



City of Rockport
PLANNING AND ZONING COMMISSION REGULAR
MEETING AGENDA
MONDAY, APRIL 21, 2025 - 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, April 21, 2025, 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://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.

I. Opening Agenda

1. Call meeting to order. ()

II. Public Hearing

2. Conduct a Public Hearing to consider the Final 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. (Carey Dietrich, Director of Community Development & Building)

III. Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of April 7, 2025. (Carey Dietrich, Director of Community Development & Building)
4. Discussion and action regarding the Final 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. (Carey Dietrich, Director of Community Development & Building)
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 April 17, 2025, at 10:30 am 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, reading "Carey Dietrich". The signature is written in a cursive style with a large initial 'C'.

Carey Dietrich
Director Building & Development

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, April 21, 2025, 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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-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.

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

Opening Agenda

1. Call meeting to order.

Public Hearing

2. Conduct a Public Hearing to consider the Final 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.

Regular Agenda

3. Deliberate and act on approval of the regular meeting minutes of April 7, 2025.
4. Discussion and action regarding the Final 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

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 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, April 17, 2025, before 5:00pm 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*.



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, April 21, 2025, at 5:30 p.m. at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider the Final 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 April 7, 2025, and posted on the City's website <https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Board-and-Commission-Comment-Participati-56>.

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://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, 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 3rd day of April 2025 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, April 3, 2025, 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

Don Buttrum, Owner

PUBLIC HEARING DATE

P&Z – Monday, April 21, 2025
CC – N/A

P&Z DATE

P&Z – Monday, April 21, 2025

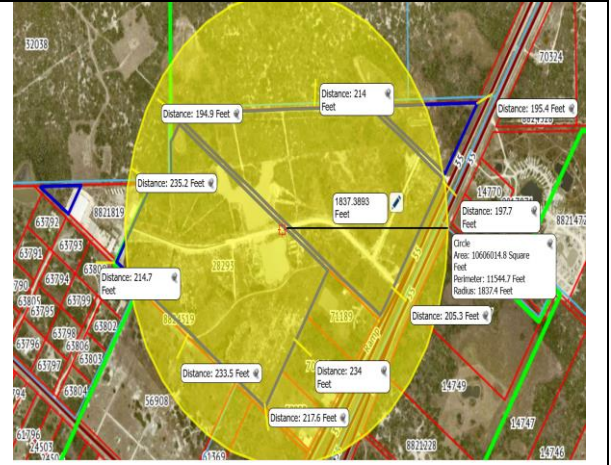
CITY COUNCIL DATE(S)

1st Reading – N/A
2nd Reading – N/A

BRIEF SUMMARY OF REQUEST

Property owner, Don Buttrum, has filed for the Final Plat of The Palms. The Engineer review was completed in June 2024 and corrections required have been completed.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, April 3, 2025 edition and mailed out to fourteen (14) 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	Vacant Land	N – R1 – 1 st Single Family Dwelling District S – R1 – 1 st Single Family Dwelling District E – R1 – 1 st Single Family Dwelling District W – R1 – 1 st Single Family Dwelling District	Two (2) cottages with large pond for drainage and concrete street	134.342 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the ZONING ORDINANCE

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

The Oasis Resort completed construction in 2023 but the owners would like to sell each cottage individually so an HOA was formed and the PUD zoning approved allowing for the smaller lots.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

PLANNING AND ZONING COMMISSION MINUTES

On this the 7th day of April 2025, 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
Warren Hassinger - Vice Chair
Ric Young
Tom Blazek

Members Absent

Kim Hesley – Secretary
Rocky Gudim
Josh Dowling

Staff Members Present

Carey Dietrich, Director Bldg. & Dev.
Belinda Garcia, Administrative Coordinator
Stacy Cantu, Bldg. & Dev Planning Technician
Finn Klanica, Desktop Support Technician

Guest(s) Present

Zero (0)

Open Agenda

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

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of March 17, 2025.

