



Property Information

Property ID: 90097

Legal Acreage:

GEO ID: S0241.3-00000-0357-00

Legal Description: REDFISH RETREAT SUBD
PHASE 3 (PORT LAVACA), LOT 357

Tract or Lot: 357

NOTES:

- 1.) ALL LOT CORNERS, P.C.'S AND P.T.'S ARE SET 5/8" STEEL RODS WITH CAP STAMPED "AGS CONSULTANTS".
- 2.) LOTS ADJACENT TO CHOCOLATE BAY CONTAIN AREAS DELINEATED AS WETLANDS AND ARE SUBJECT TO REGULATIONS AND LAWS GOVERNING THEIR OWNERSHIP, USE AND DEVELOPMENT.
- 3.) PORTION OF COUNTY ROAD 105 AS SHOWN ON PLAT RECORDED IN VOLUME "T", PG. 2 AND VOLUME "Z", PG. 57 C.C.D.R. TO BE ABANDONED BY THIS SUBDIVISION PLAT
- 4.) UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE:
 - 50' BUILDING LINE SET BACK ALONG THE FRONT LOT LINE
 - 25' BUILDING LINE SET BACK ALONG THE REAR ADJACENT TO LAKES
 - 20' BUILDING LINE SET BACK ALONG ALCOA DRIVE
 - 10' DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES
 - 10' DRAINAGE EASEMENT ALONG REAR LOT LINES EXCEPT FOR BAY LOTS
 - 20' DRAINAGE EASEMENT/UTILITY EASEMENT ALL ROADWAYS FOR DRAINAGE, WATER & SEWER
 - 10' UTILITY EASEMENT BEHIND/ADJACENT TO THE ABOVE 20' DRAINAGE EASEMENT/UTILITY EASEMENT FOR ELECTRICAL
- 4) THE TEMPORARY CUL-DE-SAC IS TO BE ABANDONED AFTER THE REMOVAL, EXTENSION OR COMPLETION OF THE TEMPORARY CUL-DE-SAC AND THE LAND SHALL REVERT BACK TO THE RESPECTIVE PROPERTY OWNERS.

PLAT VARIANCE

IN VARIANCE TO THE CITY OF PORT LAVACA REGULATIONS AND ORDINANCE NUMBER: ARTICLE VI, SECTION 42-132 (f)(4), THE FOLLOWING VARIANCES ARE INCORPORATED WITH THIS PLAT:

- 1) VARIANCE FROM 55 FEET MINIMUM RIGHT-OF-WAY WIDTH TO 60 FEET MINIMUM WIDTH AS DEPICTED ON THIS PLAT
- 2) VARIANCE FROM MINIMUM PAVEMENT WIDTH OF 28 FEET TO 24 FEET OF PAVEMENT WIDTH WITH NO CURB AND GUTTER. AS REFERENCE, A PAVEMENT WIDTH OF 24 FEET WITHOUT CURB AND GUTTER WAS ALSO PREVIOUSLY APPROVED FOR PHASE 1 AND 2 OF THIS SUBDIVISION.

REDFISH RETREAT SUBDIVISION PHASE 3

77.2345 ACRES OF LAND
SITUATED IN THE
SAMUEL SHUPE SURVEY, ABST. NO. 137,
AND BEING A PARTIAL REPLAT OF
REDFISH RETREAT SUBDIVISION PHASE 2A
RECORDED UNDER VOL. Z, PG. 809 C.C.D.R.
AND PARTIAL REPLAT OF
PORT LAVACA DEVELOPMENT
RECORDED UNDER VOL. T, PG. 2 C.C.D.R.
CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS

64 LOTS, 1 RESERVES, 5 BLOCKS