



# **PLANNING & ZONING PACKET**

**October 16, 2023**

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## PLANNING & ZONING COMMISSION AGENDA

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Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Tuesday, October 16, 2023, at 5:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. Members of the public can view the meeting via live stream at <https://www.youtube.com/@rockporttxgov>

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

### **Opening Agenda**

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1. Call meeting to order.

### **Public Hearing**

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2. Conduct a Public Hearing to consider a request to rezone property located at 1875 State Highway 35 Bypass; also known as S1558 Domasco Subdivision, Block 1, Lot 1 & part of Lot 2, being 1.4965 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1st Single Family Dwelling District).

### **Regular Agenda**

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3. Deliberate and act on approval of the regular meeting minutes of September 18, 2023.
4. Deliberate and act on a request to rezone property located at 1875 State Highway 35 Bypass; also known as S1558 Domasco Subdivision, Block 1, Lot 1 & part of Lot 2, being 1.4965 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1st Single Family Dwelling District).
5. Deliberate and act on a request to amend the Final Plat of property located at 1802 FM 2165; also known as Pearl Street Square being 10.3446 acres out of A179 J W Paup Survey, City of Rockport, Aransas County, Texas.
6. Adjournment

### **Special Accommodations**

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email [citysec@cityofrockport.com](mailto:citysec@cityofrockport.com) for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

**Certification**

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Thursday, October 12, 2023, at 11:30 a.m. and on the City's website at [www.cityofrockport.com](http://www.cityofrockport.com). I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.



Teresa Valdez, City Secretary

**PLANNING & ZONING COMMISSION AGENDA**  
**Regular Meeting: Monday, October 16, 2023**

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**AGENDA ITEM: 2**

Conduct a Public Hearing to consider a request to rezone property located at 1875 State Highway 35 Bypass; also known as S1558 Domasco Subdivision, Block 1, Lot 1 & part of Lot 2, being 1.4965 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1st Single Family Dwelling District).

**SUBMITTED BY:** Asst Director Bldg & Planning / Community Planner - Carey Dietrich

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**BACKGROUND:** Property owner, James Cruse wishes to rezone his property located at 1875 SH 35 Bypass to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, September 30, 2023 edition and mailed out to eleven (11) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-15 of the Code of Ordinances for detail information.

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**FISCAL ANALYSIS:** N/A

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**RECOMMENDATION:** No action required. Public Hearing only.

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**PUBLIC HEARING**  
Planning & Zoning Commission  
and City Council

**NOTICE** is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, October 16, 2023, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, October 24, 2023 at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone property located at 1875 State Highway 35 Bypass; also known as S1558 Domasco Subdivision, Block 1, Lot 1 & part of of Lot 2, being 1.4965 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of October 16, 2023, and the City Council Agenda of October 24, 2023, and posted on the City's website [www.cityofrockport.com](http://www.cityofrockport.com).

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

**POSTED** the 26<sup>th</sup> day of September 2023 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website [www.cityofrockport.com](http://www.cityofrockport.com).

**PUBLISHED** in *The Rockport Pilot* in the Saturday, September 30, 2023, Edition, in accordance with the City of Rockport Code of Ordinances.

**CITY OF ROCKPORT, TEXAS**

  
Teresa Valdez, City Secretary

## PLANNING AND ZONING COMMISSION MINUTES

On this the 18<sup>th</sup> day of September 2023, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

### Members Present

Ruth Davis – Chair  
Kim Hesley – Secretary  
Tom Blazek  
Patty Impens  
Ric Young

### Members Absent

Warren Hassinger-Vice Chairman

### Staff Members Present

Mike Donoho, Director  
Carey Dietrich, Community Planner  
Tommy Saucedo, IT  
Belinda Garcia, Administrative Coordinator  
Tara Doyle, Building & Development Technician  
Danielle Hale, Council Liaison

### Guest(s) Present

(12)

### Open Meeting

1. Meeting called to order at 5:30 p.m.

### Regular Meeting Open 5:30 pm.

2. Deliberate and act on approval for the regular meeting minutes of September 5, 2023.

**MOTION:** Member Blazek motion to approve minutes for September 5, 2023. Member Impens seconded the motion. **Motion passed unanimously.**

3. Deliberate and act on a Major Subdivision Conceptual Plan/Preliminary Plat submitted by Hamed Mostaghassi and Hossein Mostaghassi., for development of 431 lots single-family residential and 3 commercial lots subdivision to be known as Lakeway Estates, property located at 3250-3330 State Highway 35 Bypass, otherwise known as JW Paup Survey ABC 179, 152.582 acres & 6.887 acres, City of Rockport, Aransas County, Texas.

Allen Byers representing Lakeway Estates presented the Conceptual Plan.

Dan Conner, Tom Bennet, Donna Bennet, Adelaide Marlette, Robert Dalton, Jason Johns, Patrick Kane (Read by Chairperson Davis) expressed concerns about the drainage and traffic.

**MOTION:** Member Impens made a motion to approve the Conceptual Plan. Chairperson Davis seconded the motion. Chairperson Davis called for a Vote:

**Member Impens – Aye**

**Member Blazek – Aye**

**Member Hesley – Nay**

**Chairperson Davis – Aye**

**Member Young – Nay**

**Motion carried with a 3-2 Vote**

4. Discussion regarding the Impact Fee Study and responsibilities of the Advisory Committee.

Community Planner, Carey Dietrich described for the Commission the duties and responsibilities that will be expected of Board Members who may be appointed by City Council to the Advisory Committee regarding the Impact Fee Study being conducted by Freese & Nichols. No appointments have been made at this time; however, it is standard for the P&Z Commission to fill that role.

Council Liaison Danielle Hale reiterated the duties of the Advisory Committee and the length of time the Advisory Committee will have to commit to.

5. Adjournment 6:31 pm.

Member Blazek made a motion to adjourn the meeting. Member Young seconded the motion.

**Motion passed unanimously.**

Prepared by:

Approved by:

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Belinda Garcia, Assistant to Director

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Ruth Davis, Chair

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Kim Hesley, Secretary

## **PLANNING & ZONING COMMISSION AGENDA**

### **Regular Meeting: Monday, October 16, 2023**

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#### **AGENDA ITEM: 4**

Deliberate and act on a request to rezone property located 1875 SH 35 Bypass; also known as, S1558 Domasco Subdivision Blk 1, Lot 1 & PT of 2, 1.4965 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

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**SUBMITTED BY:** Carey Dietrich- Asst. Director Building & Development/ Community Planner

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**BACKGROUND:** Property owner James Cruse wishes to rezone his property located at 1875 SH 35 Bypass to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, September 30, 2023, edition and mailed out to eleven (11) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.

Please see the accompanying zoning change request application and Section 118-15 of the Code of Ordinances for detail information.

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**RECOMMENDATION:** Staff recommends approval of a request to rezone property located at 1875 SH 35 Bypass; also known as S1558 DOMASCO SUBDIVISION BLK 1 LOT 1 & PT OF 2, 1.4965 acres, City of Rockport, Aransas County, Texas to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).





## PUBLIC HEARING

### Planning & Zoning Commission and City Council

**NOTICE** is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday October 16, 2023, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, October 24, 2023, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, , to consider a request to rezone property located at 1875 SH 35 Bypass; also known as S1558 DOMASCO SUBDIVISION BLK 1 LOT 1 & PT OF 2, 1.4965 acres, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of October 16, 2023, and the City Council Agenda of October 24, 2023, and posted on the City's website [www.cityofrockport.com](http://www.cityofrockport.com).

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Building Department at (361) 790-1125.

