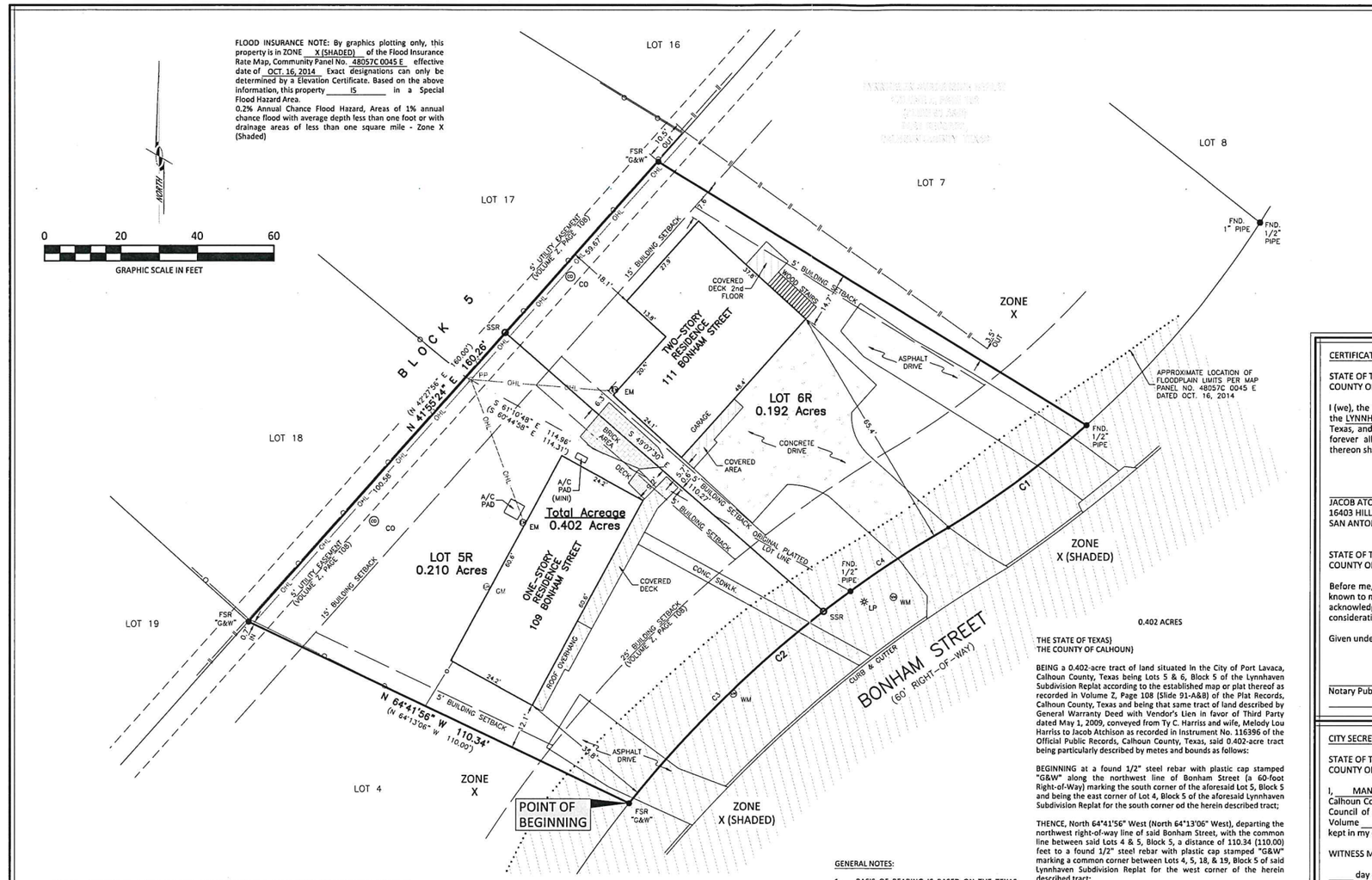
FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X (SHADED) of the Flood Insurance Rate Map, Community Panel No. 48057C 0045 E effective date of OCT. 16, 2014 Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS in a Special Flood Hazard Area.

