



PLANNING AND ZONING PACKET

October 25, 2021

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, October 25, 2021, 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, with social distancing guidelines and using the video conferencing application ZOOM. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission. Members of the public can participate remotely via Zoom at <https://us02web.zoom.us/j/82417788947> or scan the QR code to the right.



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



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

Opening Agenda

1. Call meeting to order.

Regular Agenda

2. Deliberate and act on the July 19, 2021, and September 20, 2021, meeting minutes.
3. Deliberate and act on a proposed re-platting or re-subdivision of 13.09 acres embracing a 3.1-acre tract and a 9.99 acre tract out of the Joseph Fessenden survey, A-65, also known as 311 McLester Road, City of Rockport, E.T.J., Aransas County, Texas, and being the same tracts described in a deed of record under clerks file number 358032, official public records of Aransas County, Texas.
4. Deliberate and act on a proposed re-plat of Block 1, Lot 2, JS and R acres subdivision, recorded in volume 6, page 293, map records Aransas County, Texas.
5. Deliberate and act on a Final Plat submitted by Hogan Development Company L.P., for development of a new residential subdivision to be known as Wandering Oaks, Phase 3- located North of FM 2165 and West of State Highway 35 Bypass.
6. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations 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 e-mail citysec@cityofrockport.com for further information. Braille is not available.

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

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Thursday, October 21, 2021, at 4:30 p.m. 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*.


Teresa Valdez, City Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 19th day of July 2021, 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 Chairman
Kim Hesley – Secretary
Ric Young
Jim Rester

Members Absent

W Kent Howard (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Mary Bellinger, Assistant to Director
JD Villa, Council Liaison

Guest(s) Present

Thirty-five (35)
Eighteen (18) Via ZOOM

Open Meeting

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

Regular Agenda

2. Deliberate and act on amendments to the City of Rockport Code of Ordinances relating to adopting an amended Comprehensive Plan for the City of Rockport.

Director Mike Donoho presented. Chair Davis and Vice-Chairman Hassinger read each of the citizen participation forms those in opposition:

Doug Webb, Jennifer Shaw, Katherine Kane, Diane Probst, Michaela Alston, Mark Hagen, Dianna Coleman, Julia Mason, Darryl Zercher, Margaret Hord, Carol Wood, Irene Dubicka, Debbie Griffith, Matthew McCauley, Eloy DeLeon, Robin Wright, Tommy Williams, Katherine Marx, Kimberly Cate, Daniel Carpenter, Andrew Kane, Kristie Rutledge, Candace Sargent, Ben Smith

Chair Davis and Vice-Chairman Hassinger read each of the citizen participation forms those in favor:

Lynn Powers, Jaimie Masterson, Shana Brader, Luis Puron, William F McCrea, Patricia Martin, Steve Davis, Donna Townsend, Jatin Bhakta, Diana Smith Pardue, Nancy Bolting, Kathy Snyder, Rick Smith, Jon Heffron, Linda Holzman, Elizabeth Brundrett, Haley Skeen, Jacqueline McCrea, Lindle Krushall, Brett Bolting, Deborah Kahanek, Barbara Gurtner, Steve Bryan, John Jackson, Candy Fletcher, Dawn Walker

Kathy Kane spoke against
Nancy Bolting spoke in favor
Keith Allen spoke against
Pat Rousseau spoke against
Andrew Kane spoke against
Elizabeth Brundrett spoke in favor
Jeff Hutt spoke against
Kristie Rutledge spoke against
Jennifer Shaw spoke against

City manager Kevin Carruthers spoke.
City Attorney spoke.

After a lengthy discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Secretary Hesley moved accept the plan with corrections to remove any mention of "Mix Use" and "Co-Living" from the comprehensive plan. Vice-Chairman Hassinger seconded the motion. A roll call vote was taken. Chair Davis voted for, Vice-Chairman Hassinger voted for, Secretary Hesley voted for, Member Young voted for, and Member Rester voted for. with all voting for motion carried unanimously.

3. Welcome new member Jim Rester.

Chair Davis welcomed member Jim Rester to the Planning and Zoning Commission.

4. Appoint a Vice-Chairman and Secretary.

Chair Davis opened a discussion to appoint a Vice-Chairman and Secretary.

After a brief discussion all members unanimously appointed member Warren Hassinger as Vice-Chairman and member Kim Hesley as Secretary.