**CITY OF ROCKPORT, TEXAS**

/s/ Teresa Valdez, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_

( ) IN FAVOR ( ) IN OPPOSITION

Phone: \_\_\_\_\_

REASON:

\_\_\_\_\_  
Signature

*See map on reverse side.*

# Location Map of Proposed Change of Zoning Request

(Subject property indicated by a blue border. Notice area indicated in yellow.)



## FAQ

Why am I receiving this notice?

Texas law requires that property owners within 200 feet of a zoning request be notified of the possible change to the property.

What do I do now?

It is your right to either object or support the proposed request. If you wish to do so, simply fill out this letter and return it to the City of Rockport by mail:

**ATTN:**

**Building Department  
City of Rockport  
2751 SH 35 Bypass  
Rockport, TX 78382**

If you have any questions regarding this notice, please contact Carey Dietrich, Community Planner, at 361-790-1125, ext. 226.



City of Rockport  
Building & Development Department  
2751 S.H. 35 Bypass  
Rockport, TX 78382

«Property\_Owner»  
«Mailing\_Address»  
«City», «State»«ZIP»

SITUS ADDRESS: «Situs\_Address»

| <u>Property ID</u> | <u>Property Owner</u>         | <u>Situs Address</u>   | <u>Mailing Address</u> | <u>City</u>  | <u>State</u> | <u>ZIP</u> |
|--------------------|-------------------------------|------------------------|------------------------|--------------|--------------|------------|
| 30729              | Chen Jingqiu                  | 1901-1939 SH 35 Bypass | 7948 Greenhollow Ln    | Dallas       | Tx           | 75240      |
| 54000              | Jon Lucas                     | 344 Griffith Dr        | 344 Griffith Dr        | Rockport     | Tx           | 78382      |
| 64916              | James & Amy Riley             | 340 Griffith DR        | 340 Griffith Dr        | Rockport     | Tx           | 78382      |
| 18718              | Brian Phillips & Tami Domasco | 102 St Francis Cir     | 325 Griffith Dr        | Rockport     | Tx           | 78382      |
| 70749              | Suzanne Campbell              | 208 St Francis Cir     | 1919 Hwy 35 N PMB 631  | Rockport     | Tx           | 78382      |
| 52538              | Michael & Darla Williams      | 111 St Francis Cir     | P.O. Box 567           | Rockport     | Tx           | 78381      |
| 61600              | Brian Phillips                | 325 Griffith Dr        | 325 Griffith Dr        | Rockport     | Tx           | 78382      |
| 15379              | Michael & Darla Williams      | 107 St Francis Cir     | P.O. Box 567           | Rockport     | Tx           | 78381      |
| 62068              | Danny Mitchell                | 201 St Francis Cir     | P.O. Box 1791          | Orange Grove | Tx           | 78372      |
| 8821912            | Chris & Cindy Anderson        | 202 St Francis Cir     | P.O. Box 1895          | Aransas Pass | Tx           | 78335      |
| 55644              | James Cruse - C A R Certified | 1875 SH 35 Bypass      | 1875 SH 35 Bypass      | Rockport     | Tx           | 78382      |

**STAFF REPORT**

Building & Development Services | Carey Dietrich, Community Planner  
 2751 SH 35 Bypass, Rockport, TX 78362  
 Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com

**PROPERTY ADDRESS/LOCATION**

1875 SH 35 Bypass

**APPLICANT/PROPERTY OWNER**

James Cruse, Owner

**PUBLIC HEARING DATE**

P&Z - Monday, Monday, October 16, 2023  
 CC - Tuesday, October 24, 2023

**P&Z DATE**

Monday, October 16, 2023

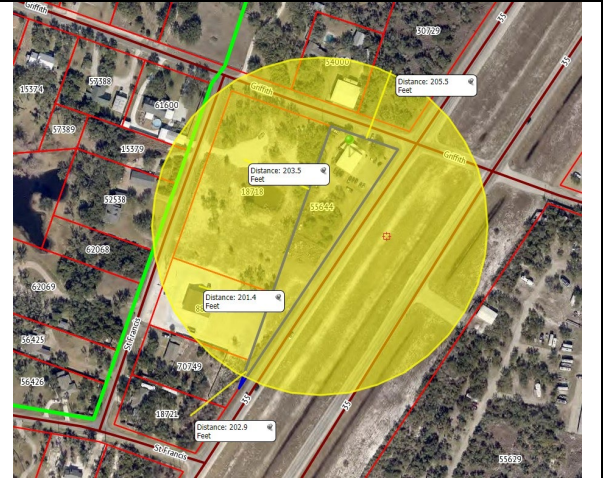
**CITY COUNCIL DATE(S)**

1<sup>st</sup> Reading - Tuesday, October 24, 2023  
 2<sup>nd</sup> Reading - Tuesday, November 14, 2023

**BRIEF SUMMARY OF REQUEST**

Property owner James Cruse wishes to rezone his property located at 1875 SH 35 Bypass, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1<sup>st</sup> Single Family Dwelling District).

A public notice regarding this item was published in The Rockport Pilot in the Saturday, September 30, 2023, edition and mailed out to eleven (11) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

| EXISTING ZONING                                       | EXISTING LAND USE          | SURROUNDING ZONING & LAND USE                                                                                                                                                                                                        | SITE IMPROVEMENTS                            | SIZE OF PROPERTY |
|-------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------|
| R-1 – 1 <sup>st</sup> Single Family Dwelling District | Certified Auto Repair Shop | <b>N</b> – R-1 (1 <sup>st</sup> Single Family Dwelling District)<br><b>S</b> – R-1 (1 <sup>st</sup> Single Family Dwelling District)<br><b>E</b> – Hwy 35 Bypass<br><b>W</b> – R-1 (1 <sup>st</sup> Single Family Dwelling District) | Auto Repair Shop<br>Building and parking lot | 1.4965 acres     |

**STAFF RECOMMENDATION****APPROVE****APPROVE WITH CONDITIONS****DENY**

| <b>COMPATIBILITY</b> with the ZONING ORDINANCE          | <b>PROPERTY HISTORY</b>                                                                        |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------|
| The Current Future Land Use Map suggests Commercial Use | Certified Auto Repair was in full operation prior to annexation and remains in full operation. |

**ATTACHMENTS**  
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/  
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

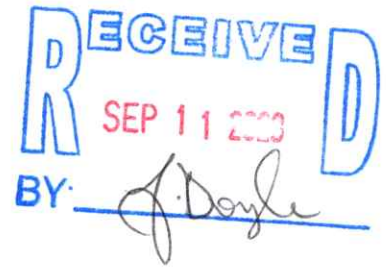
PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

**OTHER** (DESCRIBE)





**CITY OF ROCKPORT**  
**ZONING AND LAND DEVELOPMENT APPLICATION**

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

A. REQUESTING: Rezoning [X] Conditional Permit [ ]

Planned Unit Development (P.U.D.) by Conditional Permit [ ]

B. ADDRESS AND LOCATION OF PROPERTY 1875 State Highway  
35 Bypass Rockport TX 78382

C. CURRENT ZONING OF PROPERTY: RI

D. PRESENT USE OF PROPERTY: BI

E. ZONING DISTRICT REQUESTED: BI

F. CONDITIONAL USE REQUESTED: \_\_\_\_\_

G. LEGAL DESCRIPTION: (Fill in the one that applies)

• Lot or Tract 1 Block 1

• Tract \_\_\_\_\_ of the \_\_\_\_\_  
Survey as per metes and bounds (field notes attached)

• If other, attach copy of survey or legal description from the Records of Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) \_\_\_\_\_

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 65,149

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:  
(Please be specific)

Operating Business Need to get back  
to what it was before Annex

K. OWNER'S NAME: (Please print) James Cruse  
ADDRESS: 121 Rattlesnake Pt Rd  
CITY, STATE, ZIP CODE: Rockport TX 78382  
PHONE NO 361 386-0285