Motion: Member Young made a motion to approve the March 17, 2025, minutes as presented. Member Blazek seconded. **Motion Passed Unanimously.**

3. Deliberate and act on approval of the Workshop meeting minutes of March 17, 2025

Motion: Member Young made a motion to approve March 17, 2025, minutes as presented. Member Blazek seconded. **Motion Passed Unanimously.**

4. Discussion and action regarding Commercial Zoning allowance, requirements, and rules when abutting residential properties.

Carey Spoke. Here are the recommended revisions.

1. The building setback from the adjoining property line between commercial and residential shall be 20’.
2. Must provide a sound buffer by way a privacy fence or garden or temporary barrier wall with a minimum height of 6’ and maximum height of 8’ prior to the beginning of construction and permanent prior to C of O.
3. May not operate equipment or create any noise in excess of decibel exterior work prior to 7:00 am Monday through Saturday and 8:00 am on Sunday;
4. Food establishments must not allow the dumpster to be located within 100’ of the adjoining property line in addition to the conditions set forth in Section 82-34.

5. If the approved zoning district change is not utilized and a project started within one (1) year of the date of the Rezone Ordinance approval the property will revert to the original zoning district. Adjacent to developed Platted Sub.
6. Bypass areas may have special circumstances which will be considered on a case to case basis. (Special Circumstances – CBO discretion in unique circumstances – adjacent to residential not necessarily abutting.)

5. Adjournment 6:08 pm

Motion: Member Young made a motion to adjourn. Chair Davis seconded.

Motion passed unanimously.

Prepared by:

Approved by:

Belinda Garcia Administrator Coordinator

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING & ZONING COMMISSION
Regular Meeting: Monday, April 21, 2025

AGENDA ITEM: 4

Discussion and action regarding the Final 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.

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

BACKGROUND: Property owner, Don Buttrum, has filed for the Final Plat of The Palms. The Engineer review was completed in June 2024 and corrections required have been completed.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, April 3, 2025 edition and mailed out to fourteen (14) 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 plat application and Section 90-32 of the Code of Ordinances for detail information.

FISCAL ANALYSIS: N/A

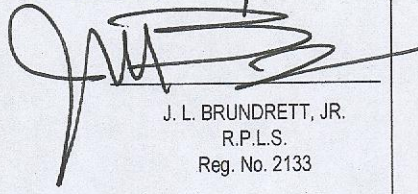
RECOMMENDATION: Staff recommends approval of the Final Plat of The Palms Subdivision located at 349-499 SH 35 Bypass; also known as McCampbell, Block 20, Pt of Lot 3, All of Lots 4 Thru 8 & Part of Lots 9, 12 & 13; Block 21, Part of Lot 1, All of Lots 2 & 3, Part of Lots 4 Thru 10; Block 22, Part of Lots 1 Thru 4, being 124.26 acres, City of Rockport, Aransas County, Texas.

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 3 day of February, A.D., 2025.


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

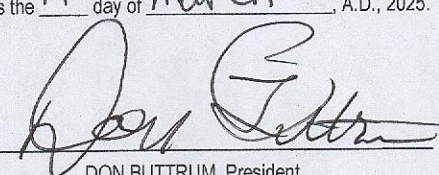
Owner Certification

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 14th day of march, A.D., 2025.


DON BUTTRUM, President

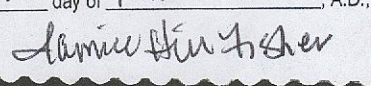
State of Texas
County of Aransas

This instrument was acknowledged before me by:

DON BUTTRUM, President of

D&R SELF STORAGE, INC.

This the 14th day of march, A.D., 2025.