5. Deliberate and act on the May 3, 2021, meeting minutes.

Chair Davis asked for a motion to accept the May 3, 2021 meeting minutes.

Vice-Chairman Hassinger moved to accept the May 3, 2021; minutes as presented. Member Young seconded the motion. All voted in favor.

6. Adjournment.

There being no further business, Chair Davis adjourned the meeting at approximately 7:45 pm.

Prepared by:

Mary Bellinger, Assistant to Director

Approved by:

Ruth Davis, Chair

Secretary, Kim Hesley

DRAFT

PLANNING AND ZONING COMMISSION MINUTES

On this the 20th day of September 2021, 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 Chairman
Kim Hesley – Secretary
Ric Young
Jim Rester

Members Absent

W Kent Howard (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
JD Villa, Council Liaison

Guest(s) Present

None

Open Meeting

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

Regular Agenda

2. Deliberate and act on a request to rezone property located at 414 Old Salt Lake Road; also known as Coleman Fulton Pasture, 9.772 acres – part of Lots 22 and 23 and 3.865 acres out of J. Hollis Survey, (recently re-platted to Lot 2, Block 1, Coastal Breeze 4.951 Acres) City of Rockport, Aransas County, Texas, to B-1 (General Business District) to allow future development and ingress, egress to existing RV Park; currently zoned R-1 (1st Single Family Dwelling District).

Director Mike Donoho spoke.

Two letters in opposition received from Debra Parker and Daniel Parker.

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Secretary Hesley moved accept the request to rezone property located at 414 Old Salt Lake Road, B-1 (General Business District). Vice-Chairman Hassinger seconded the motion. A roll call vote was taken. Chair Davis voted for, Vice-Chairman Hassinger voted for, Secretary Hesley voted for, Member Young voted for, and Member Rester voted for. with all voting for- motion carried unanimously.

3. Deliberate and act on a request to rezone property located at 902 West Market Street; also known as Bellevue Addition, Block B, Lots 1-8, East of Steart Street & 30' closing of Liberty Street Adjacent to Lots 1 & 3, City of Rockport, Aransas County, Texas, to B-1 (General Business District) to comply with current use of property; currently zoned R-1 (1st Single Family Dwelling District).

Director Mike Donoho spoke.

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Secretary Hesley moved accept the request to rezone property located at 902 West Market Street, B-1 (General Business District). Vice-Chairman Hassinger seconded the motion. A roll call vote was taken. Chair Davis voted for, Vice-Chairman Hassinger voted for, Secretary Hesley voted for, Member Young voted for, and Member Rester voted for. with all voting for- motion carried unanimously.

4. Deliberate and act on a Preliminary Plat submitted by The Oaks LLC., for development of a new single-family residential subdivision to be known as Pearl Street Square on property located at 1802 FM 2165 otherwise known 10.345 acres of land out of the J.W. Paup Survey, A-179, City of Rockport, Aransas County, Texas, and said 10.345-acre tract being described in a Deed of Record under Clerks File Number 315938, Official Public Records of Aransas County, Texas.

Director Mike Donoho spoke.

After a brief discussion Chair Davis asked if there were any other questions or comments? Hearing none, Chair Davis asked for a motion.

MOTION:

Secretary Hesley moved accept Preliminary Plat for property located at 1802 FM 2165, to be known as Pearl Street Square. Vice-Chairman Hassinger seconded the motion. A roll call vote was taken. Chair Davis voted for, Vice-Chairman Hassinger voted for, Secretary Hesley voted for, Member Young voted for, and Member Rester voted for. with all voting for- motion carried unanimously.

5. Adjournment.

There being no further business, Chair Davis adjourned the meeting at approximately 6:00 pm.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

DRAFT

PLANNING & ZONING AGENDA
Called Meeting: Monday, October 25, 2021

AGENDA ITEM: 3

Deliberate and act on a proposed re-platting or re-subdivision of 13.09 acres embracing a 3.1-acre tract and a 9.99-acre tract out of the Joseph Fessenden survey, A-65, City of Rockport, E.T.J., Aransas County, Texas and being the same tracts described in a deed of record under clerks file number 358032, official public records of Aransas County, Texas.

