



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, DECEMBER 16, 2024 - 5:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Notice is hereby given that the Rockport Planning and Zoning Commission will hold a Regular Meeting on Monday, December 16, 2024, at 5:30 PM. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

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://www.rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Board-and-Commission-Comment-Participati-56>. 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.

I. Opening Agenda

1. Call meeting to order. ()

II. Public Hearing

2. Conduct a Public Hearing to consider a request to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas. ()

III. Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of December 2, 2024. ()
4. Deliberate and act on a request to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas. ()
5. Adjourn ()

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 12/13/2024, at 10:30am and on the City's website at 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.

A handwritten signature in black ink that reads "Carey Dietrich". The signature is written in a cursive, flowing style.

Carey Dietrich
Director Building & Development



PUBLIC HEARING

Planning & Zoning Commission

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, December 16, 2024, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Conceptual Plan and Preliminary Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

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 November 4, 2024, and posted on the City's website 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>. 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. 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 27th day of November, 2024 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Thursday, November 28, 2024, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich
Carey Dietrich, Director Building & Development

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**

349-499 SH 35 Bypass

APPLICANT/PROPERTY OWNER

D&R Self Storage – Don Buttrum - Owner

PUBLIC HEARING DATE

P&Z – Monday, December 16, 2024
 CC – N/A

P&Z DATE

P&Z – Monday, December 16, 2024

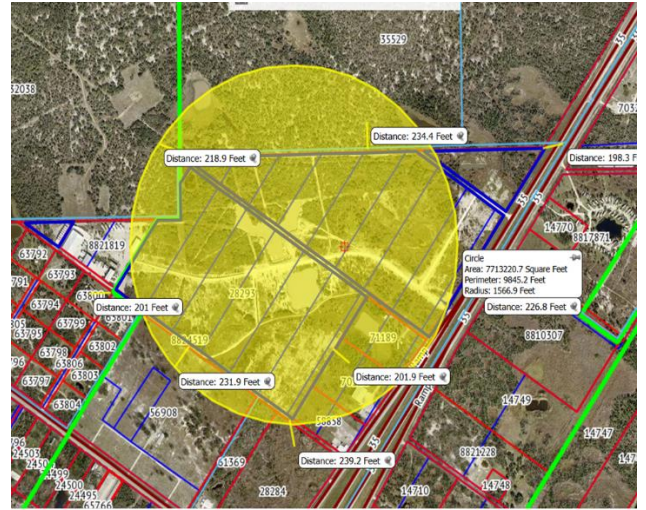
CITY COUNCIL DATE(S)

1st Reading – N/A
 2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, D&R Self Storage, represented by Don Buttrum, wishes to develop a multi-use subdivision including single family, multi family, manufactured housing, and commercial use.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, October 17, 2024 edition and mailed out to seven (7) 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
B1 – General Business District and R1 – 1 st Single Family Dwelling District	Undeveloped	N – R-1 – Single Family Dwelling District S – R-1 – Single Family Dwelling District E – R-1 – Single Family Dwelling District W – City's ETJ	Private Concrete Street	134.342 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Residential Use

PROPERTY HISTORY

Undeveloped.

Water and gas require contractor; however, wastewater will require engineering and extension of the line.

ATTACHMENTS (CIRCLE)**SUBMITTED PLANS****PUBLIC HEARING PETITION/ APPLICATION FOR****LEGAL NOTICE****LEGAL DESCRIPTION****PUBLIC COMMENTS****AGENCY COMMENTS****RESPONSE TO STANDARDS****OTHER (DESCRIBE)**

PLANNING AND ZONING COMMISSION MINUTES

On this the 2nd day of December 2024, 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

Warren Hassinger – Vice Chair
Kim Hesley – Secretary
Josh Dowling
Rocky Gudim

Members Absent

Ruth Davis - Chair
Tom Blazek
Ric Young

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrative Coordinator
Stacy Cantu, Bldg. & Dev Planning Technician
Robert Decker, Building Official
Robert Argetsinger, IT Director

Guest(s) Present

Five (5):

Open Meeting

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

Public Hearing

Open 5:31pm.

2. Conduct a Public Hearing to consider a request to rezone the property located at 2231 SH 35 Bypass; also known as West Terrace Unit 2, Block 1, Lot 41 (150' X 55') to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling.)

Rauzlin Ybarra spoke For. Jimmy Clark spoke Against.

Vice Chair Hassinger read into record eight (8) objections to the rezone.

3. Conduct a Public Hearing, to consider a request to rezone the property located at 317 E Liberty; also known as Lot 2-A, Kimmons Acres Subdivision, to R-1 (1st Single Family Dwelling District), currently zoned B-1 (General Business District).

Selarith Pich spoke.

Regular Agenda

Close Public Hearing and Open Regular Meeting 5:44 pm.

4. Deliberate and act on approval of the regular meeting minutes of November 4, 2024.

Motion: Member Dowling made a motion to approve the November 4, 2024, minutes as presented. Member Gudim seconded. **Motion Passed Unanimously.**

5. Deliberate and act on a request to rezone the property located at 2231 SH 35 Bypass; also known as West Terrace Unit 2, Block 1, Lot 41 (150' X 55') to B-1 (General Business District), currently zoned R-1 (1st Single Family Dwelling.)

Motion: Secretary Hesley made a motion to recommend Denial of the rezone. Member Dowling seconded.

Motion Passed Unanimously.

6. Deliberate and act on a request to rezone the property located at 317 E Liberty; also known as Lot 2-A, Kimmons Acres Subdivision, to R-1 (1st Single Family Dwelling District), currently zoned B-1 (General Business District).

Motion: Member Gudim made a motion to recommend approval of the re-zone. Member Dowling seconded. **Motion Passed Unanimously.**

7. Deliberate and act regarding the Planning and Zoning Commission 2025 Calendar with meetings restricted by holidays or other foreseen events.

Motion: Member Dowling made a motion to approve with the following changes:

Move the January 20th meeting to January 21st, and the September 1st meeting to September 2nd due to Holiday conflicts. Secretary Hesley seconded. **Motion Passed Unanimously.**

8. Adjournment 5:57 pm

Motion: Member Gudim made a motion to adjourn. Member Dowling seconded.

Motion passed unanimously.

Prepared by:

Approved by:

Belinda Garcia Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary



PLAT APPLICATION & CHECKLIST

INSTRUCITONS: Please fill out completely for Concept Plan and Plat. For re-plats, fill out A – G. If more space is needed, attach additional pages. **Please print or use typewriter**

A. REQUESTING: ☐ CONCEPT PLAN ☐ PLAT ☒ REPLAT

- **Concept Plan:** Submit two (2) copies of the concept plan drawn to a scale of not less than 1" = 100' plus ten (10) reduce copies (no smaller than 11 X 17).
- **Plat:** Submit one (1) original "Vellum", plus three (3) full size copies, and one (1) 11 X 17 reduce copy.
- **Administrative Plats/Re-Plats:** Only a final plat required. Submit in accordance with "Plat" above.

B. NAME OF PROPOSED SUBDIVISION: (If Applicable) The Palms

C. LOCATION AND ADDRESS OF PROPERTY: 349-499 35 Bypass Rockport, Texas 78382

D. PROPERTY OWNER OF RECORD: D&R Self Storage Inc (Donald Buttrum)

ADDRESS: 8210 IH 35 N New Braunfels, TX 78130 PHONE: 830.624.7030

E. NAME OF DEVELOPER: (If Not Property Owner) Buttrum Construction Inc

ADDRESS: 8210 IH 35 N New Braunfels, TX 78130 PHONE: 830.624.7030

F. NAME OF ENGINEER, PLANNER, SURVEYOR Aaran Franklin Engineering; Griffith & Brundette Surveying

ADDRESS: 8419 Emmett F. Lowry Expy Texas City, TX 77591 PHONE: 409.935.5200

What is the present Zoning District? Lots 1-9 are zoned B-1, Lots 10-14 & 16-19 are zoned R-1, Lot 15 is county

Are you requesting any zoning change? YES ☐ NO ☒

If yes, zoning district requested? Note: A CUP has been applied for this entire property

Please list by Volume and Page the most resent filed plat on the subject property (If requesting a replat):

Volume 1, Pages 3 and 4, T.P. McCampbell Subdivision

G. PROPOSED SUBDIVISION CONTAINS: (Please be specific)

<u>Land Use</u>	<u>No. of lots or units</u>	<u>Acres (for each use)</u>
Single Family	2 Lot(s)	20.000
Zero-lot line		
Duplex		
Townhouses		
Multi-Family	1 Lot(s)	13.317
Manufactured Housing	3 Lot(s)	31.872
Office		
Commercial/Retail	9 Lot(s)	37.687
Warehouse		
Industrial	1 Lot(s)	8.581
Public/Private Street R.O.W	2	6.336
Park/Open Spaces	1 Lot(s)	2.620
Public Facilities (School, churches, etc.)	*Detention 2 Lot(s)	13.929
Other Land Uses		
Total:	19 Lot(s)	134.342

H. 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.

PLAT CHECK LIST
(Per Article IV & VI, Rockport Platting & Subdivision Regulations)

INDICATE IF ON PLAT		N/A	1. BASIC INFORMATION	CITY VERIFICATION	
☒ YES	☐ NO	___	A. Subdivision name	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Name & address of owner	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Title: "Replat" "Concept Plan" or "Plat"	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Name & address of engineer, planner, and/or surveyor responsible for design	☐ YES	☐ NO
☒ YES	☐ NO	___	E. Date	☐ YES	☐ NO
☒ YES	☐ NO	___	F. Scale	☐ YES	☐ NO
☒ YES	☐ NO	___	G. North arrow	☐ YES	☐ NO
☒ YES	☐ NO	___	H. Small scale location map	☐ YES	☐ NO
☒ YES	☐ NO	___	I. Names of adjacent subdivisions	☐ YES	☐ NO
2. SURVEYING					
☒ YES	☐ NO	___	A. Boundary Survey of plat (bearing & distances)	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Reference to original survey or previous subdivision	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Monuments shown on plat	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Monuments set in field	☐ YES	☐ NO
3. INTERIOR DETAILS					
☒ YES	☐ NO	___	A. Dimension & Location of all lots, streets, easements, park, etc.	☐ YES	☐ NO
☒ YES	☐ NO	___	B. Names of Streets (new & old)	☐ YES	☐ NO
☒ YES	☐ NO	___	C. Lot & Block numbers	☐ YES	☐ NO
☒ YES	☐ NO	___	D. Location, names, widths of streets, alleys, easements	☐ YES	☐ NO
☒ YES	☐ NO	___	E. Detail curve information	☐ YES	☐ NO
☒ YES	☐ NO	___	F. Building lines, exterior & interior	☐ YES	☐ NO

☐ YES	☐ NO	☒	G. Existing Natural and other physical features	☐ YES	☐ NO
☒ YES	☐ NO	☐	H. Zoning District Designation	☐ YES	☐ NO
☐ YES	☐ NO	☒	I. Tree plan (showing significant trees in proposed R-O-W's)	☐ YES	☐ NO

4. CERTIFICATION

☒ YES	☐ NO	☐	A. Licensed surveyor's signature plate	☐ YES	☐ NO
☒ YES	☐ NO	☐	B. Planning & Zoning Commission Signature plate	☐ YES	☐ NO
☒ YES	☐ NO	☐	C. Owners signature(s) plate	☐ YES	☐ NO
☐ YES	☐ NO	☒	D. Lien Holder(s) or others, if any	☐ YES	☐ NO

5. TAXES

☒ YES	☐ NO	☐	A. Certificates of all past & current taxes paid on property being platted.	☐ YES	☐ NO
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6. LEGAL STIPULATIONS

☒ YES	☐ NO	☐	A. Copy of all deed restrictions pertaining to the subject property	☐ YES	☐ NO
☐ YES	☐ NO	☒	B. Copy of Condominium Regime	☐ YES	☐ NO
☒ YES	☐ NO	☐	C. Copy of Warranty Deed	☐ YES	☐ NO

NOTE: Construction plans showing: (2 Sets to be submitted with plat.)

- 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 (contours: 2' intervals & Flood Hazard Maps)

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

- Concept Plan - \$100.00
- Plat - \$100.00 + \$10.00 per acre
- Minor Plat/Replat - \$100.00
- Submit application and filing fee to the Department of Building & Development, City of Rockport, 2751 SH 35 Bypass, Rockport, TX 78382
- After official approval the applicant is responsible for recording all plats at the Aransas County Court House and must then submit one (1) signed copy for the City files.

SIGNED _____

(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ 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. 2024.

J. L. BRUNDRETT, JR.
L.S.
Reg. No. 2133

Owner Certification

State of Texas
County of Comal

D&R SELF STORAGE, INC.

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., 2024.

DON BUTTRUM, President

State of Texas
County of _____

This instrument was acknowledged before me by:

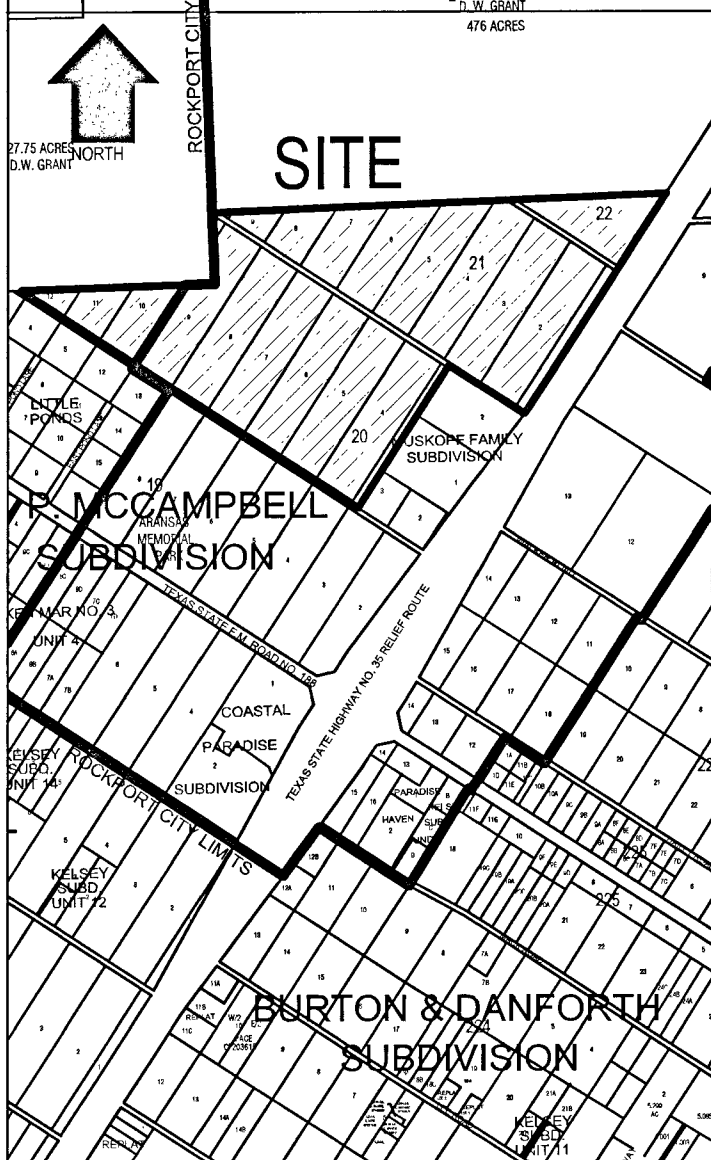
DON BUTTRUM, President of

D&R SELF STORAGE, INC.

This the ____ day of _____, A.D., 2024.

Notary Public in and for the State of Texas

Locator Map



Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Phone: 361-729-6479
Fax: 361-729-7933
Email: jbrundrett@gsurveyor.com
Website: www.gssurveyor.com
TBPELS FIRM NO. F-414

FILE NAME: REPLATS/ROCKPORT/THE PALMS, REVISED OCT 2023

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."
○ = Set 5/8" steel rebar ○ F5/8" = Fnd. 5/8" steel rebar
○ FIP = Fnd. Iron Pipe ○ FCM = Fnd. Conc. Monument
- Directional Control based on NAD 83, Texas State Plane, South Central Zone.
- Total platted area contains 134.342 ____ acres or 5,851,956 ____ square feet of land.
Buttrum Boulevard & Bond Avenue are Privately Maintained Right-of-Ways (R.O.W.)
6.336 Acre R.O.W. Easement dedicated to the City of Rockport for Public & Emergency Access, and Drainage & Utilities.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.
Lot Zoned B-1 = 20' Front Bldg. Line
Lots Zoned R-1 = 25' Front Bldg. Line, 20' Rear Bldg. Line & 5' Side Bldg. Line
- 2.277 Acre, 40-foot platted R.O.W. & 0.893 Acre, 40-foot platted R.O.W., Closed and Abandoned by the City of Rockport, by Ord. Nos. 1891 - 1892, dated January 24, 2023.
- The are no trees located within the existing concrete of Buttrum Blvd. or Bond Avenue.
- A Tree Survey will be submitted for each construction permit for each phase of construction.

DEVELOPER CONTACT

D&R SELF STORAGE
8210 IH 35N
NEW BRAUNFELS, TX 78130
(830) 624-7030

PRELIMINARY PLAT:
THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20; THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1, AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

JUNE 21, 2024

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. 2024.

Chair

Secretary

Commissioner's Court

State of Texas
County of Aransas

This plat of the herein described property is approved by the Commissioner's Court of Aransas County, Texas.

This the ____ day of _____, A.D., 2024.

By: Ray A. Garza, County Judge

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. 0325G/0350G
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.

County Clerk's Certification

State of Texas
County of Aransas

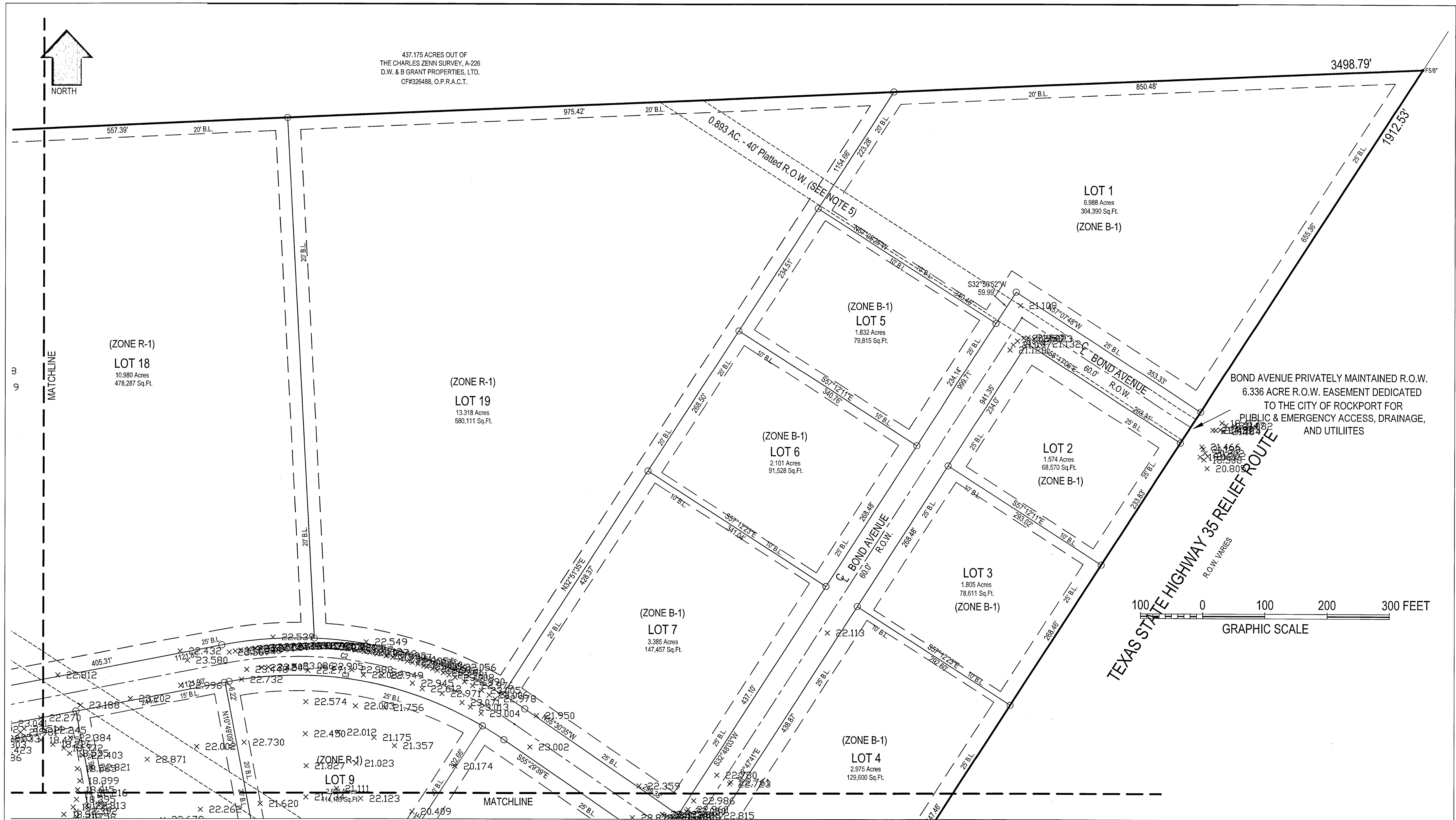
I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2024, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2024, at ____ o'clock ____ m. and duly recorded the ____ day of _____, A.D. 2024, at ____ o'clock ____ m. 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.

MISTY KIMBROUGH

By: Deputy

Clerk's File No. _____



CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
T = 269.76'	T = 257.33'	T = 244.75'	T = 191.61'	T = 198.16'
L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
L = 403.22'	L = 25.43'	L = 289.50'	L = 25.11'	L = 53.67'

PRELIMINARY PLAT:
THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20; THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1, AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

JUNE 21, 2024

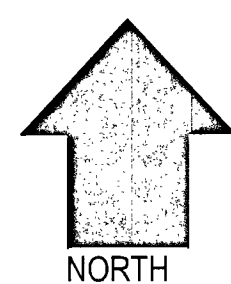
Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381

361-729-6479
361-729-7933
jerry@gbsurveyor.com
www.gbsurveyor.com

TBPELS FIRM NO. F-414



192.63 ACRES OUT OF
THE H. RYALS SURVEYS A-183 & 184
D.W. & B. GRANT PROPERTIES, LTD.
CF#326488, O.P.R.A.C.T.

LOT 15
8.581 Acres
373,777 Sq.Ft.
(NO ZONING - ARANSAS COUNTY)

(ZONE R-1)
LOT 16
15.781 Acres
687,421 Sq.Ft.

(ZONE R-1)
LOT 17
12.348 Acres
537,882 Sq.Ft.

(ZONE R-1)
LOT 11
2.949 Acres
128,470 Sq.Ft.

BUTTRUM BOULEVARD PRIVATELY MAINTAINED R.O.W.
6.336 ACRE R.O.W. EASEMENT DEDICATED
TO THE CITY OF ROCKPORT FOR
PUBLIC & EMERGENCY ACCESS, DRAINAGE,
AND UTILITIES

CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
T = 269.76'	T = 257.33'	T = 244.75'	T = 191.61'	T = 198.16'
L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
L = 403.22'	L = 25.43'	L = 289.50'	L = 25.11'	L = 53.67'

PRELIMINARY PLAT: THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20;
THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1,
AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND
LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

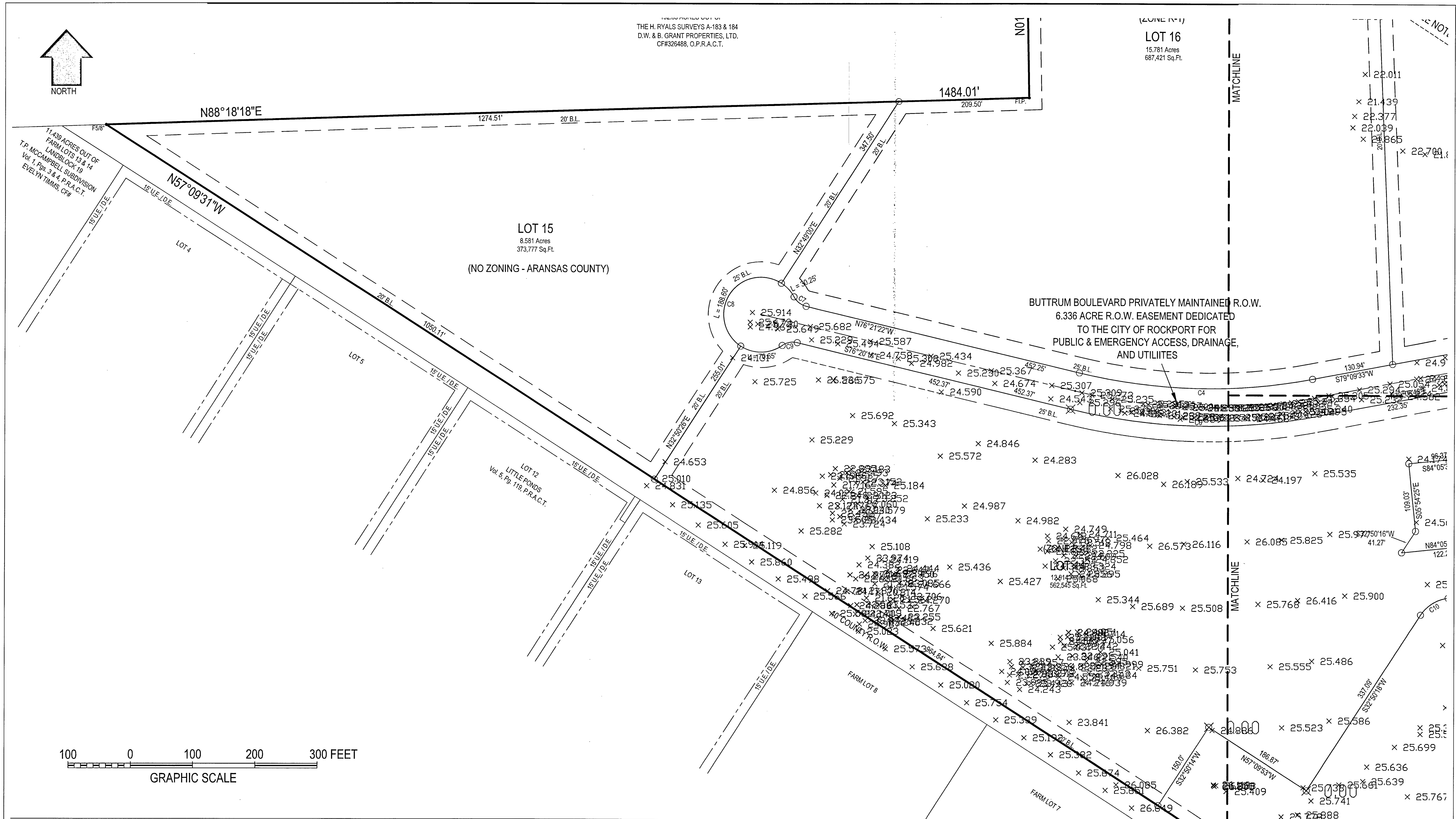
JUNE 21, 2024

Firm Name and Address



411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Fax: 361-729-7933
Email: jerry@griffithsurveyor.com
Website: www.griffithsurveyor.com

TBPELS FIRM NO. F-414



CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
T = 269.76'	T = 257.33'	T = 244.75'	T = 191.61'	T = 198.16'
L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = -----	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = -----	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = -----	T = 13.33'	T = 28.78'
L = 403.22'	L = 25.43'	L = 289.50'	L = 25.11'	L = 53.67'

PRELIMINARY PLAT:
THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

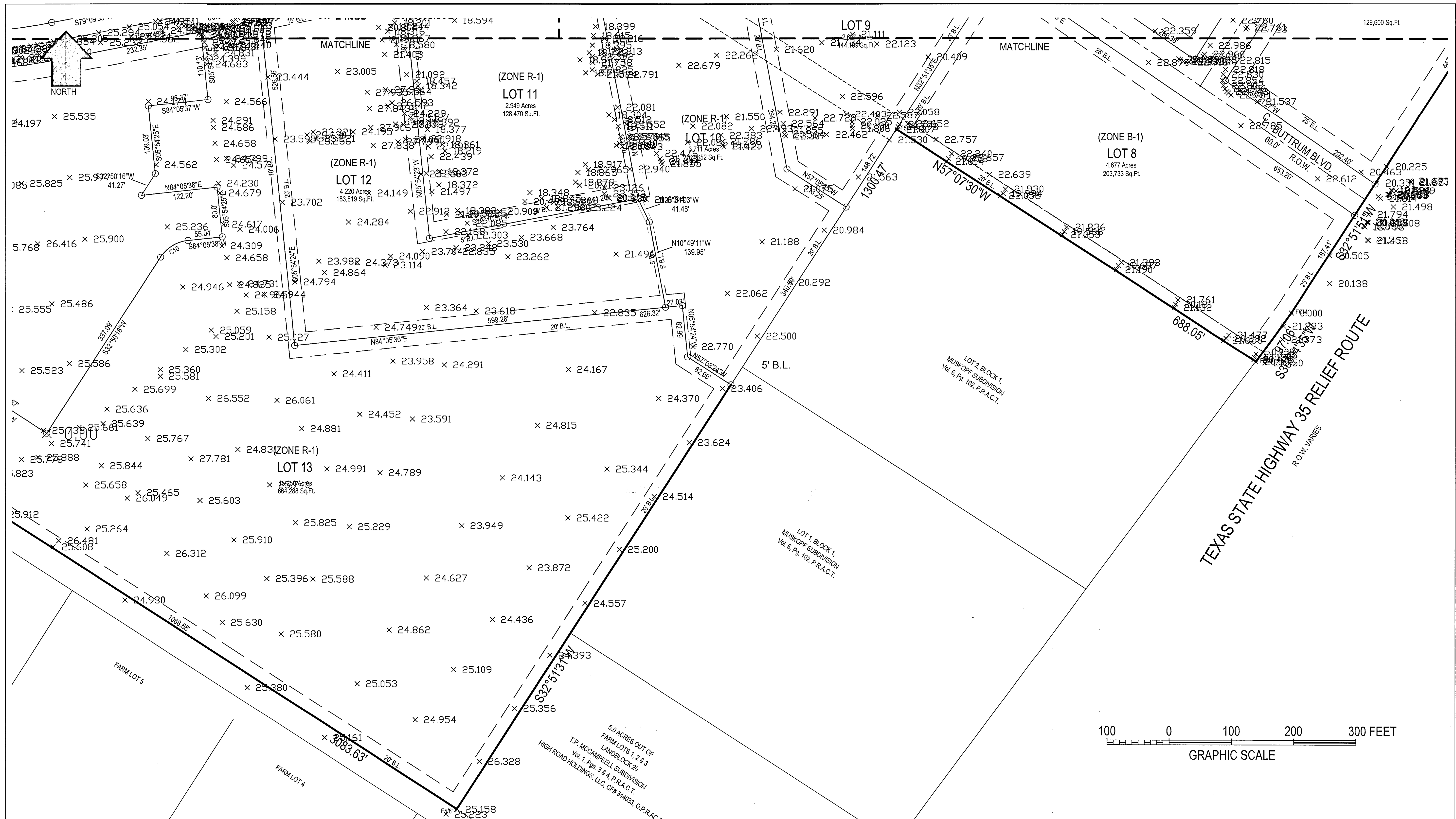
BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20;
THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1,
AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND
LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

JUNE 21, 2024

Firm Name and Address

 **Griffith & Brundrett**
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
361-729-6479
361-729-7933
jerry@griffithsurveyor.com
www.griffithsurveyor.com
TBPELS FIRM NO. F-414



CURVE DATA

C1	C2	C3	C4	C5
D = 45°19'54"	D = 45°20'42"	D = 45°20'11"	D = 24°19'13"	D = 24°29'31"
R = 645.96'	R = 616.0'	R = 586.01'	R = 889.25'	R = 913.0'
CH = 497.85'	CH = 474.89'	CH = 451.69'	CH = 374.63'	CH = 387.31'
T = 269.76'	T = 257.33'	T = 244.75'	T = 191.61'	T = 198.16'
L = 511.08'	L = 487.51'	L = 463.69'	L = 377.46'	L = 390.27'

C6	C7	C8	C9	C10
D = 24°31'49"	D = 48°02'09"	D = 60.02'	D = 47°38'20"	D = 51°15'10"
R = 941.81'	R = 30.33'	R = 60.02'	R = 30.20'	R = 60.0'
CH = 400.15'	CH = 24.69'	CH = 24.69'	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = 13.52'	T = 13.33'	T = 28.78'
L = 403.22'	L = 25.43'	L = 289.50'	L = 25.11'	L = 53.67'

PRELIMINARY PLAT: THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 134.342 ACRES EMBRACING THE REMAINDER OF FARM LOT 3, ALL OF FARM LOTS 4-8, AND FRACTIONAL FARM LOTS 9-12, LANDBLOCK 20; THE REMAINDER OF FARM LOT 1, ALL OF FARM LOTS 2 AND 3, AND FRACTIONAL FARM LOTS 4-10, LANDBLOCK 21; THE REMAINDER OF FARM LOT 1, AND FRACTIONAL FARM LOTS 2-4, LANDBLOCK 22; AND 40.0 FOOT WIDE PLATTED, R.O.W. BETWEEN SAID LANDBLOCKS 20 AND 21, AND LANDBLOCKS 21 AND 22, ADJACENT TO SAID TRACTS, T.P. MCCAMPBELL SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 3 AND 4, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

JUNE 21, 2024

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381

361-729-6479
361-729-7933
jerryb@gbsurveyor.com
www.gbsurveyor.com

TBPELS FIRM NO. F-414

[illegible][illegible]

STATE OF TEXAS
COUNTY OF ANTWERP

I, J. L. BRUNDRETT, Jr., Registered Professional Land Surveyor for the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original on file at the office of the Surveyor General for the State of Texas, and that the same is a true and correct copy of the original on file at the office of the Surveyor General for the State of Texas.

This we do hereby certify on the 10th day of _____, A.D. 2023.

J. L. BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

D&R SELF STORAGE, INC.
 does hereby certify that the foregoing is a true and correct copy of the original as the same is on file in the office of the undersigned.
 Witness my hand and the seal of said office this 1st day of January, A.D. 2023.
 Notary Public for the State of Texas

 DON BUTTRUM, President

 State of Texas
 County of _____
 This document is hereby acknowledged to be:

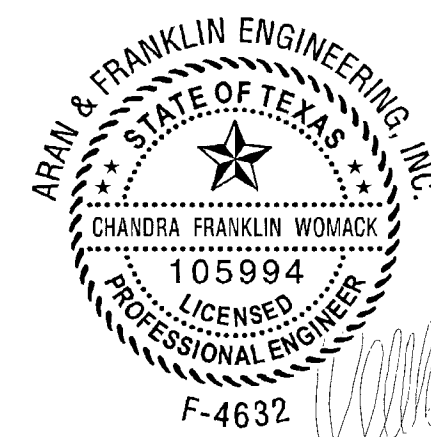
 DON BUTTRUM, President of
 D&R SELF STORAGE, INC.

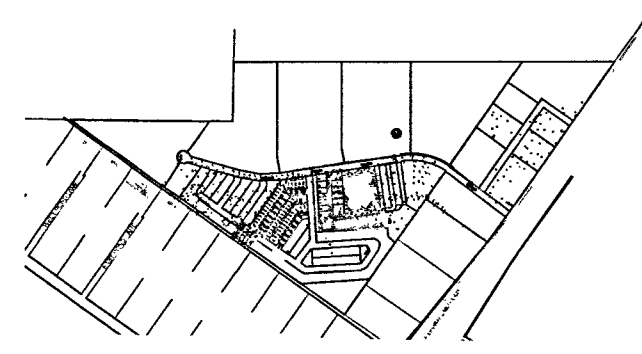
 This document is hereby acknowledged, A.D. 2023.