Lamar H. Fisher
Notary Public in and for the State of Texas
Notary ID #132832648
My Commission Expires
December 18, 2028

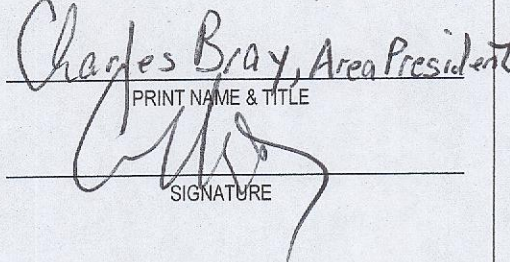
Lienholder Certification

State of Texas
County of _____

PROSPERITY 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 25 day of February, A.D., 2025.

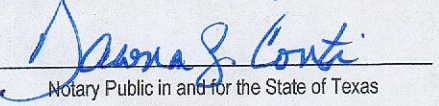

Charles Bray, Area President
PRINT NAME & TITLE
SIGNATURE

State of Texas
County of Comal

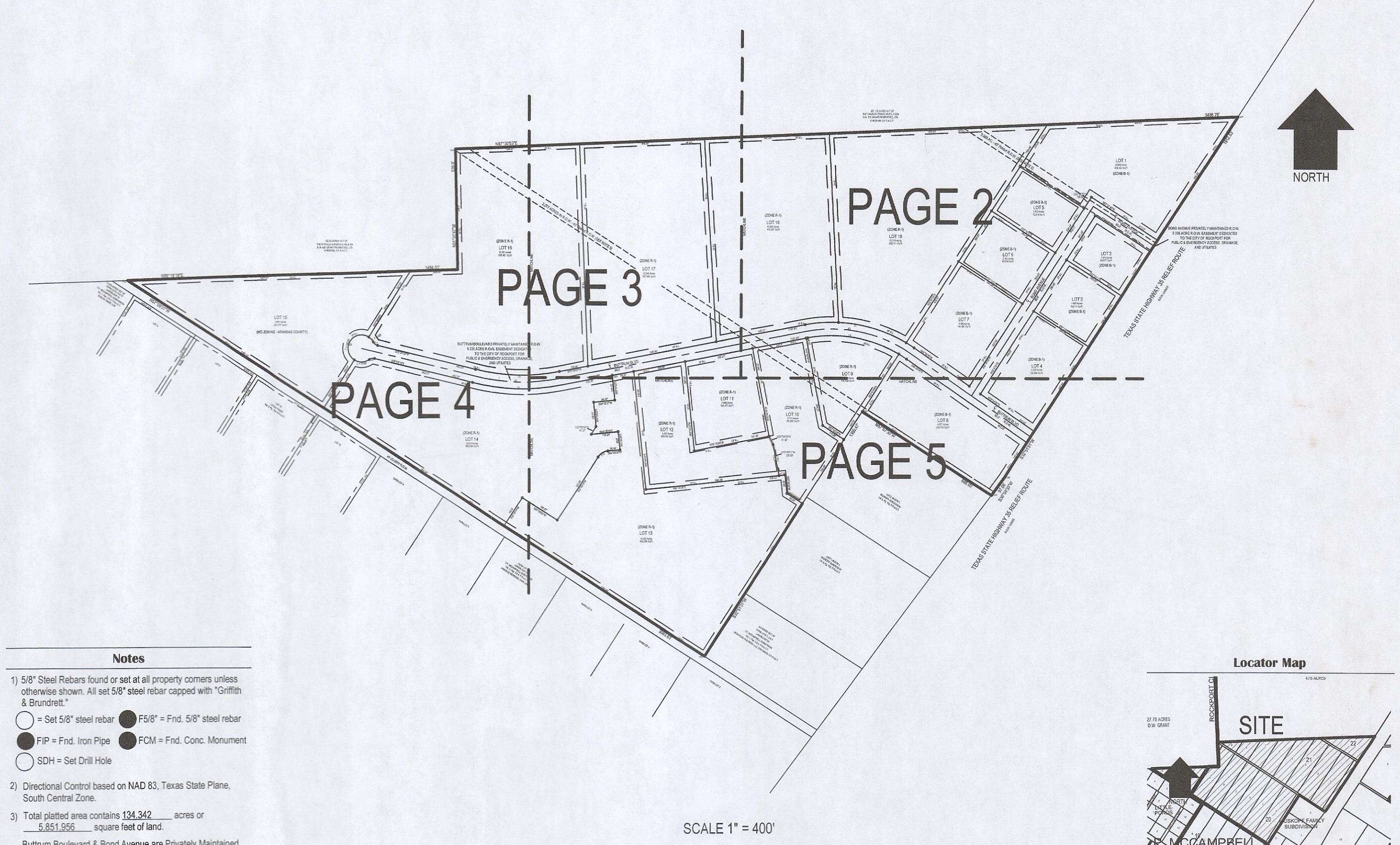
This instrument was acknowledged before me by:

CHARLES BRAY
AREA PRESIDENT

This the 25 day of FEBRUARY, A.D., 2025.


Davina S. Conti
Notary Public in and for the State of Texas
Notary ID #12607880-3
My Commission Expires 04-13-2027

FILE NAME: REPLATS/ROCKPORT/THE PALMS - REUSED 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
 - = Fnd. 5/8" steel rebar
 - = FIP = Fnd. Iron Pipe
 - = FCM = Fnd. Conc. Monument
 - = SDH = Set Drill Hole
 - 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.

FINAL 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.

FEBRUARY 3, 2025



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.gb-surveyor.com

TBPELS FIRM NO. F-414

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., 2025.

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., 2025.

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

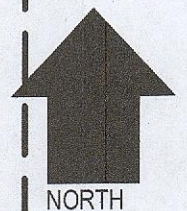
I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, A.D., 2025, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D., 2025, at _____ o'clock _____ m. and duly recorded the _____ day of _____, A.D., 2025, 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.

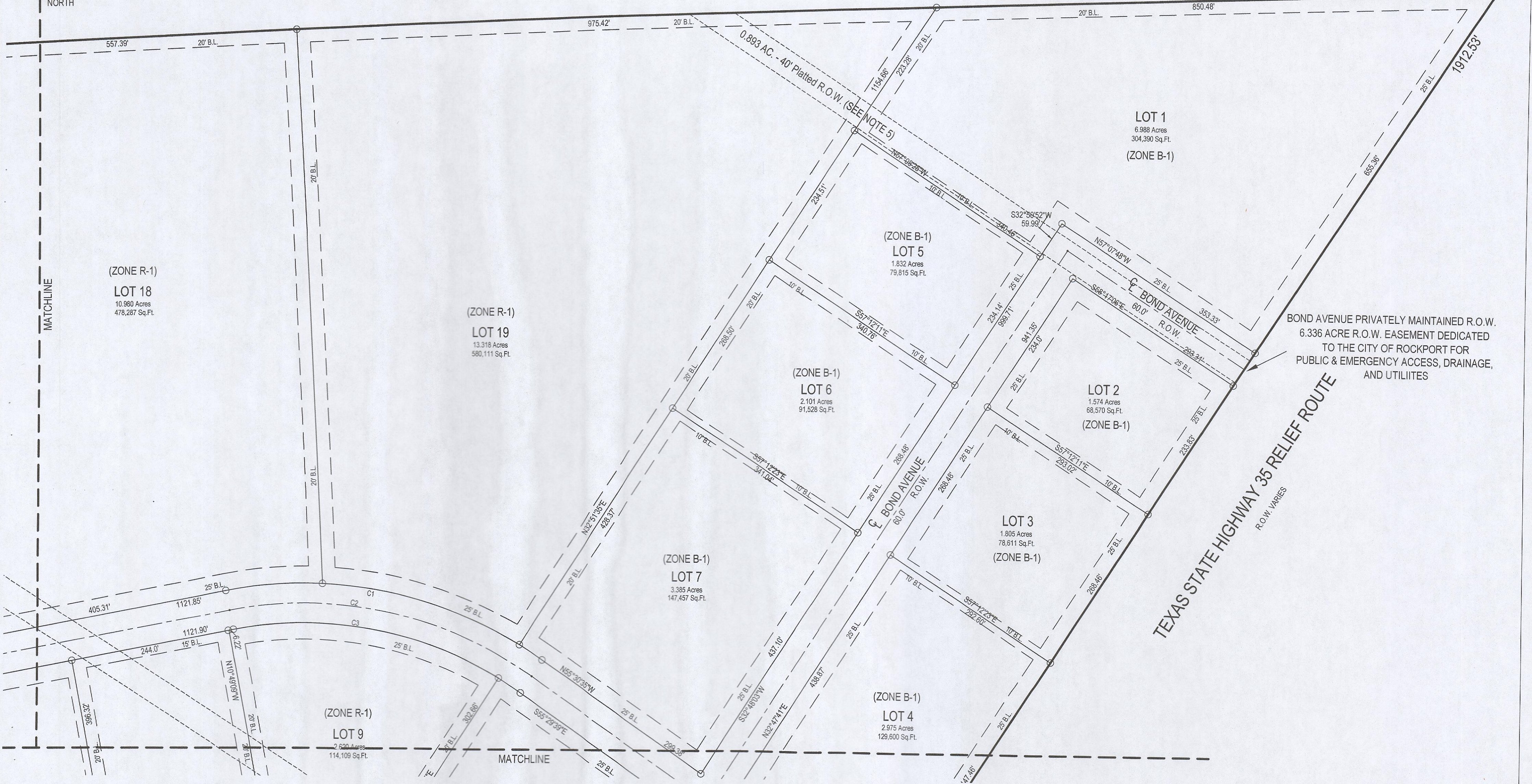
MISTY KIMBROUGH

By: _____ Deputy

Clerk's File No. _____



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.



