



PLANNING AND ZONING PACKET

August 29, 2022

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, August 29, 2022, 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/channel/UCuF3nzgKHU1OjXHv8Yyj4QQ>.

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 approval of the regular meeting minutes of July 18, 2022, and August 1, 2022.
3. Deliberate and act on a Revised Preliminary Plat submitted by The Oaks, LLC, for a revision of the Preliminary Plat originally approved by Planning & Zoning September 20, 2021, on property located at 1802 FM 2165, Rockport, Aransas County, Texas; also known as Pearl Street Square.
4. Deliberate and act on a Final Plat submitted by The Oaks, LLC, for development of a single-family dwelling subdivision to be known as Pearl Street Square, Phase I, on property located at 1802 FM 2165 otherwise known as A179 J W Paup Survey, Acres 10.3446, City of Rockport, Aransas County, Texas.
5. Deliberate and act on a Final Plat submitted by The Oaks, LLC, for development of a single-family dwelling subdivision to be known as Pearl Street Square, Phase II, on property located at 1802 FM 2165 otherwise known as A179 J W Paup Survey, Acres 10.3446, City of Rockport, Aransas County, Texas.
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. 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 Friday, July 29, 2022, at 8:30 a.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*.

*Carey Dietrich*_____

Carey Dietrich, Asst. Director of Building & Development / Community Planner

PLANNING AND ZONING COMMISSION MINUTES

On this the 18th day of July 2022, 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
Tom Blazek
Ric Young
Patty Impens

Members Absent

W. Kent Howard

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Belinda Garcia, Administrative Coordinator
Brad Brundrett, Council Liaison

Guest(s) Present

Six (6)

Open Meeting

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

Regular Agenda

2. Deliberate and act on approval of the regular meeting minutes of June 6, 2022,

Chair Davis asked for a motion to approve the June 6, 2022, meeting minutes.

MOTION:

Secretary Kim Hesley moved to approve the June 6, 2022, minutes as presented. Member Hassinger seconded the motion. All voted in favor, motion carried.

3. Deliberate and act on a Conceptual Plan/ Preliminary Plat submitted by R & F Development LLC, for development of a 106-lot single-family residential subdivision to be known as Heritage Park Estates, property located at 2701 FM 3036 otherwise known as A76 Joseph Hollis Survey, Acres 28.182, City of Rockport, Aransas County, Texas.

J. Schwartz & Associates Representative Brandi Karl spoke
R & F Development, LLC Rick Mostaghasi spoke
Building Director Mike Donoho spoke
Community Planner Carey Dietrich spoke

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

MOTION:

Vice Chairman Hassinger moved to approve the request for a Conceptual Plan / Preliminary Plat submitted by R & F Development LLC, for development of a 106-lot single-family residential subdivision to be known as Heritage Park Estates, property located at 2701 FM 3036 otherwise known as A76 Joseph Hollis Survey Acres 28.182, City of Rockport, Aransas County, Texas. Member Blazek seconded the motion. All in favor, motion carried.

4. Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 5:41 pm.

Prepared by:

Approved by:

Belinda Garcia, Assistant to Director

Ruth Davis, Chair

Kim Hesley, Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 1st day of August 2022, 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

Members Absent

Ruth Davis – Chair
Warren Hassinger – Vice Chairman
Kim Hesley – Secretary
Tom Blazek
Ric Young
Patty Impens
W. Kent Howard

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Belinda Garcia, Administrative Coordinator
Brad Brundrett, Council Liaison

Guest(s) Present

Five (5)

Open Meeting

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

Regular Agenda

2. Welcome new member Patricia Impens.
3. Deliberate and act on a request for a Conditional Use Permit to allow for a Quilt Shop, located at 2922 FM 1781; also known as Spanish Woods Estates #5, Lot 3b, being 1.148 acres, City of Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

Mark Uhr spoke
Bill Board spoke

After 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 to approve the request for a Conditional Use Permit to allow a Quilt Shop, located at 2922 FM 1781; also known as Spanish Wood Estate #5, Lot 3b, being 1.148 acres, City of Rockport, Aransas County, Texas. Vice Chairman Hassinger seconded the motion. All in favor, motion carried.

4. Deliberate the act on a request for a Conditional Use Permit to allow the use of a manufactured home that the owner placed on the property, not realizing it is in the City limits, located at 826 Holly Road; also known as S3925 McCombs Subdivision, Lot 6, 2.000 acres, Rockport, Aransas County, Texas; currently zoned R-1 (1st Single Family Dwelling District).

Jamie McAlister spoke

After brief discussion Chair Davis asked if there were any other questions or comments: Hearing non, Chair Davis asked for a motion.

MOTION:

Vice Chairman Hassinger moved to approve the request for a Conditional Use Permit to allow the use of a manufactured home that the owner placed on the property, not realizing it is in the City limits, located at 826 Holly Road; also know as S3925 McCombs Subdivision, Lot 6, 2.000 acres, Rockport, Aransas County, Texas; currently zone R-1 (1st Single Family Dwelling District) with the stipulation that any use of the RV's on the property cease and desist and all but one (1) RV be removed from the property within ninety (90) days from the date of approval of the second reading. Secretary Hesley seconded the motion. All in favor, motion carried.

5. Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 5:57 pm.