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile - Zone X (Shaded)



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	254.94'	44.79'	10°03'56"	S 53°38'39" W	44.73'
C2	299.98'	110.50'	21°06'21"	S 49°18'29" W	109.88'
C3	299.98'	71.35'	13°37'37"	N 45°34'09" E	71.18'
C4	299.98'	39.15'	7°28'42"	N 56°07'19" E	39.13'

SYMBOL LEGEND

These standard symbols may be found in the drawing.

- FOUND 5/8" STEEL REBAR (UNLESS OTHERWISE DESCRIBED)
- SET 1/2" STEEL REBAR
- POWER POLE
- LIGHT POLE
- CLEANOUT
- WATER METER
- GAS METER
- ELECTRIC METER
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD LINES
- ORIGINAL PLATTED LOT LINE
- APPROXIMATE FLOODPLAIN LOCATION
- EASEMENT LINE
- BUILDING SETBACK LINE
- RECORD BEARING & DISTANCE (N 00°00'00" E 0.00')

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

I, MICHAEL K. WILLIAMS , 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.

07/23/2024
True Line Construction Layout and Land Surveying
By: Michael K. Williams
Registered Public Surveyor No. 6616

STATE OF TEXAS REGISTERED MICHAEL K. WILLIAMS 6616 PROFESSIONAL LAND SURVEYOR

0.402 ACRES

THE STATE OF TEXAS}
THE COUNTY OF CALHOUN}

BEING a 0.402-acre tract of land situated in the City of Port Lavaca, Calhoun County, Texas being Lots 5 & 6, Block 5 of the Lynnhaven Subdivision Replat according to the established map or plat thereof as recorded in Volume Z, Page 108 (Slide 91-A&B) of the Plat Records, Calhoun County, Texas and being that same tract of land described by General Warranty Deed with Vendor's Lien in favor of Third Party dated May 1, 2009, conveyed from Ty C. Harriss and wife, Melody Lou Harriss to Jacob Atchison as recorded in Instrument No. 116396 of the Official Public Records, Calhoun County, Texas, said 0.402-acre tract being particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" steel rebar with plastic cap stamped "G&W" along the northwest line of Bonham Street (a 60-foot Right-of-Way) marking the south corner of the aforesaid Lot 5, Block 5 and being the east corner of Lot 4, Block 5 of the aforesaid Lynnhaven Subdivision Replat for the south corner od the herein described tract;

THENCE, North 64°41'56" West (North 64°13'06" West), departing the northwest right-of-way line of said Bonham Street, with the common line between said Lots 4 & 5, Block 5, a distance of 110.34 (110.00) feet to a found 1/2" steel rebar with plastic cap stamped "G&W" marking a common corner between Lots 4, 5, 18, & 19, Block 5 of said Lynnhaven Subdivision Replat for the west corner of the herein described tract;

THENCE, North 41°55'24" East (North 42°27'56" East), along the common line between Lots 5, 6, 17, & 18, Block 5 of said Lynnhaven Subdivision Replat, a distance of 160.26 (160.00) feet to a found 1/2" steel rebar with plastic cap stamped "G&W" marking the north corner of said Lot 6, Block 5, being along the southeast line of said Lot 17, Block 5, and being the west corner of Lot 7, Block 5 of said Lynnhaven Subdivision Replat for the north corner of the herein described tract;

THENCE, South 58°39'04" East (South 58°06'33" East), along the common line between said Lots 6 & 7, Block 5, a distance of 131.16 (130.84) feet to a found 1/2" pipe along the northwest right-of-way line of said Bonham Street marking a common corner between said Lots 6 & 7, Block 5 for the east corner of the herein described tract;

THENCE, along the northwest right-of-way line of said Bonham Street and the southeast line of said Lot 6, Block 5, with a curve turning to the right having a radius of 254.94 feet, an arc length of 44.79 feet, and a delta angle of 10°03'56", with a chord bearing of South 53°38'39" West, and a chord length of 44.73 feet to a point along the northwest right-of-way line of said Bonham Street marking a point of reverse curvature to the left of the herein described tract;

THENCE, continuing along the northwest right-of-way line of said Bonham Street and the southeast line of said Lots 5 & 6, Block 5, with a reverse curve turning to the left having a radius of 299.98 feet, an arc length of 110.50 feet, and a delta angle of 21°06'21", with a chord bearing of South 49°18'29" West, and a chord length of 109.88 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.402-acre tract of land, more or less.