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'

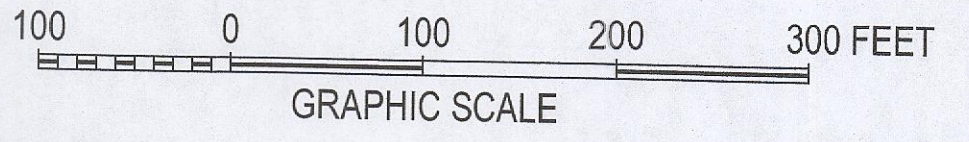
FINAL PLAT:
THE PALMS

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

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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'

FEBRUARY 3, 2025



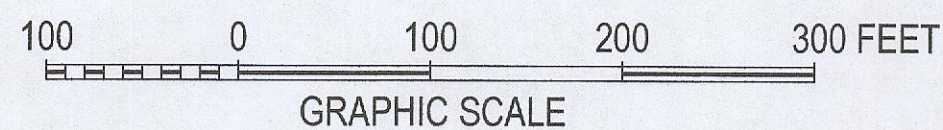
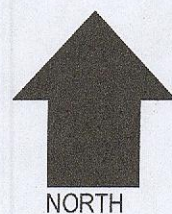
Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

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

☎ 361-729-6479
☎ 361-729-7933
✉ jerry@gsurveyor.com
🌐 www.gsurveyor.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.

CURVE DATA

C1 D = 45°19'54" R = 645.96' CH = 497.85' T = 269.76' L = 511.08'	C2 D = 45°20'42" R = 616.0' CH = 474.89' T = 257.33' L = 487.51'	C3 D = 45°20'11" R = 586.01' CH = 451.69' T = 244.75' L = 463.69'	C4 D = 24°19'13" R = 889.25' CH = 374.63' T = 191.61' L = 377.46'	C5 D = 24°29'31" R = 913.0' CH = 387.31' T = 198.16' L = 390.27'
C6 D = 24°31'49" R = 941.81' CH = 400.15' T = 204.75' L = 403.22'	C7 D = 48°02'09" R = 30.33' CH = 24.69' T = 13.52' L = 25.43'	C8 D = 60.02' R = 60.02' CH = 24.39' T = 13.33' L = 289.50'	C9 D = 47°38'20" R = 30.20' CH = 24.39' T = 13.33' L = 25.11'	C10 D = 51°15'10" R = 60.0' CH = 51.90' T = 28.78' L = 53.67'