C0.0 - COVER SHEET
C0.1 - MASTER SITE PLAN
C1.1 - PARK MODEL SECTION 1 SITE PLAN
C1.2 - PARK MODEL SECTION 2A SITE PLAN
C1.3 - PARK MODEL SECTION 2B SITE PLAN
C1.4 - PARK MODEL SECTION 3 SITE PLAN
C1.5 - PARK MODEL SECTION 4 SITE PLAN
C1.6 - PARK MODEL SECTION 5 SITE PLAN
C1.7 - CABINS SECTION 1 SITE PLAN
C1.8 - CABINS SECTION 2 SITE PLAN
C1.9 - OPEN MARKET SITE PLAN
C1.10 - WEDDING CHAPEL & RESTAURANT SITE PLAN
C1.11 - ICE HOUSE SITE PLAN
C1.12 - DOLLAR GENERAL SITE PLAN
C2.0 - NOT USED
C3.0 - MASTER SITE PAVING PLAN
C3.1 - PAVING PLAN - PARK MODEL SECTION 1
C3.2 - PAVING PLAN - PARK MODEL SECTION 2A
C3.3 - PAVING PLAN - PARK MODEL SECTION 2B
C3.4 - PAVING PLAN - PARK MODEL SECTION 3
C3.5 - PAVING PLAN - PARK MODEL SECTION 4
C3.6 - PAVING PLAN - PARK MODEL SECTION 5
C3.7 - PAVING PLAN - CABINS SECTION 1
C3.8 - PAVING PLAN - CABINS SECTION 2
C3.9 - PAVING PLAN - OPEN MARKET
C4.10 - PAVING PLAN - WEDDING CHAPEL & RESTAURANT
C3.11 - PAVING PLAN - ICE HOUSE
C3.12 - PAVING PLAN - DOLLAR GENERAL
C3.13+ - PAVING PLAN DETAILS AND SECTIONS
C4.0 - MASTER SITE GRADING PLAN
C4.1 - GRADING PLAN - PARK MODEL SECTION 1
C4.2 - GRADING PLAN - PARK MODEL SECTION 2A
C4.3 - GRADING PLAN - PARK MODEL SECTION 2B
C4.4 - GRADING PLAN - PARK MODEL SECTION 3
C4.5 - GRADING PLAN - PARK MODEL SECTION 4
C4.6 - GRADING PLAN - PARK MODEL SECTION 5
C4.7 - GRADING PLAN - CABINS SECTION 1
C4.8 - GRADING PLAN - CABINS SECTION 2
C4.9 - GRADING PLAN - OPEN MARKET
C4.10 - GRADING PLAN - WEDDING CHAPEL & RESTAURANT
C4.11 - GRADING PLAN - ICE HOUSE
C4.12 - GRADING PLAN - DOLLAR GENERAL

VICINITY MAP

SCALE: 1"=1 MILE





437.175 ACRES OUT OF
THE CHARLES ZENN SURVEY, A-226
D.W. & B GRANT PROPERTIES, LTD.
CF#326488, O.P.R.A.C.T.

3498.79'

LOT 1
6.99 Acres
(ZONE B-1)

FUTURE
COMMERCIAL
SPACE

LOT 2
1.574 Acres
(ZONE B-1)

LOT 3
1.805 Acres
(ZONE B-1)

LOT 4
2.975 Acres
(ZONE B-1)

LOT 5
2.101 Acres
(ZONE B-1)

LOT 6
2.101 Acres
(ZONE B-1)

LOT 7
3.385 Acres
(ZONE B-1)

LOT 8
4.677 Acres
(ZONE B-1)

LOT 9
2.62 Acres
(ZONE R-1)

LOT 10
3.711 Acres
(ZONE R-1)

LOT 11
2.949 Acres
(ZONE R-1)

LOT 12
4.220 Acres
(ZONE R-1)

LOT 13
15.250 Acres
(ZONE R-1)

LOT 14
12.914 Acres
(ZONE R-1)

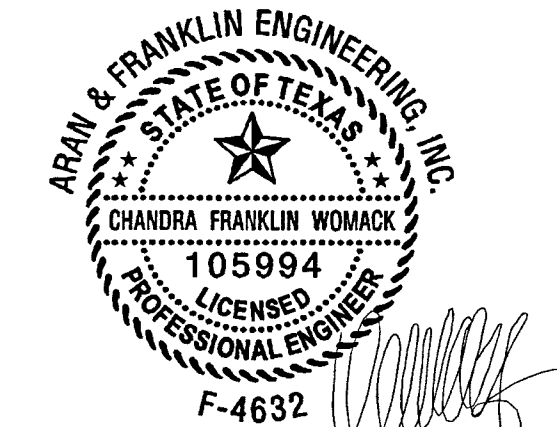
LOT 15
8.581 Acres
(NO ZONING-ARANSAS COUNTY)

PHASE 1 CABINS
8 - SMALL CABINS
5 - LARGE CABINS
13 - TOTAL PHASE 1 CABINS

PHASE 2 CABINS
1 - SMALL CABINS
9 - LARGE CABINS
10 - TOTAL PHASE 2 CABINS

TOTAL CABINS
9 - SMALL CABINS
14 - LARGE CABINS
23 - CABINS

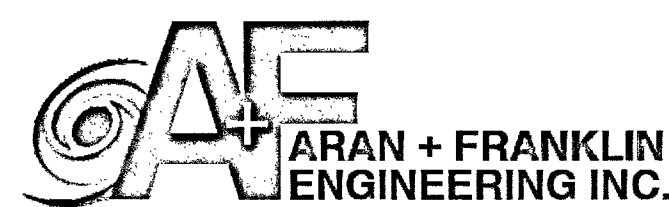
50 - PHASE 1 PARKED UNITS
50 - PHASE 2 PARKED UNITS
50 - PHASE 3 PARKED UNITS
61 - PHASE 4 PARKED UNITS
22 - PHASE 5 PARKED UNITS
233 - TOTAL PARKED UNITS



MASTER SITE PLAN

SCALE: 1"=150'

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8418 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77791
409-825-6200
Firm No. F-4632

2830 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:

- THE PALMS -

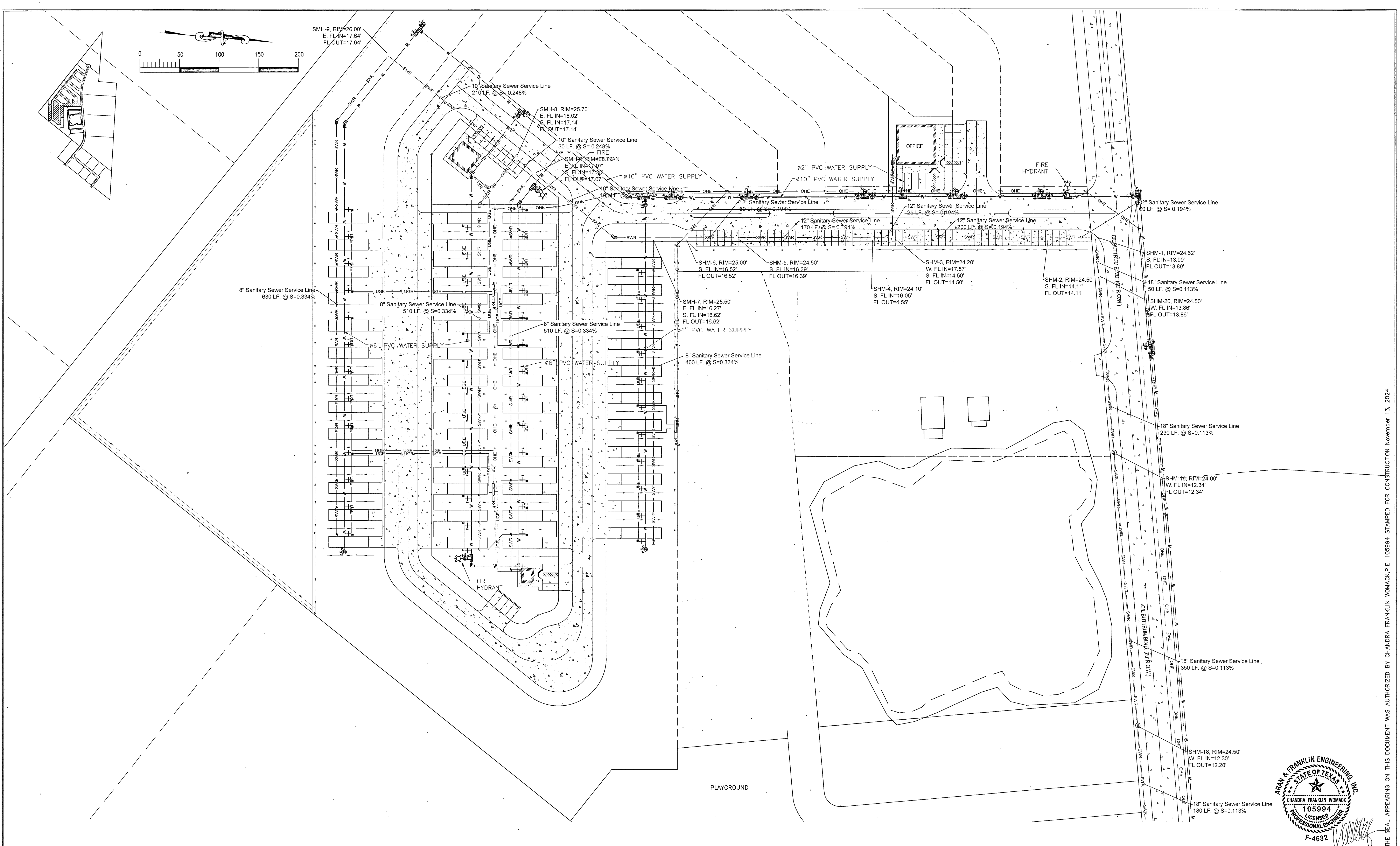
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	FOR REVIEW	11/13/2024	JOB NO.	22-CV035
ENGINEERED BY:	CMW		SHEET NUMBER	
DRAWN BY:	TAH/GCNP			

C-1.0

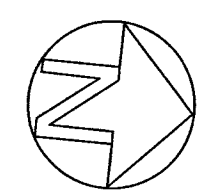
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E., 105994, STAMPED FOR CONSTRUCTION NOVEMBER 13, 2024.



SITE PLAN - PARK MODEL SECTION 1

SCALE: 1"=50'

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ARAN + FRANKLIN
ENGINEERING, INC.

8418 EMMETT F. LOWRY EXPI
TEXAS CITY, TX 77581
409-935-6200
Firm No. F-4632

2830 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:

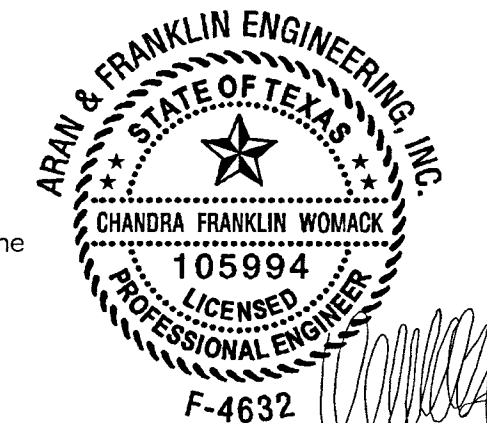
- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

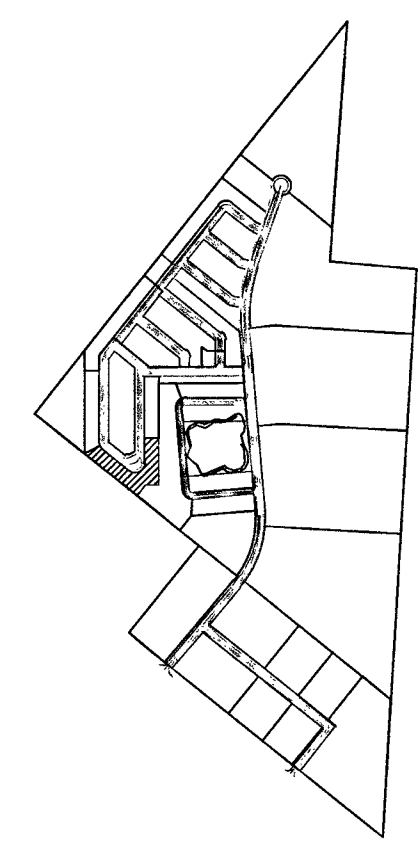
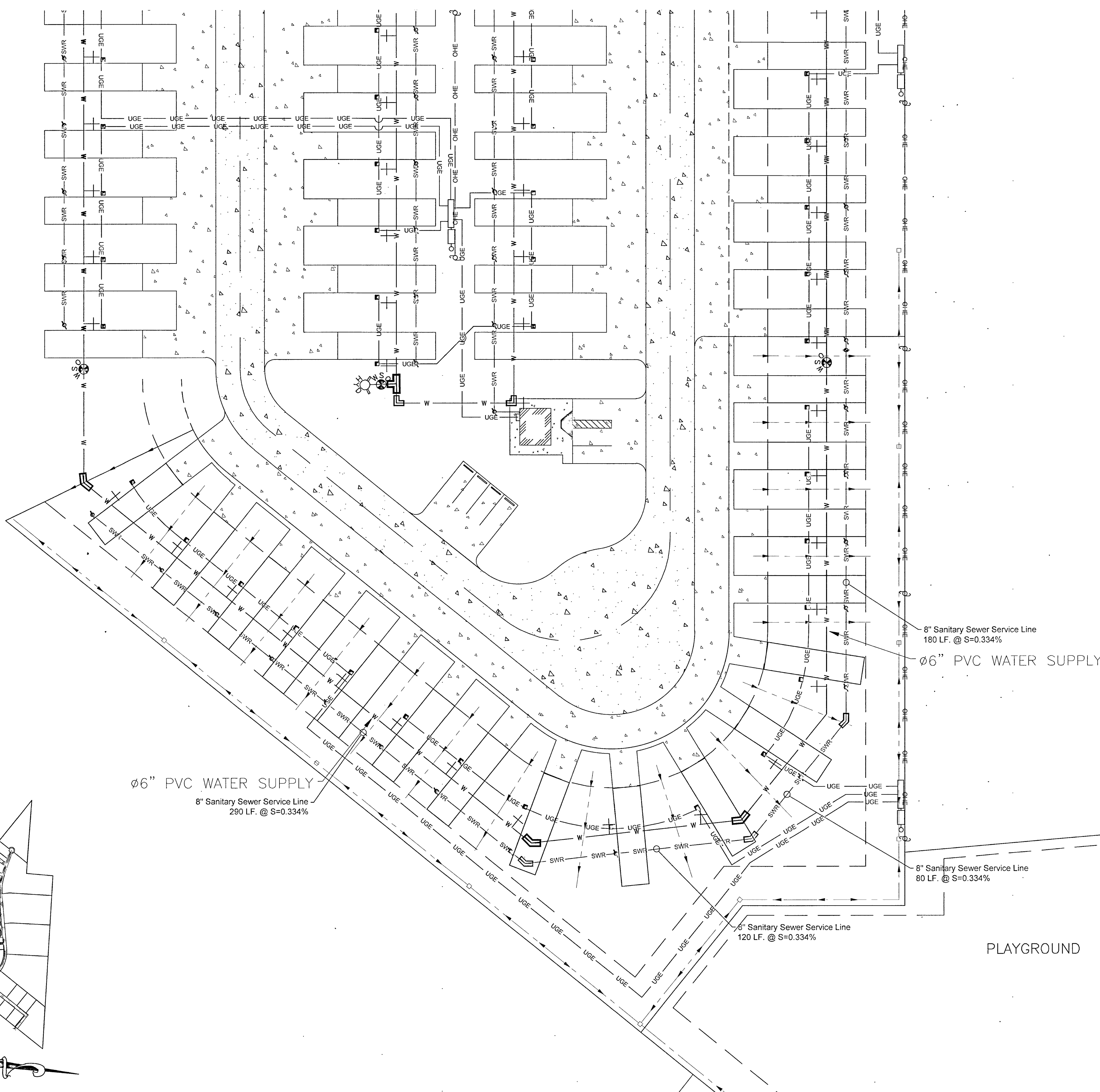
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CHANDRA FRANKLIN WOMACK
DRAWN BY:	TAMC/NP

SHEET NUMBER	22-CV035
C-1.1	



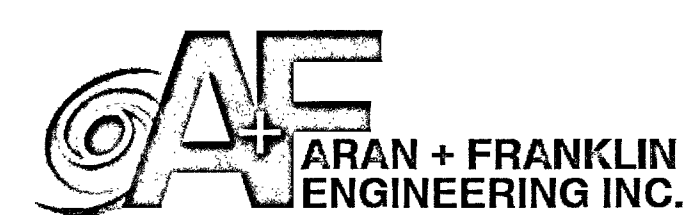
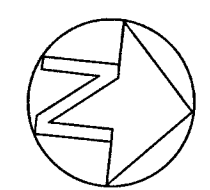
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK (P.E. 105994) STAMPED FOR CONSTRUCTION November 13, 2024



SITE PLAN - PARK MODEL SECTION 2A

SCALE: 1"=30'

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8419 EMMETT F. LOWRY EXPIRY
TEXAS CITY, TX 77591
409-935-6200
Firm No. F-4832

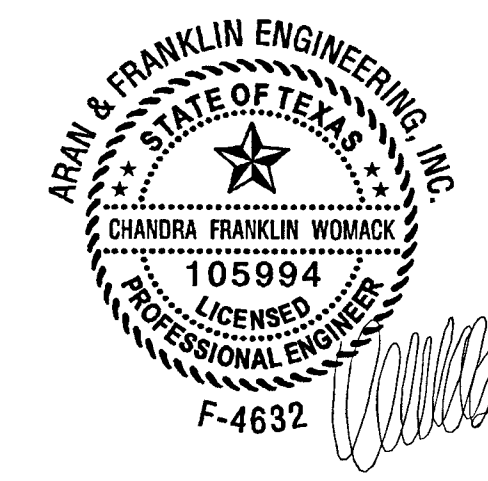
2830 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

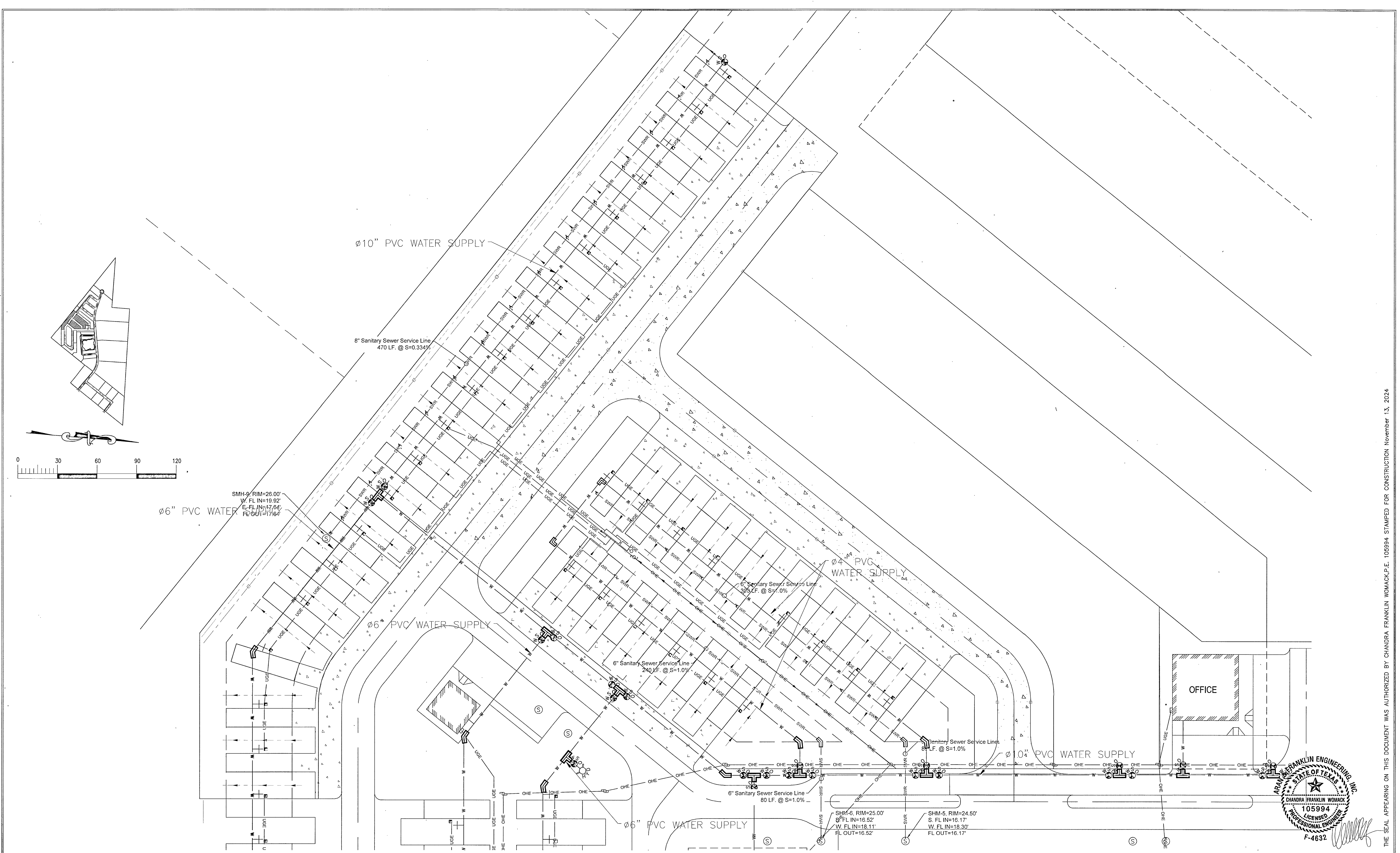
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAK/GCMP

SHEET NUMBER	22-CV035
C-1.2	

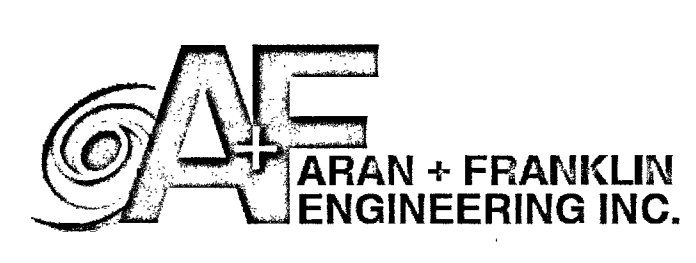


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SITE PLAN - PARK MODEL SECTION 2B
SCALE: 1"=30'

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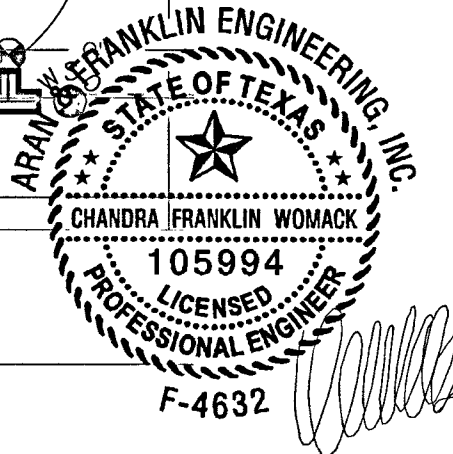
8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-255-5000
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

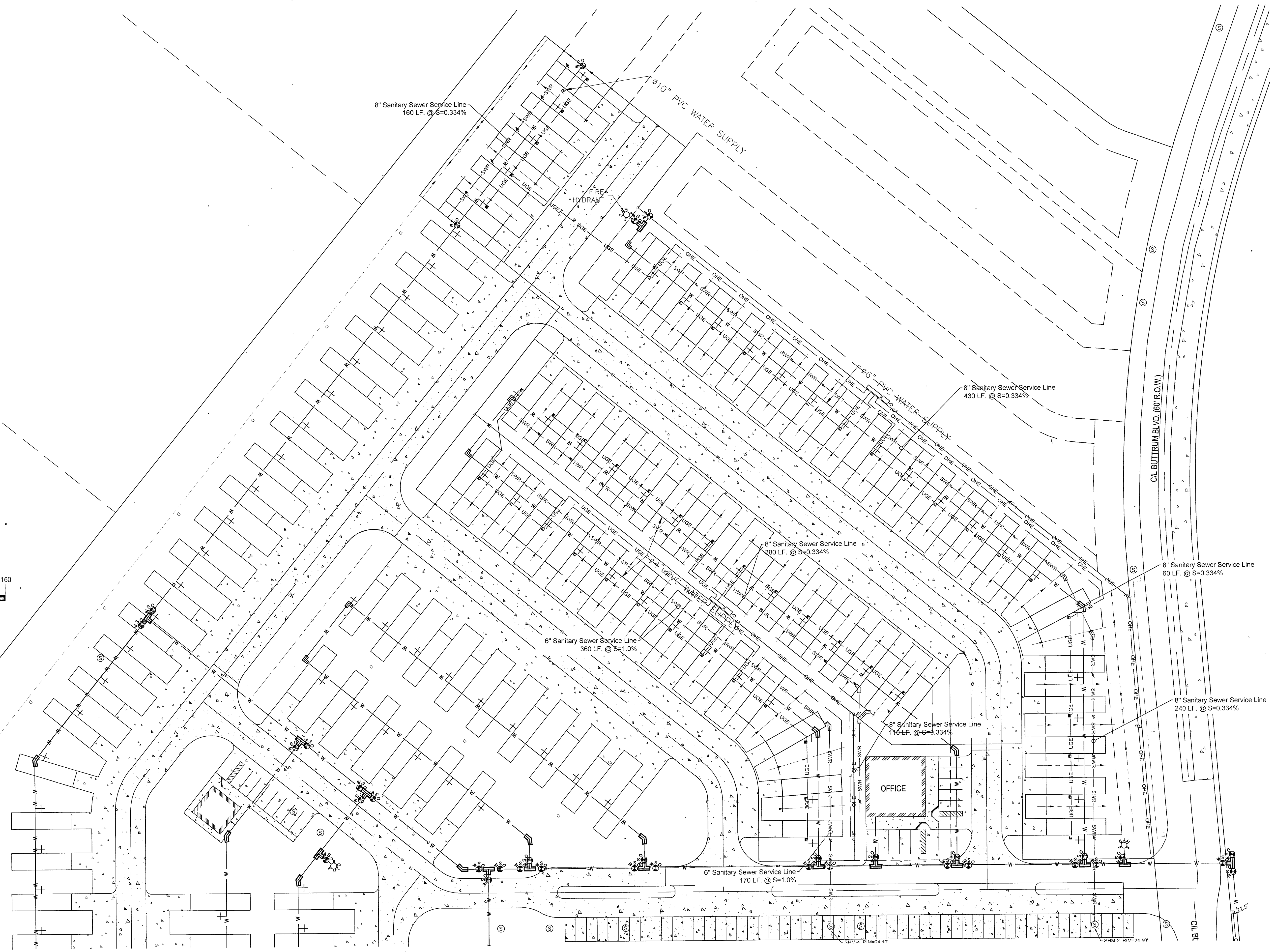
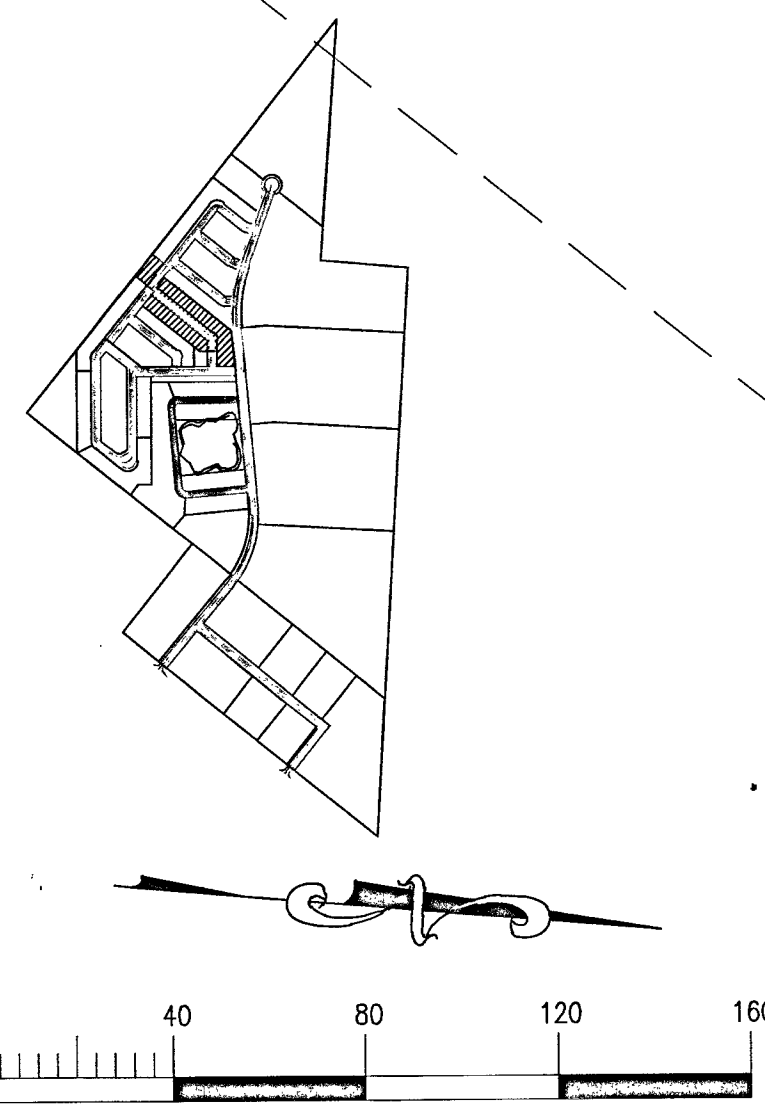
CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER
ENGINEERED BY:	CMW	C-1.3
DRAWN BY:	TAH/GCNP	

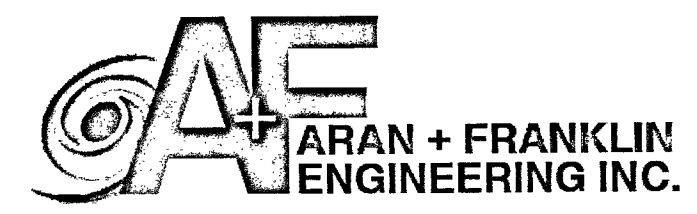
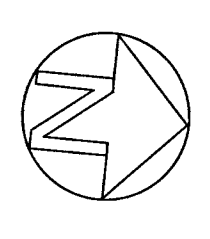


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SITE PLAN - PARK MODEL SECTION 3
SCALE: 1"=40'

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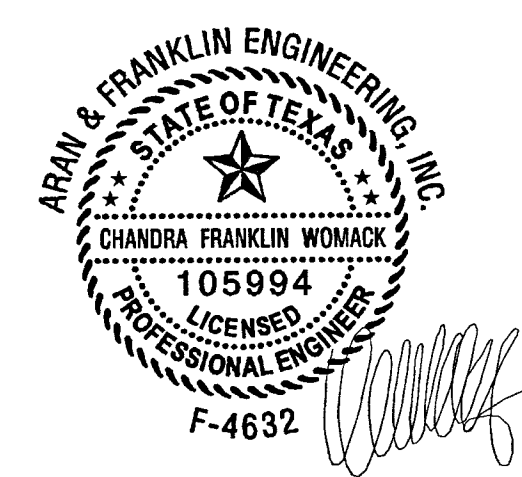
8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-935-5200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, TX 79904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

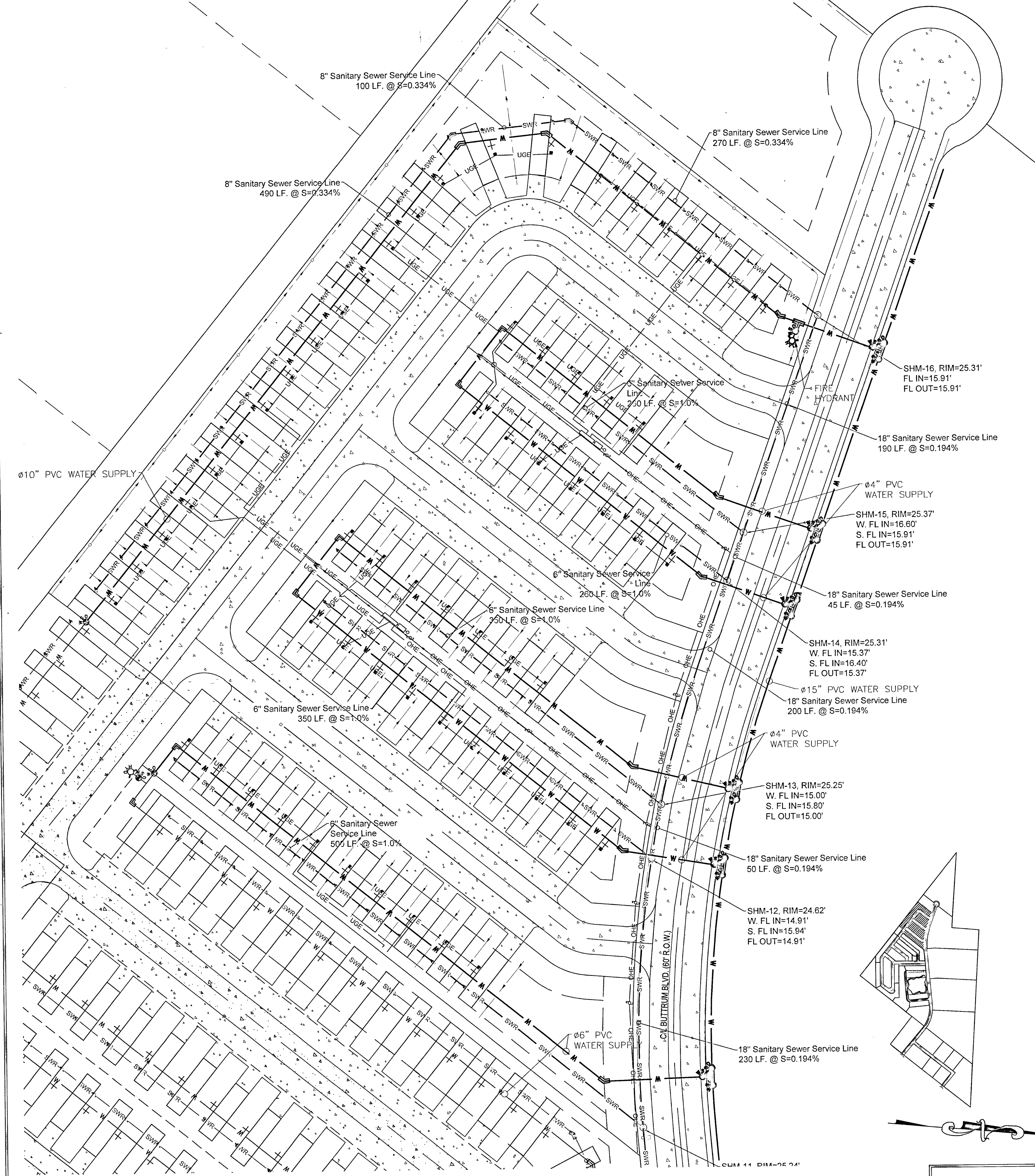
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:		JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER	
ENGINEERED BY:		CYN	C-1.4
DRAWN BY:		TAHGC/NP	



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LOT 13



SITE PLAN - PARK MODEL SECTION 4

SCALE: 1"=50'



8419 EMMETT F. LOWRY EX'Y
TEXAS CITY, TX 77701
409-935-6200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:

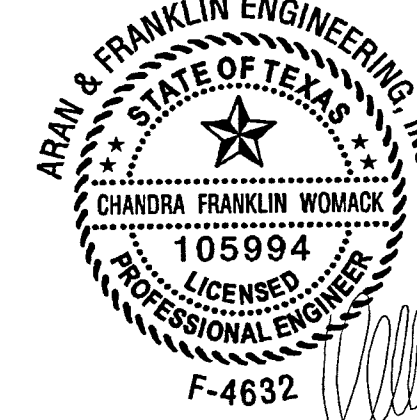
- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

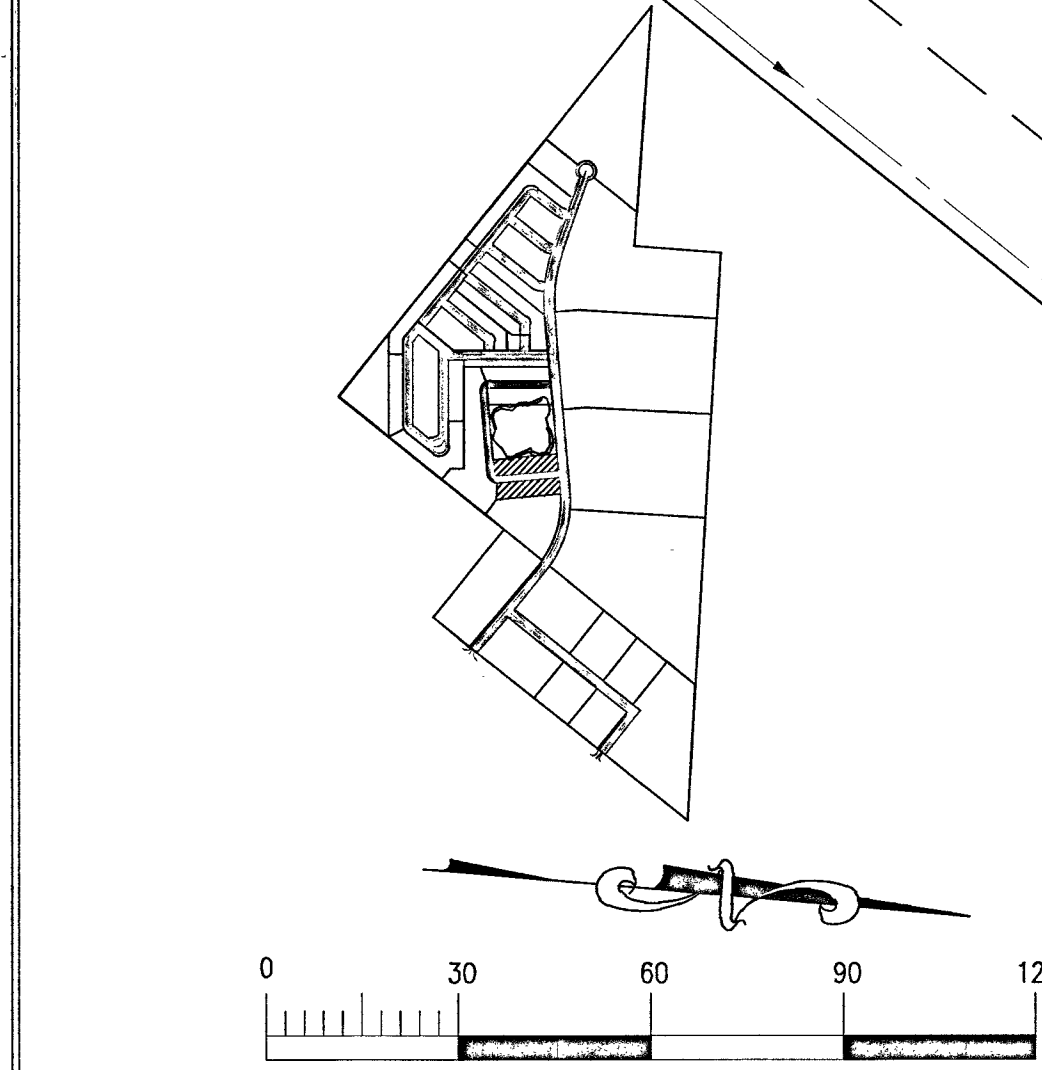
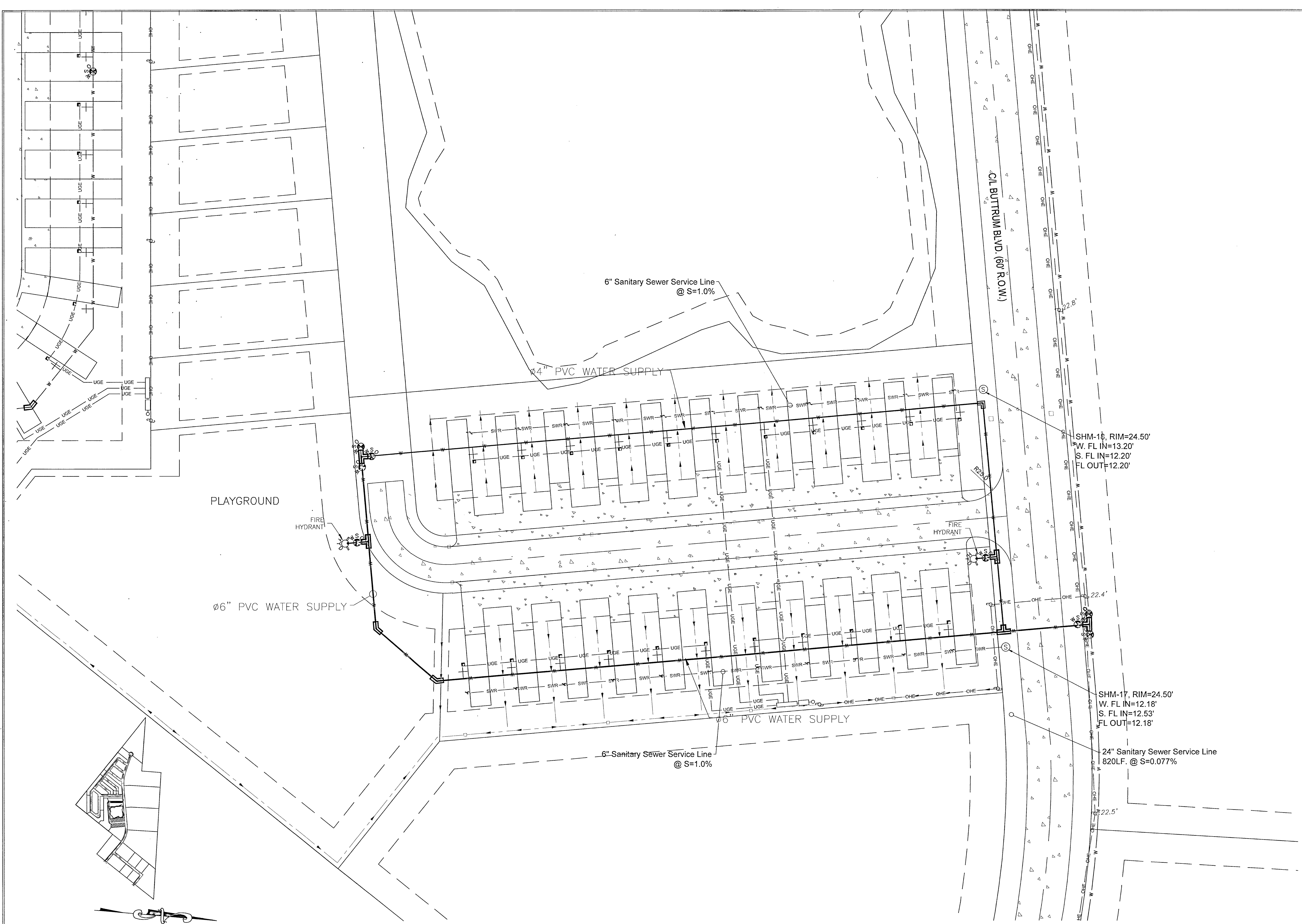
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	C/M
DRAWN BY:	TAHICOMP