L. REPRESENTATIVE: (If Other Than Owner) \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE, ZIP CODE: \_\_\_\_\_  
PHONE NO \_\_\_\_\_

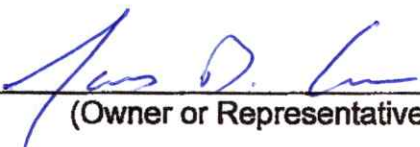
**NOTE:** Do you have property owner's permission for this request?  
YES X NO \_\_\_\_\_

M. FILING FEE:

|                          |                             |
|--------------------------|-----------------------------|
| REZONING                 | \$150.00 + \$10.00 PER ACRE |
| PLANNED UNIT DEVELOPMENT | \$200.00 + \$10.00 PER ACRE |
| P.U.D. REVISION          | \$200.00 + \$10.00 PER ACRE |
| CONDITIONAL PERMIT       | \$150.00 + \$10.00 PER ACRE |

(Make check payable to the City of Rockport)

- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Signed:   
(Owner or Representative)

(FOR CITY USE)

Received by:  Date: 9/11/23 Fees Paid: \$ 165.<sup>00</sup>/<sub>xx</sub>  
Submitted Information (\_\_\_\_ accepted) (\_\_\_\_ rejected) by: \_\_\_\_\_  
If rejected, reasons why: \_\_\_\_\_

Receipt No. \_\_\_\_\_



Vol: 8 Pg: 8

### Owners Certification

State of Texas  
County of Aransas

BRIAN E. PHILLIPS  
TAMI L. DOMASCO  
CAR CERTIFIED AUTO REPAIR, INC.  
CHRIS E. ANDERSON  
CINDY ANDERSON

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown hereon; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

*Brian E. Phillips*  
BRIAN E. PHILLIPS  
*Tami L. Domasco*  
TAMI L. DOMASCO  
*Chris E. Anderson*  
CHRIS E. ANDERSON  
*Cindy Anderson*  
CINDY ANDERSON  
*James Donald Cruse*  
JAMES DONALD CRUSE, President of  
CAR CERTIFIED AUTO REPAIR, INC.

State of Texas  
County of Aransas  
This instrument was acknowledged before me by:

BRIAN E. PHILLIPS

This the 17 day of November, A.D., 2022.

*Denise Naranjo*  
DENISE NARANJO  
Notary Public, State of Texas  
Comm. Expires 07-16-2023  
Notary ID 132088480

State of Texas  
County of Aransas  
This instrument was acknowledged before me by:

TAMI L. DOMASCO

This the 17 day of November, A.D., 2022.

*Denise Naranjo*  
DENISE NARANJO  
Notary Public, State of Texas  
Comm. Expires 07-16-2023  
Notary ID 132088480

State of Texas  
County of Aransas  
This instrument was acknowledged before me by:

CHRIS E. ANDERSON & CINDY ANDERSON

This the 17 day of November, A.D., 2022.

*Elizabeth Klemcke Brundrett*  
ELIZABETH KLEMCKE BRUNDRETT  
My Notary ID # 131250215  
Expires August 18, 2025

State of Texas  
County of Aransas  
This instrument was acknowledged before me by:

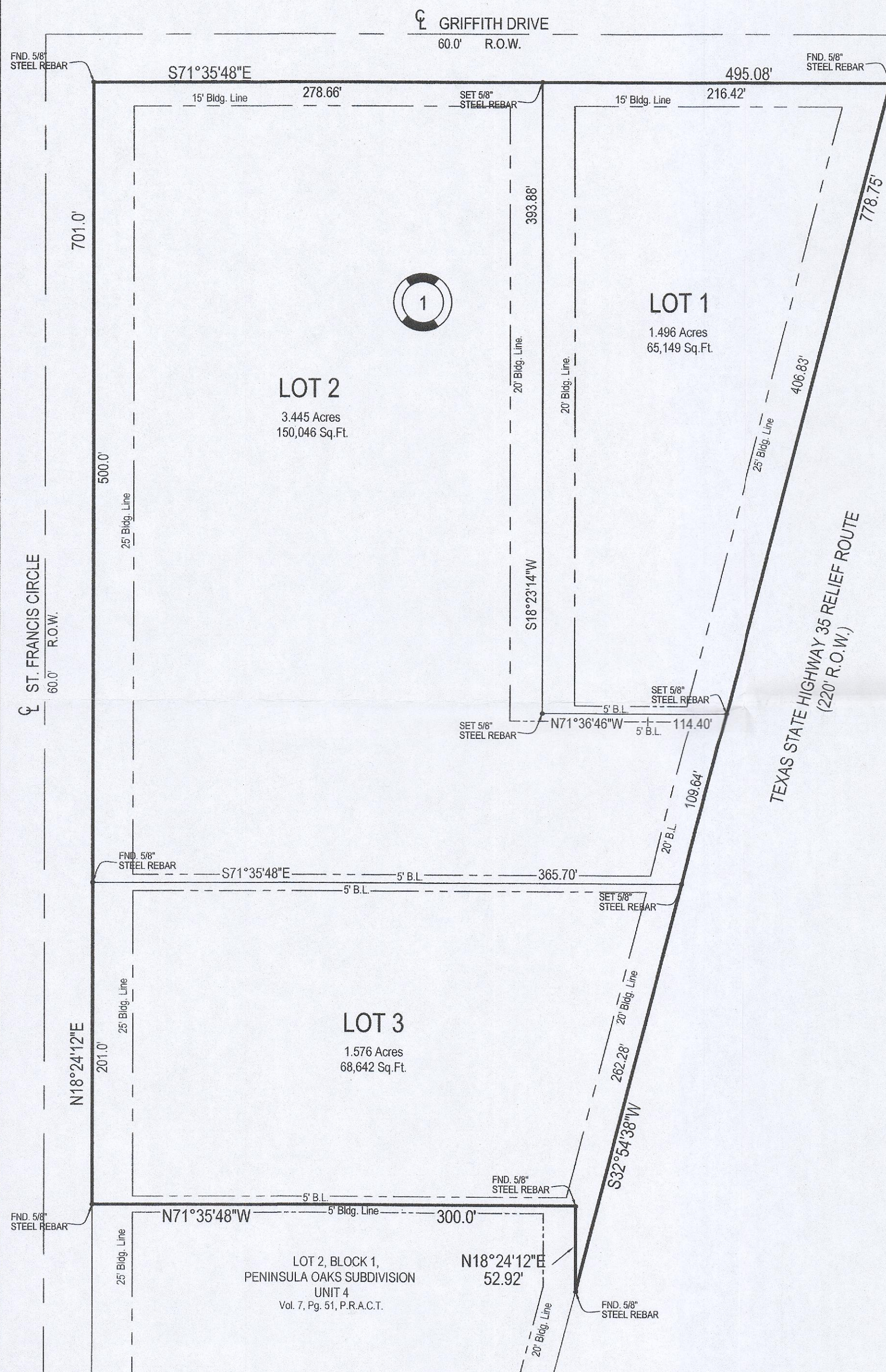
JAMES DONALD CRUSE, President of  
CAR CERTIFIED AUTO REPAIR, INC.

This the 18 day of November, A.D., 2022.