FINAL 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'

FEBRUARY 3, 2025

Firm Name and Address
Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2332
Rockport, Texas 78381
361-729-6479
361-729-7933
jerryb@gbsurveyor.com
www.gbsurveyor.com
TBPELS FIRM NO. F-414



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

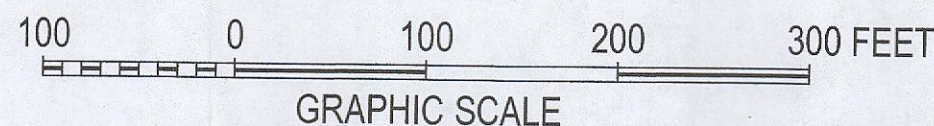
N88°18'18"E

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.

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

(ZONE R-1)
LOT 14
12.914 Acres
562,545 Sq.Ft.



CURVE DATA

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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 = 24.39'	CH = 24.39'	CH = 51.90'
T = 204.75'	T = 13.52'	T = 13.33'	T = 13.33'	T = 28.78'
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FINAL PLAT:
THE PALMS

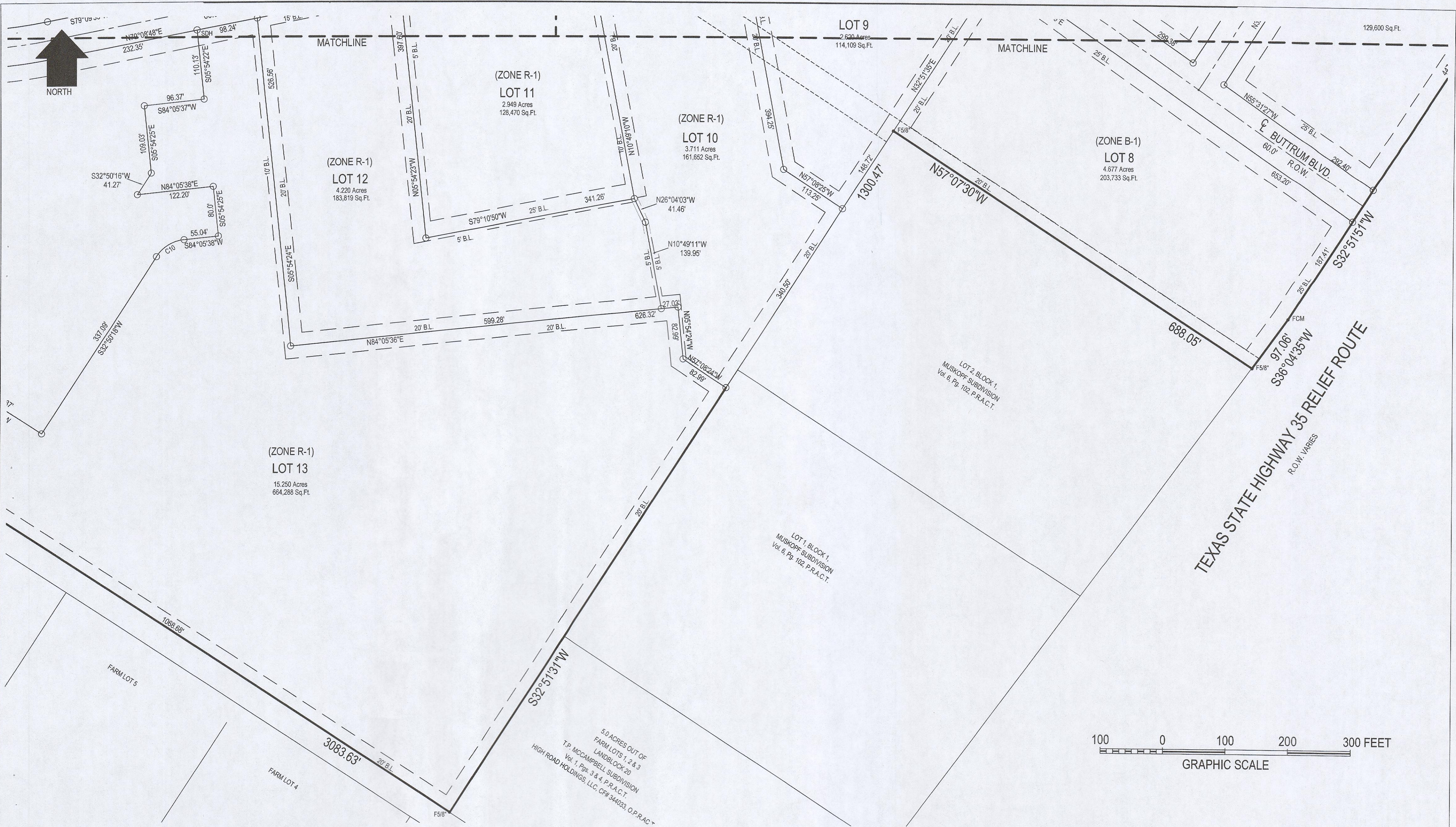
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SCALE 1" = 100'