SHEET NUMBER
C-1.5

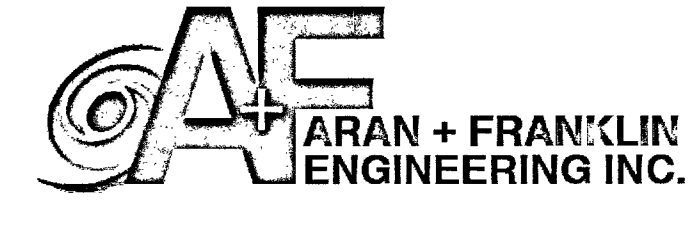


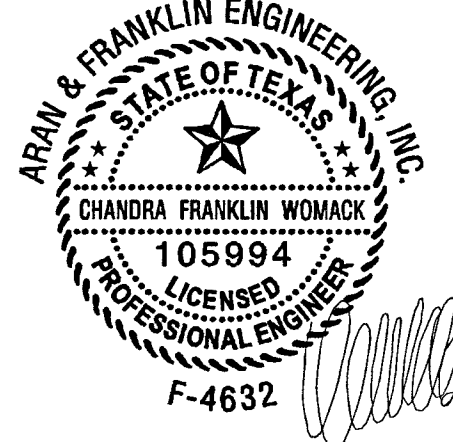
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION November 13, 2024



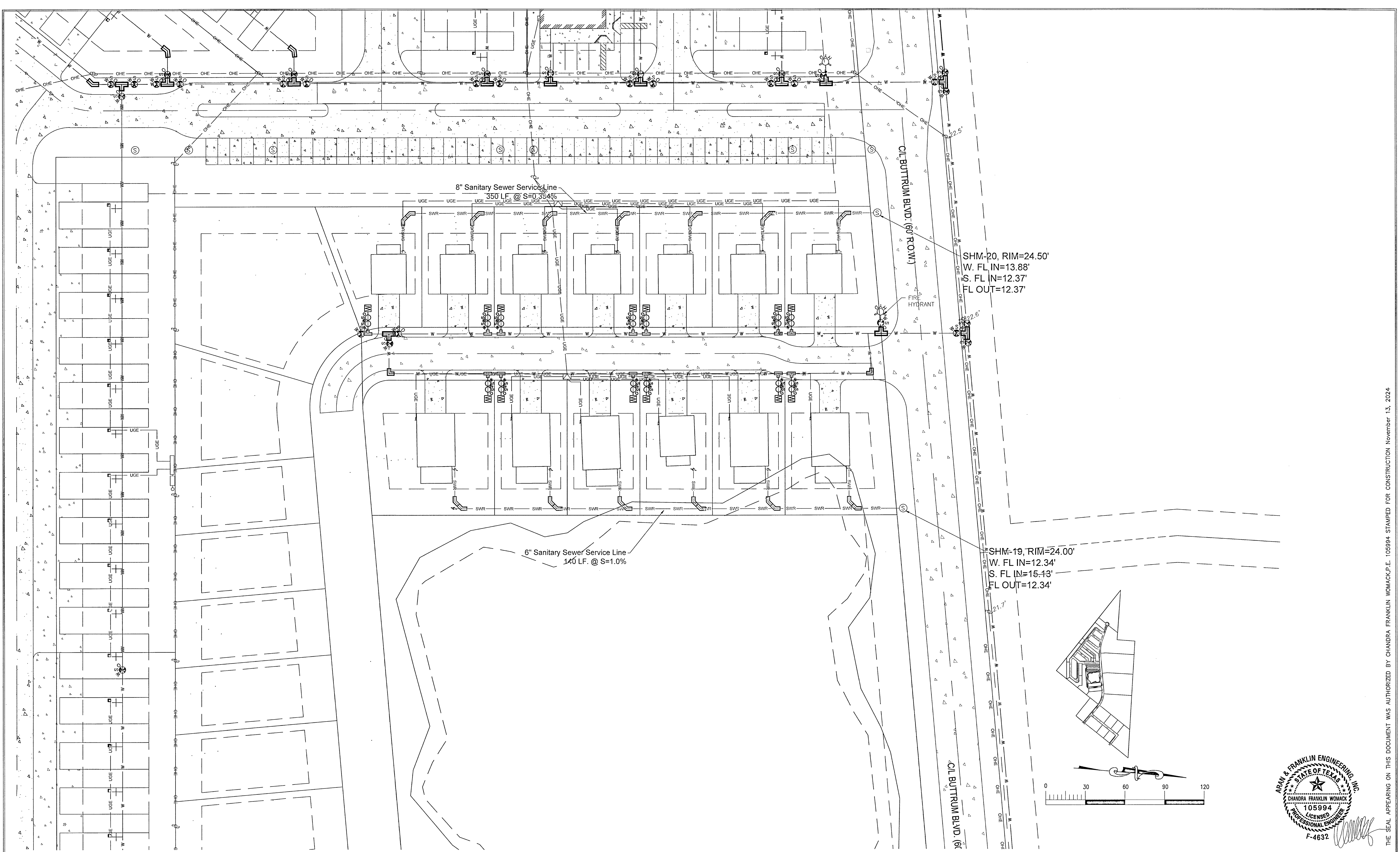
SITE PLAN - PARK MODEL SECTION 5
SCALE: 1"=30'

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 ARAN + FRANKLIN ENGINEERING, INC. 8419 EMMETT F. LOWRY EXPY TEXAS CITY, TX 77761 409-856-0200 Firm No. F-4632 2830 DEL PRADO BLVD. SUITE D CAPE CORAL, FL 33904 LICENSE #79207	CONCEPT PLAN ONLY: - THE PALMS - 345 S.H. 35 BYPASS, ROCKPORT, TX 78382	ISSUED FOR: FOR REVIEW 11/13/2024		JOB NO. 22-CV035
		ENGINEERED BY: CMW DRAWN BY: TAHICOMP		SHEET NUMBER C-1.6
ARAN & FRANKLIN ENGINEERING, INC. REG. NO. F-4632				

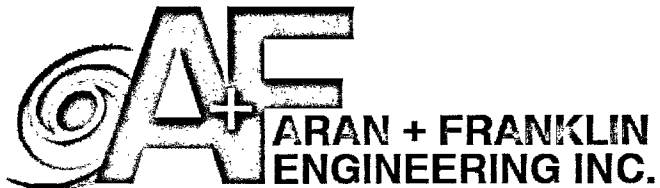


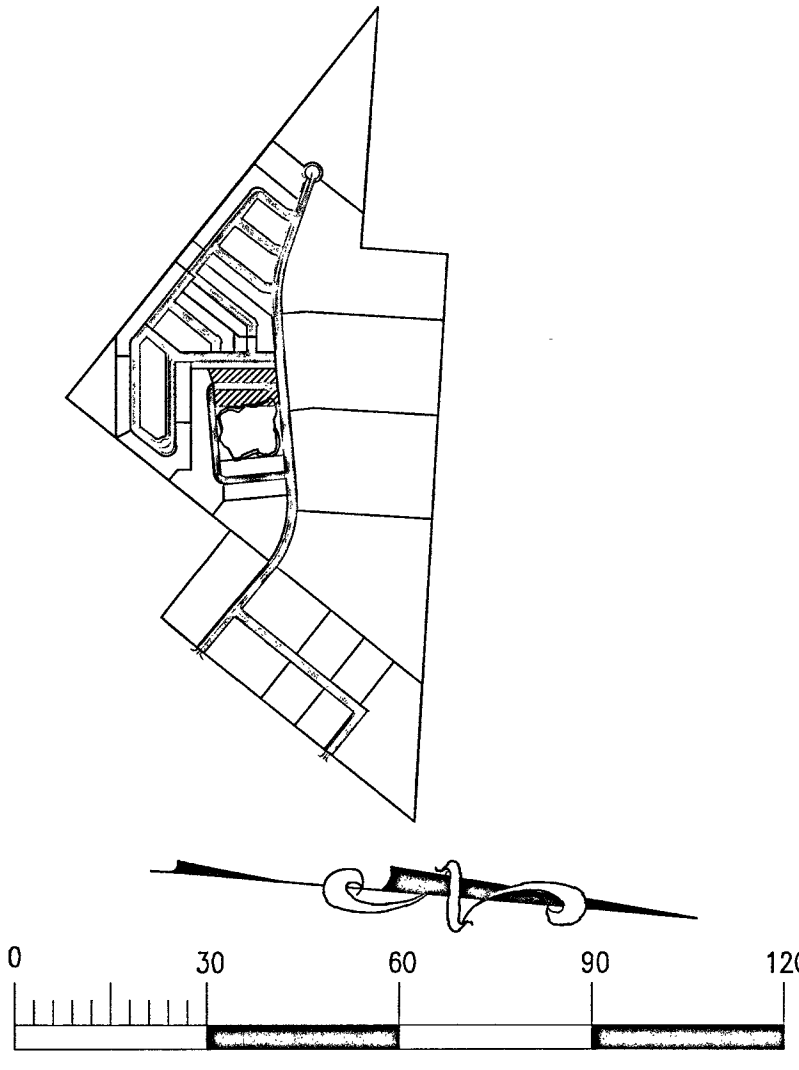
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK P.E. 105994 STAMPED FOR CONSTRUCTION November 13, 2024



SITE PLAN - CABINS SECTION 1
SCALE: 1"=30'

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 ARAN + FRANKLIN ENGINEERING, INC.	8489 EMMETT F. LOWRY EXPY TEXAS CITY, TX 77591 409-505-6200 Firm No. F-4632	CONCEPT PLAN ONLY: - THE PALMS - 345 S.H. 35 BYPASS, ROCKPORT, TX 78382	ISSUED FOR: FOR REVIEW 11/13/2024		JOB NO. 22-CV035
	2890 DEL FRADO BLVD. SUITE D CAPE CORAL, FL 33904 LICENSE #79207		ENGINEERED BY: CMW DRAWN BY: TANGCNP		SHEET NUMBER C-1.7
			ARAN & FRANKLIN ENGINEERING, INC. CHANDRA FRANKLIN WOMACK 105994 LICENSED PROFESSIONAL ENGINEER F-4632		

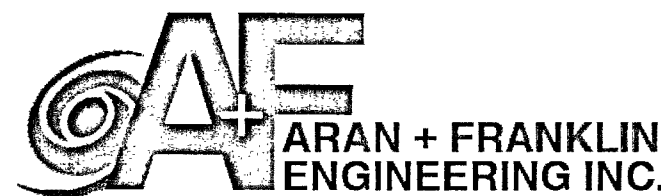


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SITE PLAN - CABIN SECTION 2

SCALE: 1"=30'

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6419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-935-5200
Firm No. F-4632

2800 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

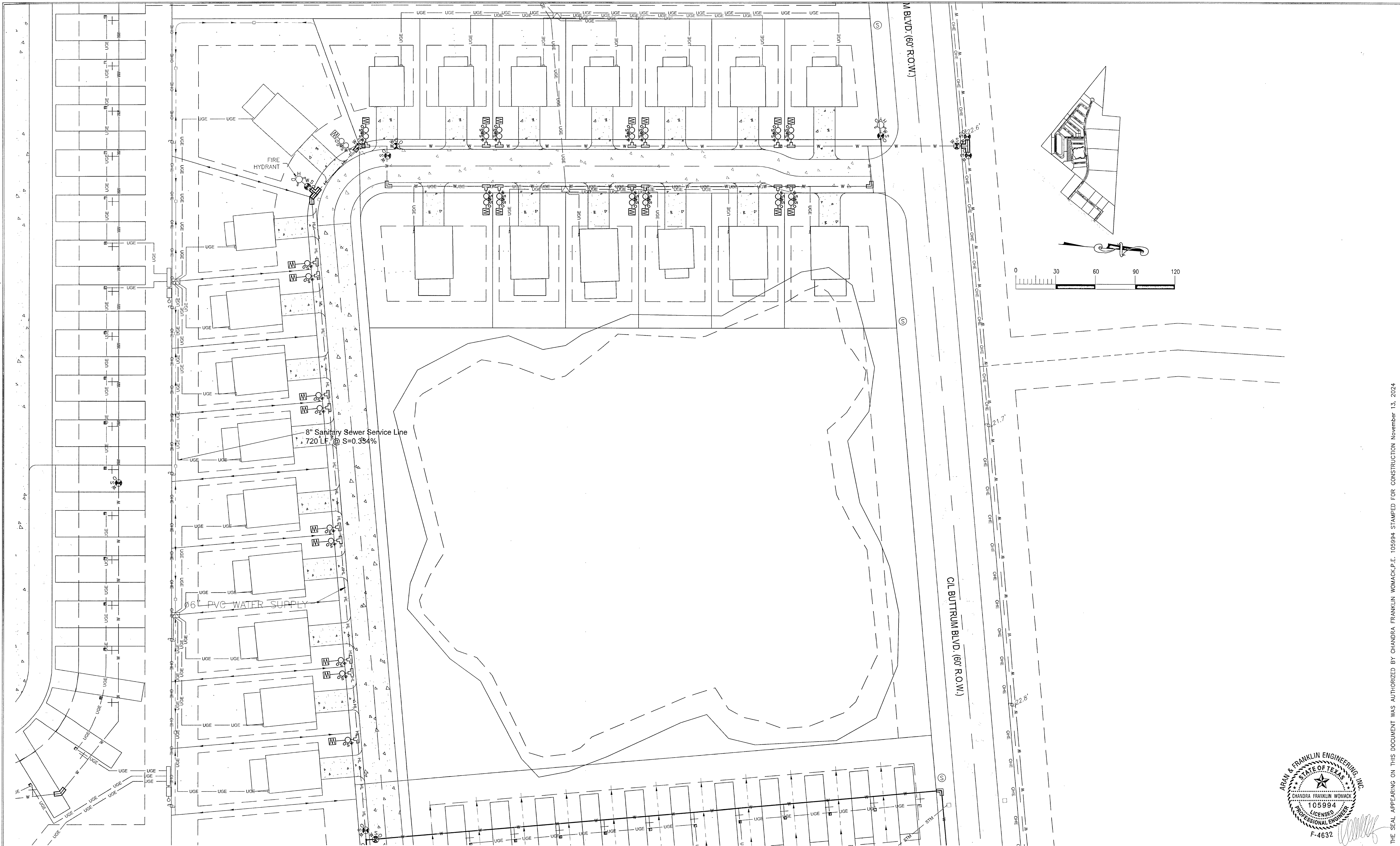
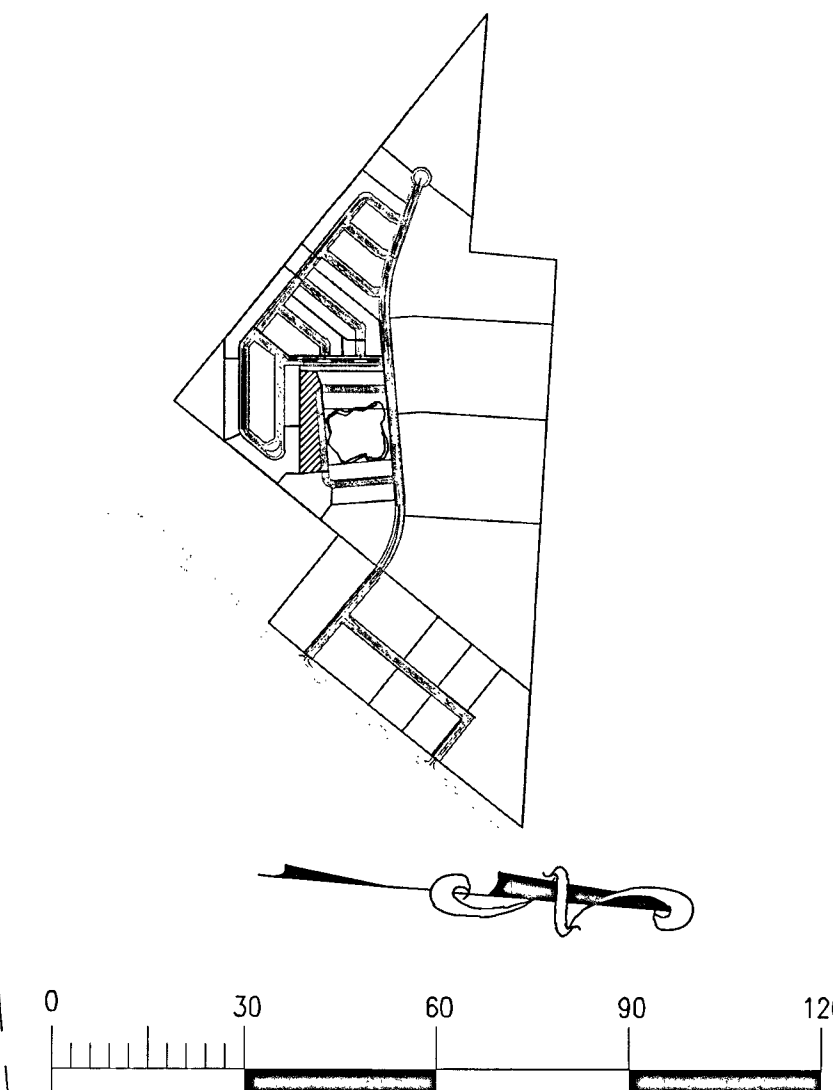
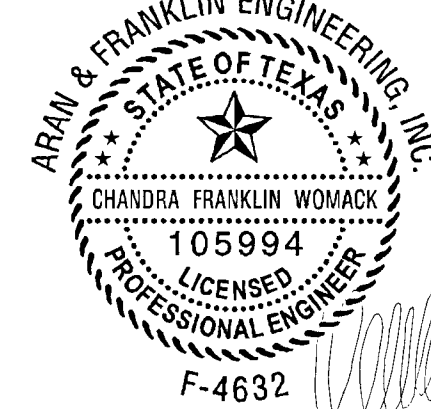
CONCEPT PLAN ONLY:
- THE PALMS -

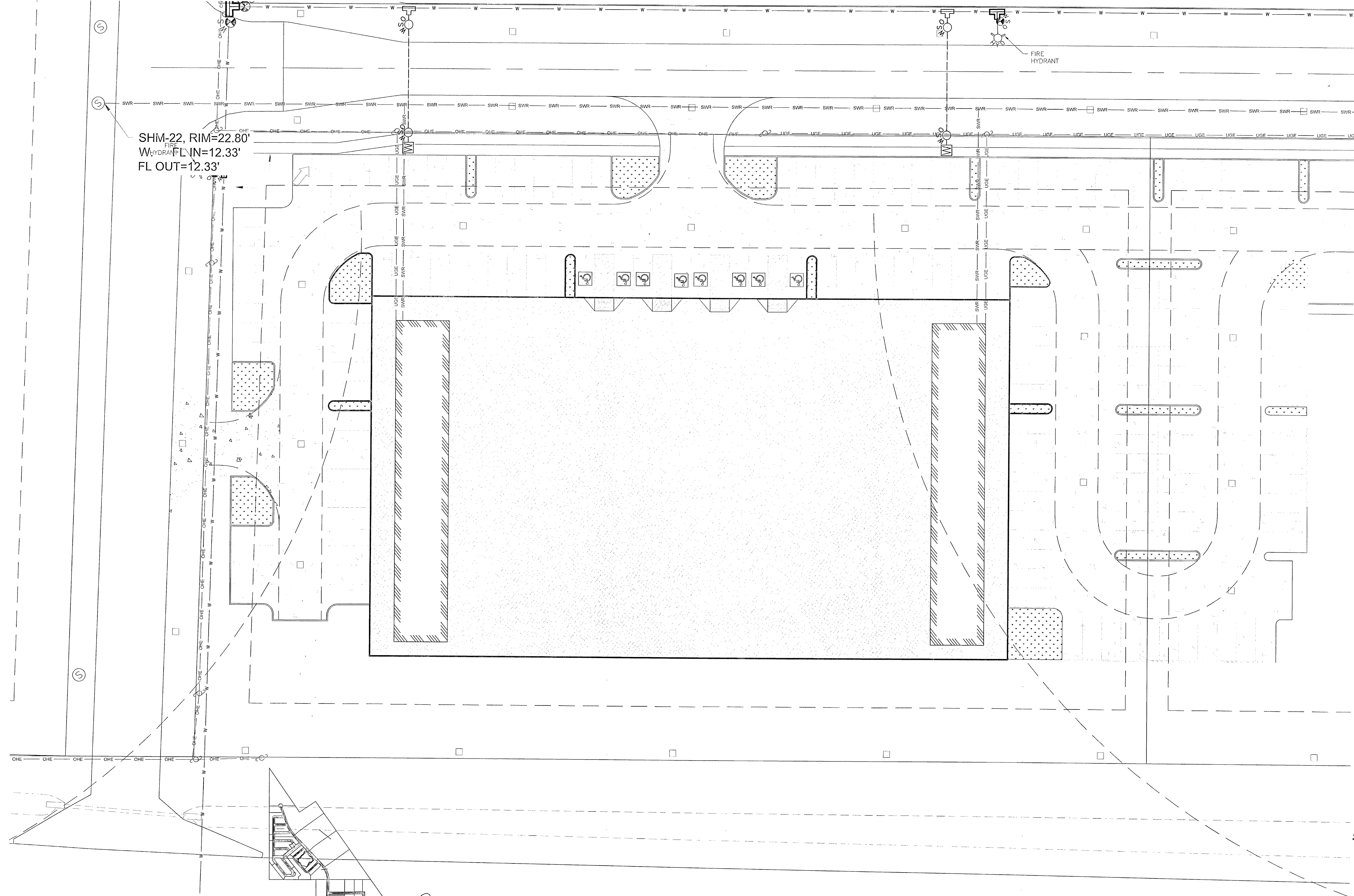
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMW
DRAWN BY: TAI/IG/INP

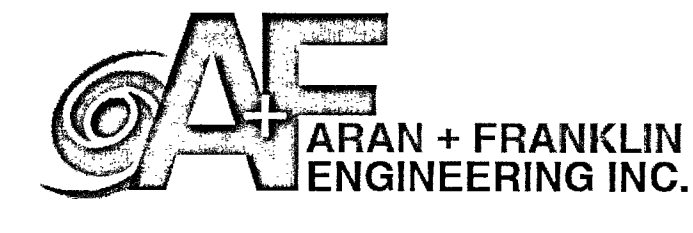
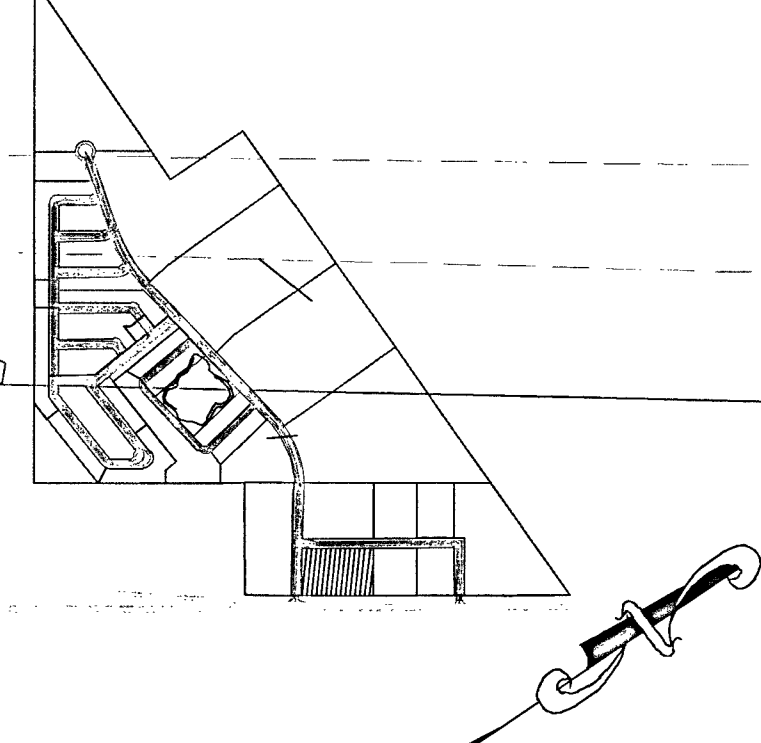
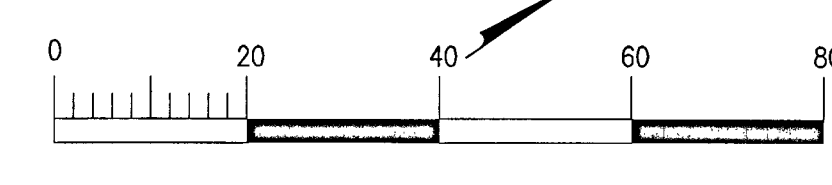
JOB NO. 22-CV035
SHEET NUMBER
C-1.8





SHM-22, RIM=22.80'
FIRE HYDRANT FL IN=12.33'
FL OUT=12.33'

SITE PLAN - OPEN MARKET
SCALE: 1"=20'



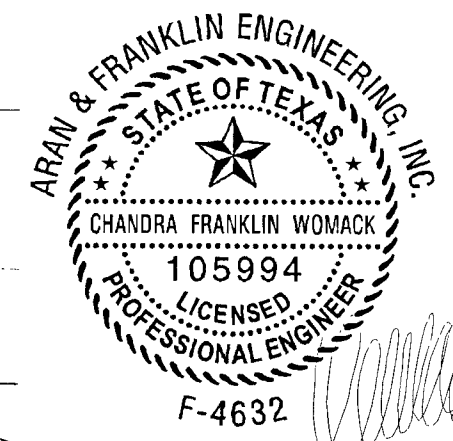
8419 EMMETT F. LOWRY EXPI
TEXAS CITY, TX 77591
409-935-5200
Firm No. F-4632

2990 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE 179207

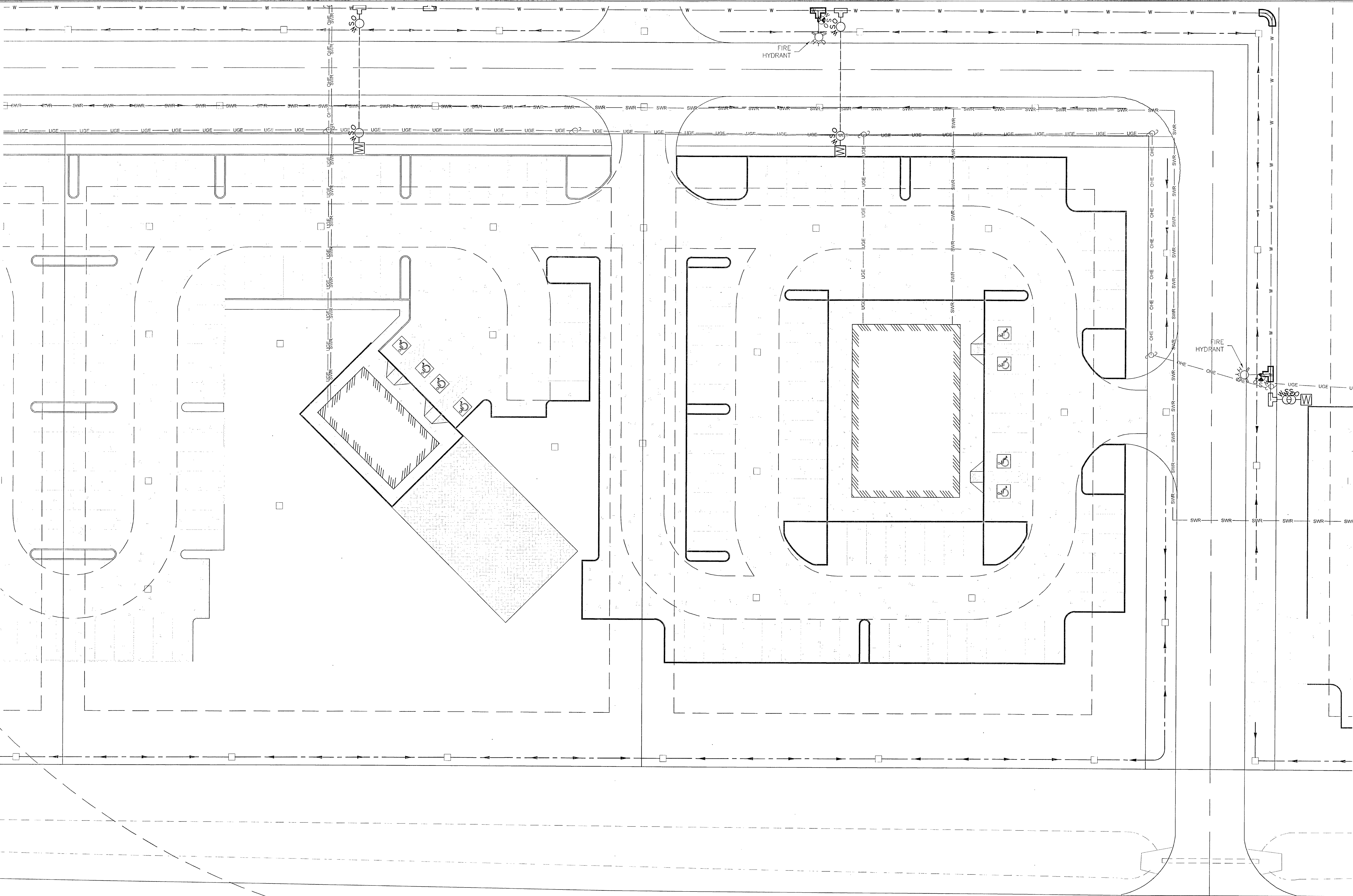
CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

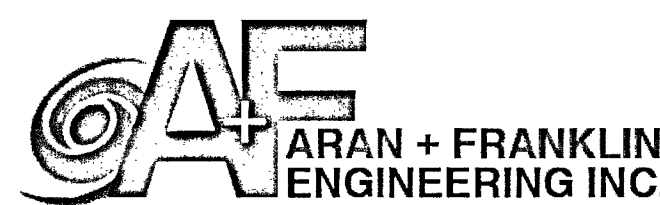
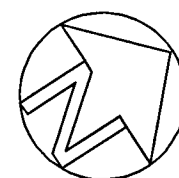
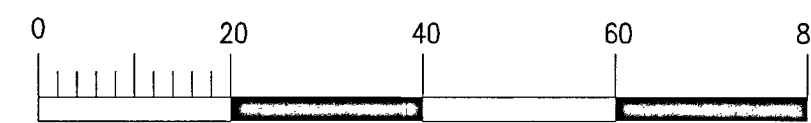
ISSUED FOR:		JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER	
ENGINEERED BY:		DATE	
DRAWN BY:		DATE	
		C-1.9	



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SITE PLAN - WEDDING CHAPEL & RESTAURANT
SCALE: 1"=20'



8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-925-5200
Firm No. F-4632

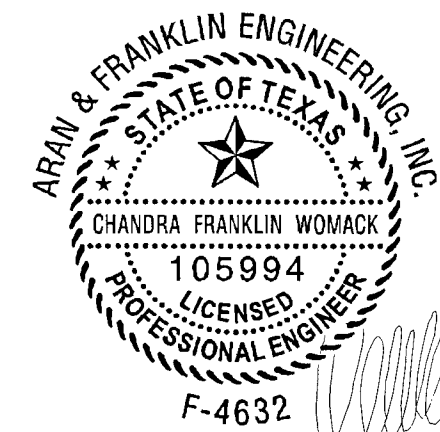
2030 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33004
LICENSE #79207

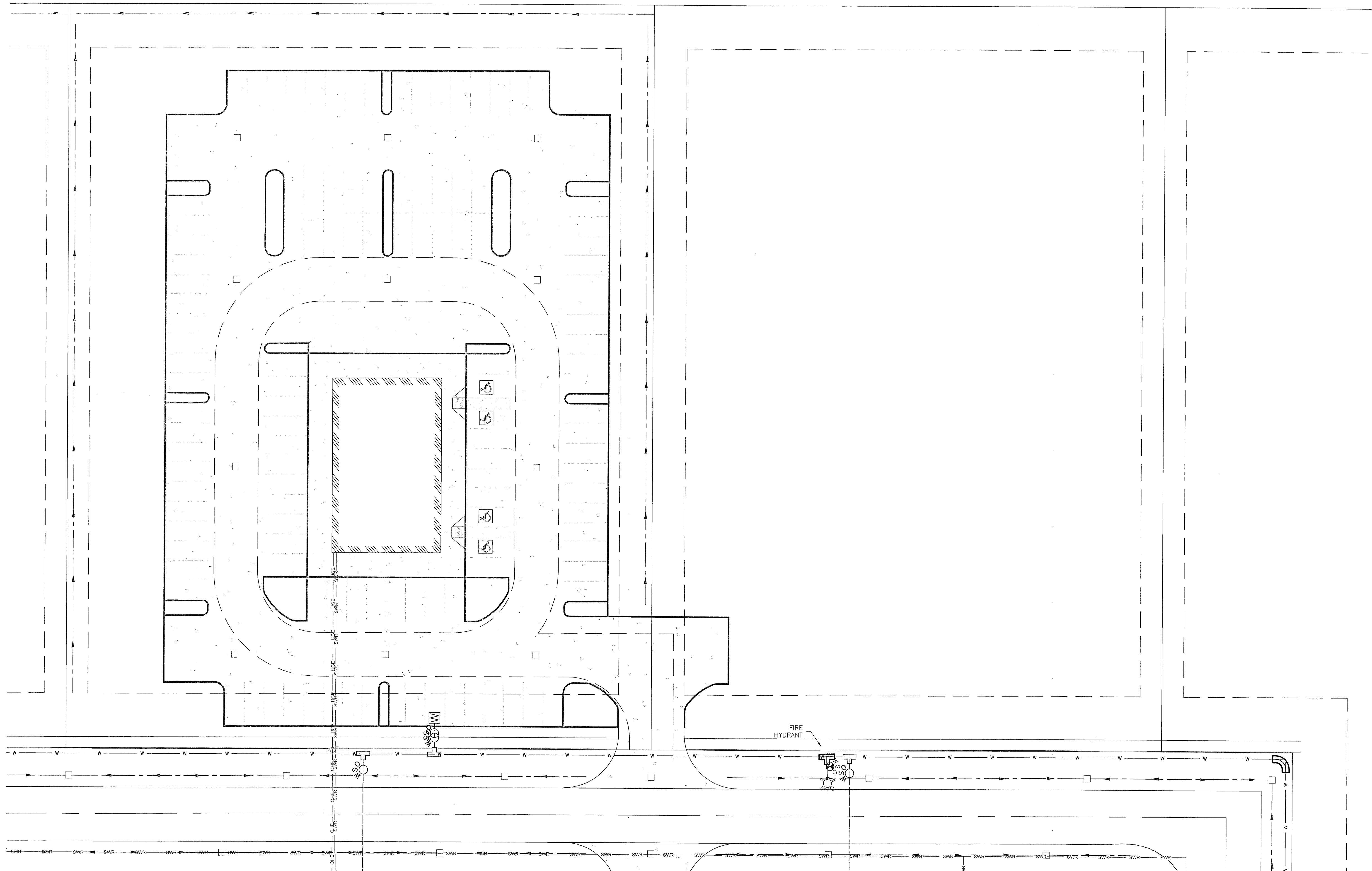
CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