*Denise Naranjo*  
DENISE NARANJO  
Notary Public, State of Texas  
Comm. Expires 07-16-2023  
Notary ID 132088480

**Griffith & Brundrett**  
Surveying & Engineering, Inc.  
411 S. Pearl St., P.O. Box 2322  
Rockport, Texas 78381  
Phone: 361-729-6779  
Fax: 361-729-7933  
Email: jbrundrett@gsurveyor.com  
Website: www.gssurveyor.com  
TBPELS FIRM NO. F-414

FILE NAME: REPLATS/ROCKPORT/DOMASCO SUB/LOTS 1,3

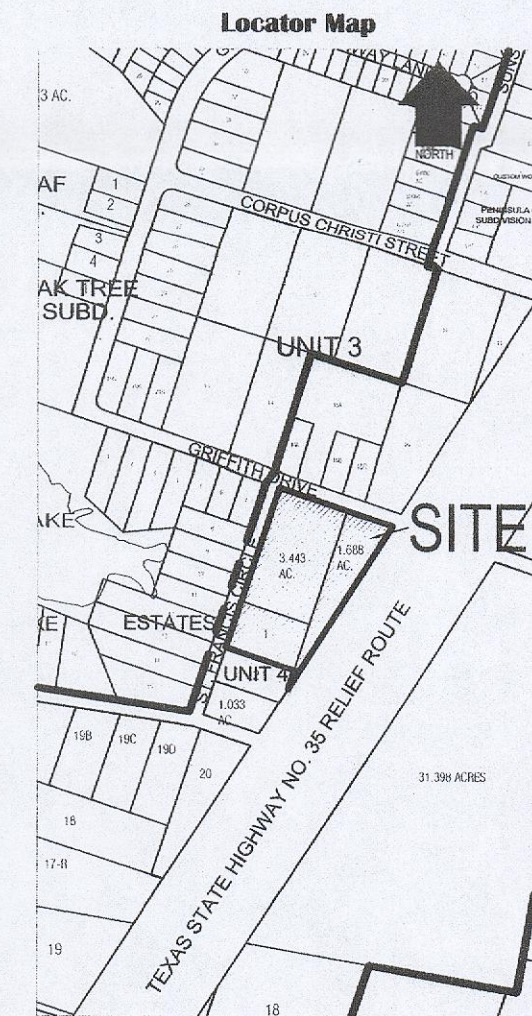
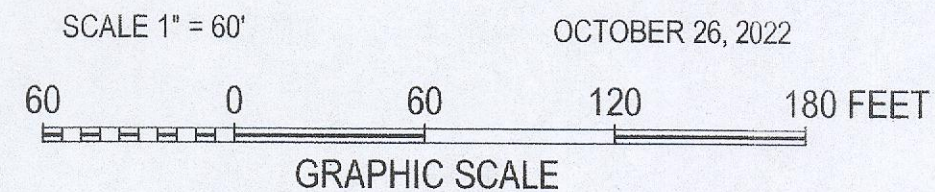


Final Plat of:

## LOTS 1, 2 AND 3, BLOCK 1, DOMASCO SUBDIVISION

CITY OF ROCKPORT,  
ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF LOT 1, BLOCK 1, PENINSULA OAKS SUBDIVISION, UNIT 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 51, PLAT RECORDS OF ARANSAS COUNTY, TEXAS; A CALLED 3.443 ACRE TRACT OUT OF THE C.W. EGERY SURVEY, A-62, AS DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 377770, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS; AND A CALLED 1.688 ACRE TRACT OUT OF THE C.W. EGERY SURVEY, A-62, AS DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 293751, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.



### Notes

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
- Bearings based on NAD 83, Texas State Plane, South Central Zone.
- Total platted area contains 6.516 acres or 283,837 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.  
B.L. / Bldg. Line = Building Line

### Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is (or) is not X located in a "Special Flood Hazard Area."

Flood Zone "X", Base Elevation N/A  
Panel No. 0240G  
Community No. 485504

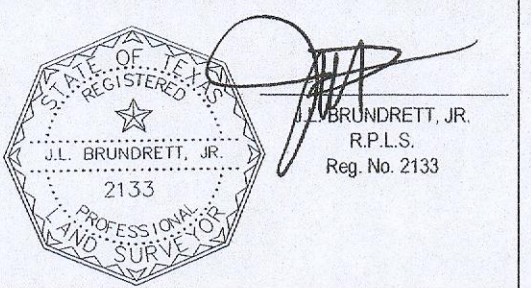
This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.

SUBJECT TO CHANGE BY FEMA.

### Surveyor Certification

State of Texas  
County of Aransas  
I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the 26 day of October, A.D., 2022.



### Planning & Zoning Commission

State of Texas  
County of Aransas  
This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

This the 22 day of DEC., A.D., 2022.

*Patricia D. ...*  
Chair  
*Mike ...*  
Secretary

### Lienholder Certification

State of Texas  
County of Aransas  
CHARTER BANK  
does hereby certify that I (we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I (we) do accept and approve said plat for all purposes and considerations.

This the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Print Name & Title  
Signature

State of Texas  
County of Aransas  
This instrument was acknowledged before me by:

This the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Notary Public in and for the State of Texas

### County Clerk's Certification

State of Texas  
County of Aransas  
I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the 26 day of October, A.D., 2022, with its certificate of authentication was filed for record in my office the 26 day of January, A.D., 2023, at 8:37 o'clock a.m. and duly recorded the 26 day of January, A.D., 2023, at 8:37 o'clock Am in the Plat Records of Aransas County, Texas in Volume B, Page B.

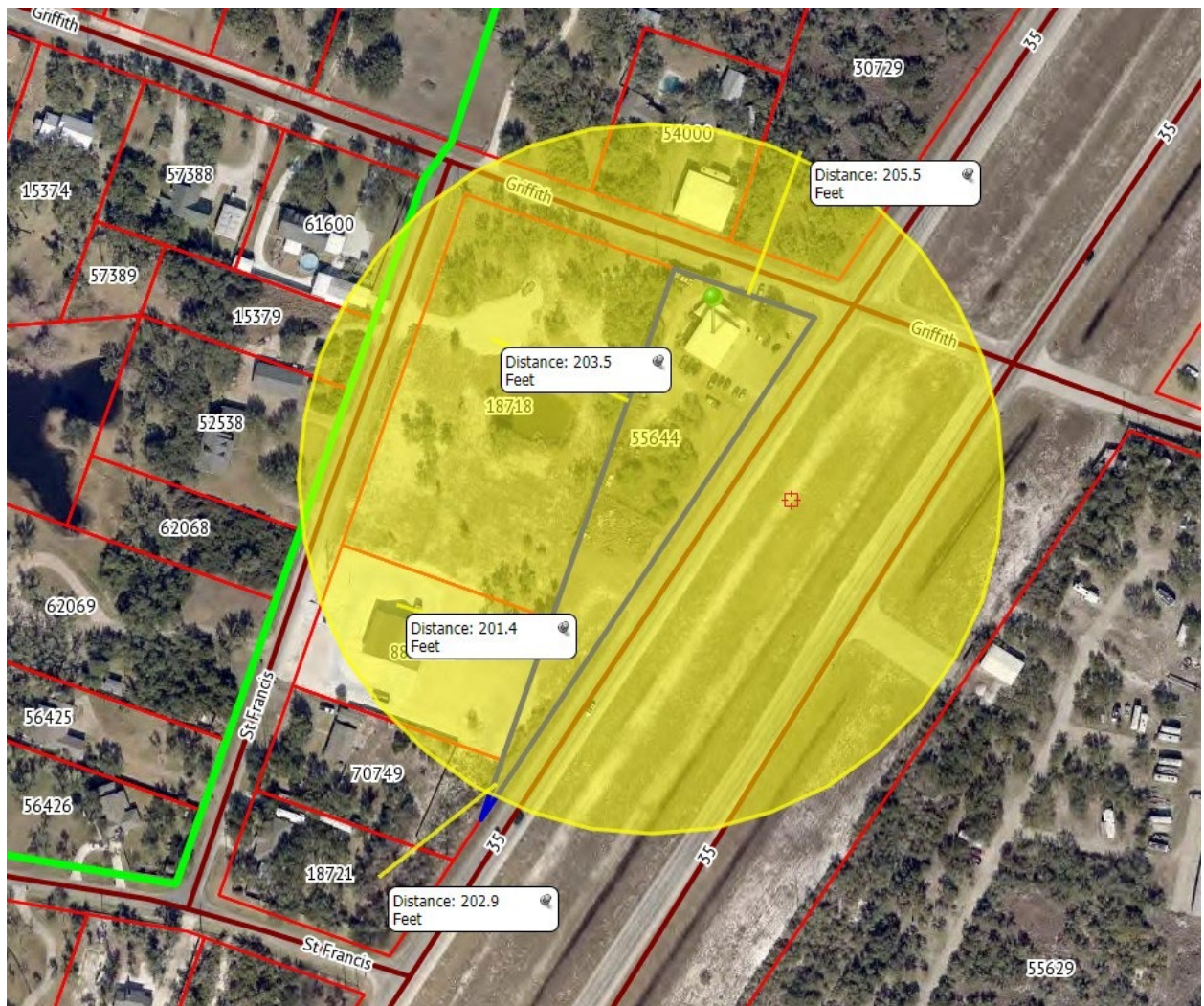
Witness my hand and seal of the County Court in and for Aransas County, Texas, at office in Rockport, Texas, the day and year first written above.