SUBMITTED BY: Community Planner, Carey Dietrich

BACKGROUND: Terry and Shelley Hunsucker have submitted a Final Plat for the development of a 9 Lot Subdivision within the ETJ of the City of Rockport. The infrastructure associated with this Plat is an extension of the water main on McLester Rd to service Lots 6 through 9, however, there is no infrastructure required within the Plat boundaries.

Review by Staff has been completed, corrections / amendments have been made and the Final Plat is deemed administratively complete.

FISCAL ANALYSIS: N/A.

STAFF RECOMMENDATION: Staff recommends approval for this Final Plat.

October 15, 2021

Terry & Shelley Hunsucker
C/O Griffith & Brundrett
P. O. Box 2322
Rockport, Texas 78382



SUBJECT: Plat Application – Hunsucker Acres
being a plat of A65 JOSEPH FESSENDEN SURVEY, ACRES 13.09,

To whom it may concern:

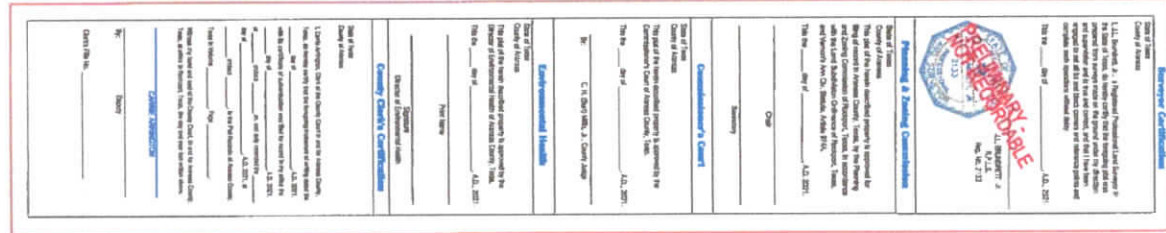
City of Rockport staff have reviewed your replat application of A65 JOSEPH FESSENDEN SURVEY, ACRES 13.09, and has deemed it **administratively complete**. The replat will be scheduled for the Planning & Zoning (P&Z) Commission meeting of October 25, 2021, at 5:30 pm, at the Rockport Service Center located at 2751 St Hwy 35 Bypass. You or your representative will need to appear to present the plat to the P & Z Commission.

If you have any questions, please feel free to contact our office.

Thank you,

A handwritten signature in blue ink that reads "Carey Dietrich". The signature is fluid and cursive, with the first name "Carey" being more prominent than the last name "Dietrich".

Carey Dietrich, CFM, CBO
Community Planner | City of Rockport
Asst. Director of Building & Development
TSBPE #3262 TDLR #2685
361/790-1125 ext. 226
communityplanner@cityofrockport.com



COPY



REQUEST FOR UTILITIES AVAILABILITY

REQUIRES UPDATE IF NOT COMPLETED WITHIN 30 DAYS

DATE OF REQUEST

09/21/2021

CLERK JB

CUSTOMER NAME

Terry Hunsucker

PROPERTY ADDRESS

311 Mclester

LEGAL DESCRIPTION

A65 JOSEPH FESSENDEN SURVEY, ACRES 13.09

PHONE NUMBER

361-230-9182

EMAIL

hunsucker.ts@gmail.com

CIRCLE UTILITY TO BE VERIFIED



WATER



SEWER



GAS

PLEASE SUPPLY LOCATION OF EXISTING WATER / SEWER LINE

WATER

**REQUIRES
STANDARD FEES

** NON-STANDARD
FEES APPLY

** REQUIRES
ENGINEERING

SEWER

GAS

CITY OF ROCKPORT

****Standard Fees:** See attached form for standard utility fees. Additional fees may be obtained by contacting the City of Rockport Utilities Dept. at 402 E. Laurel St., or

****Non Standard Fees Apply:** It will be necessary to pay a \$50.00 estimate fee to the Department, 402 E. Laurel St., prior to continuing research. Estimate good for 30

****Requires Engineering:** It is the customer's responsibility and expense to specify the choice to determine the feasibility of connecting to city services.

