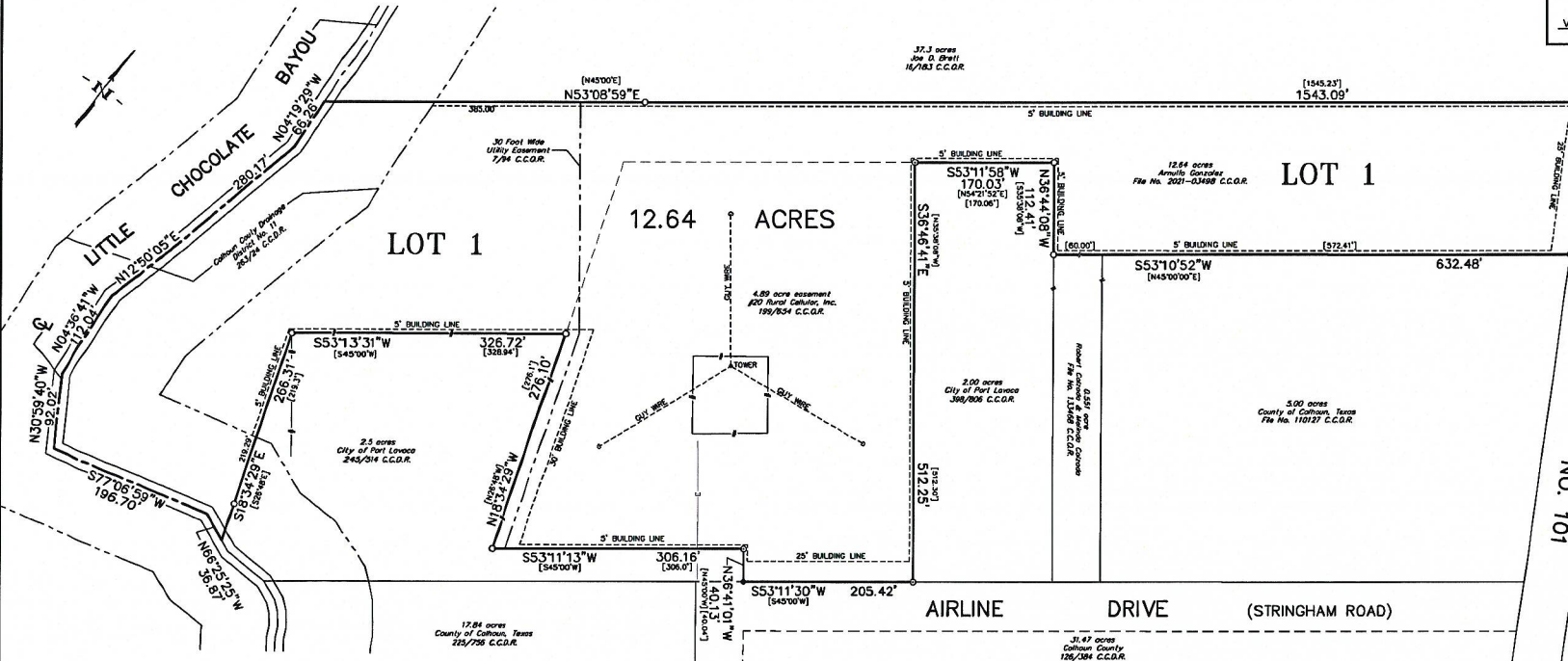
# GONZALEZ SUBDIVISION

## 12.64 ACRE SUBDIVISION

PART OF THE AMERICAN G.I. FORUM TRACT SUBDIVISION  
RECORDED IN VOLUME Z, PAGE 616 C.C.P.R.  
SAMUEL SHUPE SURVEY, ABSTRACT NO. 137 OF CALHOUN COUNTY, TEXAS



DRAWN BY:  
J.H.D.  
CHECKED BY:  
H.A.D.  
DATE:  
JAN. 13, 2022  
SCALE:  
1" = 100'



- LEGEND
- EXISTING 3/4" IRON ROD UNLESS NOTED
  - SET 3/4" IRON ROD WITH PLASTIC CAP
  - [ ] PLAT OR DEED CALL

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE MATHEMATICAL GRID BASED ON NAD83 HARP-0219 ON THE RNC 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 GONZALEZ 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.

ARNULFO GONZALEZ

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARNULFO GONZALEZ, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DECLINED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

### COUNTY CLERK CERTIFICATE

STATE OF TEXAS  
COUNTY OF CALHOUN

### CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS  
COUNTY OF CALHOUN

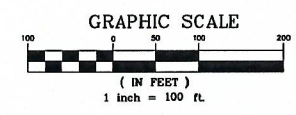
I, MANDY GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ 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 \_\_\_\_\_, 2022.

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

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

01-14-2022  
RELEASE DATE



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 JANUARY 19, 2022.