*Misty Kimbrough*  
MISTY KIMBROUGH  
By: *A. ...*  
Deputy

Clerk's File No. 396585

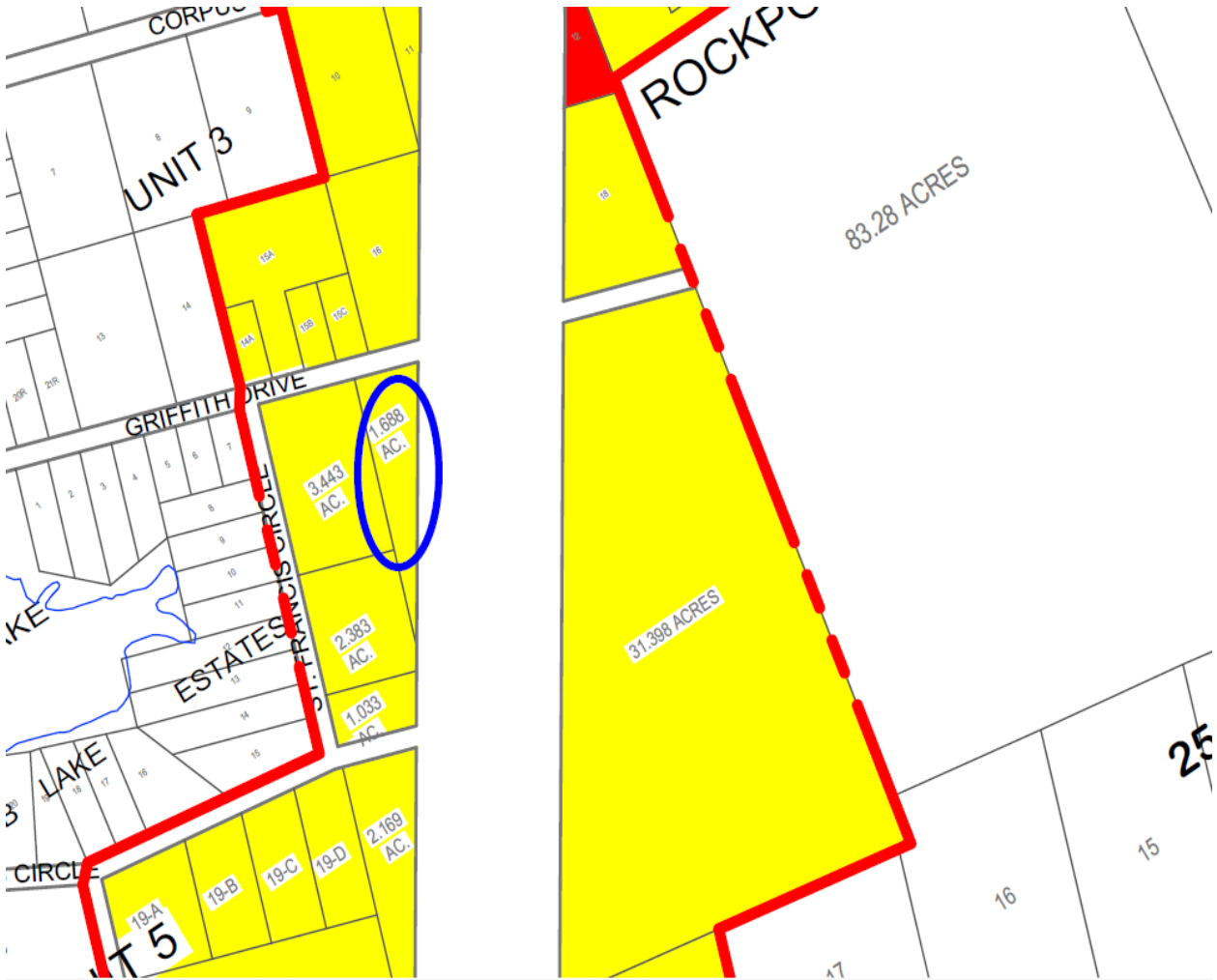
Vol: 8 Pg: 8







# Zoning Map





# Future Land Use



**PLANNING & ZONING COMMISSION AGENDA**  
**Regular Meeting: Monday, October 16, 2023**

---

**AGENDA ITEM: 5**

Deliberate and act on a request to amend the Final Plat of property located at 1802 FM 2165; also known as Pearl Street Square being 10.3446 acres of A179 J W Paup Survey, City of Rockport, Aransas County, Texas.

---

**SUBMITTED BY:** Carey Dietrich- Asst. Director Building & Development/ Community Planner

---

**BACKGROUND:** Property owner Pearl Street Square LLC wishes to amend the Final Plat for property located at 1802 FM 2165, otherwise known as Pearl Street Square, in order to remove the Phase I and Phase II designations, private drive designation, remove the gate easement, and dedicate the street right-of-way and Lot 21 for drainage pond to the City of Rockport.

Please see the accompanying Plat Application with Plat Exhibit and Section 90-21 of the Code of Ordinances for detail information.

---

**RECOMMENDATION:** Staff recommends approval of a request to amend the Final Plat of property located at 1802 FM 2165; also known as Pearl Street Square being 10.3446 acres of A179 J W Paup Survey, City of Rockport, Aransas County, Texas.





- Present Zoning District: R-7 / R-2 Are you requesting a zoning change? ☐ YES ☒ NO
- If yes, which Zoning District is requested? \_\_\_\_\_
- Do all proposed lots have access to existing public streets? ☒ YES ☐ NO
- Do any of the proposed lots require the extension of public facilities such as: right of ways, easements, water, sewer, etc.? ☐ YES ☒ NO
- Is the existing lot in compliance with the Storm Drainage Master Plan? ☒ YES ☐ NO

**EXISTING PROPERTY CONTAINS: (Be specific on all that are applicable)**

| Land Use:                                                               | Number of<br>Lots or Units | Acres of Use/Contents<br>of Each Lot | Square Footage of<br>Building Space |
|-------------------------------------------------------------------------|----------------------------|--------------------------------------|-------------------------------------|
| Undeveloped                                                             | 1                          | 10.345 AC                            |                                     |
| Single Family                                                           |                            |                                      |                                     |
| Garden/Patio/<br>Zero-lot line                                          |                            |                                      |                                     |
| Duplex                                                                  |                            |                                      |                                     |
| Townhomes                                                               |                            |                                      |                                     |
| Multi-family                                                            |                            |                                      |                                     |
| Manufactured Housing                                                    |                            |                                      |                                     |
| Hotel/Motel                                                             |                            |                                      |                                     |
| Condo Regime                                                            |                            |                                      |                                     |
| Office                                                                  |                            |                                      |                                     |
| Restaurant                                                              |                            |                                      |                                     |
| Commercial/Retail                                                       |                            |                                      |                                     |
| Warehouse/Showroom                                                      |                            |                                      |                                     |
| Industrial                                                              |                            |                                      |                                     |
| RV Park/ Pads                                                           |                            |                                      |                                     |
| Public Facilities:<br>(Schools, Churches, etc.)                         |                            |                                      |                                     |
| Park/ Open Spaces                                                       |                            |                                      |                                     |
| Trees over 6" in diameter                                               |                            |                                      |                                     |
| Wetlands / Other<br>Environmentally Sensitive<br>Natural Infrastructure |                            |                                      |                                     |
| Special Flood Hazard Zone                                               |                            |                                      |                                     |
| Other:                                                                  |                            |                                      |                                     |
| Public/ Private Street R.O.W                                            |                            |                                      |                                     |
| <b>TOTAL</b>                                                            | 1                          | 10.345 AC                            |                                     |

Please describe below any other information unique or pertinent to the platting of the property.