Costs are based on current fee schedule

REFUND DEPOSIT

SIGNATURE

RECH: 02193458 9/27/2021 1:39 PM
OPER: NO-C TERM: 007
REF#: 1522
PAID BY:

TRAN: 120.2000 WATER LINE EXTENSION
WATER ESTIMATE -311 MCLESTER
WATER LINE INSTALLA 50.00CR

TENDERED: 50.00 CHECK
- APPLIED: 50.00-

CHANGE: - - - 0.00

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	1	13.09 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Trees over 6" in diameter			
Wetlands / Other Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	1	13.09 ACRES	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	9	13.09 ACRES	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office			
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces			
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure			
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL	9	13.09 ACRES	

REQUIRED PLAT COPIES & RECORDING PROCEDURES

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

FINAL PLAT/RE-PLAT CHECKLIST:

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

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

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

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

INDICATE IF ON PLAT

CITY REVIEW

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

INDICATE IF ON PLAT			5. TAXES	CITY REVIEW	
YES	NO	N/A		YES	NO
X			A. Certificate of All Past & Current Taxes Paid on Property Being Platted		

INDICATE IF ON PLAT			6. LEGAL STIPULATIONS	CITY REVIEW	
YES	NO	N/A		YES	NO
		X	A. Copy of All Deed Restrictions Pertaining to the Subject Property		
		X	B. Copy of Condominium Regime		
X			C. Copy of Warranty Deed		

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

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

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

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

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

SIGNED

(Owner or Developer)

Signed on behalf of our customer

FOR CITY USE

Received By _____	Date _____	Fees Paid \$ _____
Submitted information () accepted () rejected By: _____		
If rejected, reasons why: _____		
Receipt No. _____		

PLANNING & ZONING AGENDA
Called Meeting: Monday, October 25, 2021

AGENDA ITEM: 4

Deliberate and act on a proposed replat of Block 1, Lot 2, JS and R acres subdivision, recorded in volume 6, page 293, map records Aransas County, Texas

SUBMITTED BY: Community Planner, Carey Dietrich

BACKGROUND: Mr. Roberto Cardenas with Texas Geotech has filed an application to replat Lot 2, Block 1, JS & R Acres to 4 commercial lots with the intent to attract commercial retail sales and restaurant businesses.

Review by Staff has been completed, corrections / amendments have been made and the Final Plat is deemed administratively complete.

FISCAL ANALYSIS: N/A.

RECOMMENDATION: Staff recommends approval for this Final Plat.

October 15, 2021

Roberto Cardenas
Texas Geo Tech Land Surveying, Inc.
5525 S. Staples St. Suite B2
Corpus Christi, Texas 78411



SUBJECT: Replat Application – JS & R Acres
being a replat of Lot 2, Block 1, JS & R Acres Subdivision

To whom it may concern:

City of Rockport staff have reviewed your replat application of Lot 2, Block 1, JS & R Acres, and has deemed it **administratively complete**. The replat will be scheduled for the Planning & Zoning (P&Z) Commission meeting of October 25, 2021, at 5:30 pm, at the Rockport Service Center located at 2751 St Hwy 35 Bypass. You or your representative will need to appear to present the plat to the P & Z Commission.

If you have any questions, please feel free to contact our office.

Thank you,

A handwritten signature in blue ink that reads "Carey Dietrich". The signature is fluid and cursive.

Carey Dietrich, CFM, CBO
Community Planner | City of Rockport
Asst. Director of Building & Development
TSBPE #3262 TDLR #2685
361/790-1125 ext. 226
communityplanner@cityofrockport.com

BENG A RE-PLAT OF BLOCK 1, LOT 2, J5 AND R ACRES SUBDIVISION, RECORDED IN VOLUME 6, PAGE 293, MAP RECORDS ARKANSAS COUNTY, TEXAS.

THE 12th DAY OF OCTOBER 2021

[Signature]
TARA P. CARROLL, PERCET

THIS MATERIAL WAS ACKNOWLEDGED BEFORE BY LAURA S. FERRERA AND MARIA P. CARDENAS

THIS THE 12 DAY OF November, 2021

VERONICA LARA
Notary Public, State of Texas
Comm. Expires 03-23-2022
Notary ID 327347-9

WE, WEST COAST HOMES, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 24, 29 AND 30, SERVICES WITHIN THE BOUNDARIES OF THE FORECLOSURE PROPERTY, THAT WE HAD THE LAND SURVEYED AND STIPENDED AS SHOWN, THAT ALL EXPENSES ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES, THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE 12th DAY OF OCTOBER 2021.

MUBERI AYALA HENBER
MUBERI AYALA HENBER

THIS INSTANT WAS ACKNOWLEDGED BEFORE ME
ALBERT AYALA AND BARBARA Q. AYALA.