G & W ENGINEERS, INC.  
HENRY A. DANYSH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5086



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

FILE NO.:  
10221-001  
JOB NO.:  
10221-001  
SHEET NO.:  
1 OF 1

FINAL PLAT

Property Identification #: 14186

Geo ID: A0137-00000-0001-AA  
Situs HENRY BARBER WY PORT  
Address: LAVACA, TX 77979  
Property Type: Real  
State Code: E4

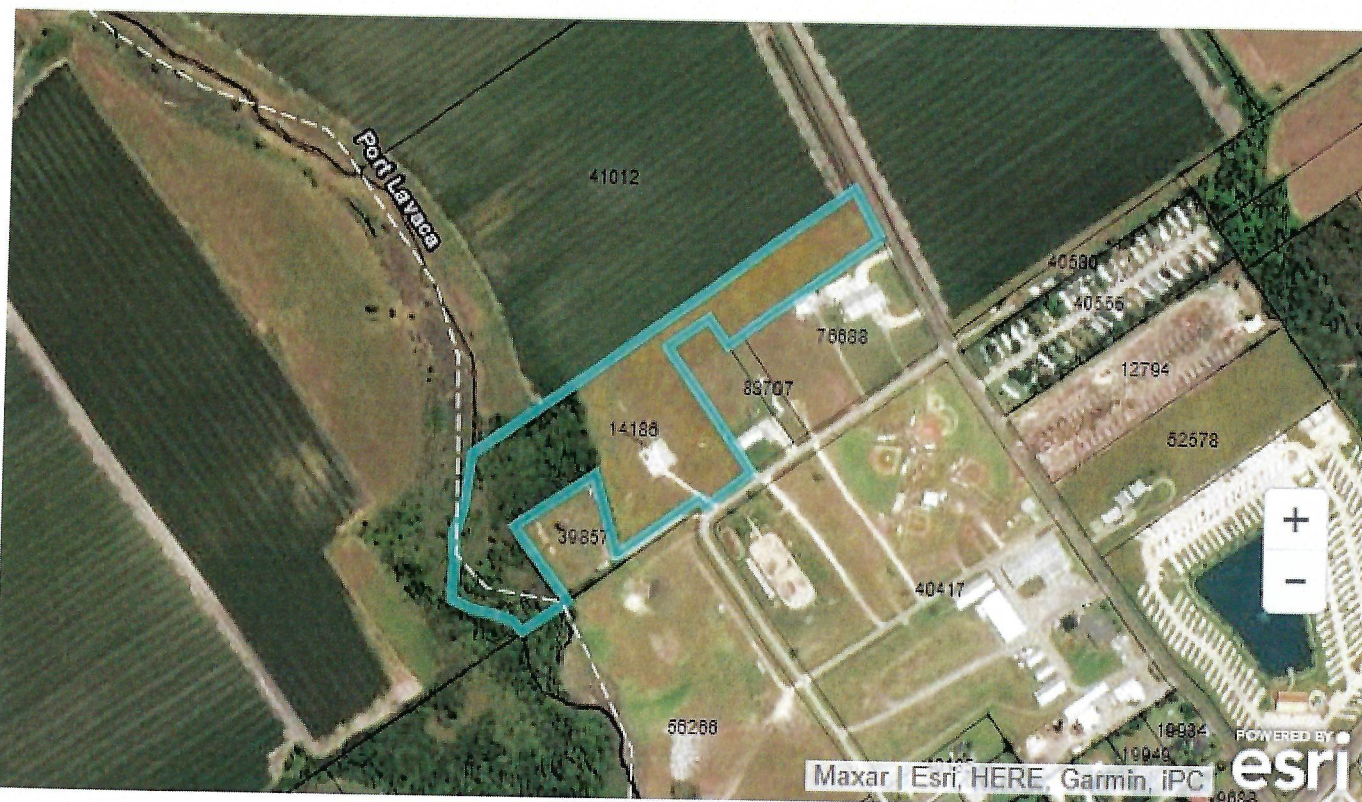
Property Information: 2022

Legal A0137 SAMUEL SHUPE,  
Description: TRACT PT 1, ACRES 12.449  
Abstract: A0137  
Neighborhood: PORT LAVACA WEST  
Appraised Value: N/A  
Jurisdictions: G05, NV6, S01, C04, FML,  
CAD, GWD

Owner Identification #: 120218

Name: GONZALEZ ARNULFO  
Exemptions:  
DBA: Null

Re-Center Map



Calhoun CAD Map Search

This product is for informational purposes only and may not have 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 property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



**Gonzalez Industrial Insulation, Inc.**

3706 E. Rio Grande  
Suite B  
Victoria, TX 77901  
Office 361-987-2770

October 15, 2021

Ms. Jessica Carpenter  
City of Port Lavaca  
Director of Development Services  
202 North Virginia  
Port Lavaca, TX 77979

**RE: Conceptual Approval Request – Gonzalez Industrial Insulation, Inc. (Property Identification #: 14186)**

Dear Ms. Carpenter:

GII, Inc. sincerely appreciates the opportunity to present this request for conceptual approval for the improvements to the property located off Henry Barber Way (CR 101), approximately 2,400 lf east of SH 238 and 3,000 lf west of SH 35, in Port Lavaca, Calhoun County, Texas. GII, Inc., based in Victoria, Texas, has provided professional industrial maintenance services for local chemical plants such as Formosa for over 30 years and intends to expand their facilities to a more appropriate location within the City of Port Lavaca.

It is our understanding that the said property is currently appropriately zoned for commercial/industrial. GII intends to develop the site in accordance with this zoning to include the following general elements:

- 1 (one) building structure serving as general office and industrial shop
- 1 (one) storage building
- Parking
- Driveway access to shop from Henry Barber Way (CR 101)
- Driveway access to general (private/public) parking adjacent to office

Dimensions and geometry of office/shop building, storage building, and parking facilities are to be determined and will comply with city code and requirements.

Per our conversation on October 12, 2021, this project is subject to the following:

1. Review and Approval of the site improvements concept by Planning Board and City Council
2. Predevelopment Meeting with appropriate City Departments
3. Platting Process – Approval of preliminary/final plats by Planning Board and City Council

GII, Inc. thanks you for this opportunity to provide this plan and we look forward to working with you to complete this project. If you have any questions, please feel free to call 361-571-5739 or email at [gii@hughes.net](mailto:gii@hughes.net).

Sincerely,

Arnulfo Gonzalez  
President