**PROPOSED SUBDIVISION/PLATS CONTAIN: (Be specific on all that are applicable)**

| Land Use:                                                                      | Number of<br>Lots or Units | Acres of Use/Contents<br>of Each Lot | Square Footage<br>of Building Space |
|--------------------------------------------------------------------------------|----------------------------|--------------------------------------|-------------------------------------|
| Undeveloped                                                                    |                            |                                      |                                     |
| Single Family                                                                  | 37                         | 210,175 SQ FT                        |                                     |
| Garden/Patio/<br>Zero-lot line                                                 |                            |                                      |                                     |
| Duplex                                                                         |                            |                                      |                                     |
| Townhomes                                                                      |                            |                                      |                                     |
| Multi-family                                                                   |                            |                                      |                                     |
| Manufactured Housing                                                           |                            |                                      |                                     |
| Hotel/Motel                                                                    |                            |                                      |                                     |
| Condo Regime                                                                   |                            |                                      |                                     |
| Office                                                                         | 2                          | 43,497 SQ FT                         |                                     |
| Restaurant                                                                     |                            |                                      |                                     |
| Commercial/Retail                                                              |                            |                                      |                                     |
| Warehouse/Showroom                                                             |                            |                                      |                                     |
| Industrial                                                                     |                            |                                      |                                     |
| RV Park/ Pads (only<br>through approved CUP)                                   |                            |                                      |                                     |
| Public Facilities:<br>(Schools, Churches, etc.)                                |                            |                                      |                                     |
| Park/ Open Spaces                                                              |                            |                                      |                                     |
| Preserve for Wetlands /<br>Environmentally Sensitive<br>Natural Infrastructure |                            |                                      |                                     |
| Special Flood Hazard Zone                                                      |                            |                                      |                                     |
| Other:<br>Drainage                                                             | 2                          | 142,762 SQ FT                        |                                     |
| Public/ Private Street<br>R.O.W                                                | 1                          | 54,212 SQ FT                         |                                     |
| <b>TOTAL</b>                                                                   | <b>42</b>                  | <b>450,646 SQ FT</b>                 |                                     |

**REQUIRED PLAT COPIES & RECORDING PROCEDURES**

- 1. Preliminary Plat: Two (2) copies of the preliminary plat drawn to a scale of not less than 1" = 100' plus ten (10) reduced copies (no smaller than 11'x17"). An electronic copy is requested but not required. Request a Concept Plan Checklist. This additional information and documentation should be submitted along with the Application & Preliminary Plat. A site plan or survey should be submitted showing any encroachments and improvements, existing and/or planned.
  - 2. Final Plat/Re-plat: One (1) original "Vellum", plus three (3) full size copies, and one (1) 11'x17" reduced copy. May require a prior Concept Plan. An electronic copy is requested but not required.
  - 3. Administrative Plats/ Minor Re-Plats: Only a final plat required. Submit in accordance with 2 above. An electronic copy is requested but not required.
- After official approval, the applicant's surveyor is responsible for coordinating the recording of all Final Plats and Re-plats at the Aransas County Court House and must then submit one (1) signed full scale Mylar and one (1) print for the City files.

**FINAL PLAT/RE-PLAT CHECKLIST:**

Pursuant to the City of Rockport Platting & Subdivision Ordinance the following items are required to be shown on the plat or submitted with the plat for consideration. Please use the boxes at the left to verify the completeness of the information submitted.

| INDICATE IF ON PLAT: |    |     |                                                                                     | CITY REVIEW: |    |
|----------------------|----|-----|-------------------------------------------------------------------------------------|--------------|----|
| YES                  | NO | N/A | 1. BASIC INFORMATION                                                                | YES          | NO |
| X                    |    |     | A. Subdivision/ Project Name                                                        |              |    |
| X                    |    |     | B. Name & Address of Owner                                                          |              |    |
| X                    |    |     | C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"                             |              |    |
| X                    |    |     | D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design |              |    |
| X                    |    |     | E. Date                                                                             |              |    |
| X                    |    |     | F. Scale                                                                            |              |    |
| X                    |    |     | G. North Arrow                                                                      |              |    |
| X                    |    |     | H. Small Scale Location Map                                                         |              |    |
| X                    |    |     | I. Names of Adjacent Subdivisions                                                   |              |    |

| INDICATE IF ON PLAT: |    |     |                                                         | CITY REVIEW: |    |
|----------------------|----|-----|---------------------------------------------------------|--------------|----|
| YES                  | NO | N/A | 2. SURVEYING                                            | YES          | NO |
| X                    |    |     | A. Boundary Survey of Plat (Bearing & Distances)        |              |    |
| X                    |    |     | B. Reference to Original Survey or Previous Subdivision |              |    |
| X                    |    |     | C. Monuments Shown on Plat                              |              |    |
| X                    |    |     | D. Monuments Set in Field                               |              |    |
| X                    |    |     | E. Legal Description of Subdivision Outer Boundary      |              |    |

| INDICATE IF ON PLAT: |    |     |                                                                                       | CITY REVIEW: |    |
|----------------------|----|-----|---------------------------------------------------------------------------------------|--------------|----|
| YES                  | NO | N/A | 3. INTERIOR DETAILS                                                                   | YES          | NO |
| X                    |    |     | A. Dimension & Location of All Lots, Streets, Easements, Parks, etc.                  |              |    |
| X                    |    |     | B. Name of Streets (New & Old)                                                        |              |    |
| X                    |    |     | C. Lot & Block Numbers                                                                |              |    |
| X                    |    |     | D. Location, Names, Widths of approved Streets, Alleys & Easements, All Right of Ways |              |    |
| X                    |    |     | E. Detail Curve Information                                                           |              |    |
| X                    |    |     | F. Building Lines, Exterior & Interior                                                |              |    |
|                      |    | X   | G. Existing Natural Features, Watercourses & Other Physical Features                  |              |    |
| X                    |    |     | H. Zoning District Designation                                                        |              |    |
|                      |    | X   | I. Tree Plan (Showing Significant Trees in Proposed R-O-W)                            |              |    |
|                      |    | X   | J. Flood Hazard Areas                                                                 |              |    |

INDICATE IF ON PLAT:

CITY REVIEW:



| YES | NO | N/A | 4. CERTIFICATION                                | YES | NO |
|-----|----|-----|-------------------------------------------------|-----|----|
| X   |    |     | A. Licensed Surveyor's Signature Plate          |     |    |
| X   |    |     | B. Planning & Zoning Commission Signature Plate |     |    |
| X   |    |     | C. Owner's Signature(s) Plate                   |     |    |
| X   |    |     | D. Lien Holder(s) or Others' Signature Plate    |     |    |
|     |    | X   | E. City Engineer Signature Plate                |     |    |
| X   |    |     | F. Aransas County Clerk Signature Plate         |     |    |