THIS THE 14 DAY OF October, 2021.

VERONICA LARA
Notary Public, State of Texas
Comm. Expires 03-23-2023
Notary ID 302367-B

CARR, ARTHUR, CLERK OF THE COUNTY COURT IN AND FOR ARANSAS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COURT IN AND WAS FILED RECORDED IN VOLUME 2021, AT PAGE 116 RECORDS ARANSAS COUNTY, TEXAS.

CARRIE ARBINGTON, COUNTY CLERK
ABILENE COUNTY, TEXAS

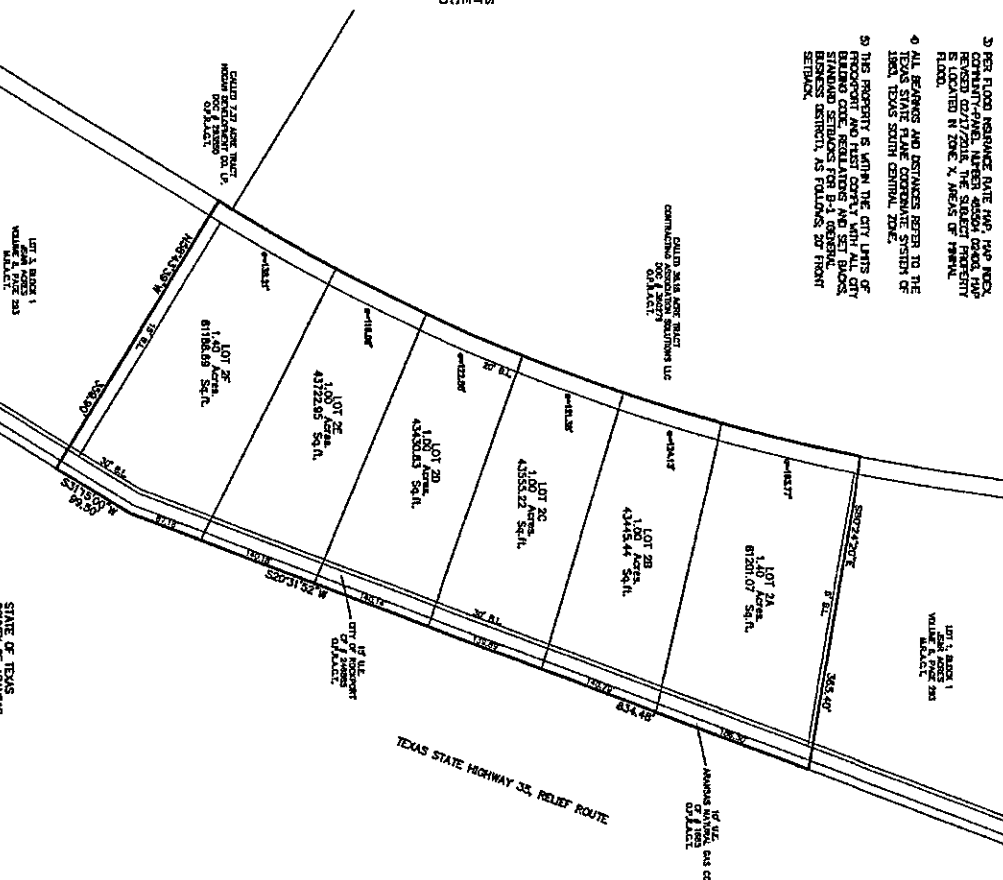
AT _____ STOCK _____

By _____

3. THE FLOOD INSURANCE RATE MAP AND RECORD CONTAINING THE FLOOD HAZARD ZONING REVEALED THAT THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF POTENTIAL FLOOD.

4. ALL ELEVATIONS AND DISTANCES REFER TO THE TEXAS STATE FLOOD CONTROL DISTRICT OF 1981, TEXAS STATE GENERAL ZONE.

5. THE PROPERTY IS WITHIN THE CITY LIMITS OF HOUSTON AND THE DISTRICT OF 1981, WITH CITY STANDARD ELEVATIONS FOR B-1 OVERSEEN, BUSINESS DISTRICT, AS FOLLOWS: 27' FRONT SETBACK.



GRAPHIC SCALE

Scale: 1" = 100' feet

I, JARREL L. HODGE, A RESIDENTED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH CREATIONS WITHOUT DELAY.