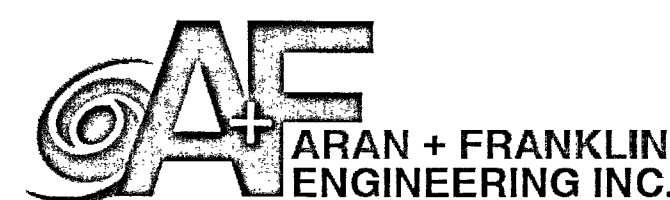
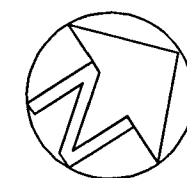
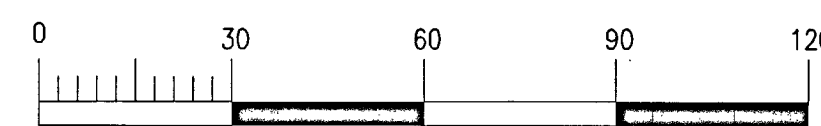
JOB NO.	22-CV035
SHEET NUMBER	C-1.10





SITE PLAN - ICE HOUSE

SCALE: 1"=20'



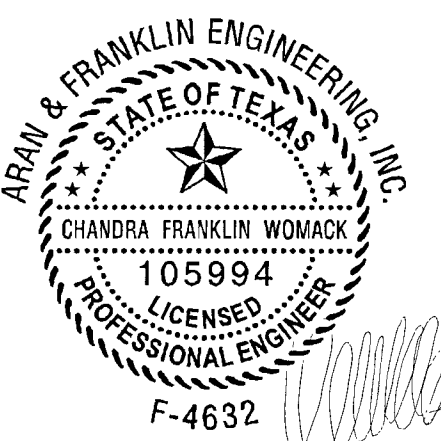
8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-835-5200
Firm No. F-4632

2830 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

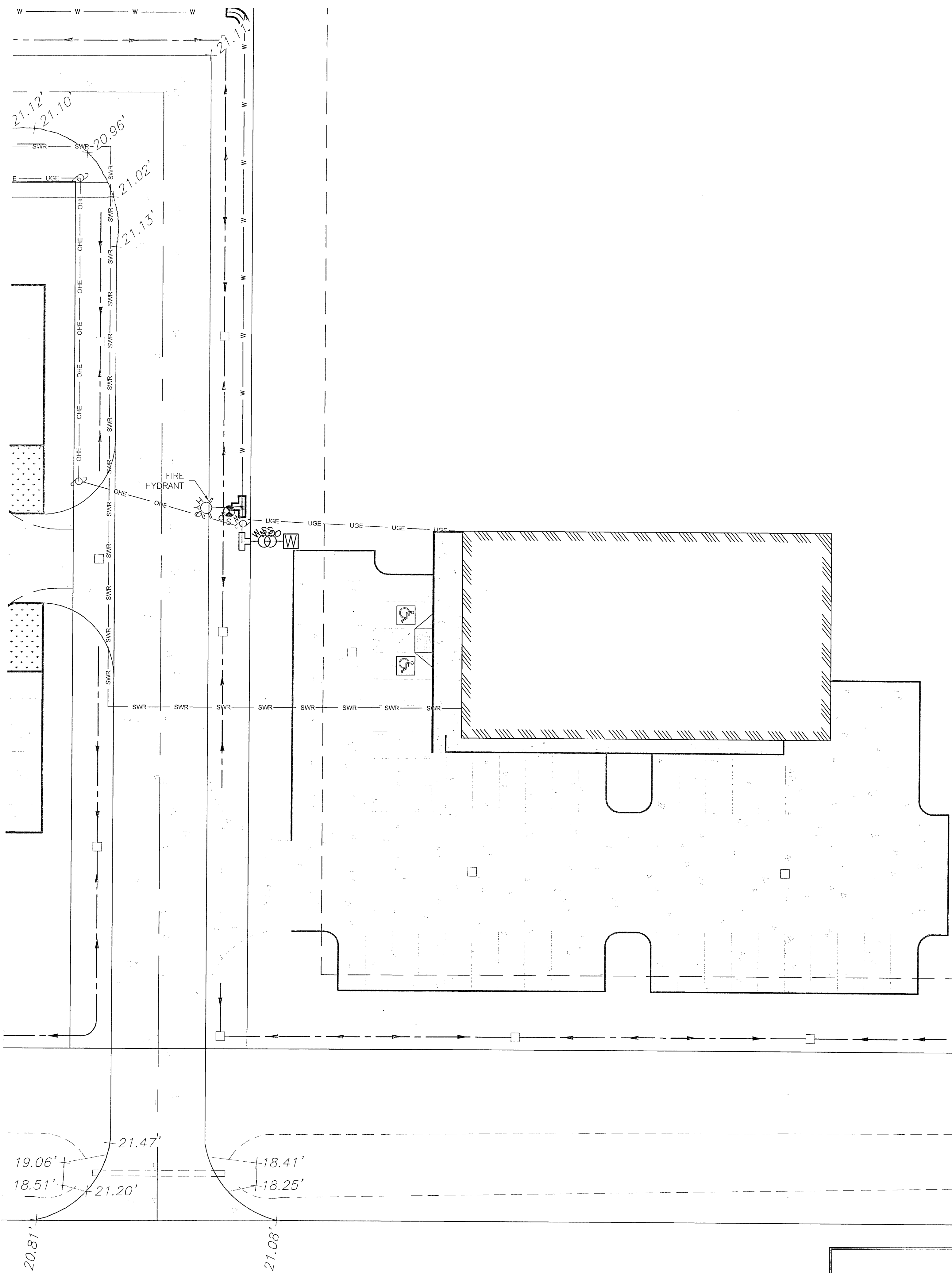
CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

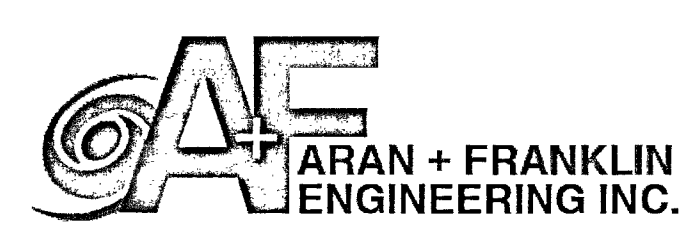
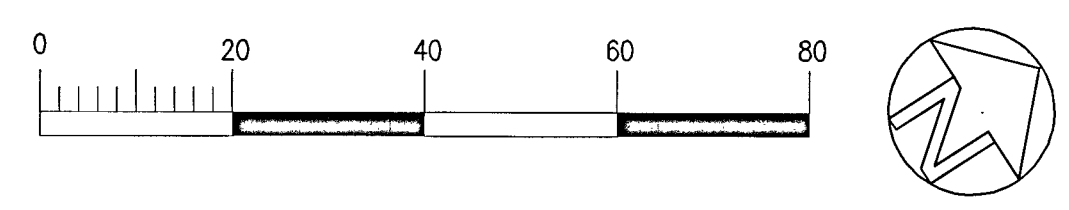
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FOR REVIEW	11/13/2024	SHEET NUMBER
ENGINEERED BY:	CMY	C-1.11
DRAWN BY:	TAH/CNP	



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SITE PLAN - DOLLAR GENERAL
SCALE: 1"=20'



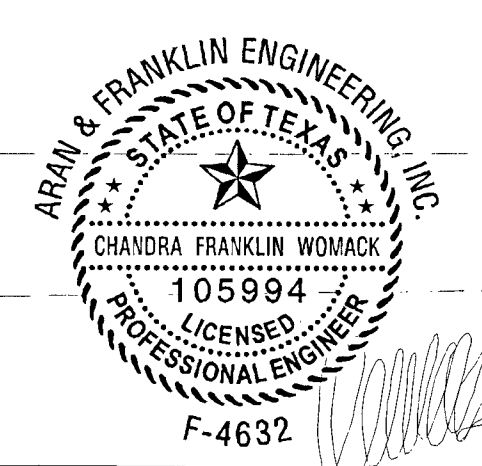
8419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77591
409-835-5200
Firm No. F-4632

2830 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

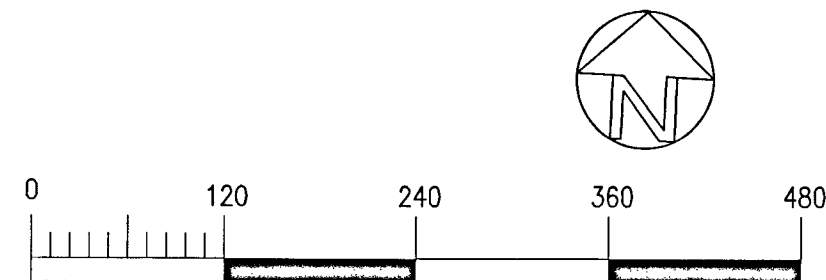
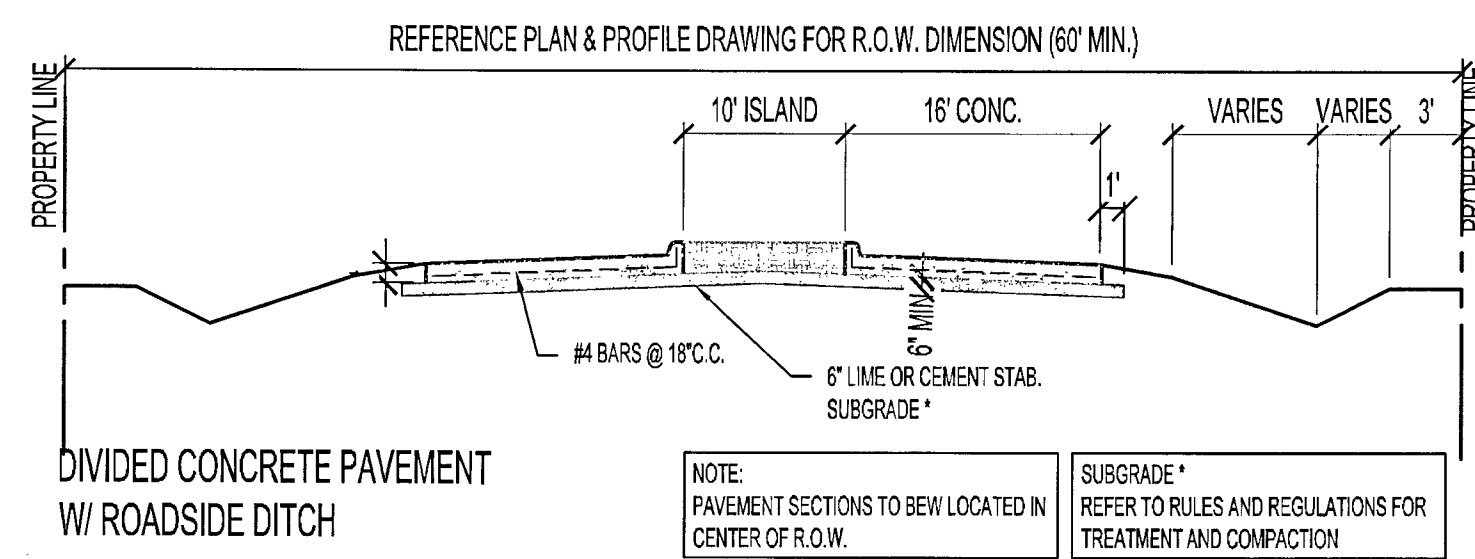
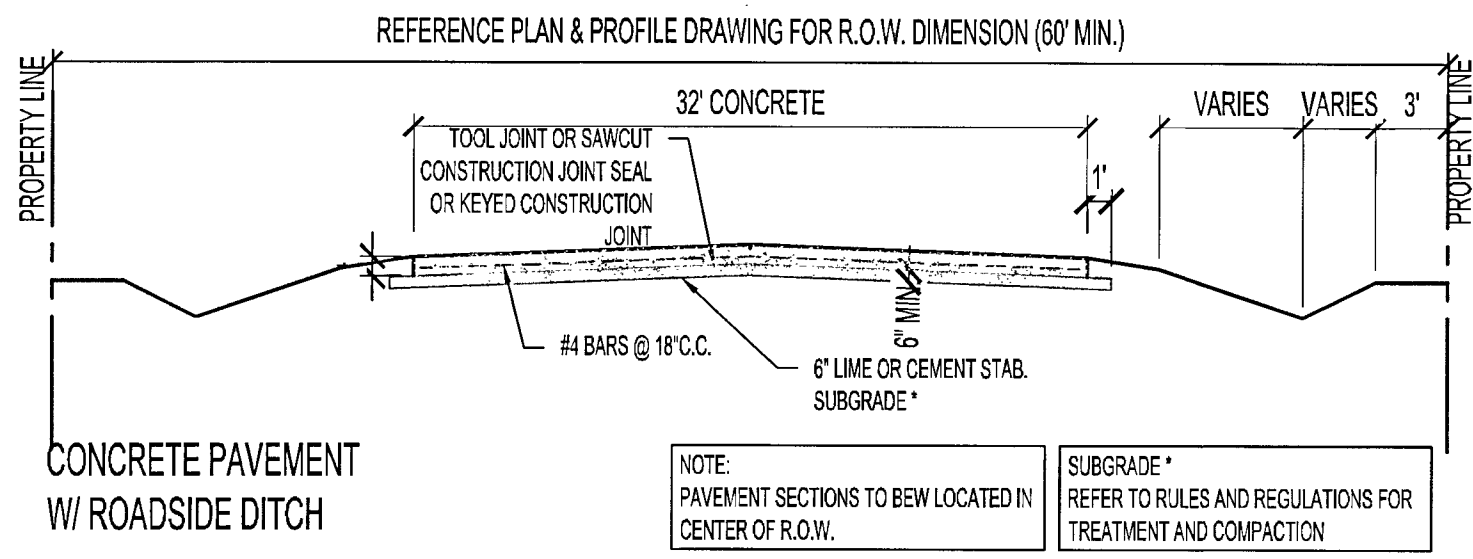
CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/CNP
SHEET NUMBER	C-1.12



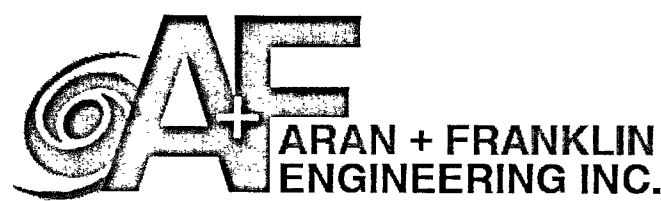
- General Paving Notes:
1. Driveway paving is to be a minimum of 4" thick minimum 3,000 psi concrete @ 28 days reinforced w/ #3 rebar @ 18" o.c.e.w. or 6" w.w. w.
 2. Road paving to be minimum of 1 1/2" hot-mix asphalt topper over 8" gravel or crushed concrete and 6" of lime stabilized subgrade compacted to 95%. Contractor may also abide by the construction standards of Galveston County



LOT 13

MASTER SITE PAVING PLAN

SCALE: 1"=120'



6419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77701
409-935-5200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33004
LICENSE #79207

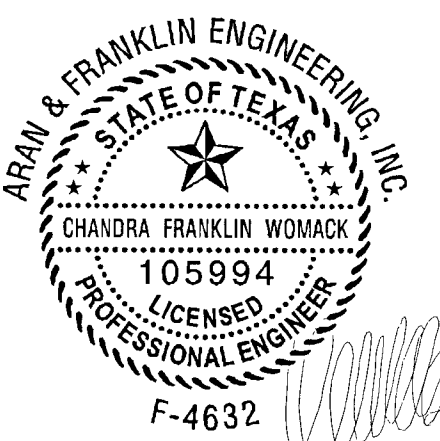
CONCEPT PLAN ONLY:

- THE PALMS -

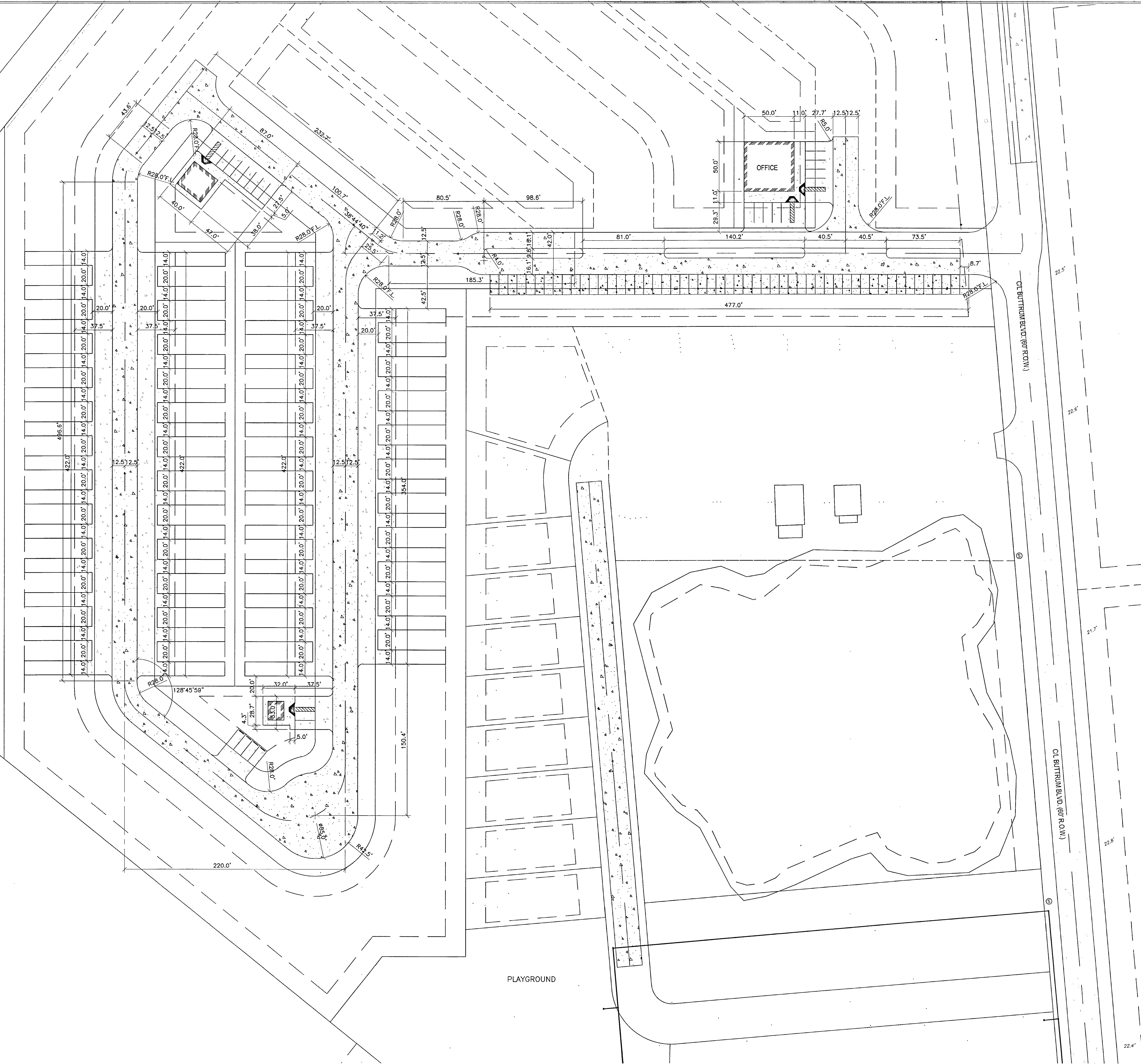
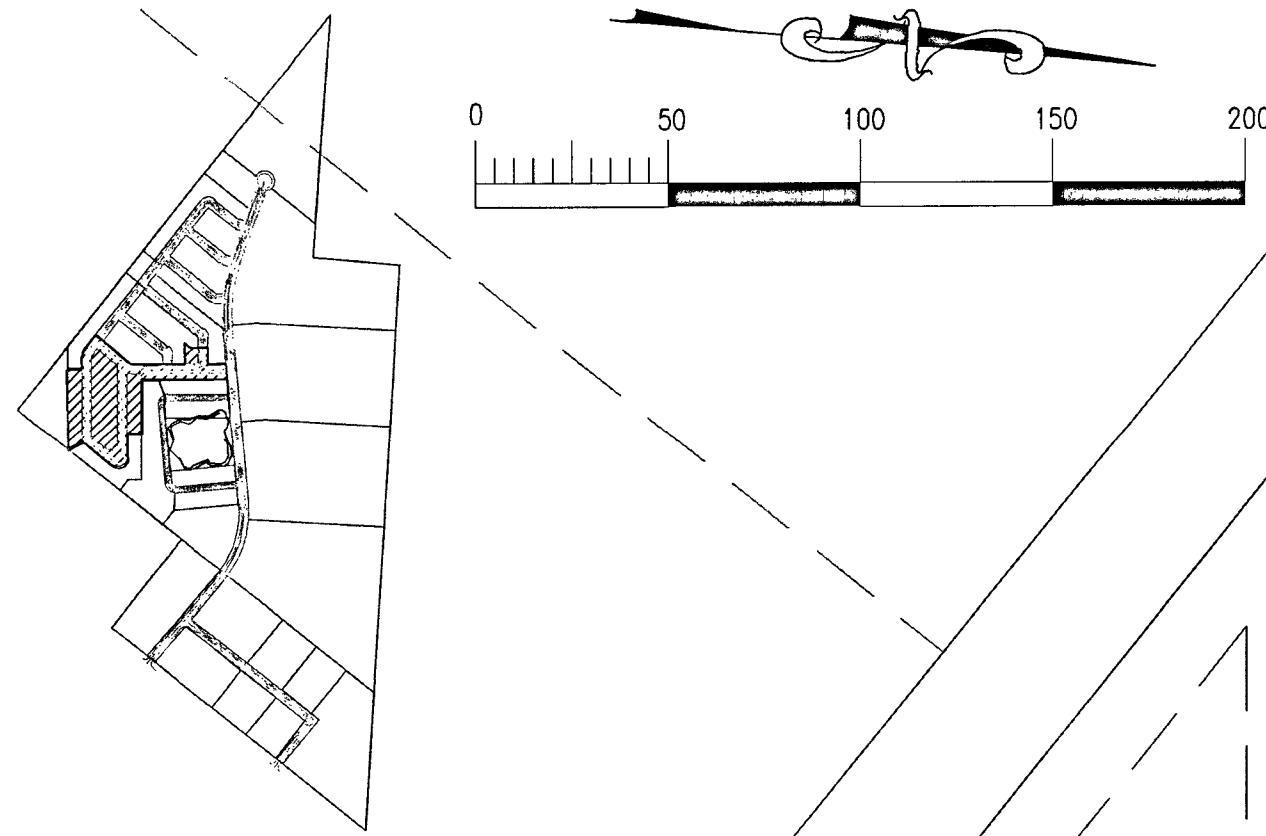
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	22-CV035
ENGINEERED BY:	CMW
DRAWN BY:	TAH/CNP
SHEET NUMBER	
C-3.0	

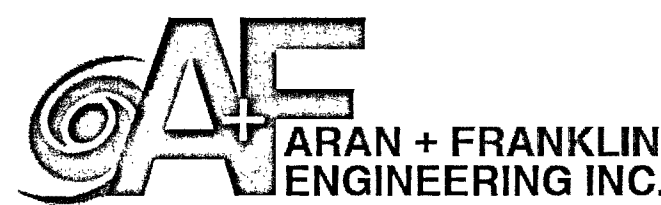
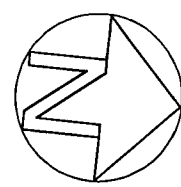


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PAVING PLAN - PARK MODEL SECTION 1
SCALE: 1"=50'

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8419 EMMETT F. LOWRY EXPI
TEXAS CITY, TX 77591
409-935-5200
Firm No. F-4632

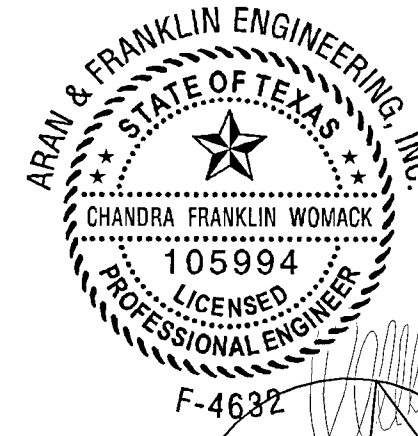
2830 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

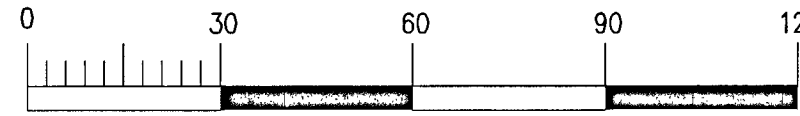
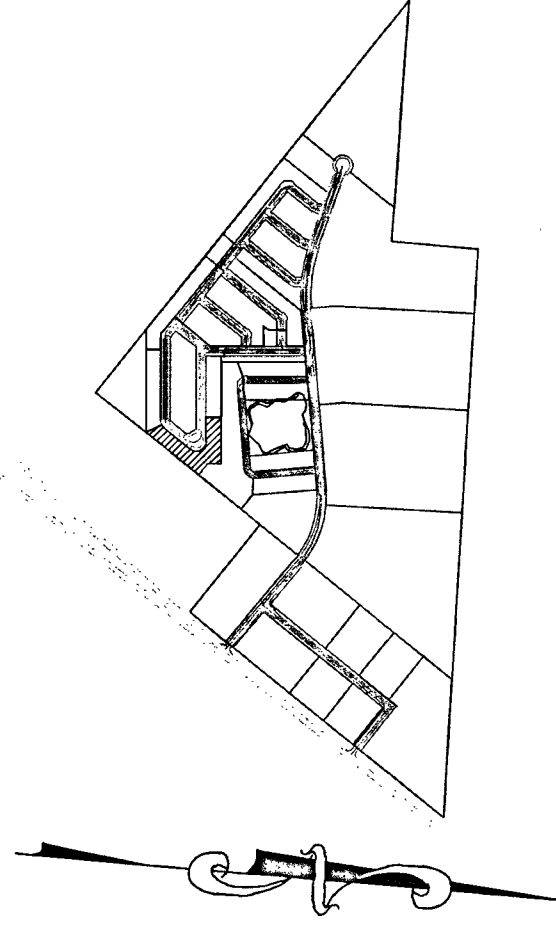
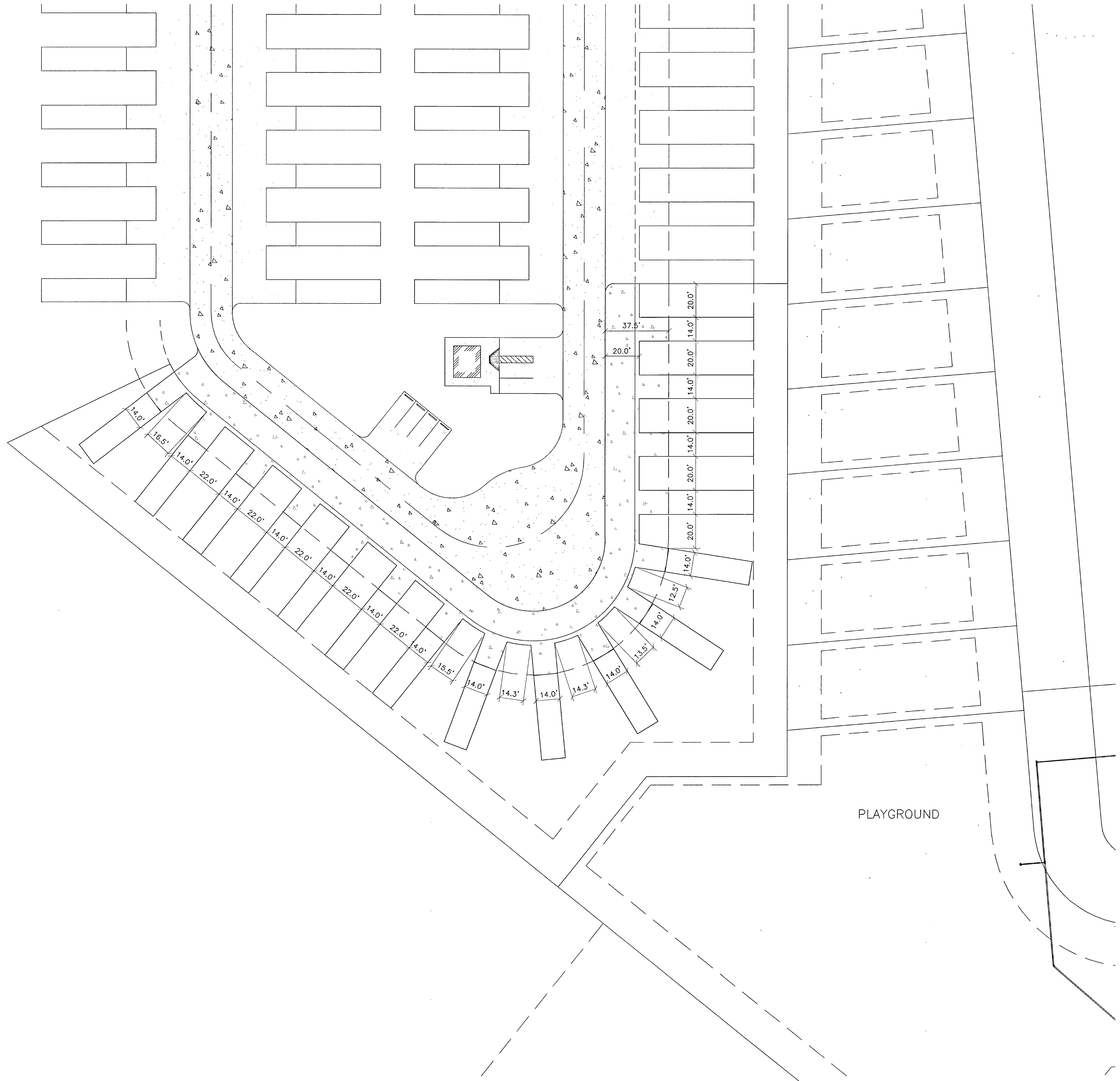
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GC/NP

SHEET NUMBER
C-3.1

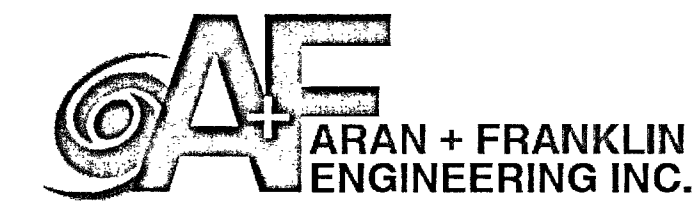
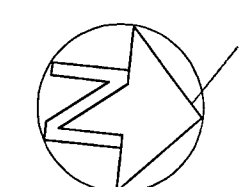


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PAVING PLAN - PARK MODEL SECTION 2A
SCALE: 1"=30'

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8419 EMMETT F. LOWRY EXPY.
TEXAS CITY, TX 77591
409-935-6200
Firm No. F-4632

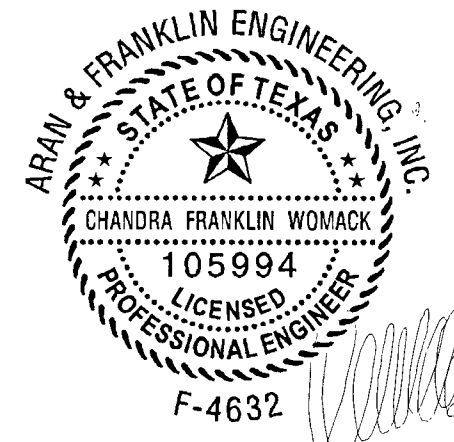
2990 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

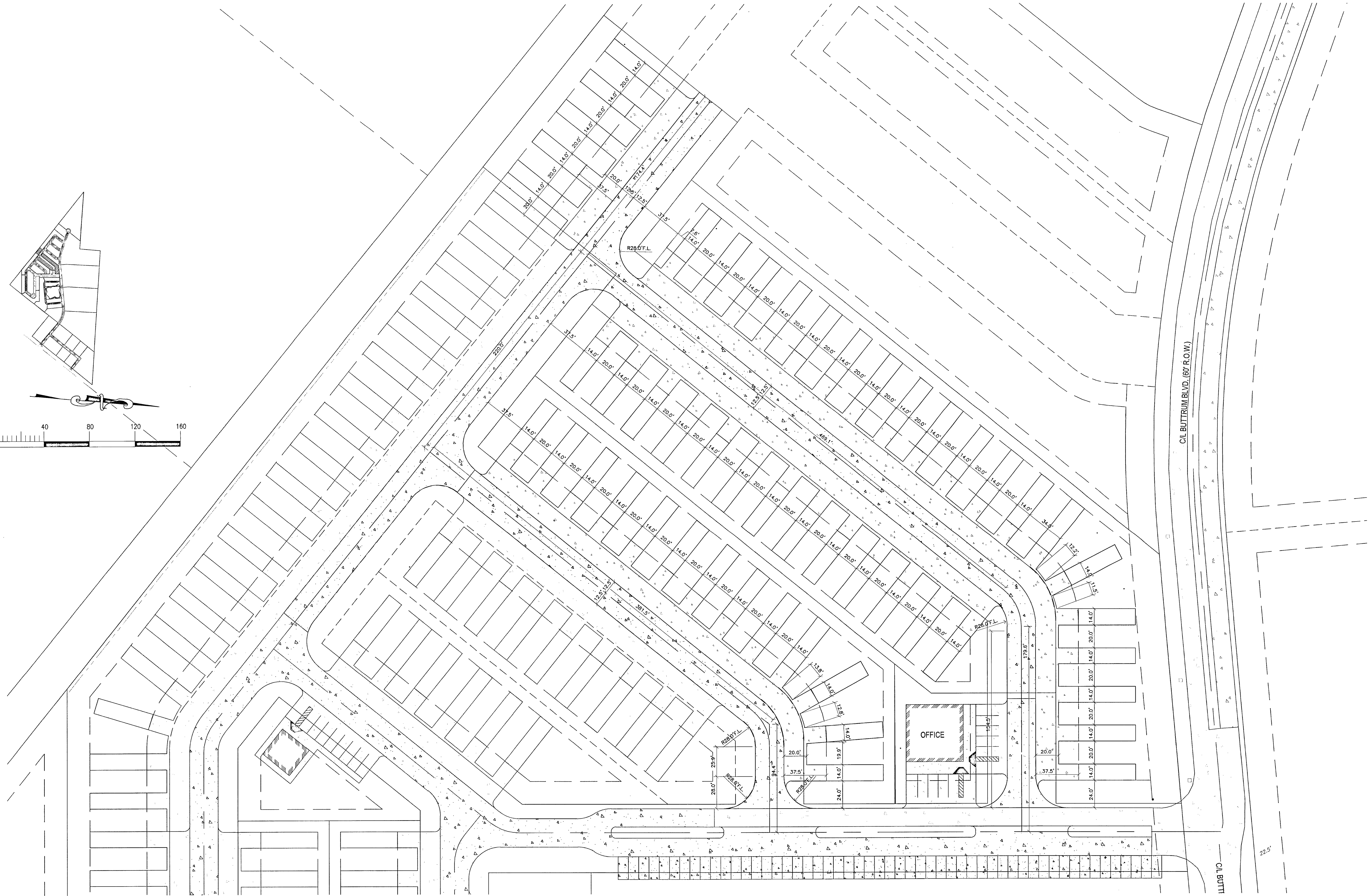
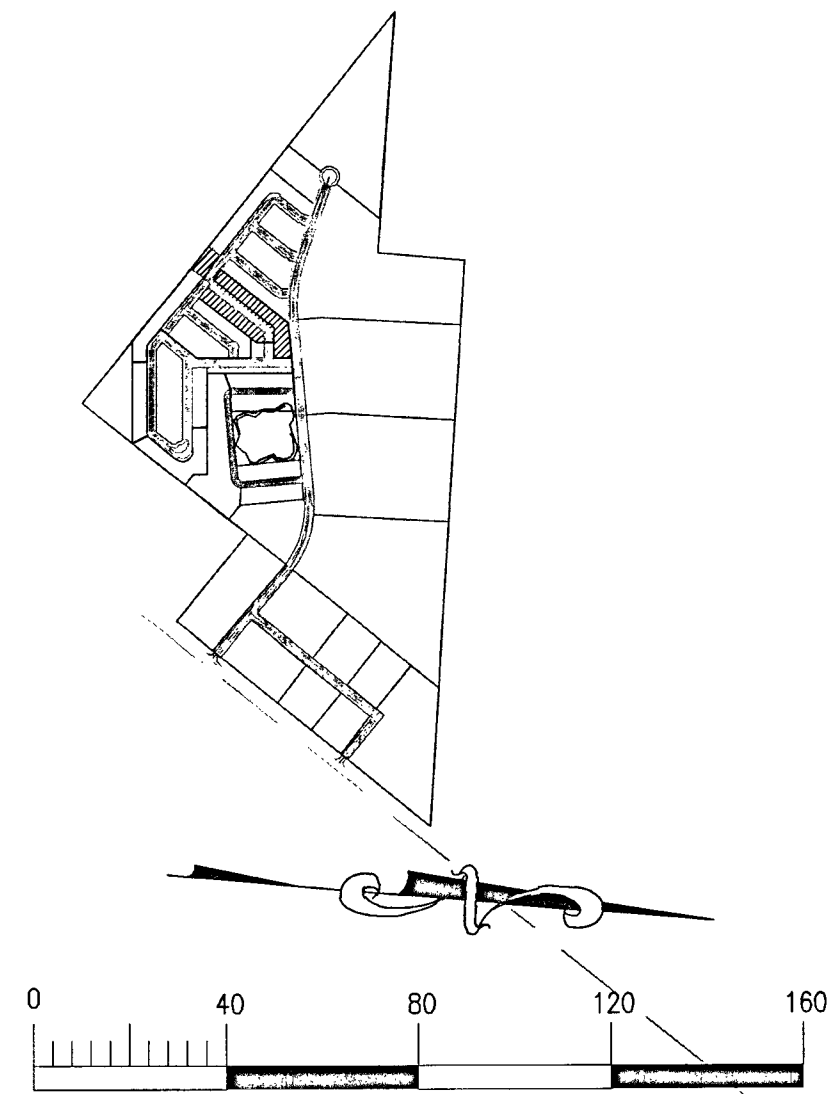
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GC/NP