FEBRUARY 3, 2025

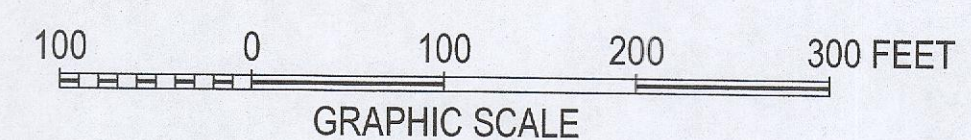
Firm Name and Address
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jerryb@grsurveyor.com
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TBPELS FIRM NO. F-414



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THE PALMS
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
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SCALE 1" = 100' FEBRUARY 3, 2025



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Rockport, Texas 78381
Phone: 361-729-6479
Fax: 361-729-7935
Email: jerry@gsurveyor.com
Website: www.gsurveyor.com
TBPELS FIRM NO. F-414

<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>
28293	D&R Self Storage INC	349-499 SH 35 Bypass	8210 Interstate 35 N Ste 200	New Braunfels	Tx	78130
35529	DW & B Grant Properties LTD	501-651 SH 35 Bypass	155 County Rd 330	George West	Tx	78022
71189	Bills Pet Service & Cremation LLC	243 SH 35 Bypass	679 Lisa Ann Dr	Aransas Pass	Tx	78336
70146	Came 1ST Ranch LLC	227 SH 35 Bypass	3634 Denver Ave	Corpus Christi	Tx	78411
58858	High Road Holdings LLC	201 SH 35 Bypass	2103 Anders Ln	Kemah	Tx	77565
28284	Harrison & Harrison Holdings LLC	1350 SH 188	2003 Marshall Lane	Aransas Pass	Tx	78336
61369	Edward & Mary Jane Dysarz	1390 SH 188	4608 Valley Brook Cir	College Station	Tx	77845
56908	South Texas Memorial Limited Co.	1520 SH 188	1520 Hwy 188	Rockport	Tx	78382
32038	DW & B Grant Properties LTD	4471-4479 FM 1069	155 County Rd 330	George West	Tx	78022
8821819	D&R Self Storage INC	345 SH 35 Bypass	8210 Interstate 35 N Ste 200	New Braunfels	Tx	78130
8821228	Scott Hofmann	308 S H 35 Bypass	P O Box 1984	Rockport	Tx	78381
14749	Ocie Nicholas Elliott Irrevocable Trust	328 S H 35 Bypass	PO Box 1776	Aransas Pass	Tx	78336
8824519	Don Buttrum	Is Unimproved ROW Rock	8210 N IH 35 #105	New Braunfels	Tx	78130
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	P.O. Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	TX	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	TX	78382