THIS THE 12th DAY OF OCTOBER 2021

JAYCEL L. ROORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



STATE OF TEXAS
COUNTY OF ARKANSAS
WE, AMERICAN BANK, HEREBY CERTIFY THAT WE HAVE A LEND ON THE
PROPERTY HERE SHOWN.
THIS THE 13 DAY OF October 2024.

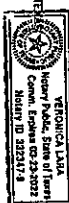
PHIL MELOY, SENIOR LENDING OFFICER

STATE OF TEXAS
COUNTY OF ARAPAHOS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE BY PAUL
BIRLEY.

THIS THE 2 DAY OF March 2021

Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF AMARILLO

BY THE CLAT OF THE ABOVE DESCRIBED PROPERTY FOR AND OF
RECORD IN AMARILLO COUNTY, TEXAS, BY THE PLANNED AND
CONVERSION OF PROSPECT TOWNS IN ACCORDANCE WITH THE LAND
MANAGEMENT ACT OF PROSPECT TOWNS AND VARIOUS AM. CH.
STATUTE, ARTICLE 974A.

HAS THE _____ DAY OF _____, 2022.

THIS THE _____ DAY OF _____ 2022

CHARITY

~~SECRET~~

LOCATION MAP
NOT TO SCALE

LOCALION MAP
NOT TO SCALE

TEXAS GEO TECH
LAND SURVEYING, INC.

60225 B. SIAPLES ST., SUITE B2
Carpus Christi, TX 78411
(361) 993-0208 Fax (361) 993-2995
JOB # 2021-CF



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 [X] 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) JS&R ACRES, BLOCK 1-LOTS 4, 5, 6, 7, 8 AND 10

C. LOCATION AND ADDRESS OF PROPERTY: From the interception of FM 3036 and Texas State Highway 35 (south bound), south 700'

D. PROPERTY OWNER OF RECORD: C&F LAND DEVELOPMENT LLC, AND WEST COAST HOMES LLC

ADDRESS: 5525 S Staples Street, Suite B-2 Corpus Christi Texas 78411 PHONE: 361-993-0808

E. NAME OF DEVELOPER: (If Not Property Owner) _____

ADDRESS: _____ PHONE: _____

F. NAME OF ENGINEER, PLANNER, SURVEYOR Jarrel L. Moore, RPLS

ADDRESS: 5525 S Staples Street, Suite B-2 Corpus Christi, Texas 78411 PHONE: 361-993-0808

What is the present Zoning District? B-1 (General Business District)

Are you requesting any zoning change? YES [] NO [X]

If yes, zoning district requested? _____

Please list by Volume and Page the most resent filed plat on the subject property (If requesting a replat):
Volume 6, Page 293

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	_____	_____
Zero-lot line	_____	_____
Duplex	_____	_____
Townhouses	_____	_____
Multi-Family	_____	_____
Manufactured Housing	_____	_____
Office	_____	_____
Commercial/Retail	6 LOTS	4 (ONE AC) 2 (1.40AC)
Warehouse	_____	_____
Industrial	_____	_____
Public/Private Street R.O.W	_____	_____
Park/Open Spaces	_____	_____
Public Facilities (School, churches, etc.)	_____	_____
Other Land Uses	_____	_____
Total:	_____	_____

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	<i>incorrect</i>	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

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 S.H. 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. _____

PLANNING & ZONING AGENDA
Called Meeting: Monday, October 25, 2021

AGENDA ITEM: 5

Deliberate and act on a Final Plat submitted by Hogan Development Company L.P., for development of a new residential subdivision to be known as Wandering Oaks, Phase 3- located North of FM 2165 and West of State Highway 35 Bypass.

SUBMITTED BY: Community Planner, Carey Dietrich

BACKGROUND: On June 15, 2015, the Concept Plan for Wandering Oaks Subdivision (attached) was reviewed and approved by this Commission. Since that time, the developers have completed Phase 1 and Phase 2. The developers are now submitting the attached Final Plat of Phase 3 for approval. As you may know, this final plat will be held by the City and not filed for record until such time all subdivision improvements/infrastructure have been installed and accepted by the City.

FISCAL ANALYSIS: N/A.

RECOMMENDATION: Staff recommends approval for this Final Plat known as Wandering Oaks, Phase 3 subdivision.