JOB NO.	22-CV035
SHEET NUMBER	C-3.2

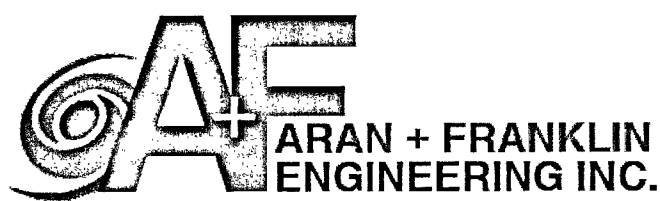


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PAVING PLAN - PARK MODEL SECTION 3
SCALE: 1"=40'

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8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77791
409-935-5200
Firm No. F-4632

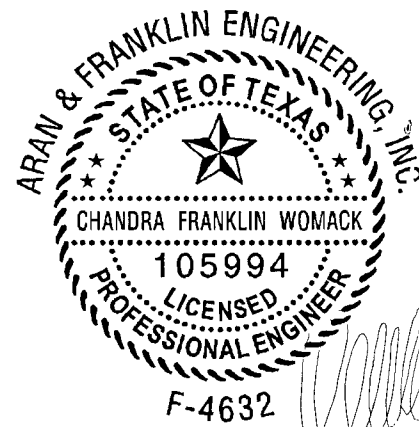
2890 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

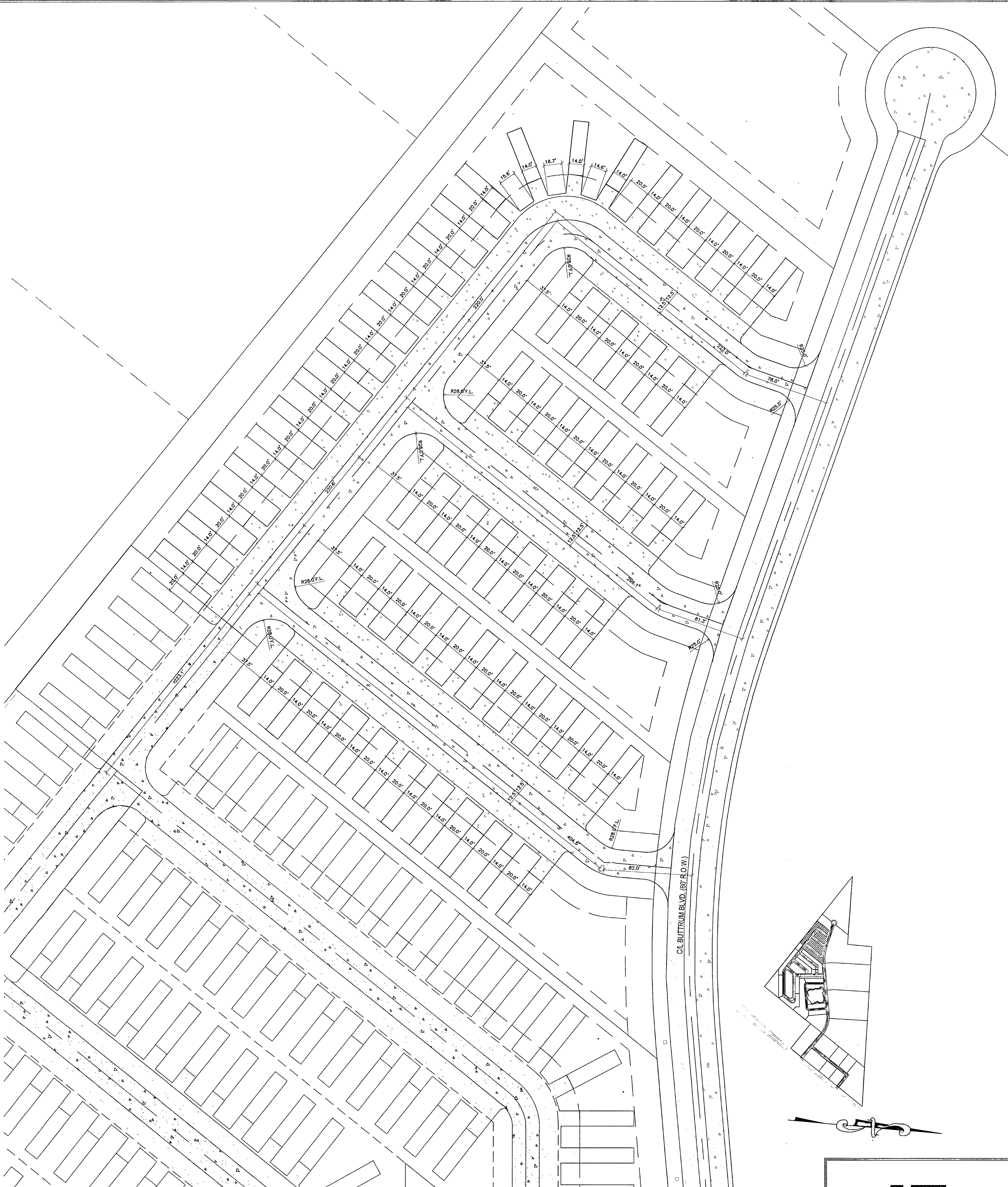
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

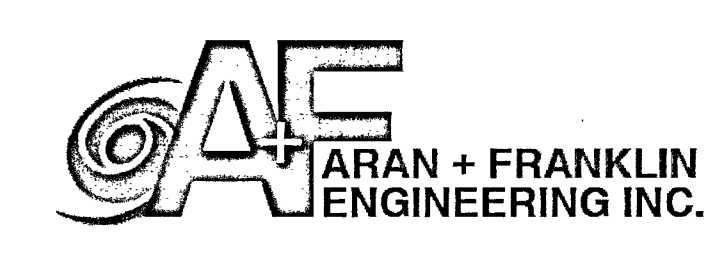
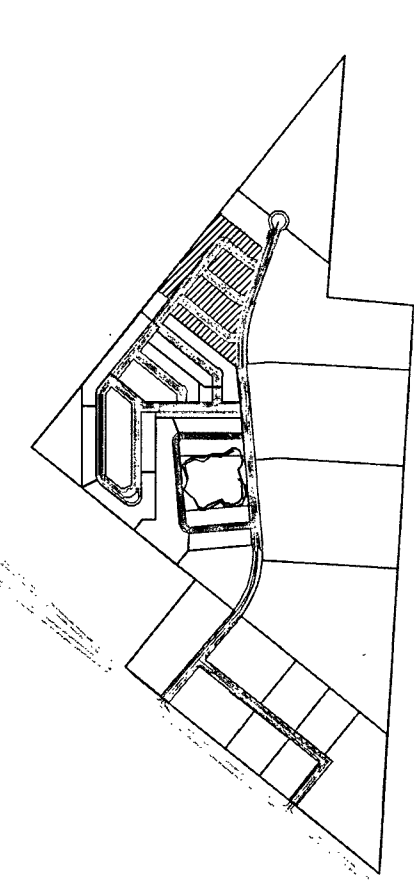
SHEET NUMBER
C-3.4



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PAVING PLAN - PARK MODEL SECTION 4
SCALE: 1"=50'



8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-955-5200
Firm No. F-4632

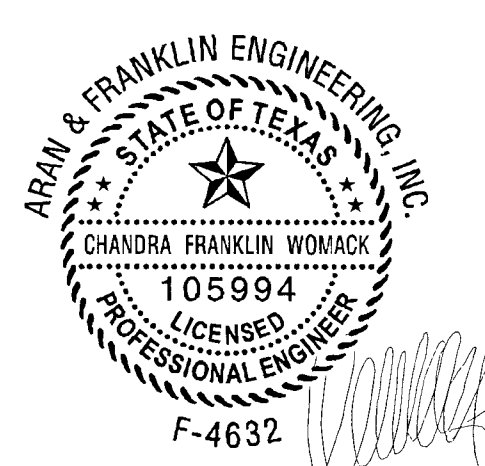
2830 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

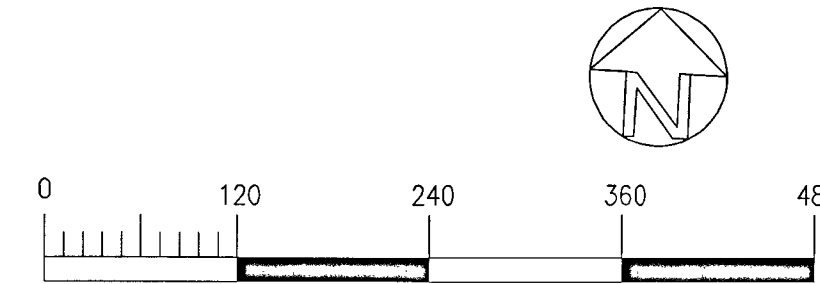
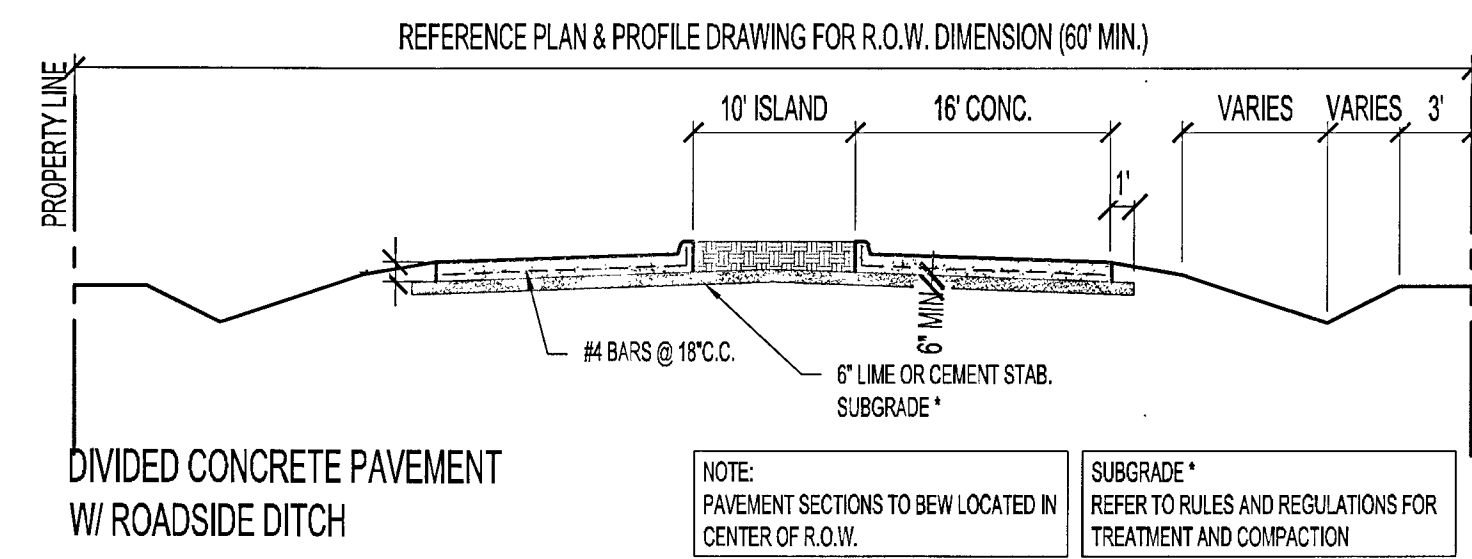
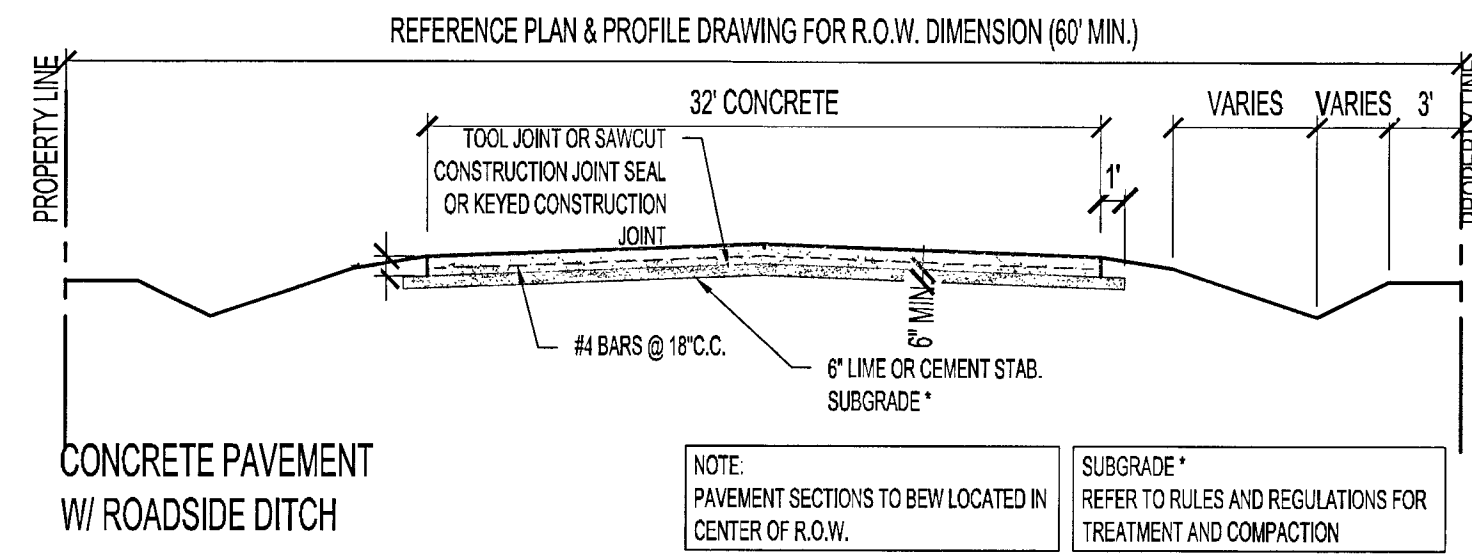
ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GINP

JOB NO.	22-CV035
SHEET NUMBER	C-35



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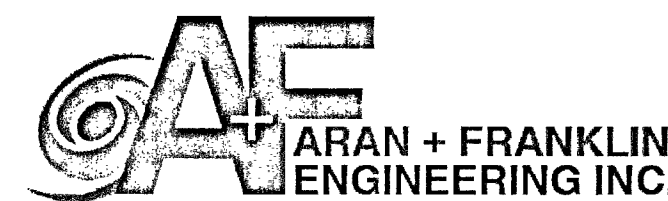
- General Paving Notes:
1. Driveway paving is to be a minimum of 4" thick minimum 3,000 psi concrete @ 28 days reinforced w/ #3 rebar @ 18" o.c.e.w. or 6" w.w. w/.
 2. Road paving to be minimum of 1 1/2" hot-mix asphalt taper over 8" gravel or crushed concrete and 6" of lime stabilized subgrade compacted to 95%. Contractor may also abide by the construction standards of Galveston County



LOT 13

MASTER SITE PAVING PLAN

SCALE: 1"=120'



8419 EMANETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-925-6200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:

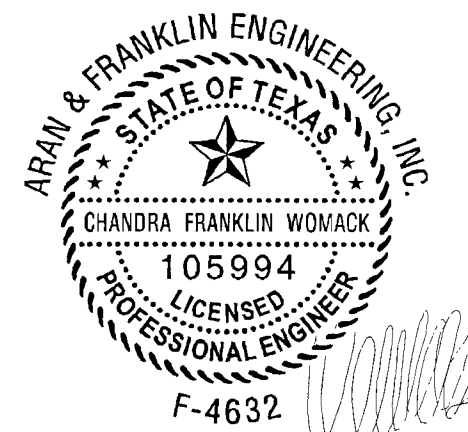
- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

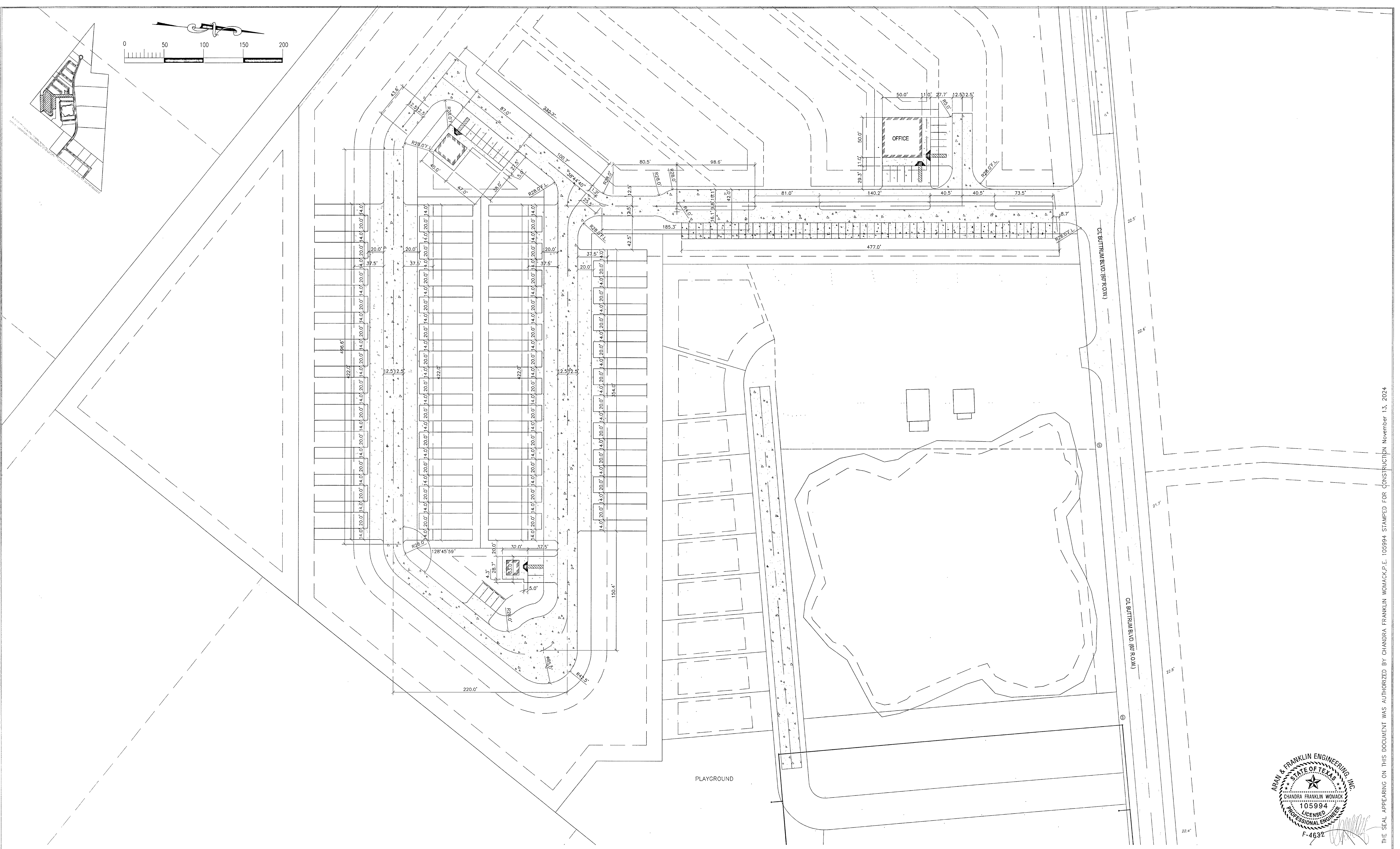
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CHANDRA FRANKLIN WOMACK
DRAWN BY:	TAHGCCNP

SHEET NUMBER
C-3.0



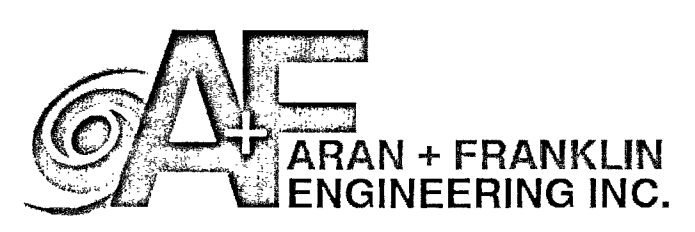
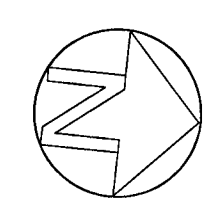
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PAVING PLAN - PARK MODEL SECTION 1

SCALE: 1"=50'

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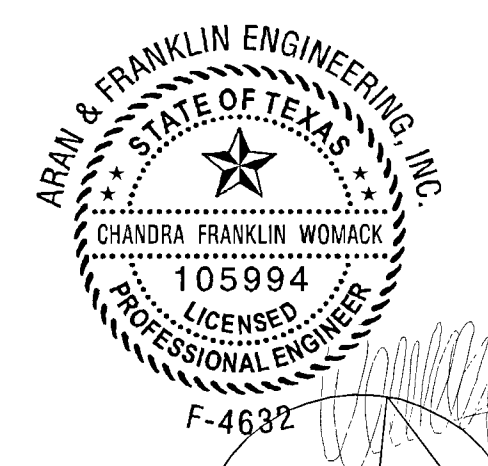
8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-935-6200
Firm No. F-4632

2900 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

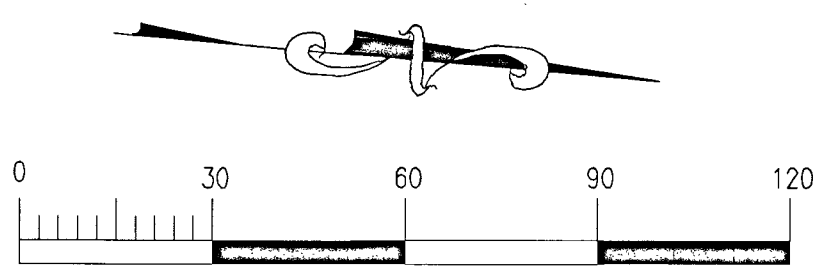
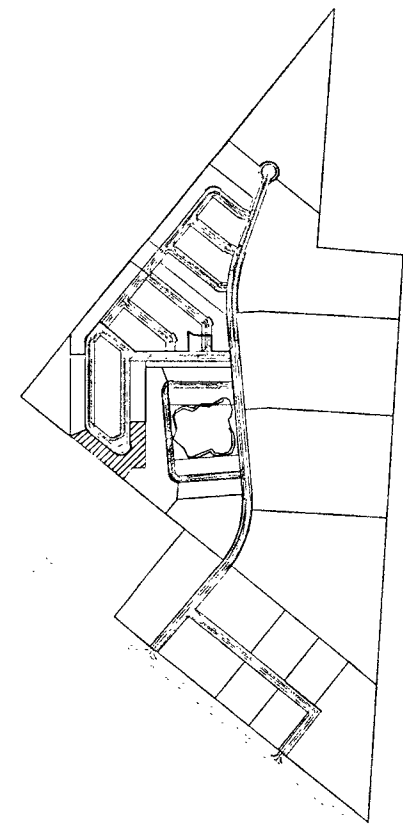
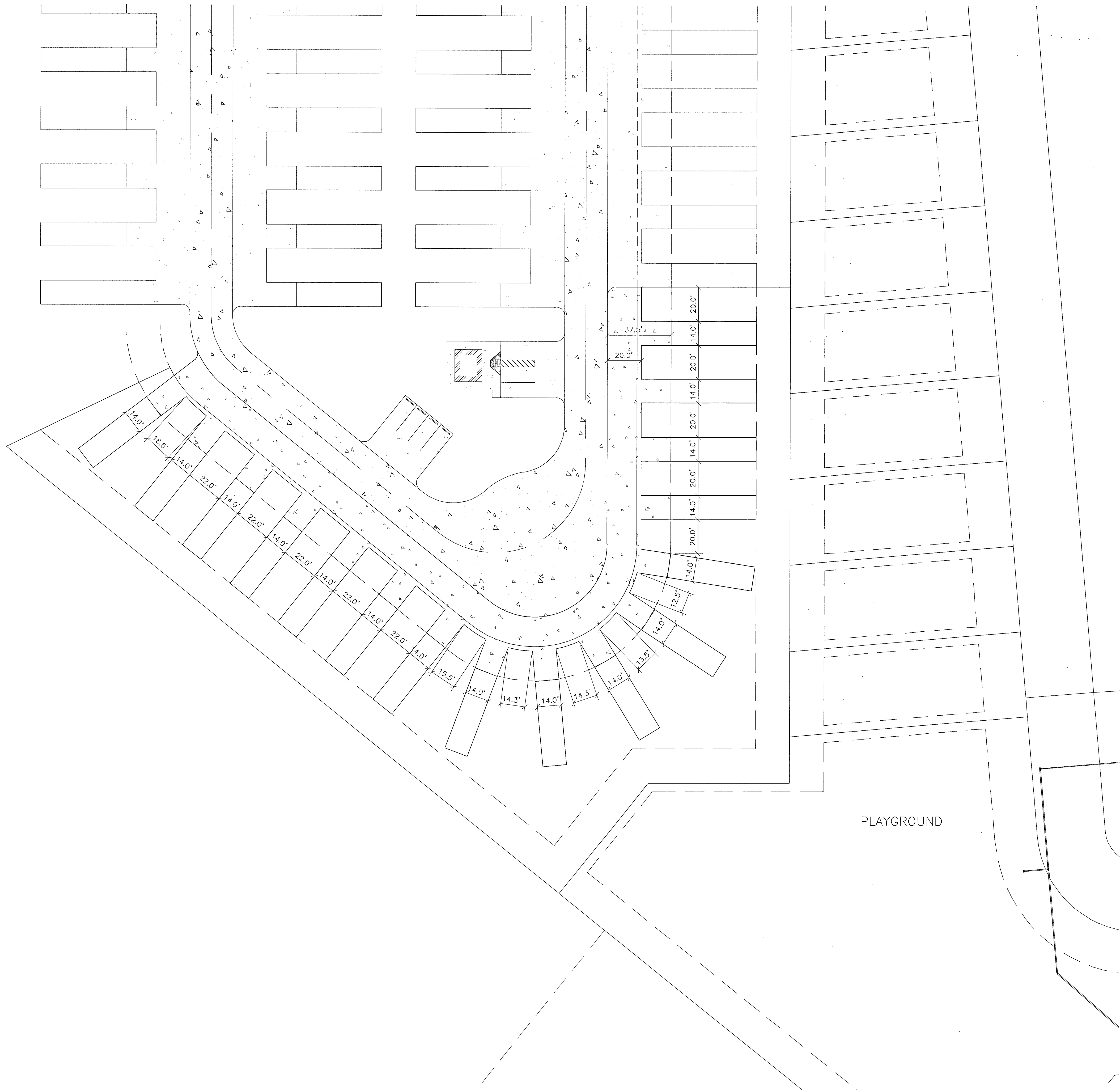
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ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

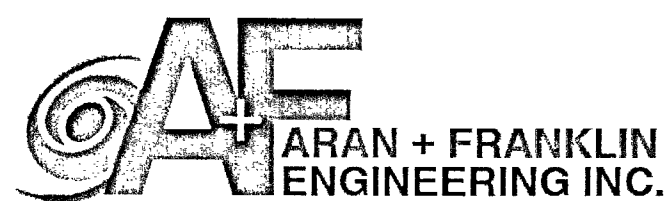
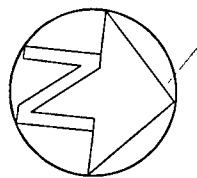
ISSUED FOR:		JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER	
ENGINEERED BY:		CMH	C-3.1
DRAWN BY:		TAHICINP	



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PAVING PLAN - PARK MODEL SECTION 2A
 SCALE: 1"=30'



8419 EMMETT F. LOWRY EXPY
 TEXAS CITY, TX 77759
 409-925-6200
 Firm No. F-4632

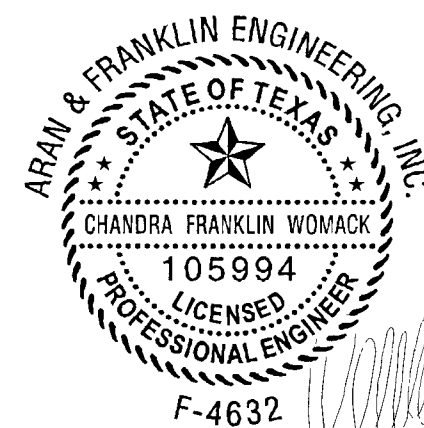
2900 DEL PRADO BLVD.
 SUITE D
 CAPE CORAL, FL 33904
 LICENSE #79207

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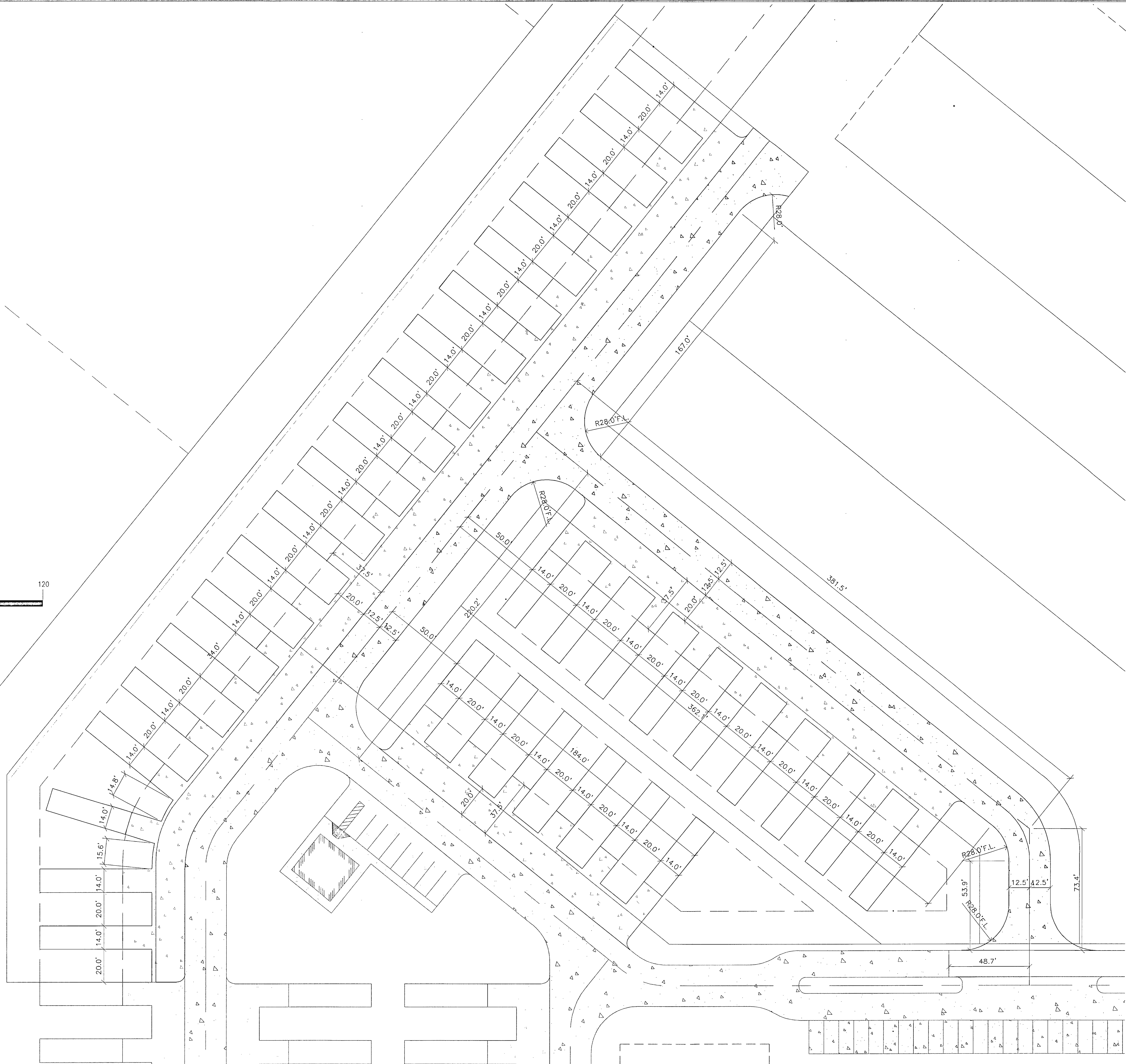
ARAN & FRANKLIN
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ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GC/NP

JOB NO.	22-CV035
SHEET NUMBER	C-3.2

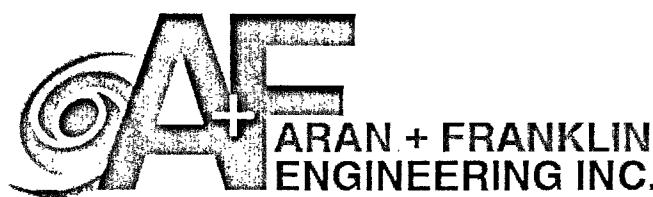


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PAVING PLAN - PARK MODEL SECTION 2B
SCALE: 1"=30'

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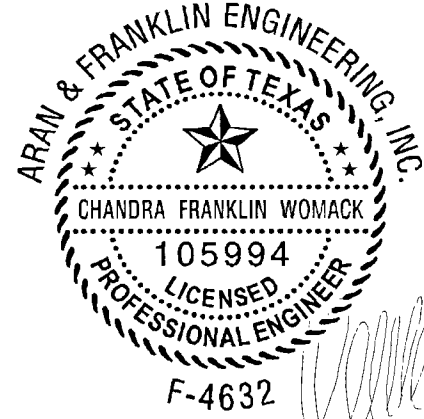
8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77791
409-935-5200
Firm No. F-4632

2900 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

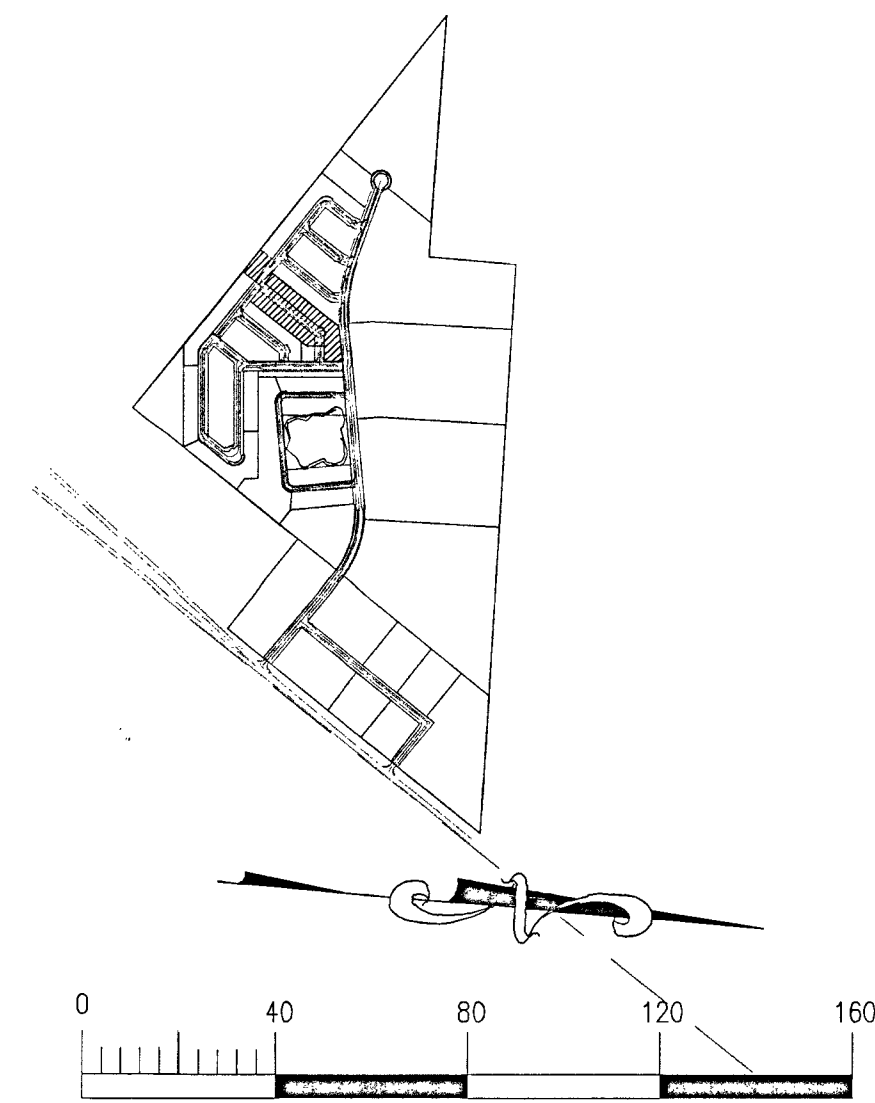
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345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

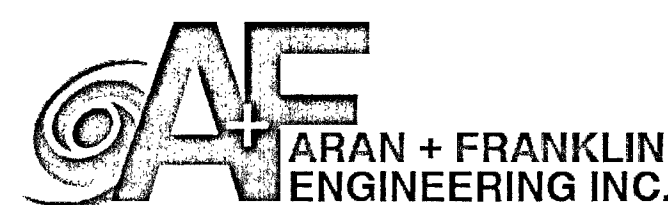
ISSUED FOR:		JOB NO.	22-CV035
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ENGINEERED BY:	CMW	C-3.3	
DRAWN BY:	TAH/GONP		