INDICATE IF ON PLAT:

CITY REVIEW:

| YES | NO | N/A | 5. TAXES                                                                  | YES | NO |
|-----|----|-----|---------------------------------------------------------------------------|-----|----|
| X   |    |     | A. Certificate of All Past & Current Taxes Paid on Property Being Platted |     |    |

INDICATE IF ON PLAT:

CITY REVIEW:

| YES | NO | N/A | 6. LEGAL STIPULATIONS                                               | YES | NO |
|-----|----|-----|---------------------------------------------------------------------|-----|----|
|     |    | X   | A. Copy of All Deed Restrictions Pertaining to the Subject Property |     |    |
|     |    | X   | B. Copy of Condominium Regime                                       |     |    |
| X   |    |     | C. Copy of Warranty Deed                                            |     |    |

**NOTE:** 2 Sets of Construction Plans showing the following should be submitted:

- A. Utility Distribution System(s) (Off-site & On-site)
- B. Streets, Sidewalks & Drive Approaches & Dimensions
- C. Drainage Plan (off-site & On-site)
- D. Topographic Map
- E. Flood Hazard Map

**FILING FEE: (Make check payable to the City of Rockport)**

**Preliminary Plat - \$100.00    Final Plat - \$100.00 + \$10.00 per acre    Minor Plat/Re-plat - \$100.00**

- Submit application and filing fee to the Department of Building & Development, Rockport Service Center, 2751 SH 35 Bypass, Rockport, TX 78382.

SIGNED \_\_\_\_\_  
(Owner or Developer)

**FOR CITY USE**

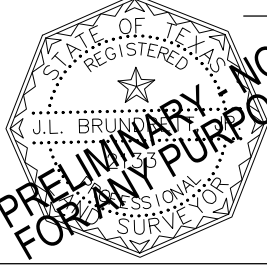
|                                                           |                  |                    |
|-----------------------------------------------------------|------------------|--------------------|
| Received By _____                                         | Date <u>10/4</u> | Fees Paid \$ _____ |
| Submitted information ( ) accepted ( ) rejected By: _____ |                  |                    |
| If rejected, reasons why: _____                           |                  |                    |
| Receipt No. _____                                         |                  |                    |

Surveyor Certification

State of Texas  
County of Aransas

I, J.L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.



PRELIMINARY NOT RECORDEABLE FOR ANY PURPOSE

Owner Certification

State of Texas  
County of Aransas

THE OAKS, LLC

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown hereon; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

PAUL LIPPKE, General Manager

State of Texas  
County of \_\_\_\_\_

This instrument was acknowledged before me by:

PAUL LIPPKE, General Manager of

THE OAKS, LLC

This the \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Notary Public in and for the State of Texas

Lienholder Certification

State of \_\_\_\_\_  
County of \_\_\_\_\_

TUCKER FAMILY PROPERTIES, LLC

does hereby certify that I (we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I (we) do accept and approve said plat for all purposes and considerations.

This the \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

PRINT NAME & TITLE

SIGNATURE

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me by:

This the \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Notary Public in and for the State of \_\_\_\_\_

FILE NAME: REPLATS/ROCKPORT/PEARL STREET SQUARE PRELIM

FINAL PLAT OF:

PEARL STREET SQUARE, PHASE 2

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

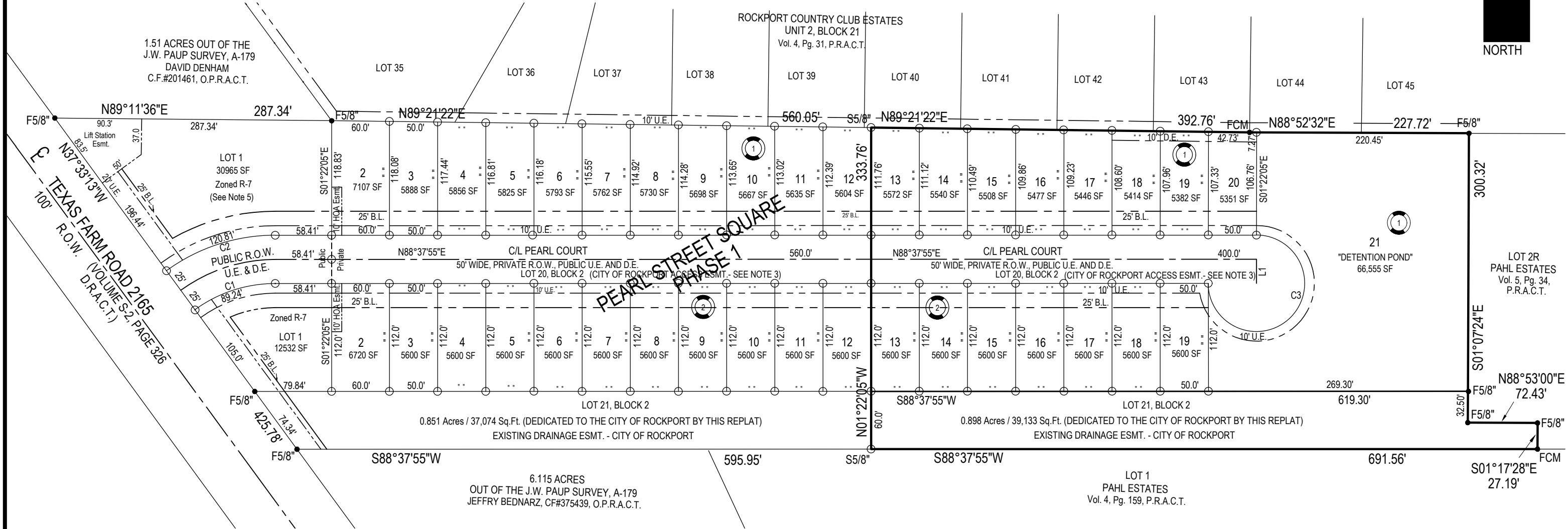
BEING A FINAL PLAT OF 4.743 ACRES OUT OF 10.345 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 315938, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