October 15, 2021

Hogan Development Company, LP
1301 Antelope St.
Corpus Christi, Texas 78401



SUBJECT: Final Plat Application – Wandering Oaks Phase 3
being Lots 14 – 26, Blk 2 and Lots 1-13, Blk 9

To whom it may concern:

City of Rockport staff have reviewed your Final Plat application of Lots 14 – 26, Blk 2 and Lots 1-13, Blk 9, Wandering Oaks Subdivision, and has deemed it **administratively complete**. The Final Plat will be scheduled for the Planning & Zoning (P&Z) Commission meeting of October 25, 2021, at 5:30 pm, at the Rockport Service Center located at 2751 St Hwy 35 Bypass. You or your representative will need to appear to present the plat to the P & Z Commission.

If you have any questions, please feel free to contact our office.

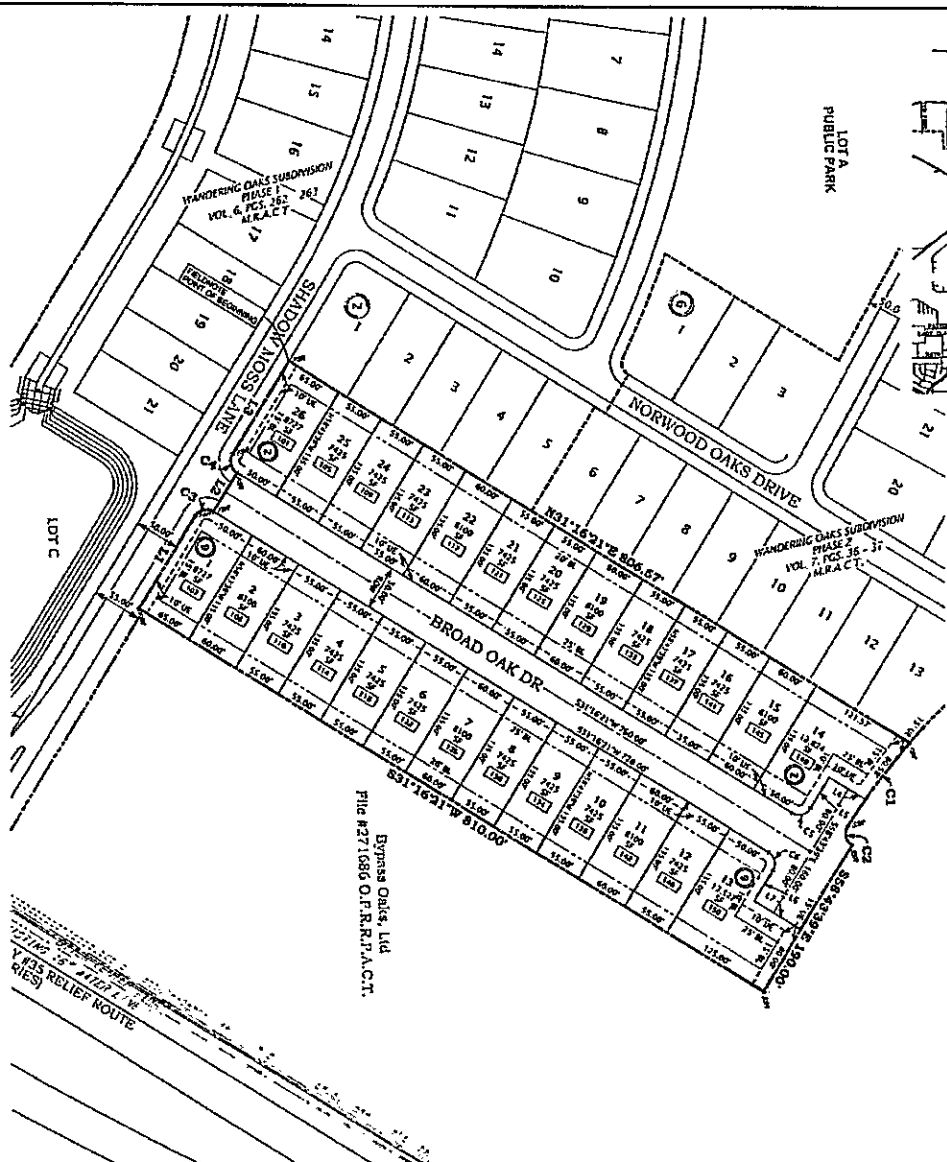
Thank you,

A handwritten signature in blue ink that reads "Carey Dietrich". The signature is fluid and cursive.