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PAVING PLAN - PARK MODEL SECTION 3 SCALE: 1"=40'



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409-925-5200
Firm No. F-4632

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SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

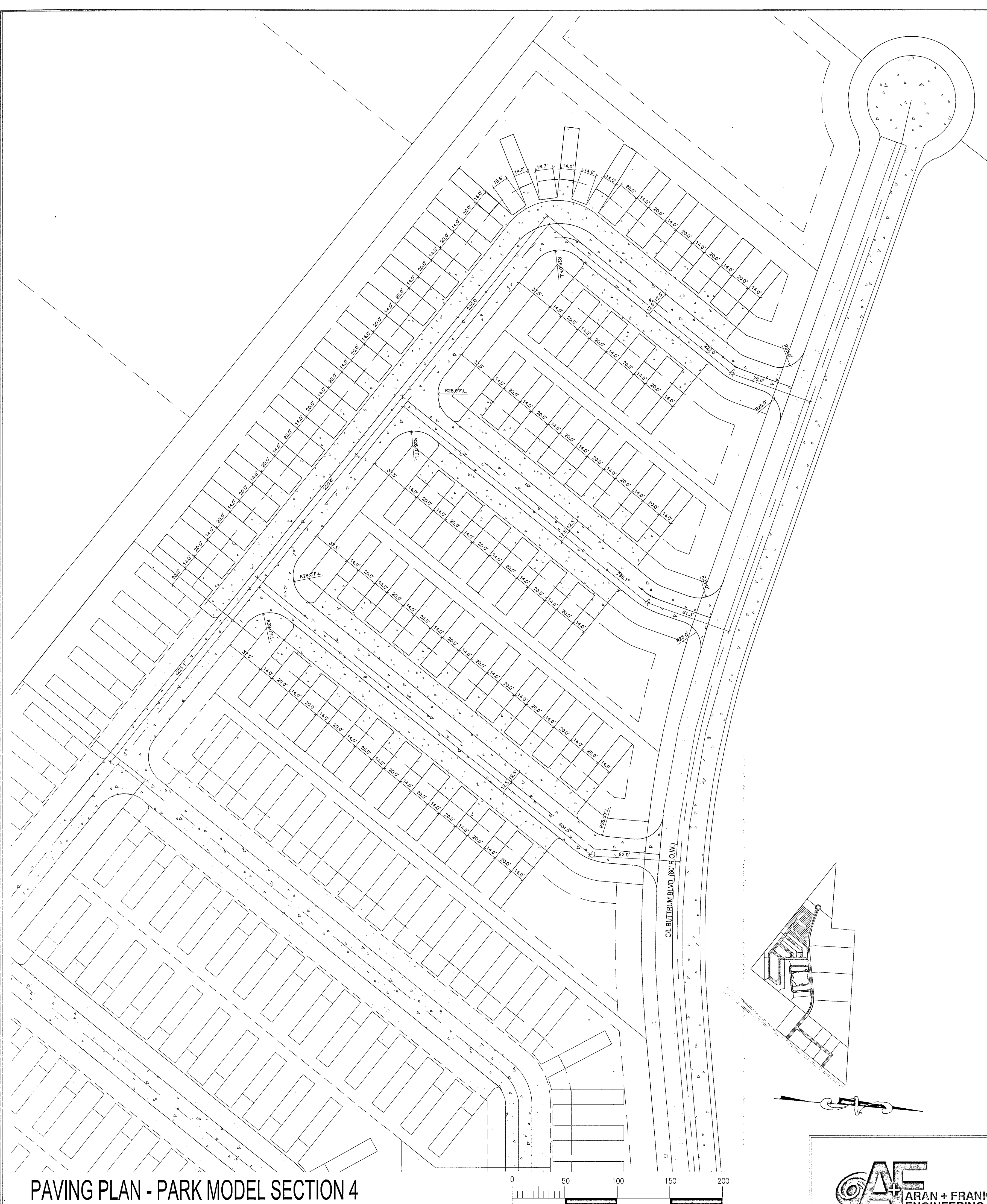
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ENGINEERING, INC.
REG. NO. F-4632

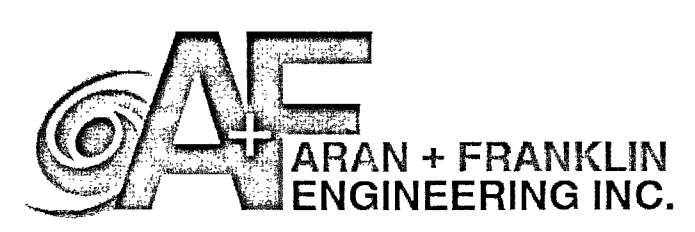
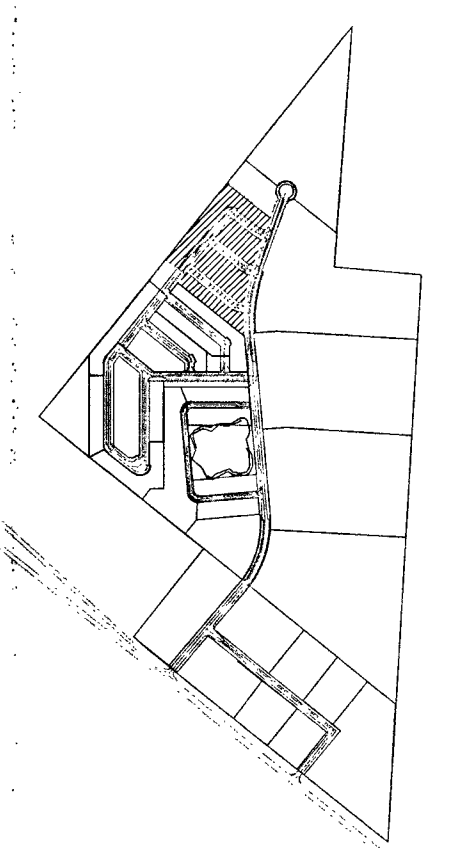
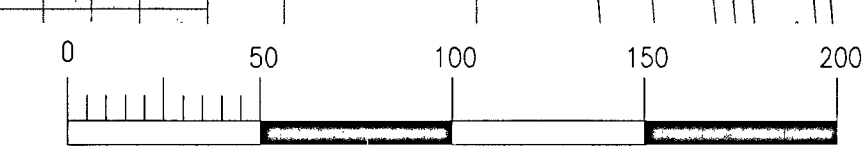
ISSUED FOR:		JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER	
ENGINEERED BY:		CWV	C-3.4
DRAWN BY:		TAHGCNP	



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PAVING PLAN - PARK MODEL SECTION 4
SCALE: 1"=50'



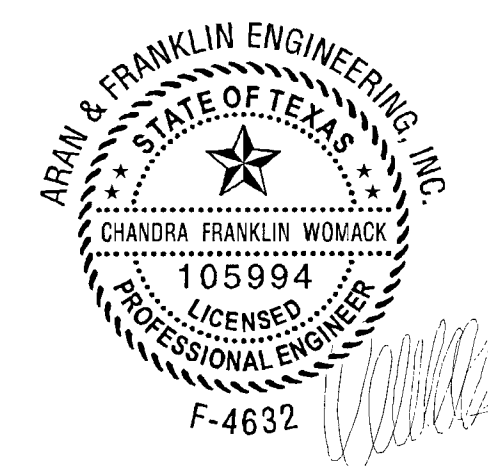
8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-935-5200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

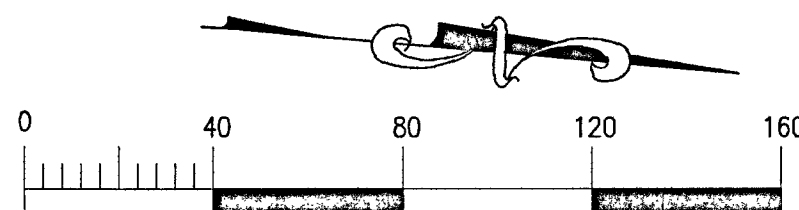
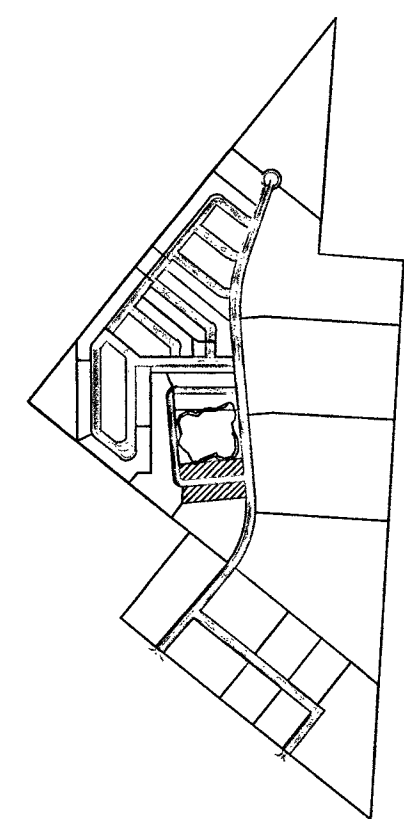
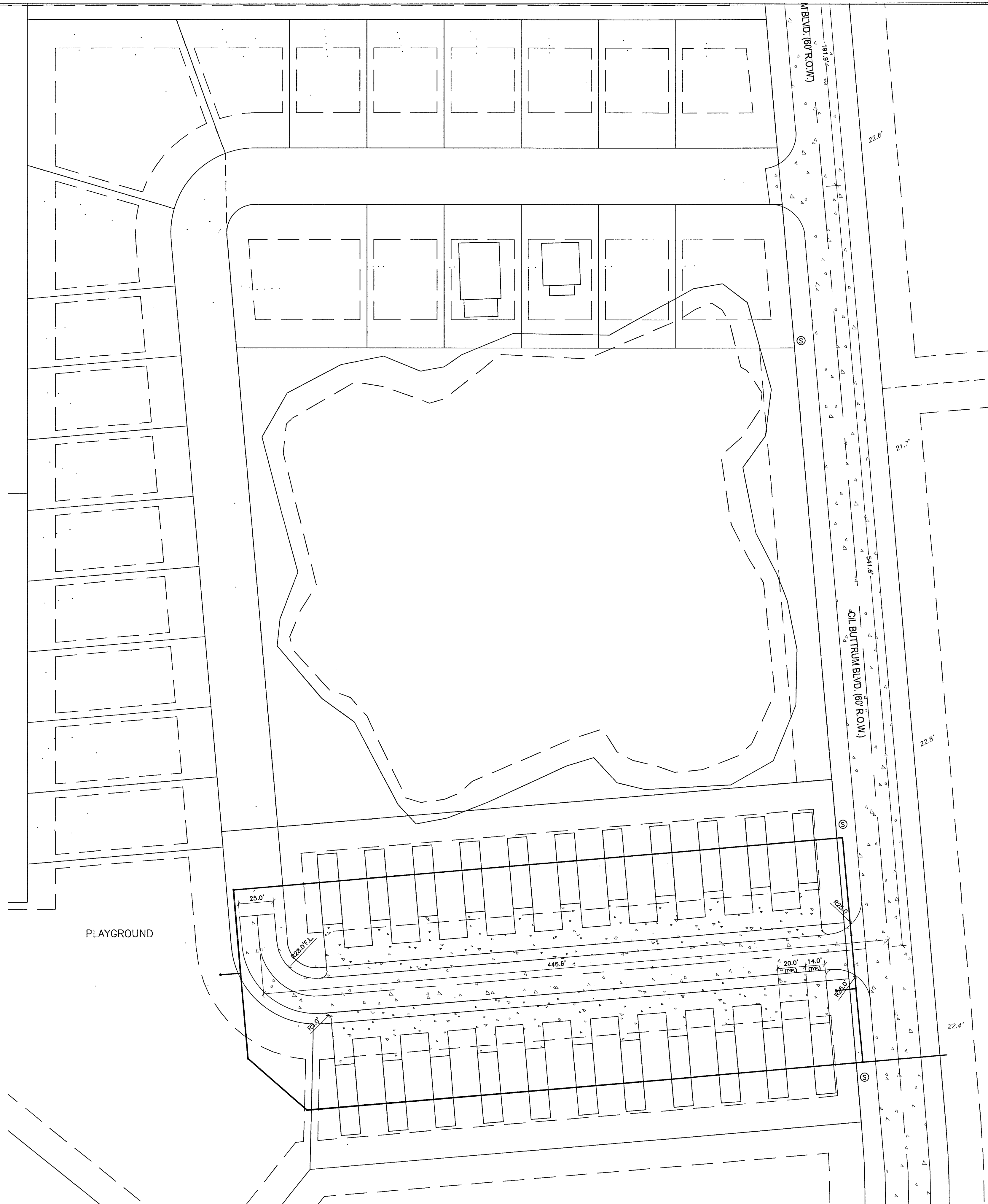
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FOR REVIEW	11/13/2024	SHEET NUMBER	
ENGINEERED BY:	CMW	C-3.5	
DRAWN BY:	TAHGCNFP		



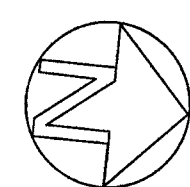
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PAVING PLAN - PARK MODEL SECTION 5

SCALE: 1"=40'

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409-425-5200
Firm No. F-4632

2980 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

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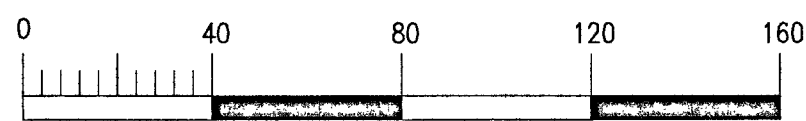
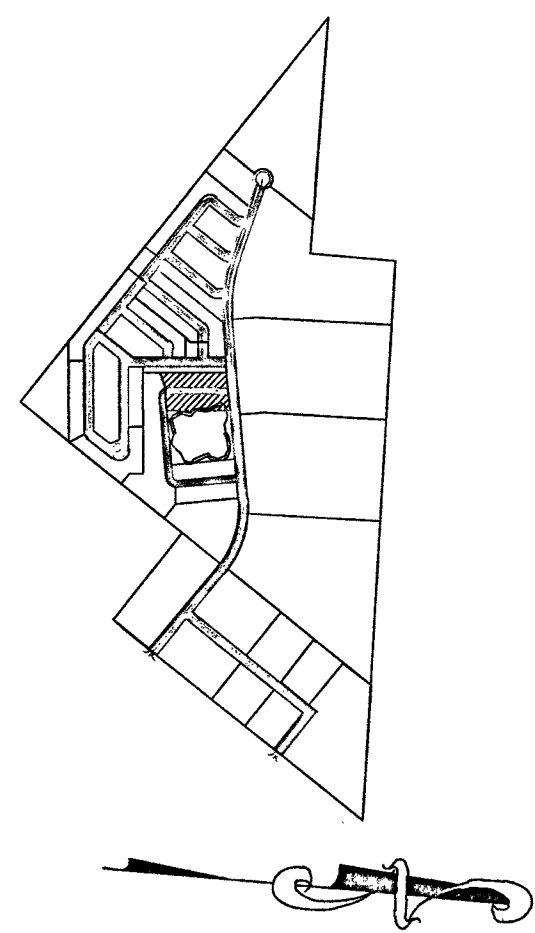
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

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ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:		JOB NO.	22-CV005
FOR REVIEW	11/13/2024	SHEET NUMBER	
ENGINEERED BY:	CMW	C-3.6	
DRAWN BY:	TAHGINP		

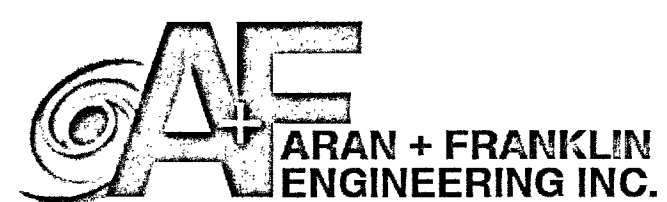
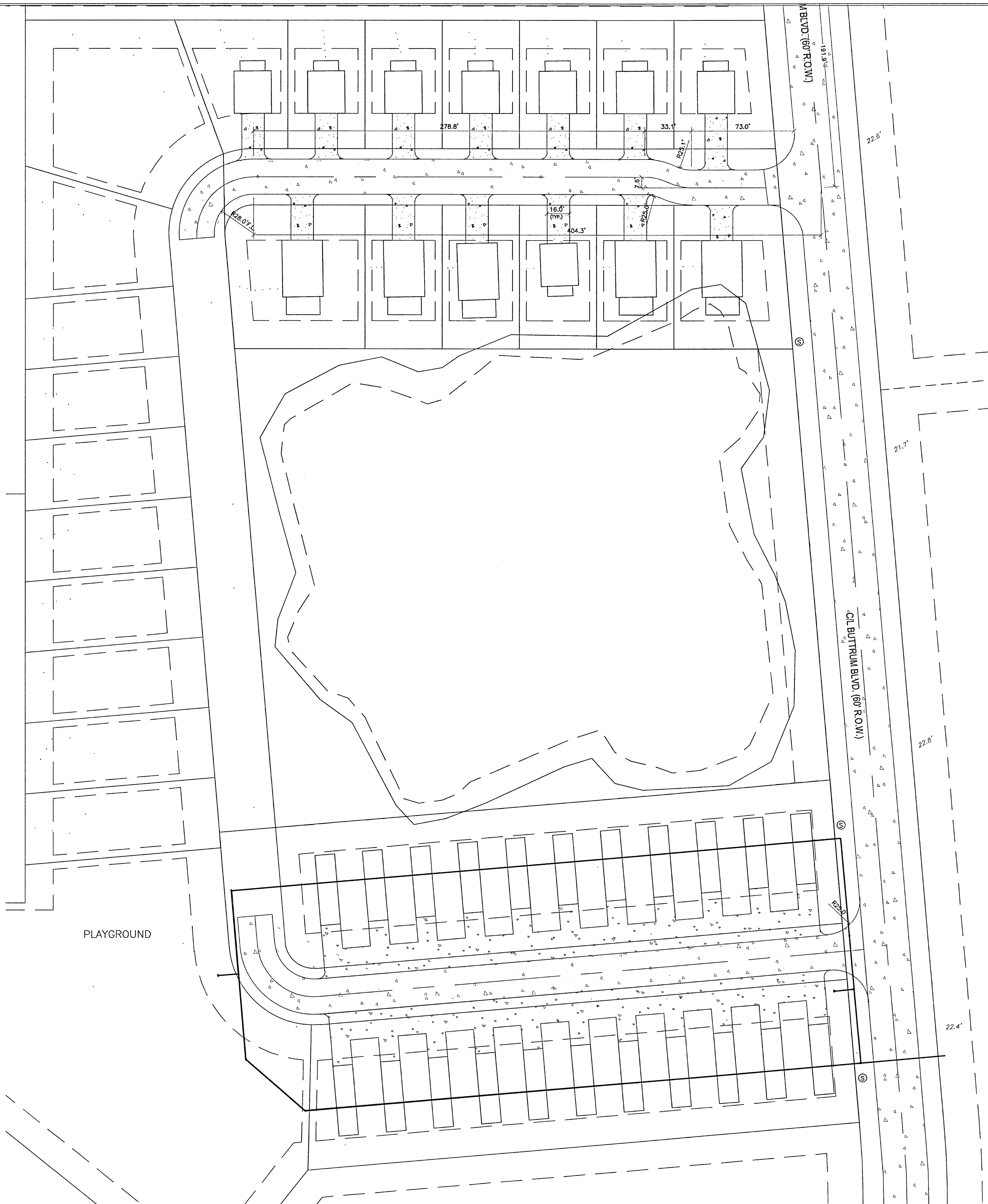


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PAVING PLAN - CABINS SECTIONS 1
SCALE: 1"=40'

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409-425-5200
Firm No. F-4632

2900 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

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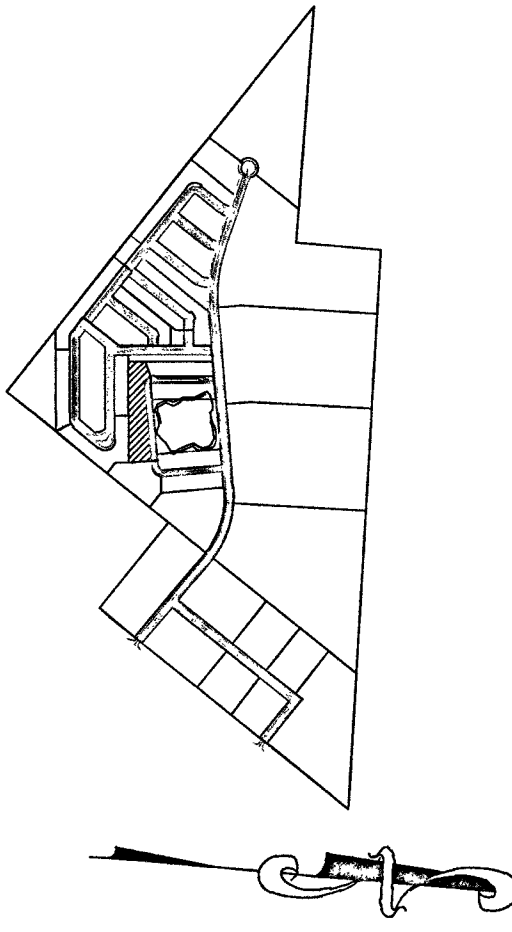
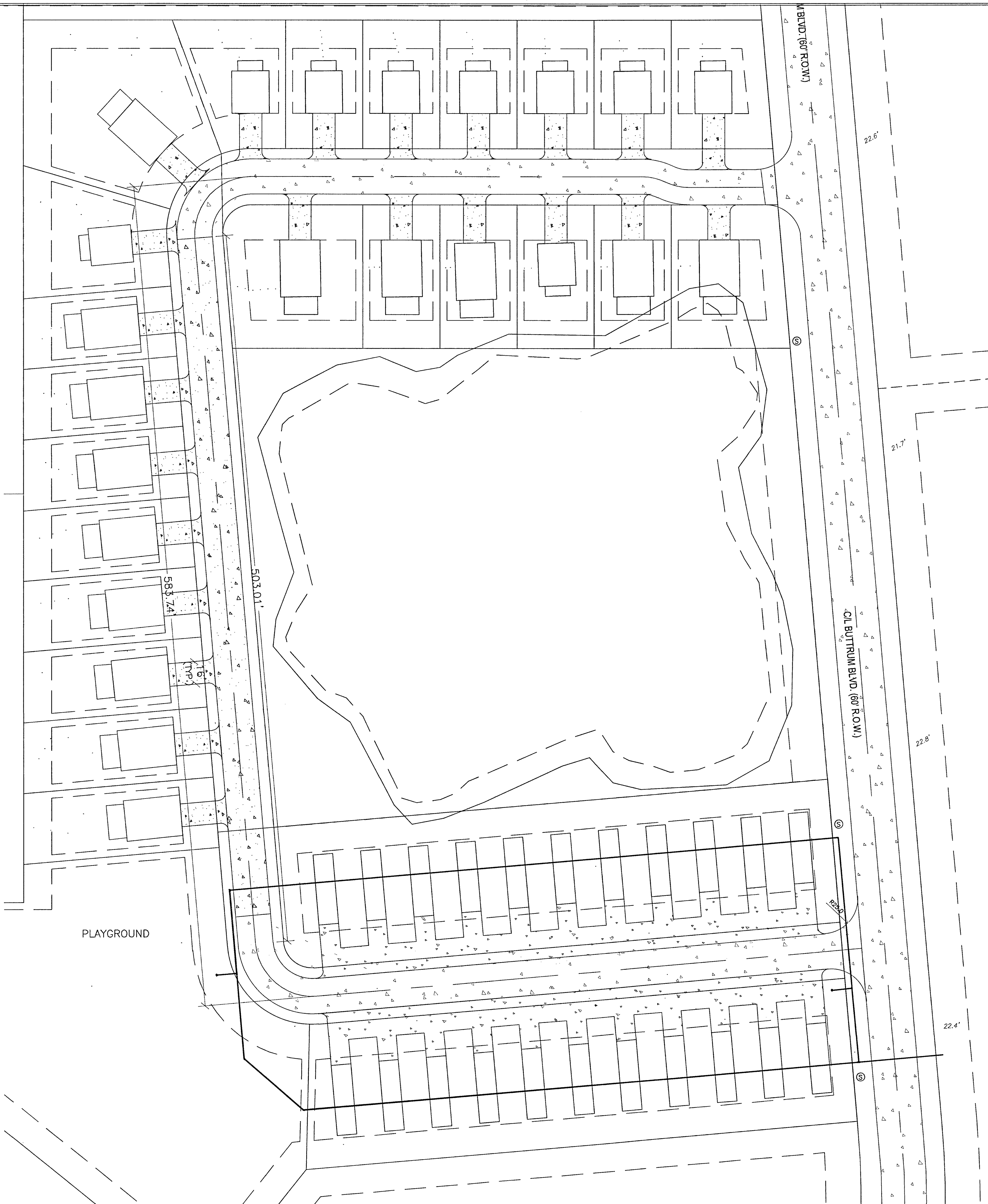
ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMH
DRAWN BY: TAHGONP

JOB NO. 22-CV0035
SHEET NUMBER

C-3.7

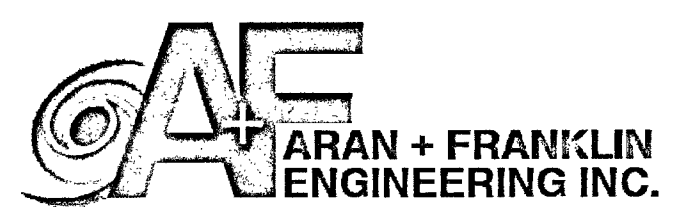


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PAVING PLAN - CABINS SECTIONS 2
SCALE: 1"=40'

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409-425-5200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

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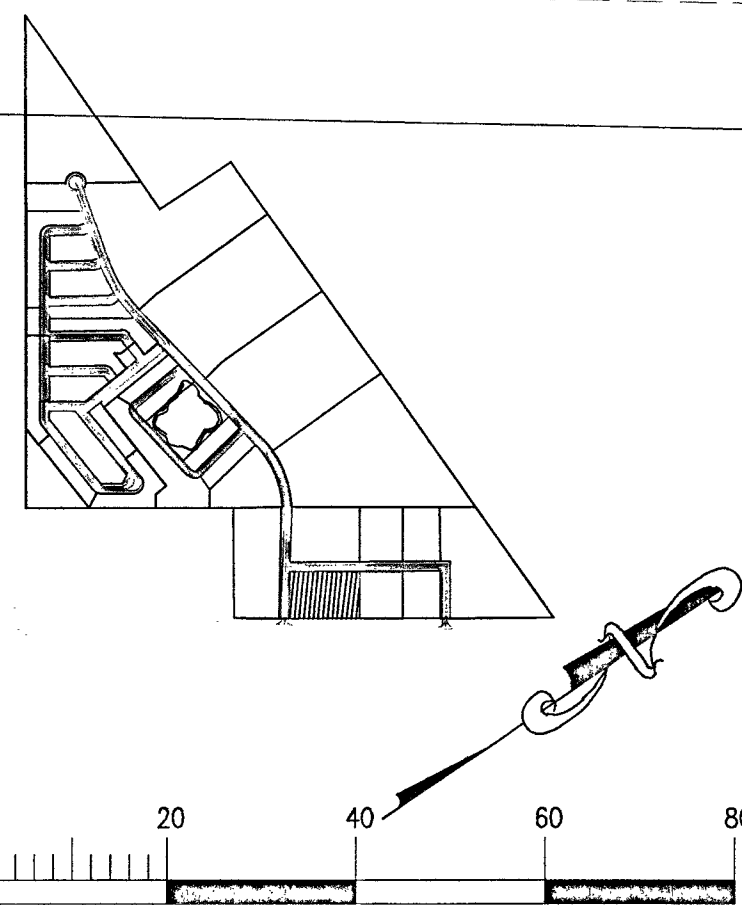
ARAN & FRANKLIN
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REG. NO. F-4632

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ENGINEERED BY:	CMW
DRAWN BY:	TAHONGP

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SHEET NUMBER	C-3.8



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SCALE: 1"=20'

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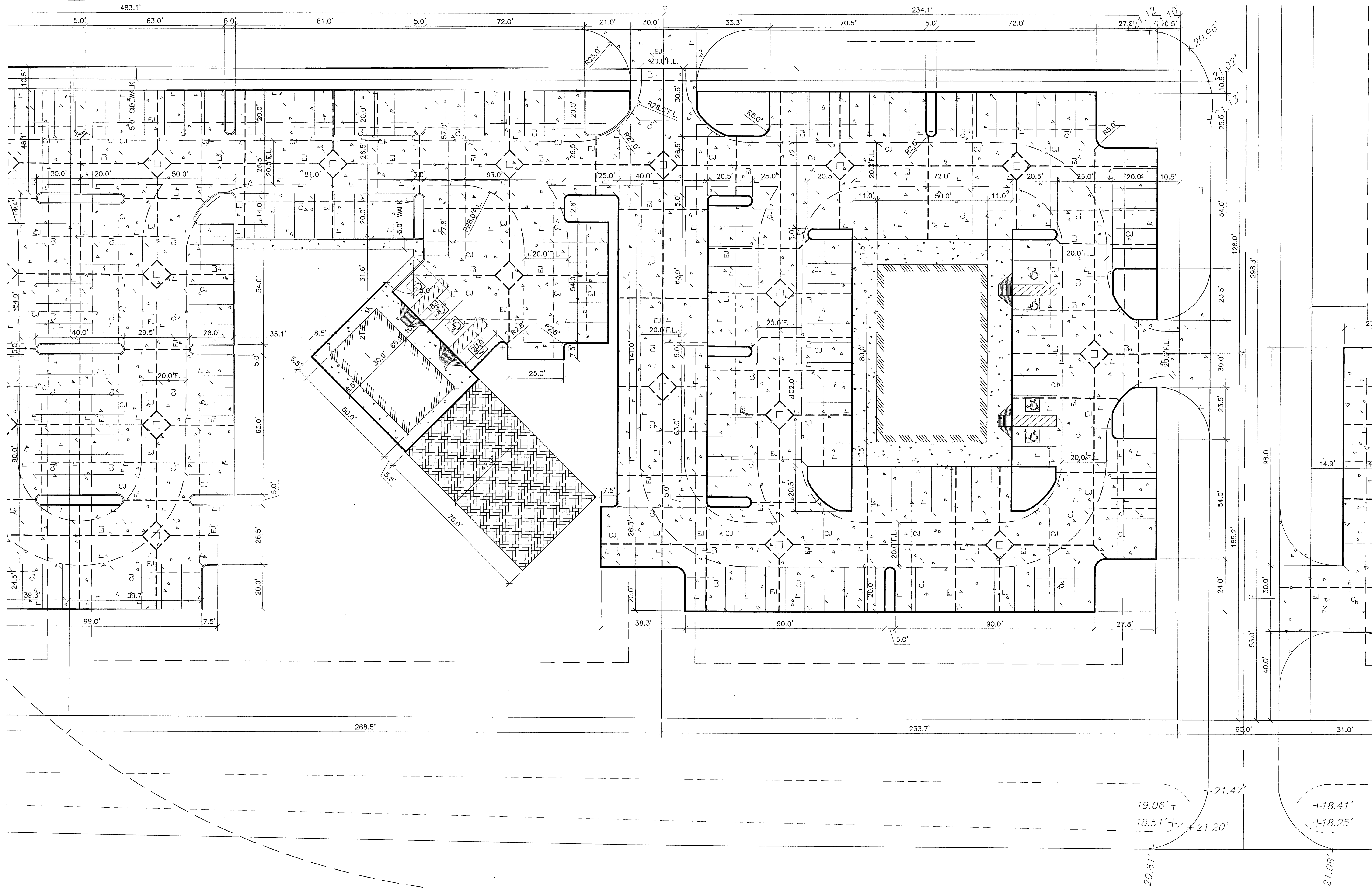
2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

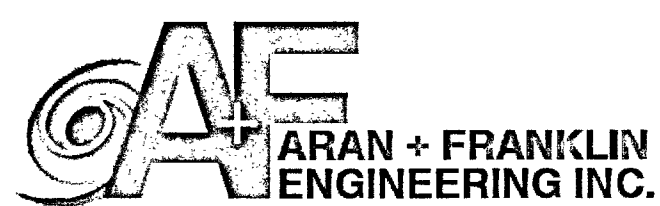
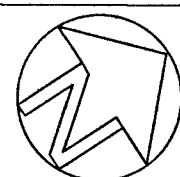
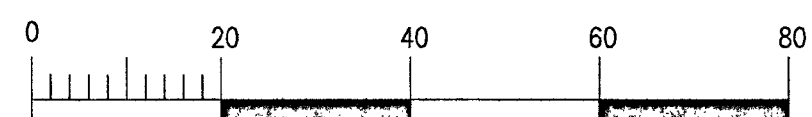
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REG. NO. F-4632

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ENGINEERED BY:	CMW	C-3.9	
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PAVING PLAN - WEDDING CHAPEL & RESTAURANT
SCALE: 1"=20'



8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-205-5200
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

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ENGINEERING, INC.
REG. NO. F-4632

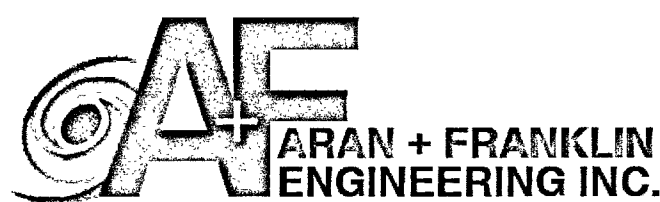
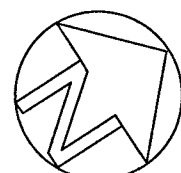
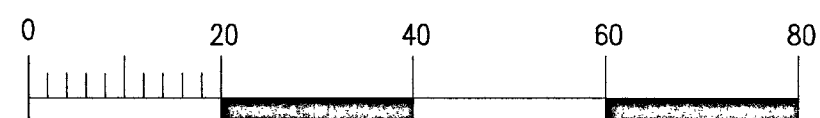
ISSUED FOR:	JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER
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PAVING PLAN - ICE HOUSE

SCALE: 1"=20'

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2630 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

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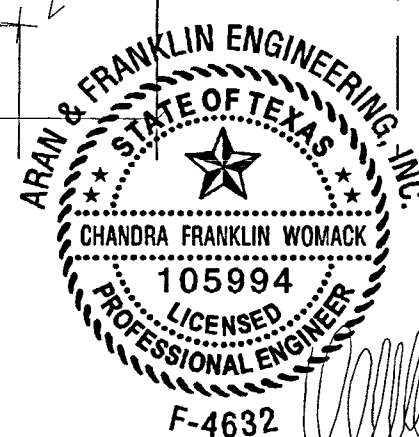
ARAN & FRANKLIN
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REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMW
DRAWN BY: TAHGONP

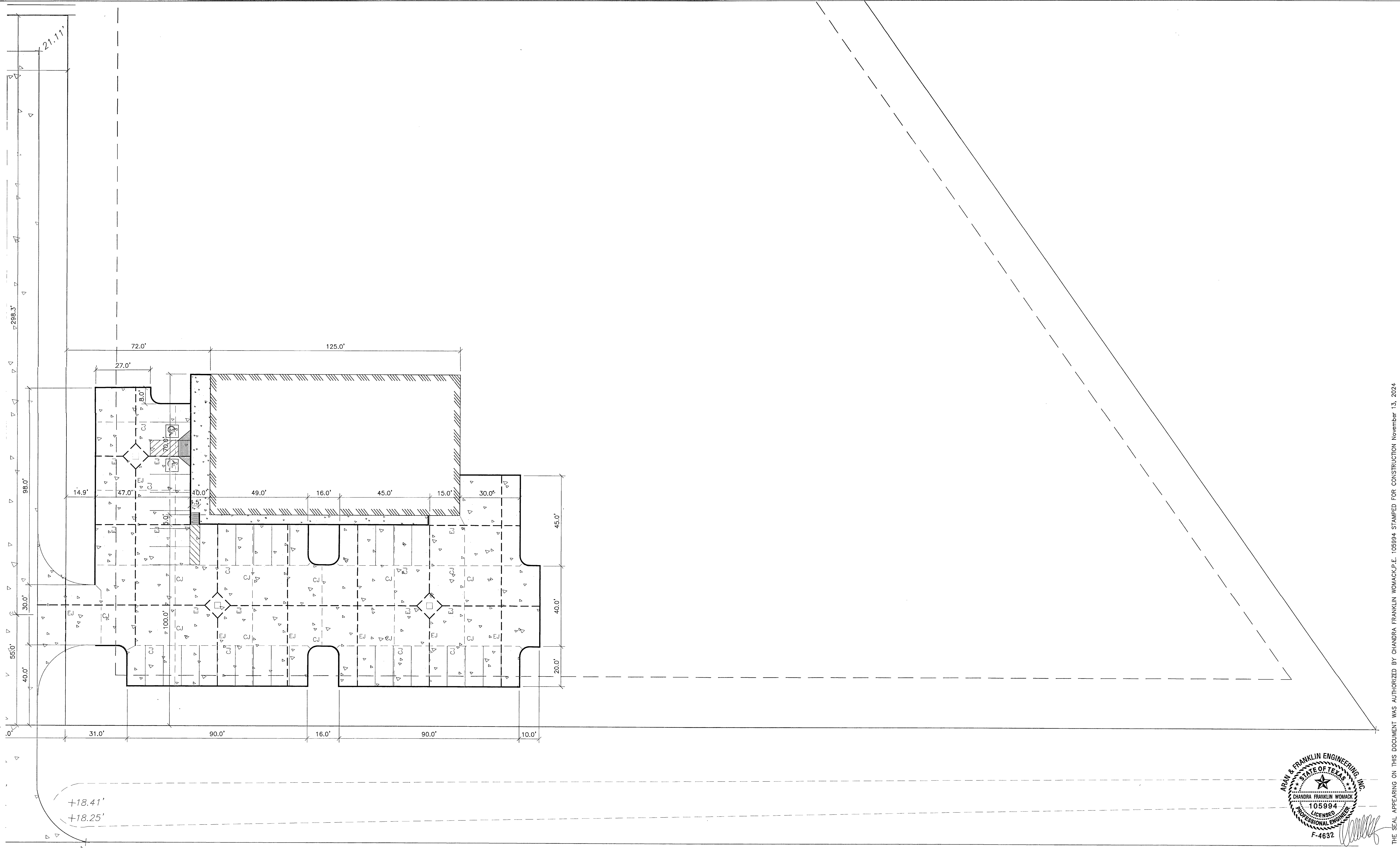
JOB NO. 22-CV035

SHEET NUMBER

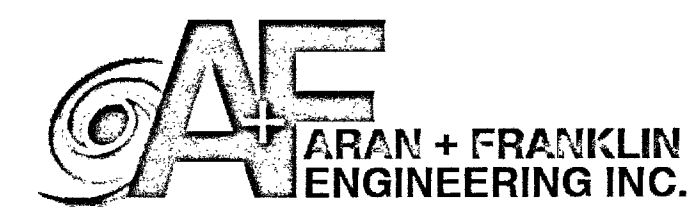
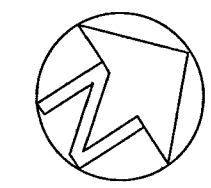
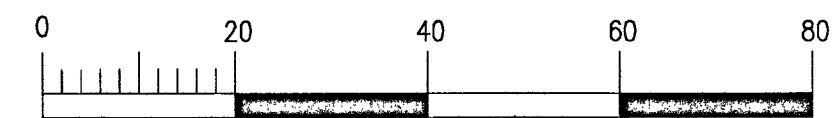
C-3.11



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PAVING PLAN - DOLLAR GENERAL
SCALE: 1"=20'



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409-935-5200
Firm No. F-4632

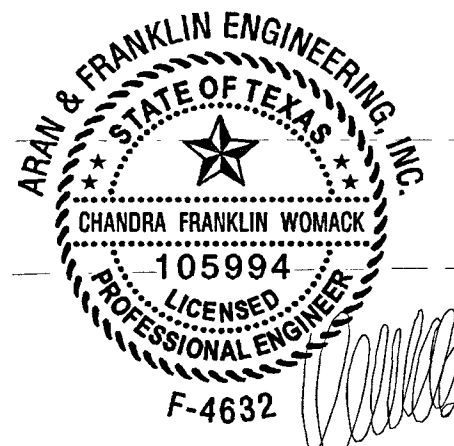
2390 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79627

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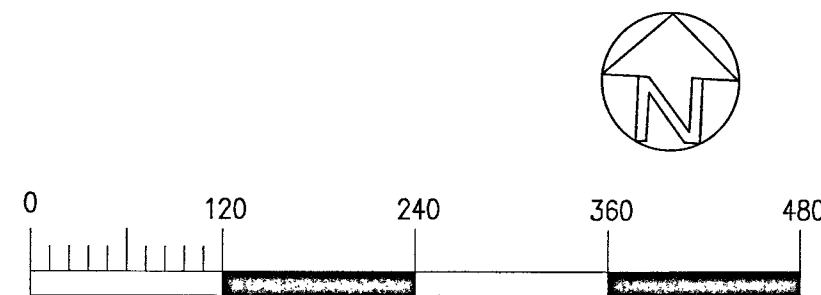
ARAN & FRANKLIN
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REG. NO. F-4632

ISSUED FOR:	11/13/2024	JOB NO.	22-CV035
FOR REVIEW			
ENGINEERED BY:	CMW		
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SHEET NUMBER
C-3.12



- General Grading Notes:
1. Site drainage is to be fully limited to property and directed to an approved outfall.
 2. No drainage is to be directed to neighboring properties except through any approved outfall.



KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
FG= FINISHED GRADE
FL= FLOWLINE
HB= HIGH BANK
HP= HIGH POINT
LP= LOW POINT
MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

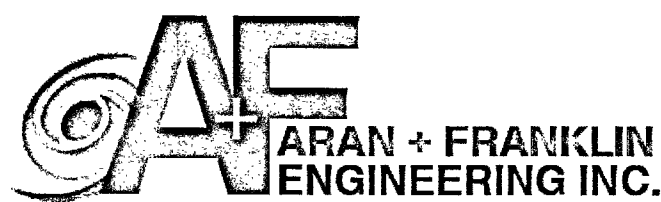
× 73.9' EXISTING GRADE
+ 73.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

MASTER SITE GRADING PLAN

SCALE: 1"=120'

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TEXAS CITY, TX 77591
409-935-5200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

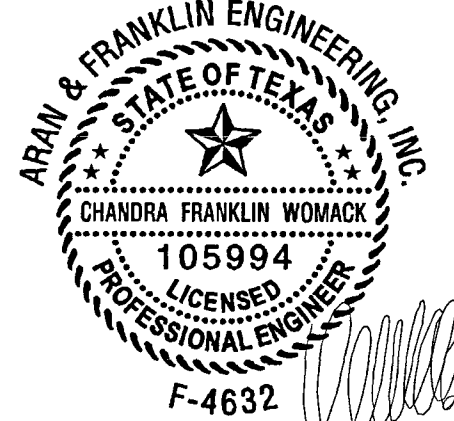
CONCEPT PLAN ONLY:

- THE PALMS -

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ENGINEERING, INC.
REG. NO. F-4632

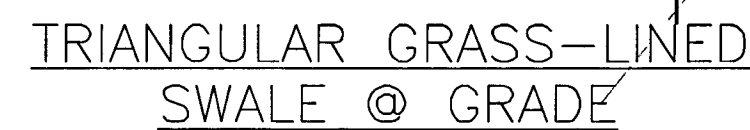
ISSUED FOR:	JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER
ENGINEERED BY:	CMW	C-4.0
DRAWN BY:	TAHGCNP	



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KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
FG= FINISHED GRADE
FL= FLOWLINE
HB= HIGH BANK
HP= HIGH POINT
LP= LOW POINT
MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOP OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

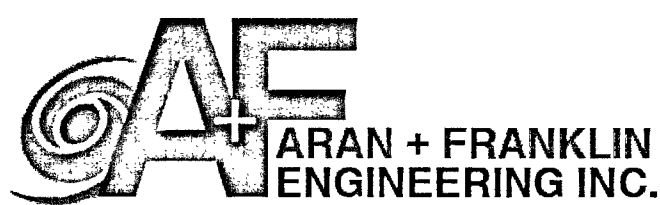
NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - PARK MODEL SECTION 1

SCALE: 1"=40'

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8419 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77591
409-835-5200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY:	CM/W
DRAWN BY:	TAH/GC/NP

JOB NO. 22-CV035

SHEET NUMBER

C-4.1

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994 STAMPED FOR CONSTRUCTION November 13, 2024

General Grading Notes:
1. Site drainage is to be fully limited to property and directed to an approved outfall.
2. No drainage is to be directed to neighboring properties except through any approved outfall.

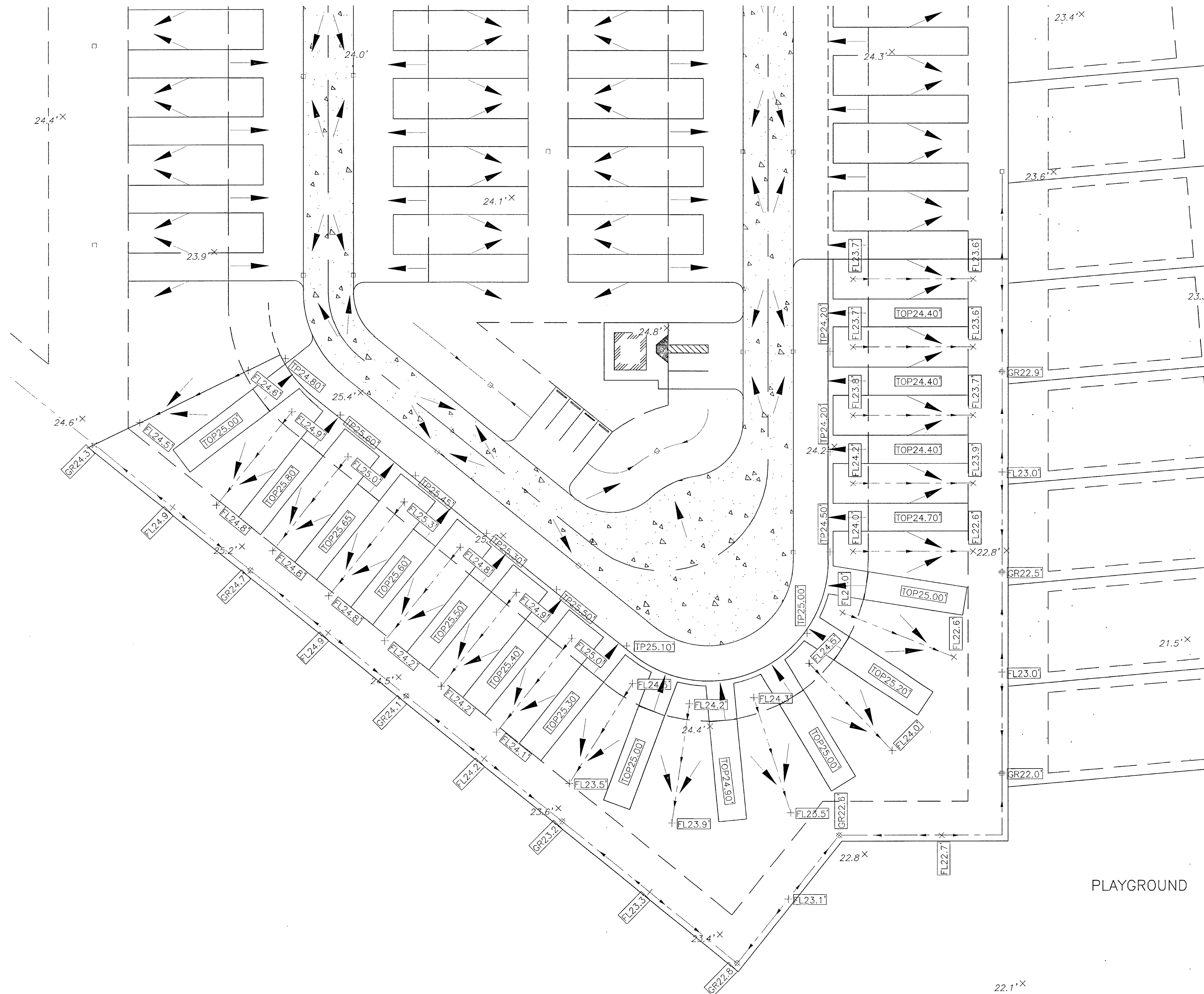
KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
FG= FINISHED GRADE
FL= FLOWLINE
HB= HIGH BANK
HP= HIGH POINT
LP= LOW POINT
MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

X 13.9' EXISTING GRADE

+ 13.0' FINISHED GRADE

NOTES:

1. ALL BOXED ELEVATIONS ARE PROPOSED.

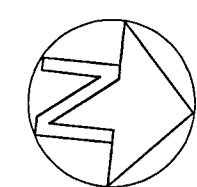


PLAYGROUND

GRADING PLAN - PARK MODEL SECTION 2A

SCALE: 1"=30'

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ARAN + FRANKLIN ENGINEERING INC.

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409-935-5200
Firm No. F-4632

2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:

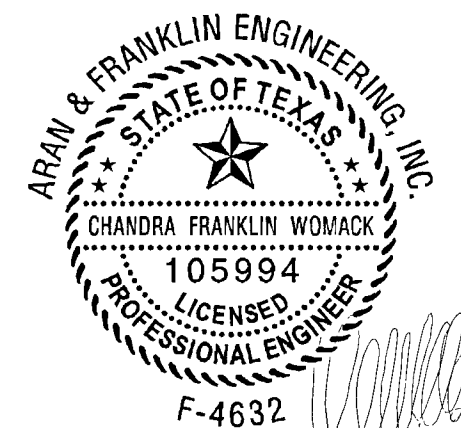
- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

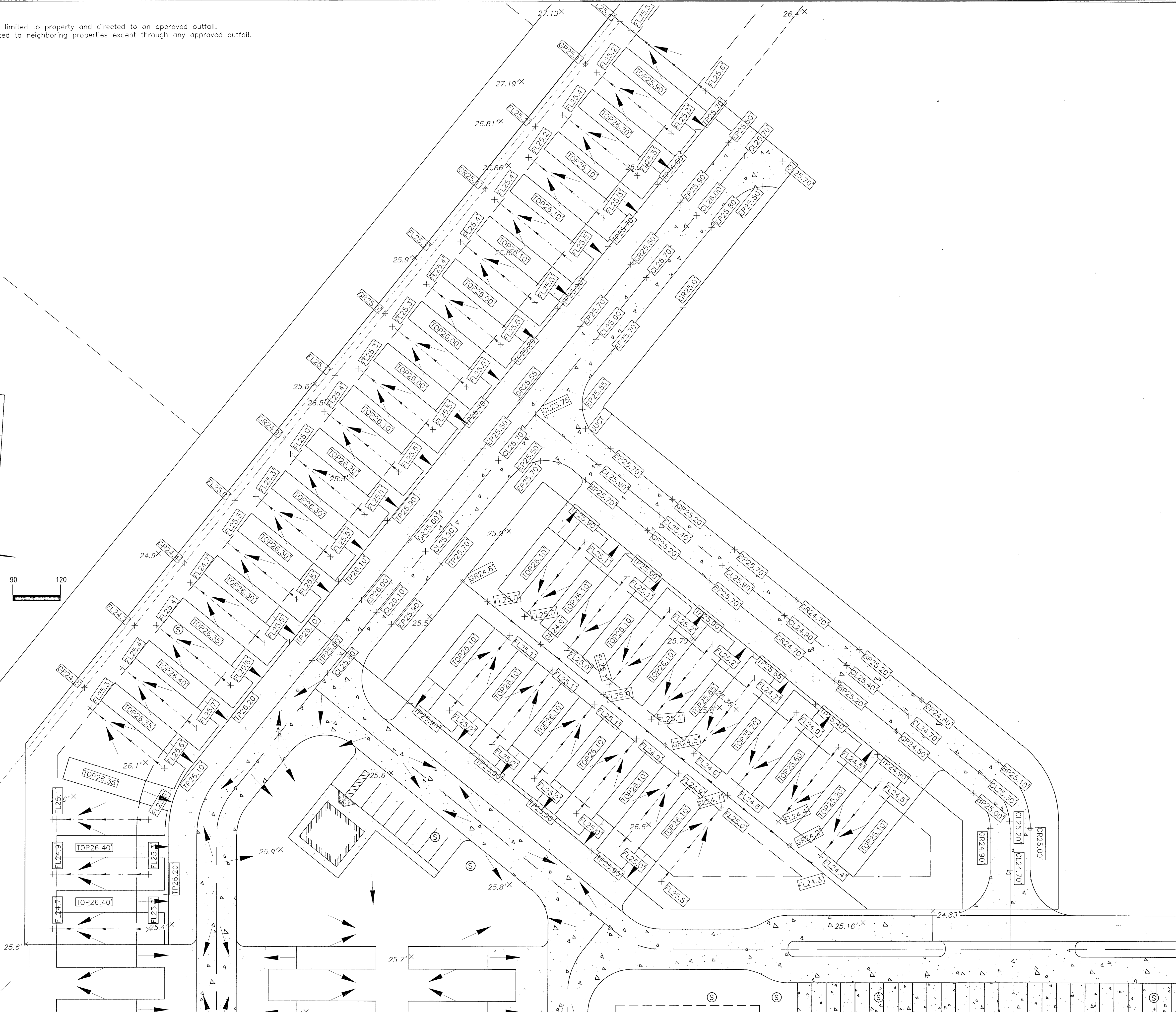
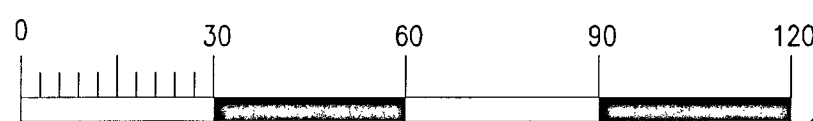
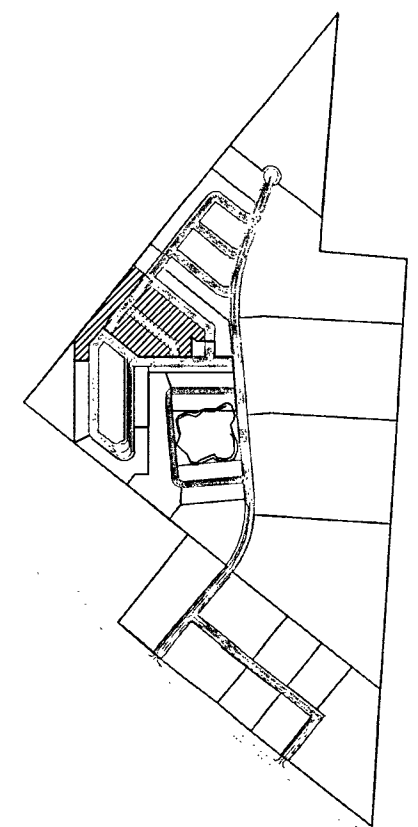
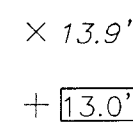
ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMW
DRAWN BY: TAHGONP

JOB NO. 22-CV035
SHEET NUMBER
C-4.2

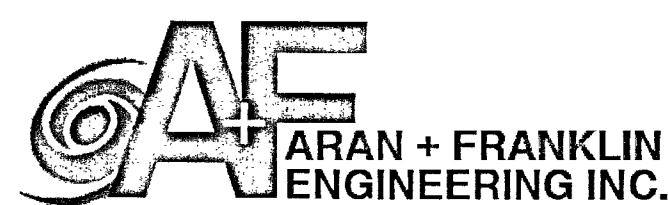
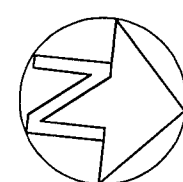


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHANDRA FRANKLIN WOMACK, P.E. 105994, STAMPED FOR CONSTRUCTION NOVEMBER 13, 2024.

$$+ 13.0'$$


SCALE: 1"=30'

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2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

- THE PALMS -

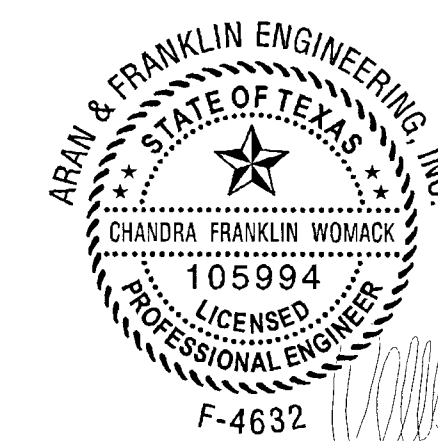
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/CNP

SHEET NUMBER

C-4.3



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General Grading Notes:
1. Site drainage is to be fully limited to property and directed to an approved outfall.
2. No drainage is to be directed to neighboring properties except through any approved outfall.

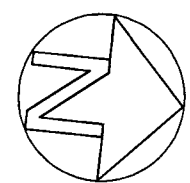
× 13.9'
+ 13.0'

0 40 80 120 160

GRADING PLAN - PARK MODEL SECTION 3

SCALE: 1"=40'

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ARAN + FRANKLIN
ENGINEERING, INC.

8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77991
409-935-5200
Firm No. F-4632

2990 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:

- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMW
DRAWN BY: TAI/ICNP

JOB NO. 22-CV035
SHEET NUMBER

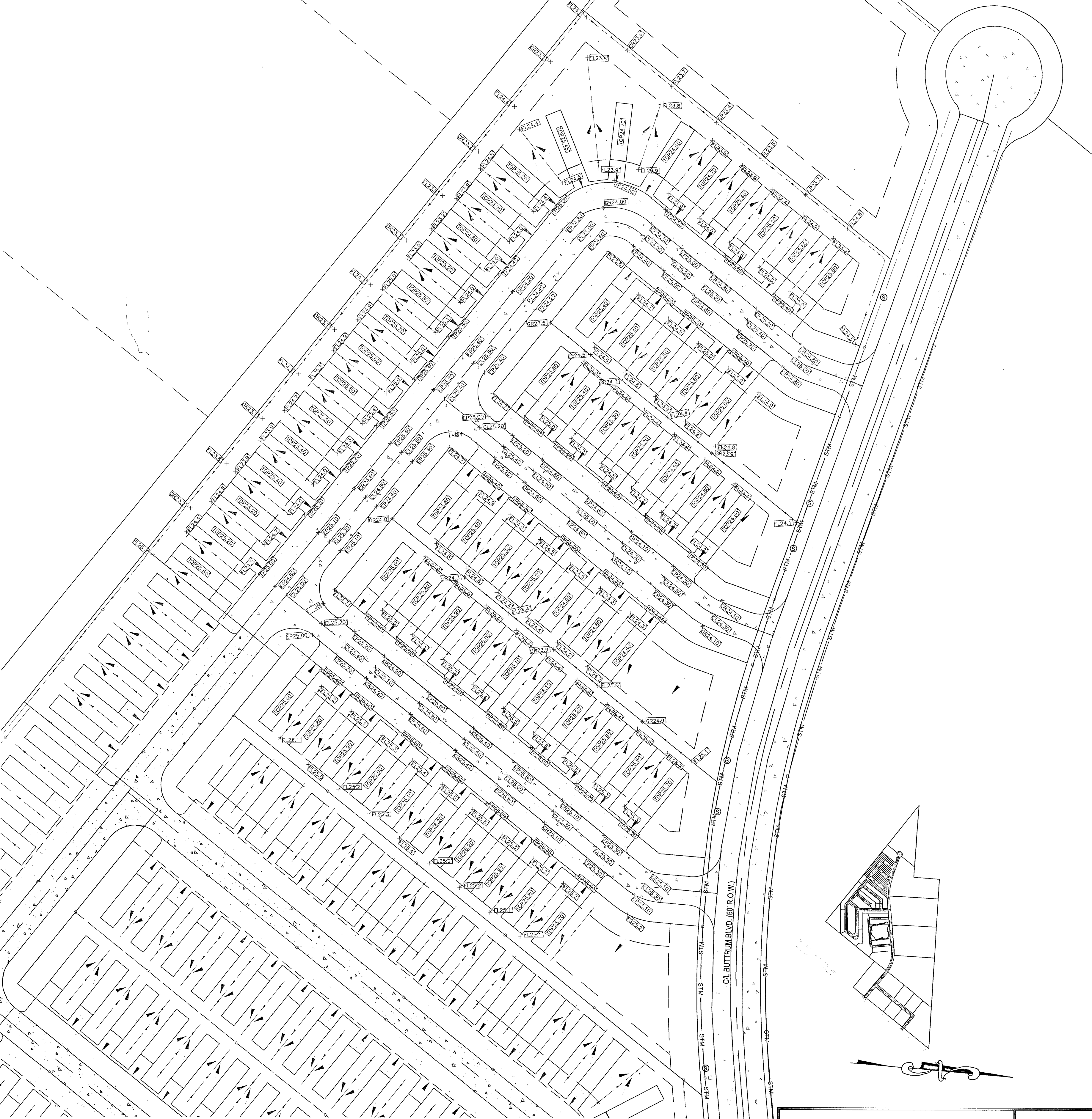
C-4.4



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General Grading Notes:
1. Site drainage is to be fully limited to property and directed to an approved outfall.
2. No drainage is to be directed to neighboring properties except through any approved outfall.

LOT 13

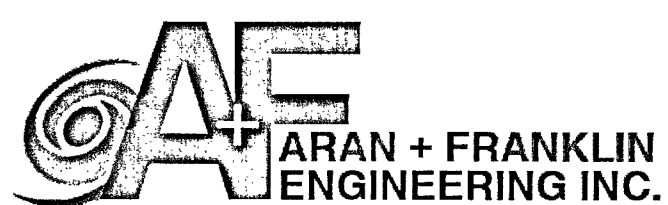
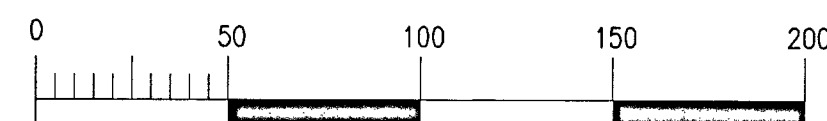


KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
FG= FINISHED GRADE
FL= FLOWLINE
HB= HIGH BANK
HP= HIGH POINT
LP= LOW POINT
MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

GRADING PLAN - PARK MODEL SECTION 4
SCALE: 1"=50'



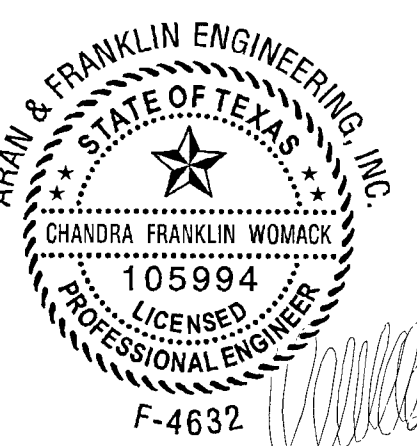
8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77781
409-935-5200
Firm No. F-4632

2830 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
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345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.
FOR REVIEW	22-CV035
ENGINEERED BY:	SHEET NUMBER
DRAWN BY:	C-4.5



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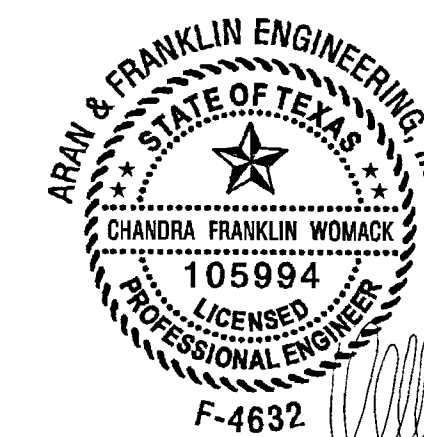
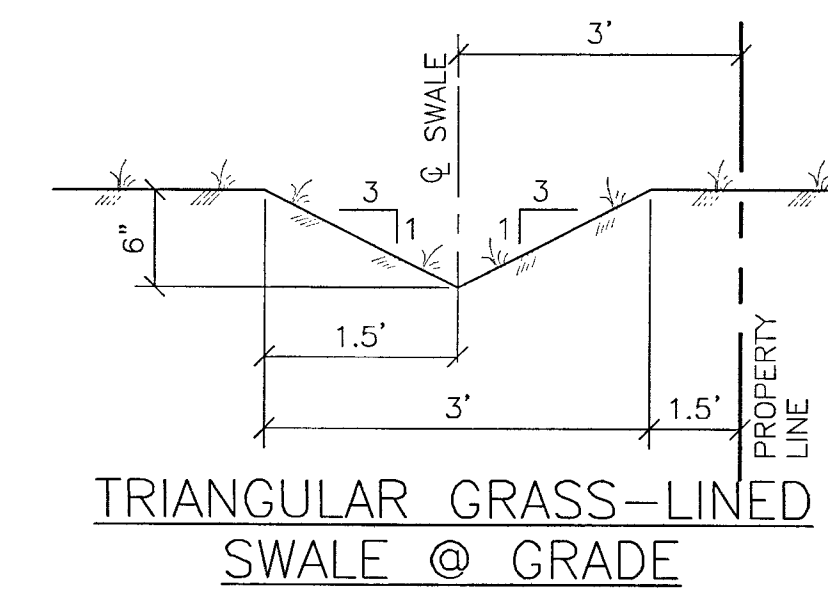
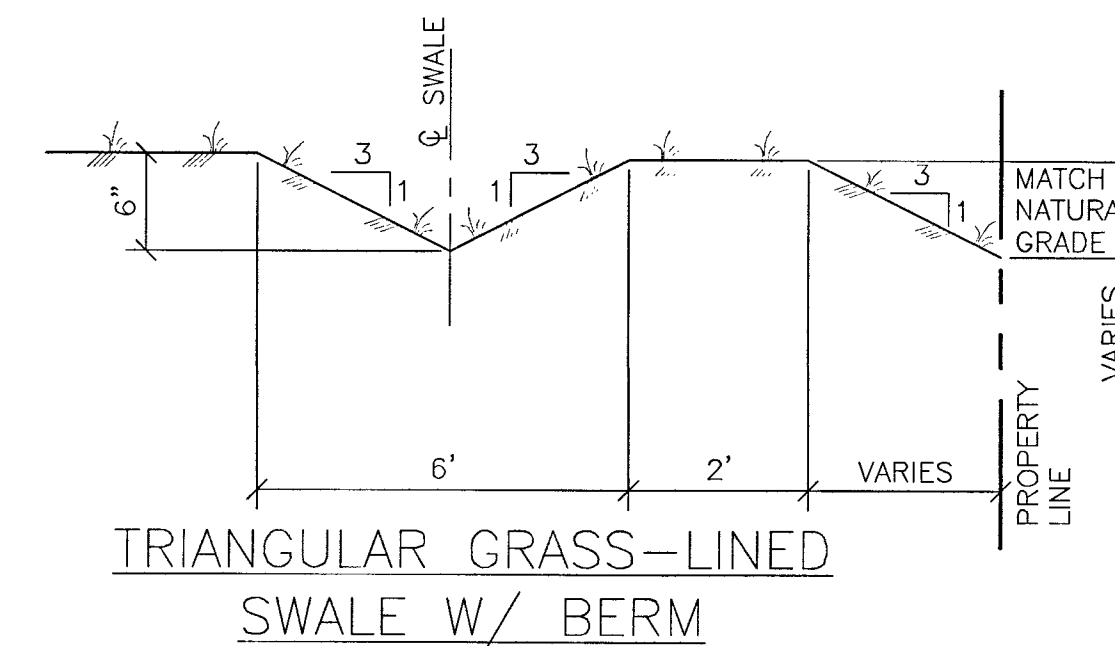
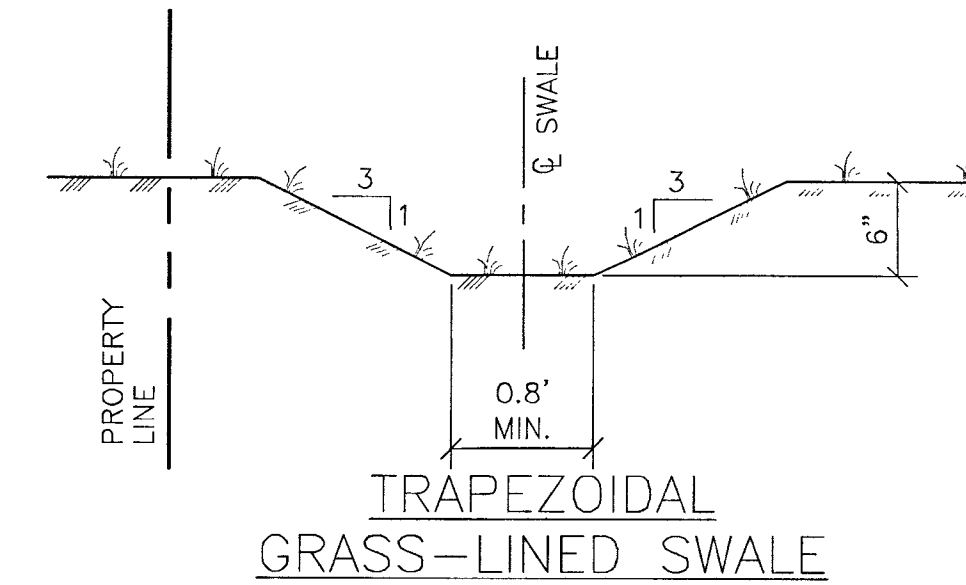
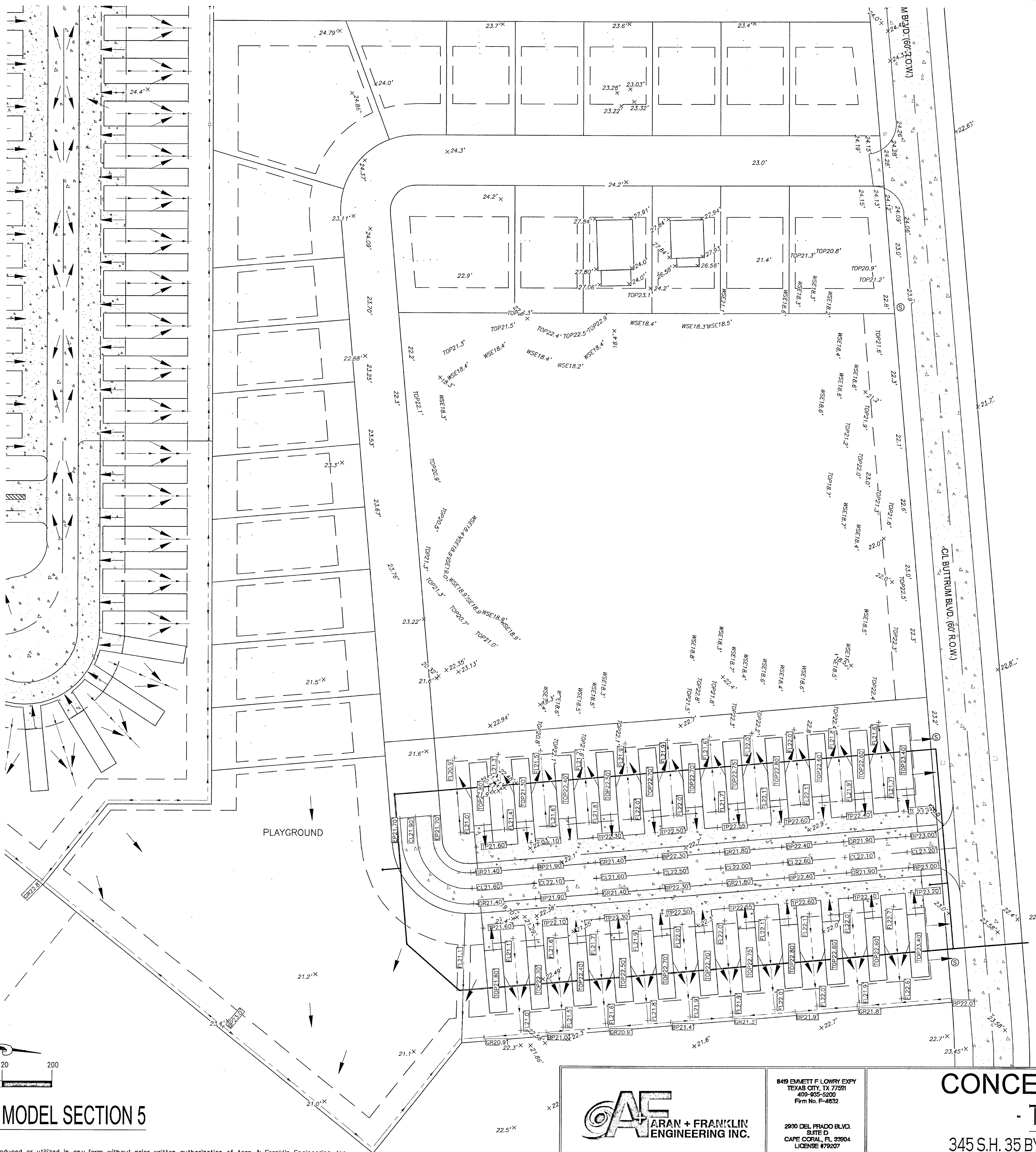
KEY:
BC= BACK OF CURB
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MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

X 13.9' EXISTING GRADE

+ 13.0' FINISHED GRADE

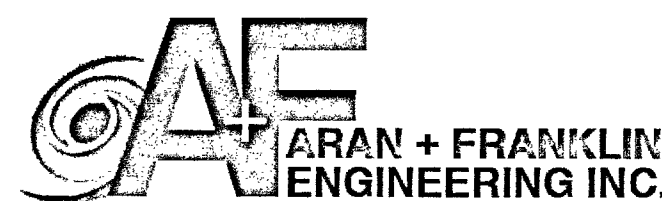
NOTES:

1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - PARK MODEL SECTION 5

SCALE: 1"=40'



8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77091
409-935-5200
Firm No. F-4632

2630 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, TX 78044
LICENSE #79207

CONCEPT PLAN ONLY:

- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMV
DRAWN BY: TAHC/NP

JOB NO. 22-CV035
SHEET NUMBER
C-4.6

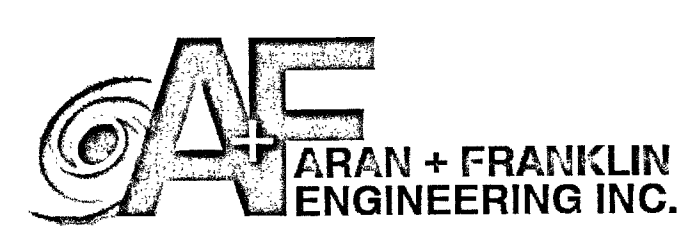
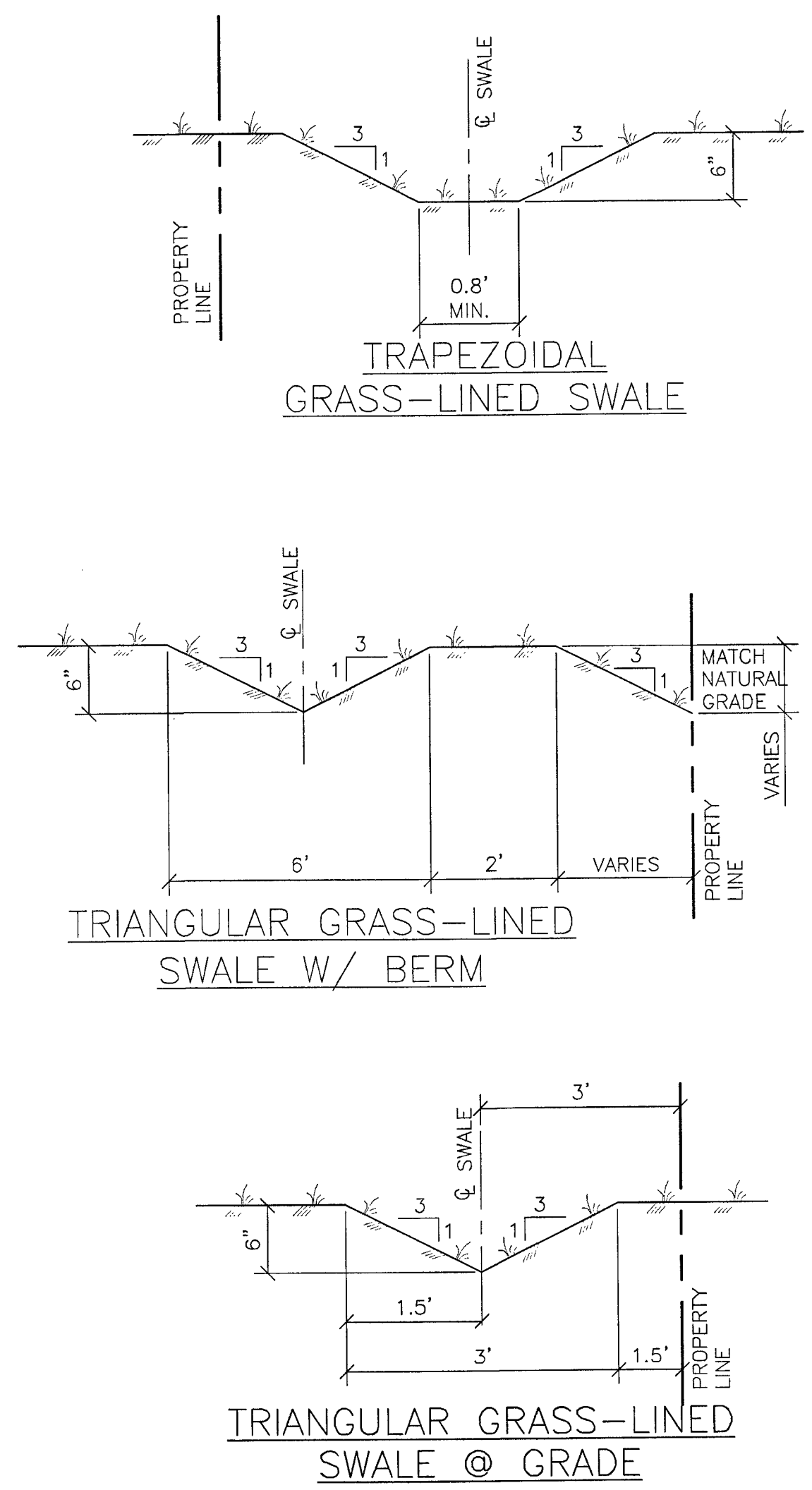
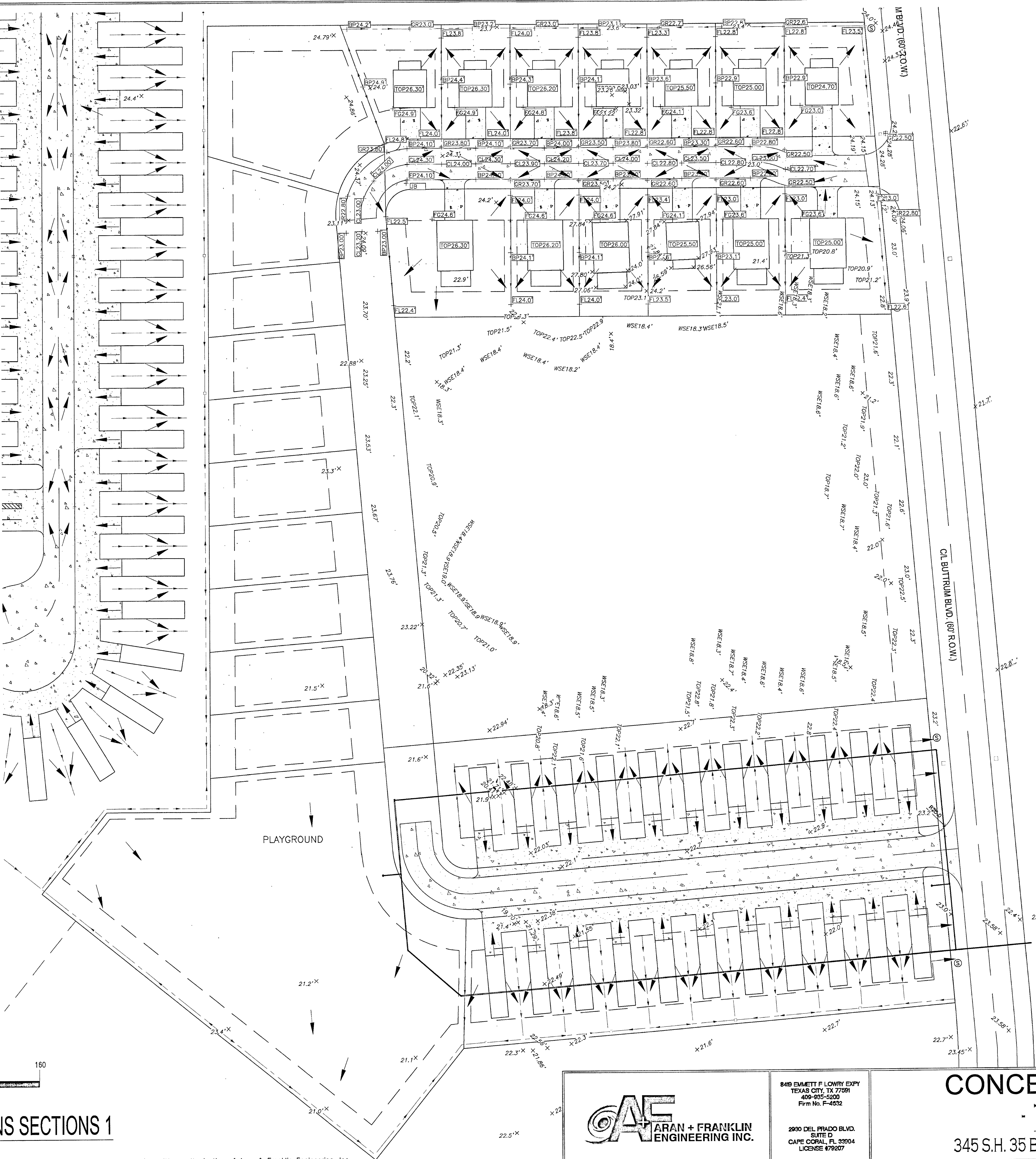
KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
FG= FINISHED GRADE
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LP= LOW POINT
MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING

× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

GRADING PLAN - CABINS SECTIONS 1
SCALE: 1"=40'

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849 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77691
409-935-5200
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, TX 78904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.	22-01035
FOR REVIEW:	11/13/2024	SHEET NUMBER
ENGINEERED BY:	C/M	C-4.7
DRAWN BY:	TARSONP	



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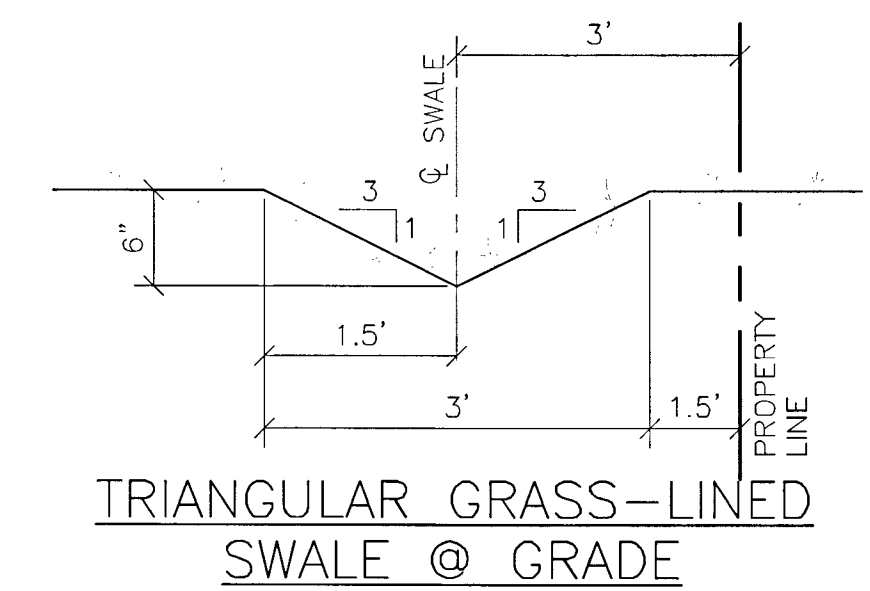
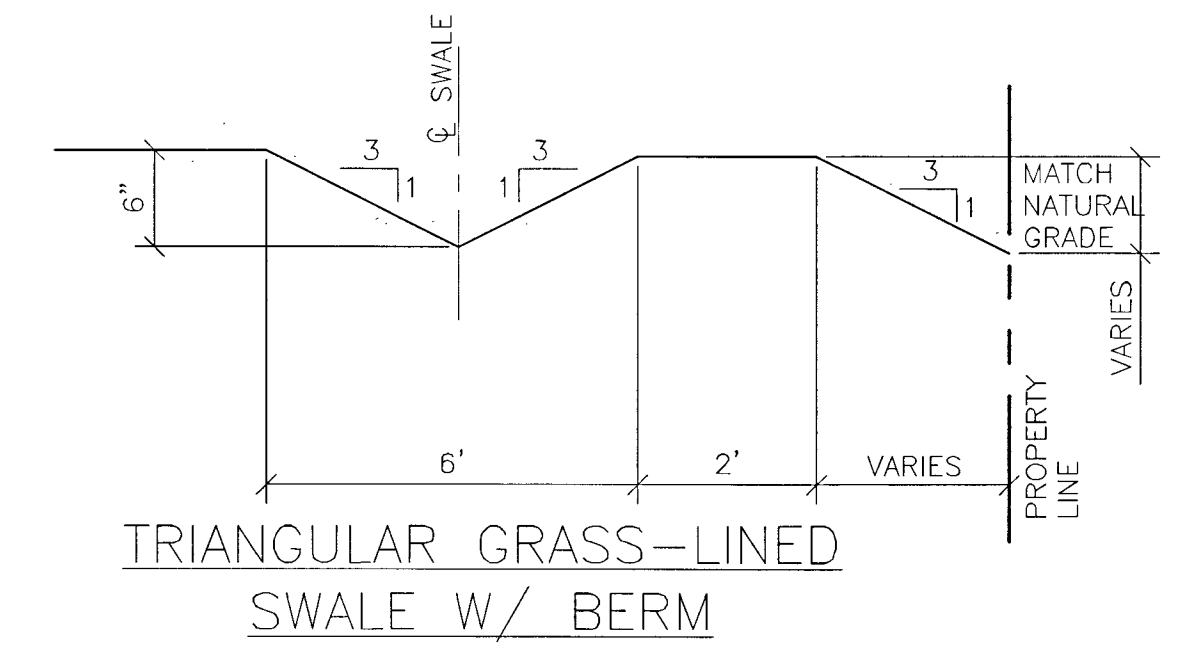
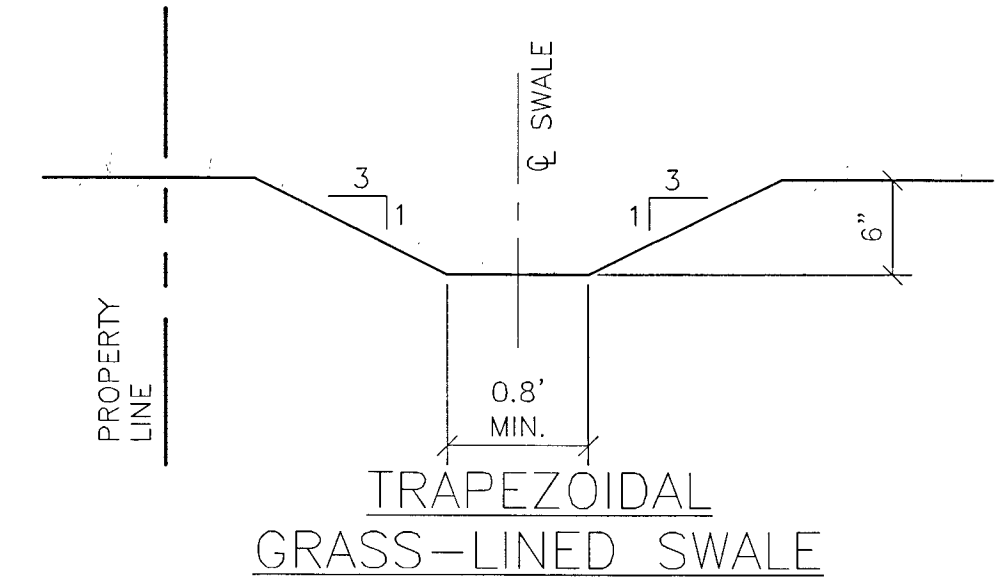
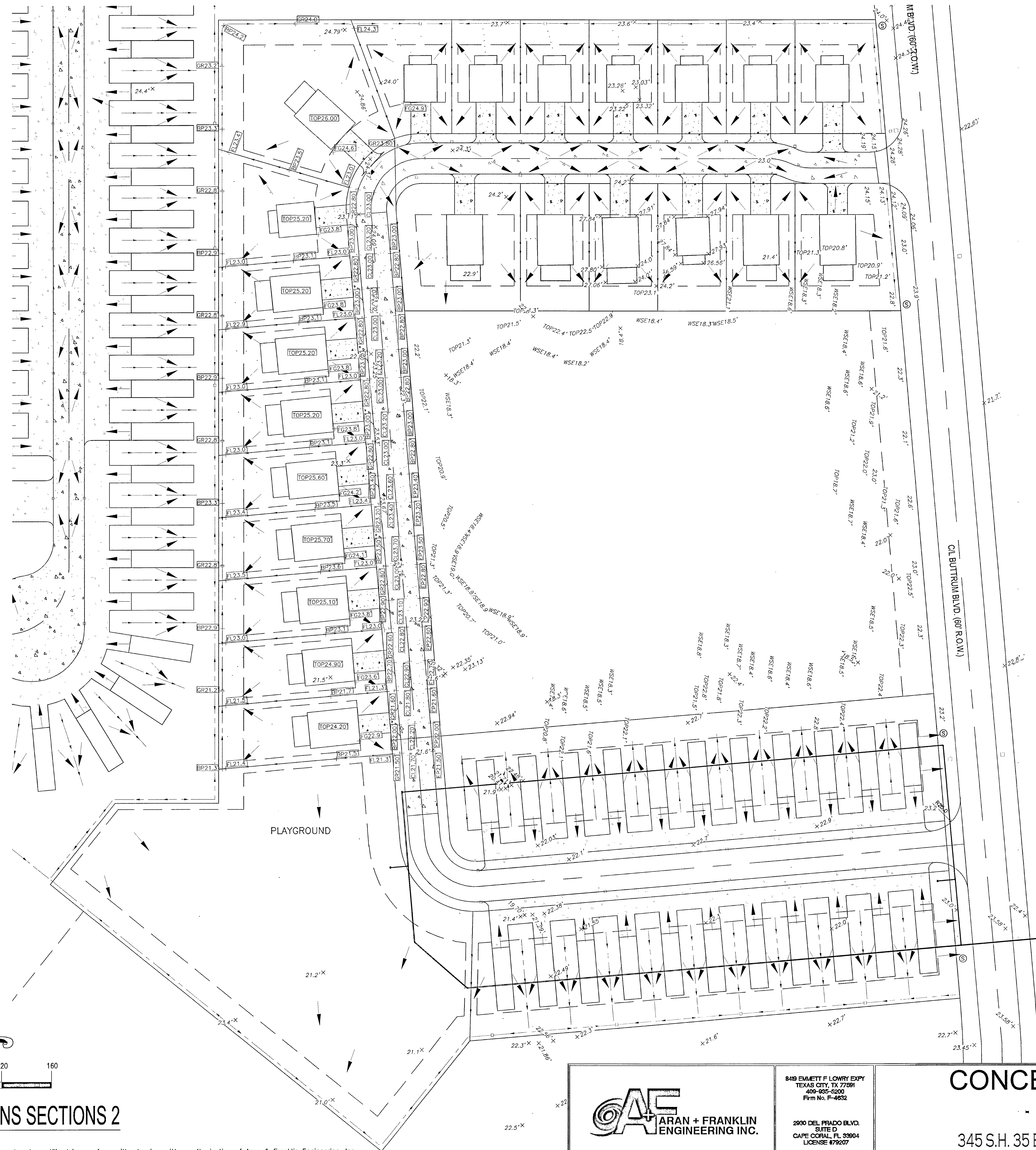
- KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
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EL= ELEVATION
EP= EDGE OF PAVING
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TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING
TW= TOP OF WALKWAY

× 13.9' EXISTING GRADE

+ 13.0' FINISHED GRADE

NOTES:

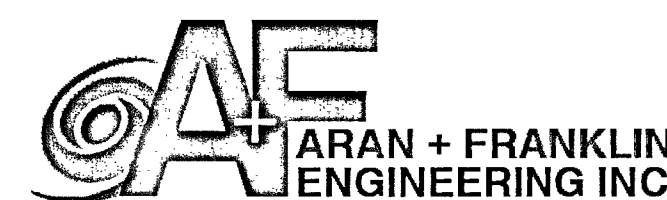
1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - CABINS SECTIONS 2

SCALE: 1"=40'

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TEXAS CITY, TX 77091
409-935-5200
Firm No. F-4632

2900 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, TX 78904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -

345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMV
DRAWN BY: TAY/CMV

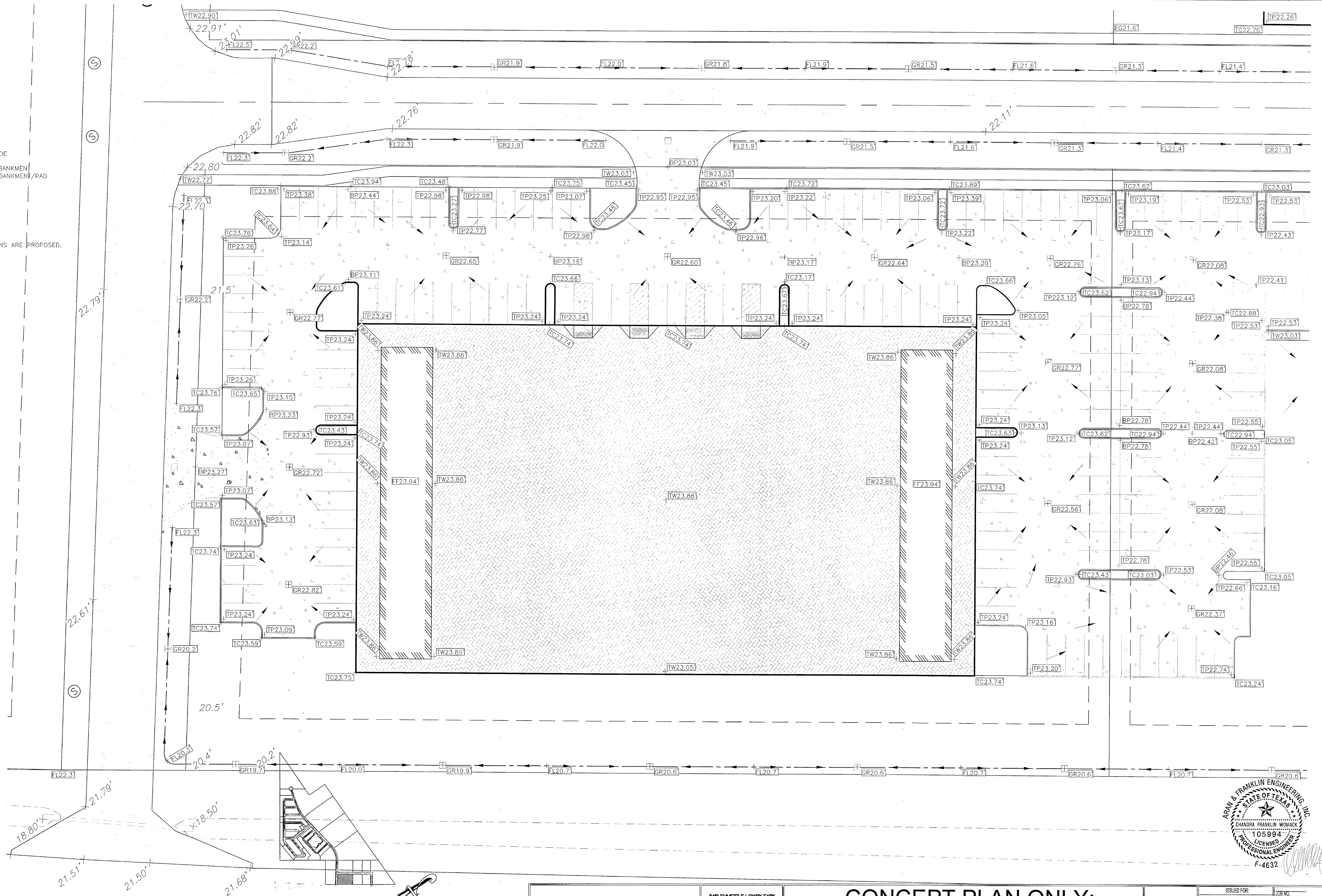
JOB NO. 22-CV035
SHEET NUMBER
C-4.8

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KEY:
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
FG= FINISHED GRADE
FL= FLOWLINE
HB= HIGH BANK
HP= HIGH POINT
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MEG= MATCH EXIST. GRADE
TC= TOP OF CURB
TOE= TOE OF BERM/EMBANKMENT
TP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING
TW= TOP OF WALKWAY

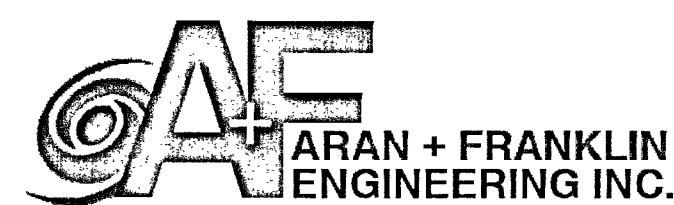
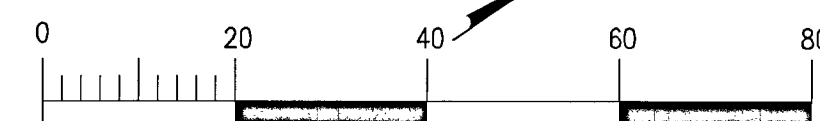
× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.



GRADING PLAN - OPEN MARKET

SCALE: 1"=20'



8489 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77791
409-805-6200
Firm No. F-4632

2890 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #79207

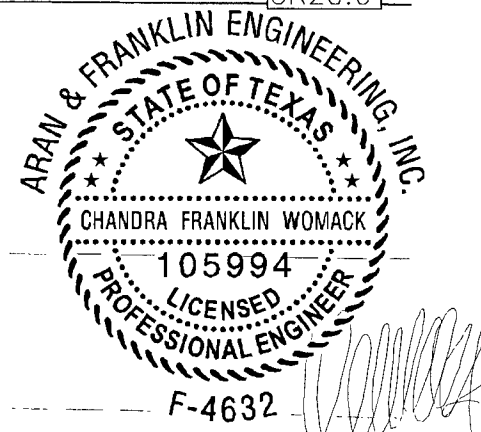
CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:
FOR REVIEW 11/13/2024
ENGINEERED BY: CMW
DRAWN BY: TAYHONP

JOB NO. 22-CV035
SHEET NUMBER

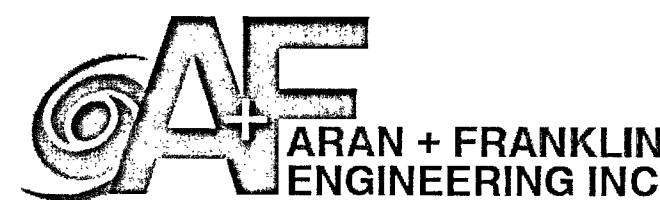
C-4.9



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× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

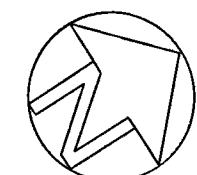
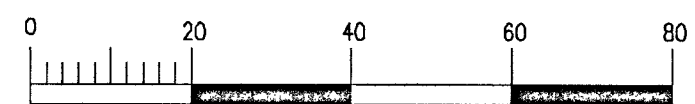


CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:	JOB NO.	22-CV035
FOR REVIEW	11/13/2024	
		SHEET NUMBER
ENGINEERED BY:	CMW	
DRAWN BY:	TAH/GC/INP	C-4.10

GRADING PLAN - ICE HOUSE
SCALE: 1"=20'



AFE
ARAN + FRANKLIN
ENGINEERING INC.

8419 EMMETT F. LOWRY EX-17
TEXAS CITY, TX 77061
409-935-5200
Firm No. F-4632

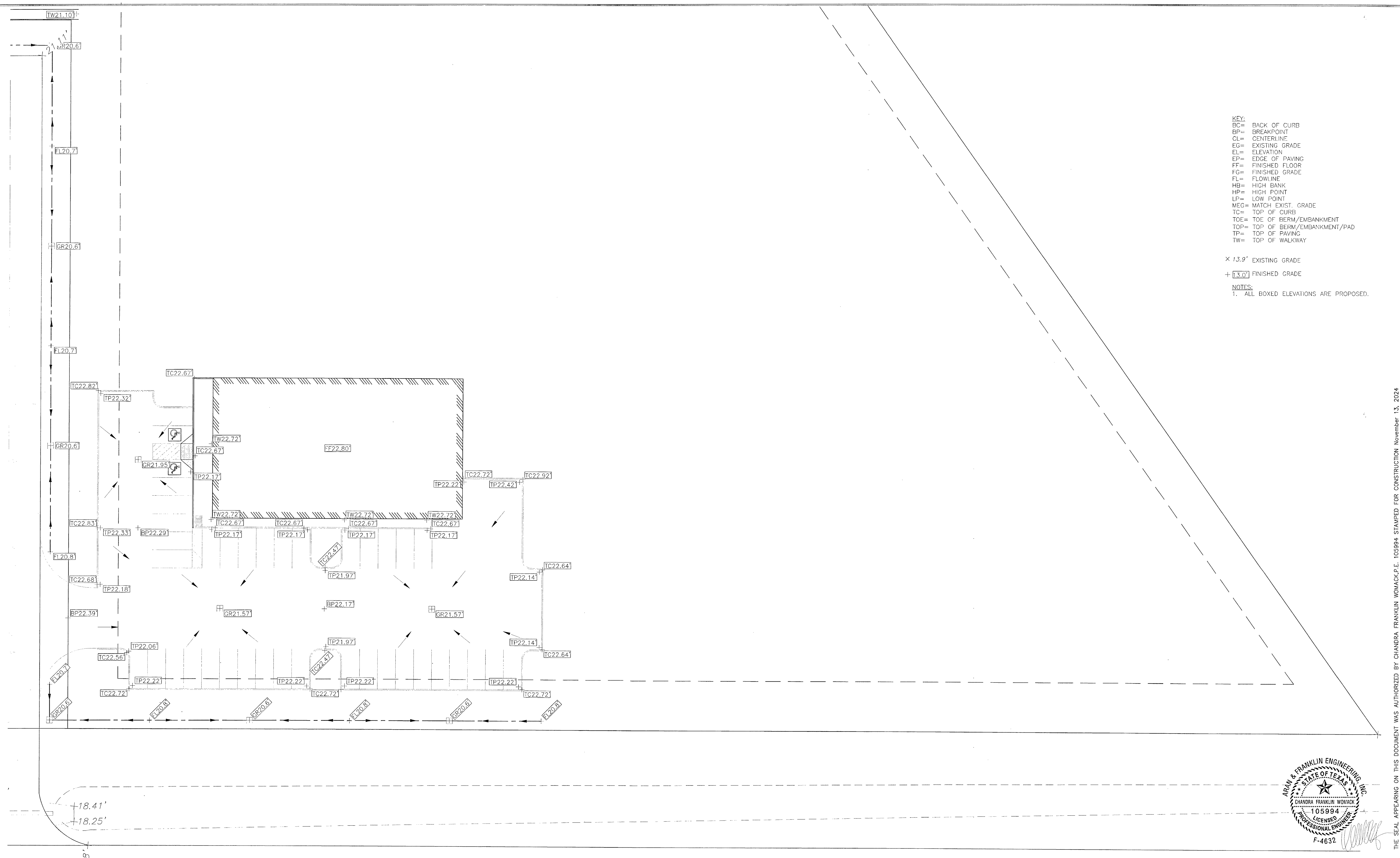
2930 DEL PRADO BLVD.
SUITE D
CAPE CORAL, FL 33904
LICENSE #79207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

ISSUED FOR:		JOB NO.	22-CV035
FOR REVIEW	11/13/2024	SHEET NUMBER	
ENGINEERED BY:	CMW	C-4.11	
DRAWN BY:	TAH/GCMP		

- KEY:**
BC= BACK OF CURB
BP= BREAKPOINT
CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
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LP= LOW POINT
MEG= MATCH EXIST. GRADE
TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING
TW= TOP OF WALKWAY
- × 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE
- NOTES:**
1. ALL BOXED ELEVATIONS ARE PROPOSED.

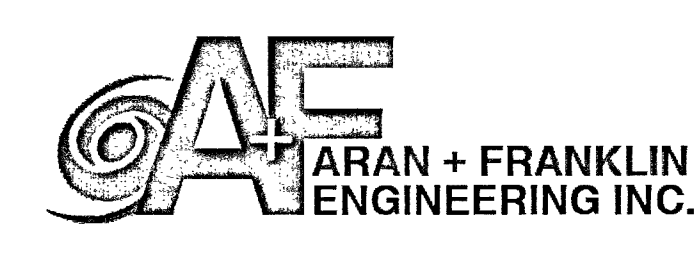
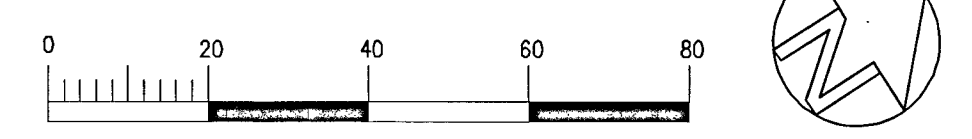


KEY:
BC= BACK OF CURB
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CL= CENTERLINE
EG= EXISTING GRADE
EL= ELEVATION
EP= EDGE OF PAVING
FF= FINISHED FLOOR
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TOE= TOE OF BERM/EMBANKMENT
TOP= TOP OF BERM/EMBANKMENT/PAD
TP= TOP OF PAVING
TW= TOP OF WALKWAY

× 13.9' EXISTING GRADE
+ 13.0' FINISHED GRADE

NOTES:
1. ALL BOXED ELEVATIONS ARE PROPOSED.

GRADING PLAN - DOLLAR GENERAL
SCALE: 1"=20'



8419 EMMETT F. LOWRY EXPY
TEXAS CITY, TX 77591
409-935-5200
Firm No. F-4632

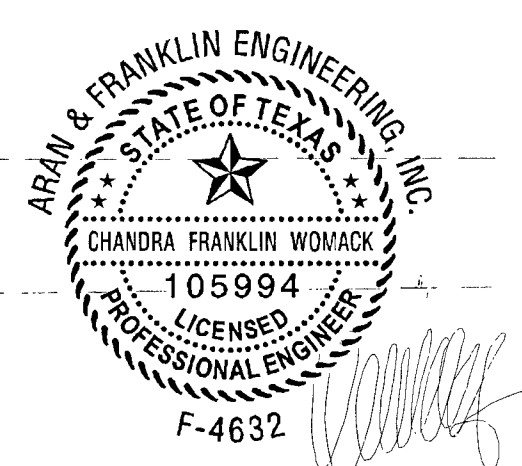
2890 DEL PRADO BLVD.
SUITE D
CAPE CORRAL, FL 33904
LICENSE #78207

CONCEPT PLAN ONLY:
- THE PALMS -
345 S.H. 35 BYPASS, ROCKPORT, TX 78382

ARAN & FRANKLIN
ENGINEERING, INC.
REG. NO. F-4632

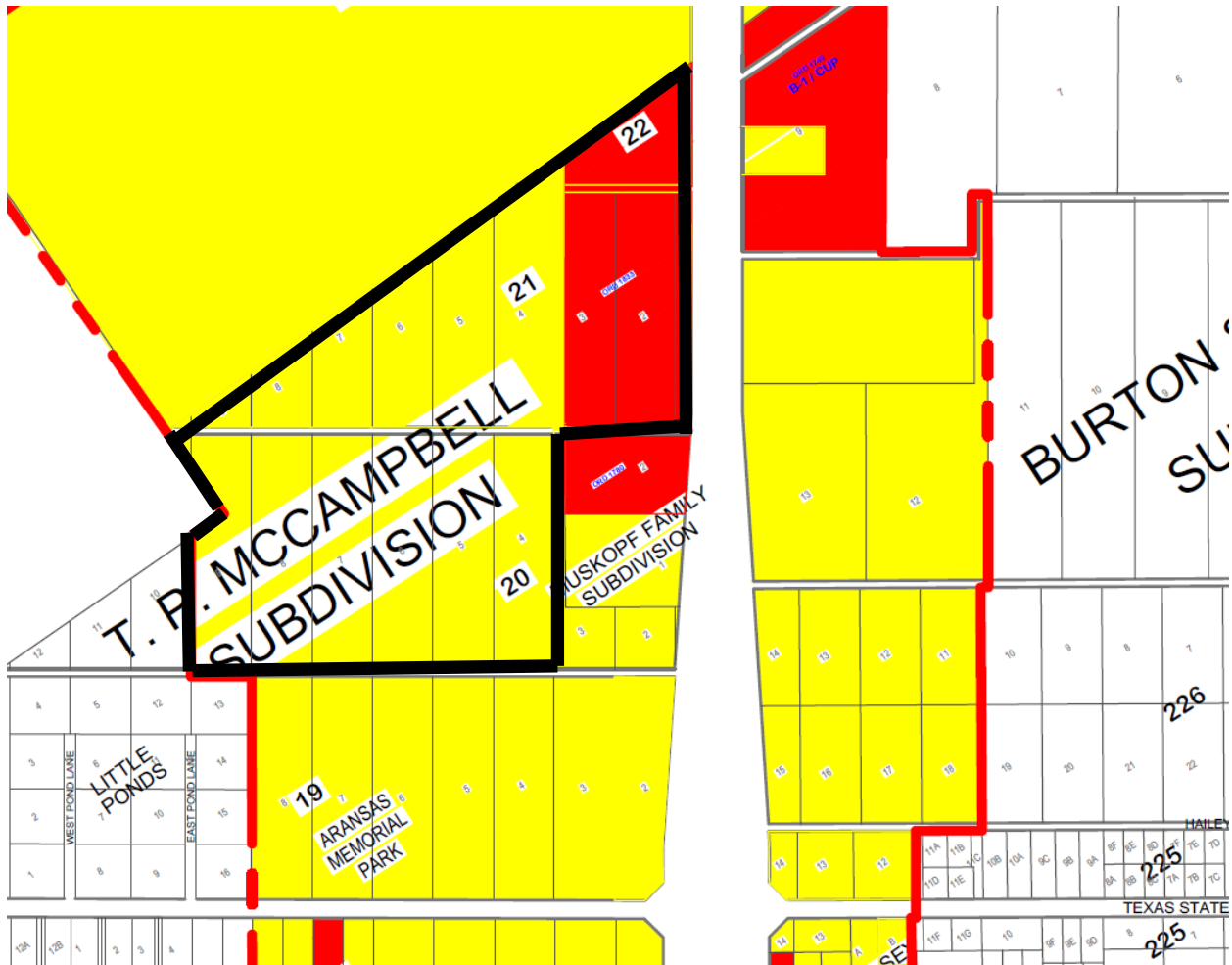
ISSUED FOR:	JOB NO.
FOR REVIEW	11/13/2024
ENGINEERED BY:	CMW
DRAWN BY:	TAH/GONP

SHEET NUMBER
C-4.12



PROPERTY ID	PROPERTY OWNER	SITE ADDRESS	ADDRESS	CITY	STATE	ZIP
35529	DW & B Grant Properties LTD - C/O Carol Ann Shanklin	501 - 651 S H 35 Bypass	155 County Rd 330	George West	TX	78022
56908	South Texas Memorial Limited Company	1520 SH 188	1520 Hwy 188	Rockport	TX	78382
61369	Matthew and Rina Dysarz	1390 SH 188	464 Augusta Dr	Rockport	TX	78382
28284	Harrison & Harrison Holdings LLC	1350 SH 188	23111 Holly Hollow St	Tomball	TX	77377
58858	High Road Holdings LLC	201 S H 35 Bypass	2103 Anders Ln	Kemah	TX	77565
70146	Came 1st Ranch LLC - Attn: Brantley White	227 S H 35 Bypass	3634 Denver Ave	Corpus Christi	TX	78411
71189	Bills Pet Service & Cremation LLC	243 S H 35 Bypass	679 Lisa Ann Dr	Aransas Pass	TX	78336
	Ruth Davis	Planning & Zoning Commission	P.O. Box 706	Fulton	TX	78358
	Ric Young	Planning & Zoning Commission	123 Royal Oaks Dr.	Rockport	TX	78382
	Kim Hesley	Planning & Zoning Commission	2003 Tule Park Dr.	Rockport	TX	78382
	Warren Hassinger	Planning & Zoning Commission	2517 Turkey Neck Cr.	Rockport	TX	78382
	Thomas Blazek	Planning & Zoning Commission	102 St. Andrews St.	Rockport	TX	78382
	Rocky Gudim	Planning & Zoning Commission	1016 S. Magnolia	Rockport	TX	78382
	Josh Dowling	Planning & Zoning Commission	102 N. Santa Clara Dr.	Rockport	TX	78382

ZONING MAP



FUTURE LAND USE MAP