GENERAL NOTES:

1. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE (4204), GRID.
2. LAND USE: RESIDENTIAL
3. ADDRESSES:

LOT 5R, BLOCK 5 - 109 BONHAM STREET
LOT 6R, BLOCK 5 - 111 BONHAM STREET

4. BUILDING LINES

NO BUILDING SETBACK REQUIRED AS PER CITY OF PORT LAVACA ORDINANCE SECTION 42-131(b).

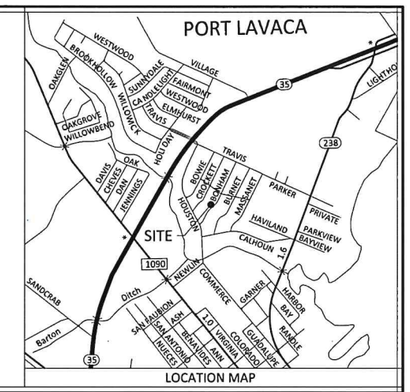
5. STATISTICAL DATA:

A)	GROSS AREA:	0.402 ACRES
B)	GROSS LOTS:	2 LOTS
C)	DEDICATION:	NIA
D)	NET AREA:	N/A

6. ALL 1/2" STEEL REBARS ARE SET WITH A BLUE PLASTIC CAP STAMPED "TLCL RPLS 6616" UNLESS OTHERWISE DESCRIBED.

FSR - FOUND 5/8" STEEL REBAR (UNLESS OTHERWISE DESCRIBED)

SSR - SET 1/2" STEEL REBAR



CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF TEXAS
COUNTY OF CALHOUN

I (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the LYNNHAVEN SUBDIVISION REPLAT - RESUBDIVISION NO. 1 to 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.

_____
JACOB ATCHISON
16403 HILLVIEW PASS DR.
SAN ANTONIO, TEXAS 78247

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared JACOB ATCHISON 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 office this the _____ day of _____, 20___.

_____
Notary Public,
_____ County, Texas

CITY SECRETARY'S CERTIFICATE

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 forgoing 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, TEXAS, on this the

_____ day of _____, 20_____.

_____
City Secretary
City of Port Lavaca, Calhoun County
State of Texas

COUNTY CLERK'S CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

I, ANNA GOODMAN , Clerk of County Court and County Clerk of Calhoun County, Texas, do hereby certify that the foregoing plat of 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 _____, 20____, ____ o'clock ____.m., and was duly recorded on the _____ day of _____, 20___, in Volume _____, Page _____ of the Calhoun County Deed Records.

_____
County Clerk
County of Calhoun
State of Texas

true line
CONSTRUCTION LAYOUT AND LAND SURVEYING
WWW.TRUELINELAYOUT.COM
804 N. Storts Street Poth, Texas 78147
Phone: (830) 699-6640 TBPELS Firm #10194329

FINAL PLAT FOR

LYNNHAVEN SUBDIVISION REPLAT - RESUBDIVISION NO. 1

LOTS 5R & 6R, BLOCK 5

Legal Description :

BEING LOTS 5 & 6, BLOCK 5 OF THE LYNNHAVEN SUBDIVISION REPLAT ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME Z, PAGE 108 (SLIDE 91 A&B) OF THE PLAT RECORDS, CALHOUN COUNTY, TEXAS.

No.	Revision	Date

PROJECT:	3-1057
DRAWN BY:	MKW
CHECKED BY:	MKW
DATE:	06/28/2024
SHEET:	1 OF 1