Carey Dietrich, CFM, CBO
Community Planner | City of Rockport
Asst. Director of Building & Development
TSBPE #3262 TDLR #2685
361/790-1125 ext. 226
communityplanner@cityofrockport.com

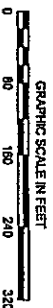
FINAL PLAT

LOTS 14 - 26, BLOCK 2; LOTS 1 - 13, BLOCK 9



1.204-1000 R-1 SPECIALTY PRINTING

- [illegible]



LINE	BEARING	DISTANCE
1	N 48° 12' 00" W	134.00
2	S 48° 12' 00" W	134.00
3	N 48° 12' 00" W	134.00
4	S 48° 12' 00" W	134.00
5	N 48° 12' 00" W	134.00
6	S 48° 12' 00" W	134.00
7	N 48° 12' 00" W	134.00
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9	N 48° 12' 00" W	134.00
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100	N 48° 12' 00" W	134.00

CITY	MOON	TAKEOFF	DELTA	ALT. M/FEET	CROSS-BEARING AND ALTITUDE
1	5:57	6:07	0:10	11,148	517°02'N 115°09'E
2	13:07	13:07	0:00	22,587	517°02'N 115°09'E
3	13:07	13:07	0:00	22,587	517°02'N 115°09'E
4	13:07	13:07	0:00	22,587	517°02'N 115°09'E
5	13:07	13:07	0:00	22,587	517°02'N 115°09'E

MANAGED BY
URBAM
 2501 H. Commerce, Nevada, Texas 75119 • 214/371-9000
 1-800-451-1111 • Fax: 214/371-9000 • www.urban.com

REPRESENTED BY
Ausi
 URBAN SURVEYING, INC.
 2004 K. Commerce St., Suite 1000
 Dallas, Texas 75201 • 214/371-9000
 Fax: 214/371-9000

SUBMITTER
URBAM
 2501 H. Commerce, Nevada, Texas 75119 • 214/371-9000
 1-800-451-1111 • Fax: 214/371-9000 • www.urban.com

JOB NUMBER: E1307406

DATE: 06/27/21

PG 1 OF 2

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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) Wandering Oaks Subdivision, Phase 3

C. LOCATION AND ADDRESS OF PROPERTY: East of Texas State F.M. Road 1781, West of Texas State Hwy 35 Relief Route and South of Texas State F.M. Road 3036

D. PROPERTY OWNER OF RECORD: Hogan Development Company, L.P.

ADDRESS: 1301 Antelope Street, Corpus Christi, TX 787401 PHONE: (361) 883-1550

E. NAME OF DEVELOPER: (If Not Property Owner) Same as Owner

ADDRESS: _____ PHONE: _____

F. NAME OF ENGINEER, PLANNER, SURVEYOR Ray M. Bridges, P.E., Urban Engineering-Victoria

ADDRESS: 2004 N. Commerce St., Victoria, TX 77901 PHONE: (361) 578-9836

What is the present Zoning District? Single Family Residential (R-1)

Are you requesting any zoning change? YES [] NO ☒

If yes, zoning district requested? _____

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

N/A

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	26	4.85
Zero-lot line		
Duplex		
Townhouses		
Multi-Family		
Manufactured Housing		
Office		
Commercial/Retail		
Warehouse		
Industrial		
Public/Private Street R.O.W	1 Public Street	1.05
Park/Open Spaces		
Public Facilities (School, churches, etc.)		
Other Land Uses		
Total:	26 SF lots/1 street	5.90

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
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☐ YES	☐ NO	___	B. Names of Streets (new & old)	☐ YES	☐ NO
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☐ 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) — <i>need tree plan</i>	☐ YES	☐ NO

4. CERTIFICATION

☐ YES	☐ NO	—	A. Licensed surveyor's signature plate	☐ YES	☐ NO
☐ YES	☐ NO	—	B. Planning & Zoning Commission Signature plate	☐ YES	☐ NO
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- Plat - \$100.00 + \$10.00 per acre \$159.00
- Minor Plat/Replat - \$100.00
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SIGNED _____
(Owner or Developer)

FOR CITY USE		
Received By _____	Date _____	Fees Paid \$ _____
Submitted information: ☐ Accepted ☐ Rejected By _____		
If rejected, reasons why: _____		
Receipt No. _____		