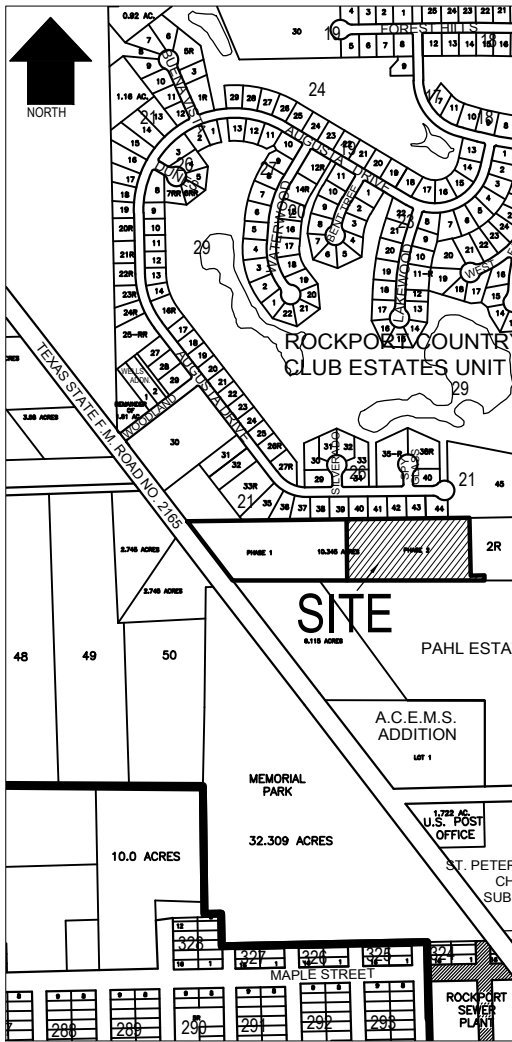
MARCH 9, 2022

100 0 100 200 300 FEET

GRAPHIC SCALE



Locator Map



Metes & Bounds Description

BEING THE DESCRIPTION OF 4.743 ACRES OF LAND OUT OF 10.345 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRES OF LAND BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 315938, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 4.743 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE, at a 5/8" steel rebar found in the Northeastly R.O.W. line of Texas Farm Road 2165, also called Pearl Street, and being the Southwest corner of a 1.51 acre tract out of the J.W. Paup Survey, A-179, as described in a deed of record under Clerk's File Number 201461, Official Public Records of Aransas County, Texas, and being the Northwest corner of said 10.345 acre tract; THENCE, North 89°11'36" East, along and with the common boundary line of this tract and said 1.51 acre tract, a distance of 287.34 feet to a 5/8" steel rebar found for an angle point and being the Southwest corner of Lot 35, Block 21, Rockport Country Club Estates, Unit 2, according to the plat recorded in Volume 4, Page 31, Plat Records of Aransas County, Texas, and being an Exterior corner of said 10.345 acre tract; THENCE, North 89°21'22" East, along and with the common boundary line of this tract and said Block 21, a distance of 560.05 feet to a 5/8" steel rebar set for the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, North 89°21'22" East, continuing along and with the common boundary line of this tract and said Block 21, a distance of 392.76 feet to a concrete monument found for the common corner of Lots 43 and 44, of said Block 21, and being an angle point and EXTERIOR corner of this survey;

THENCE, North 88°52'32" East, continuing along and with the common boundary line of this tract and said Block 21, a distance of 227.72 feet to a 5/8" steel rebar found for the Northwest corner of Lot 2R, Pahl Estates, according to the plat recorded in Volume 5, Page 34, Plat Records of Aransas County, Texas, and being the Northeast corner of said 10.345 acre tract and being the NORTHEAST corner of this survey;

THENCE, South 01°07'24" East, along and with the common boundary line of this tract and said Lot 2R, a distance of 300.32 feet to a 5/8" steel rebar found for the Upper Southwest corner of said Lot 2R, and being an INTERIOR corner of this survey;

THENCE, North 88°53'00" East, with the boundary line of said Lot 2R, a distance of 72.43 feet to a 5/8" steel rebar found for an interior corner of said Lot 2R, and being an EXTERIOR corner of this survey;

THENCE, South 01°17'28" East, with the boundary line of said Lot 2R, a distance of 27.19 feet to an old concrete monument found for the Lower Southwest corner of said Lot 2R, and being in the North boundary line of Lot 1, Pahl Estates, according to the plat recorded in Volume 4, Page 159, Plat Records of Aransas County, Texas, and being the SOUTHEAST corner of this survey;

THENCE, South 88°37'55" West, with the common boundary line of this tract, said Lot 1, a distance of 691.56 feet to a 5/8" steel rebar set for the SOUTHWEST corner of this survey;

THENCE, North 01°22'05" West, crossing said 10.345 acre tract, a distance of 333.76 feet to the PLACE OF BEGINNING of this survey and containing 4.743 acres of land, more or less.

CURVE & LINE DATA

|     | C1        | C2           | C3            |
|-----|-----------|--------------|---------------|
| △=  | 36°11'12" | △= 36°11'12" | △= 270°00'00" |
| R=  | 141.29'   | R= 191.29'   | R= 50.0'      |
| CH= | 87.76'    | CH= 118.81'  | CH= -----     |
| T=  | 46.16'    | T= 62.49'    | T= -----      |
| A=  | 89.24'    | A= 120.81'   | A= 235.62'    |

L1 = S01°22'05"E, 25.0'

Legend

|            |   |                                    |
|------------|---|------------------------------------|
| D.E.       | = | DRAINAGE EASEMENT                  |
| B.L.       | = | BUILDING LINE                      |
| U.E.       | = | UTILITY EASEMENT                   |
| P.R.A.C.T. | = | PLAT RECORDS OF ARANSAS COUNTY, TX |
| R.O.W.     | = | RIGHT-OF-WAY                       |
| ○          | = | 5/8" STEEL REBAR SET, CAPPED       |
| ●          | = | "GRIFFITH & BRUNDRETT."            |
| ●          | = | FOUND 5/8" STEEL REBAR             |
| ●          | = | FOUND CONCRETE MONUMENT            |

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated **2-17-16**, and found that the property described herein is \_\_\_\_\_ (or) is not **X** located in a "Special Flood Hazard Area."

Flood Zone **"X"**, Base Elevation **N/A**,  
Panel No. **02456**,  
Community No. **485504**.

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.  
SUBJECT TO CHANGE BY FEMA.

Planning & Zoning Commission

State of Texas  
County of Aransas

This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

This the \_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

Chair

Secretary

Firm Name and Address

**Griffith & Brundrett**  
Surveying & Engineering, Inc.  
411 S. Pearl St., P.O. Box 2322  
Rockport, Texas 78381  
Tel: 361-729-6479  
Fax: 361-729-7933  
Email: jerryb@gsbsurveyor.com  
Web: www.gsbsurveyor.com  
TBPELS FIRM NO. 10004800

Notes

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."  
F5/8 = Fnd. 5/8" Steel Rebar ○ S5/8 = Set 5/8" Steel Rebar  
FCM = Fnd. Concrete Monument
- Bearing along the South property line, used for Directional Control.
- Total platted area contains **4.743** acres or **206,616** square feet of land.  
PUBLIC R.O.W., D.E. & U.E. (PH 1) **8,172** sq.ft.  
LOT 20, BLOCK 2 = PRIVATE R.O.W. (PH 1) **28,000** sq.ft.  
LOT 20, BLOCK 2 = PRIVATE R.O.W. (PH 2) **25,890** sq.ft.  
TOTAL PLATTED BUILDABLE LOTS = **82,890** sq.ft.
- LOT 1, BLOCK 1 & LOT 1, BLOCK 2 - FOR FUTURE DEVELOPMENT.  
LOT 21, BLOCK 1 - DETENTION POND.  
LOT 20, BLOCK 2 - PRIVATE RIGHT-OF-WAY, PUBLIC DRAINAGE ESMT. AND UTILITY ESMT.  
ACCESS ESMT. IS EXCLUSIVELY GRANTED TO THE CITY OF ROCKPORT FOR ALL OF LOT 20, BLOCK 2, FOR MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES.
- 0.898 ACRES OF LAND OUT OF LOT 21, BLOCK 2, DEDICATED TO THE CITY OF ROCKPORT, BY THIS REPLAT.
- DESIGNATED LIFT STATION SITE (50' X 50') AND 20' UTILITY EASEMENT IN LOT 1, BLOCK 1 & LOT 1, BLOCK 2, AND BLANKET ACCESS EASEMENT LOT 1, BLOCK 1, FOR LIFT STATION ACCESS, DEDICATED TO THE CITY OF ROCKPORT IN PHASE 1.
- PRIVATE 10' HOA EASEMENTS IN LOT 2, BLOCK 1 AND LOT 2, BLOCK 2 ARE 10.0' WIDE X 50.0' LONG.
- Property falls within the City Limits of the City of Rockport, and may have to comply with city codes, regulations and/or set backs. Consult with the City of Rockport Building Department prior to construction.

County Clerk's Certification

State of Texas  
County of Aransas

I, Carrie Arrington, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the \_\_\_\_ day of \_\_\_\_\_, A.D. 2022,

with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, A.D. 2022  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and duly recorded the \_\_\_\_ day of \_\_\_\_\_, A.D. 2022, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ in the Plat Records of Aransas County.

Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.

Carrie Arrington

By: Deputy

Clerk's File No. \_\_\_\_\_