Prepared by:

Belinda Garcia, Assistant to Director

Approved by:

Ruth Davis, Chair

Kim Hesley, Secretary

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 Friday, July 29, 2022, at 8:30 a.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*.

Carey Dietrich _____

Carey Dietrich, Asst. Director of Building & Development / Community Planner

Planning & Zoning AGENDA
Regular Meeting: Monday, August 29, 2022

AGENDA ITEM: 2

Deliberate and act on an Amended Preliminary Plat submitted by The Oaks, LLC, for a revision of the Preliminary Plat originally approved by Planning & Zoning September 20, 2021, on property located at 1802 FM 2165, Rockport, Aransas County, Texas; also known as Pearl Street Square.

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

BACKGROUND: The Oaks, LLC, as represented by Lippke, Cartwright & Roberts, Inc, have submitted an Amended Conceptual Plan / Preliminary Plat for development of a new subdivision to include 37 single family residential lots and 2 zoned R-7 lots; to be known as Pearl Street Square, located at 1802 FM 2165.

The Amended Conceptual Plan / Preliminary Plat was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the Amended Conceptual Plan / Preliminary Plat submitted by The Oaks, LLC, for development of 37 Single-Family Residential lots and 2 zoned R-7 lots; to be known as Pearl Street Square, on property located at 1802 FM 2165, Rockport, Aransas County, Texas.



PRELIMINARY **PLAT APPLICATION & CHECKLIST**

INSTRUCTIONS: 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 [X] *PRELIMINARY* 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) PEARL ST. SQUARE

C. LOCATION AND ADDRESS OF PROPERTY: 1802 FM 2165, ROCKPORT, TX

D. PROPERTY OWNER OF RECORD: THE OAKS, LLC
ADDRESS: 2808 TRAYLOR, ROCKPORT TX PHONE: 713-725-6811

E. NAME OF DEVELOPER: (If Not Property Owner) THE OAKS, LLC
ADDRESS: _____ PHONE: _____

F. NAME OF ENGINEER, PLANNER, SURVEYOR LIPPIE CARTWRIGHT & ROBERTS, INC
ADDRESS: 2808 TRAYLOR BLVD ROCKPORT TX PHONE: 713-725-6811

What is the present Zoning District? R-2 & R-7

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

If yes, zoning district requested? _____

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

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	<u>37</u>	<u>6.07 Ac</u>
Zero-lot line	_____	_____
Duplex	_____	_____
Townhouses	_____	_____
Multi-Family	_____	_____
Manufactured Housing	_____	_____
Office	<u>2</u>	<u>1.0 Ac</u>
Commercial/Retail	_____	_____
Warehouse	_____	_____
Industrial	_____	_____
Public/Private Street R.O.W	_____	_____
Park/Open Spaces	_____	_____
Public Facilities (School, churches, etc.)	_____	_____
Other Land Uses <u>(MAIN AVE)</u>	<u>3.3</u>	<u>3.3 Ac</u>
Total:	_____	<u>10.345 Ac</u>

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)

MBR
THE DAVIS, LLC

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information: ☐ Accepted ☐ Rejected By _____

If rejected, reasons why: _____

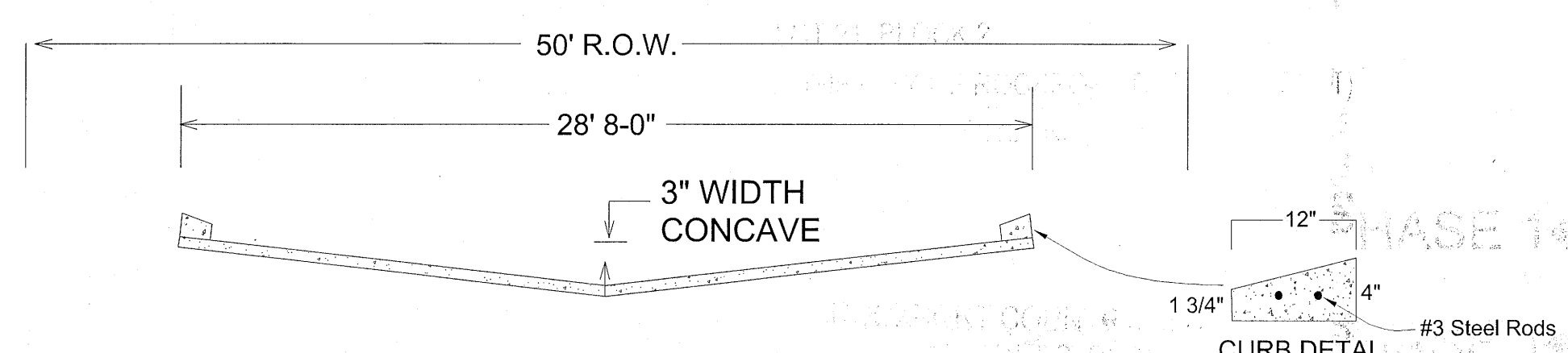
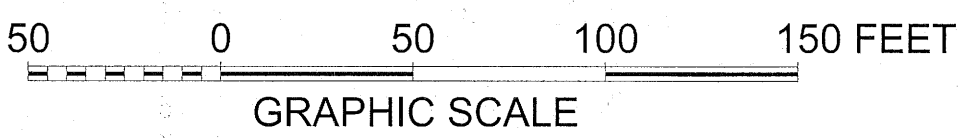
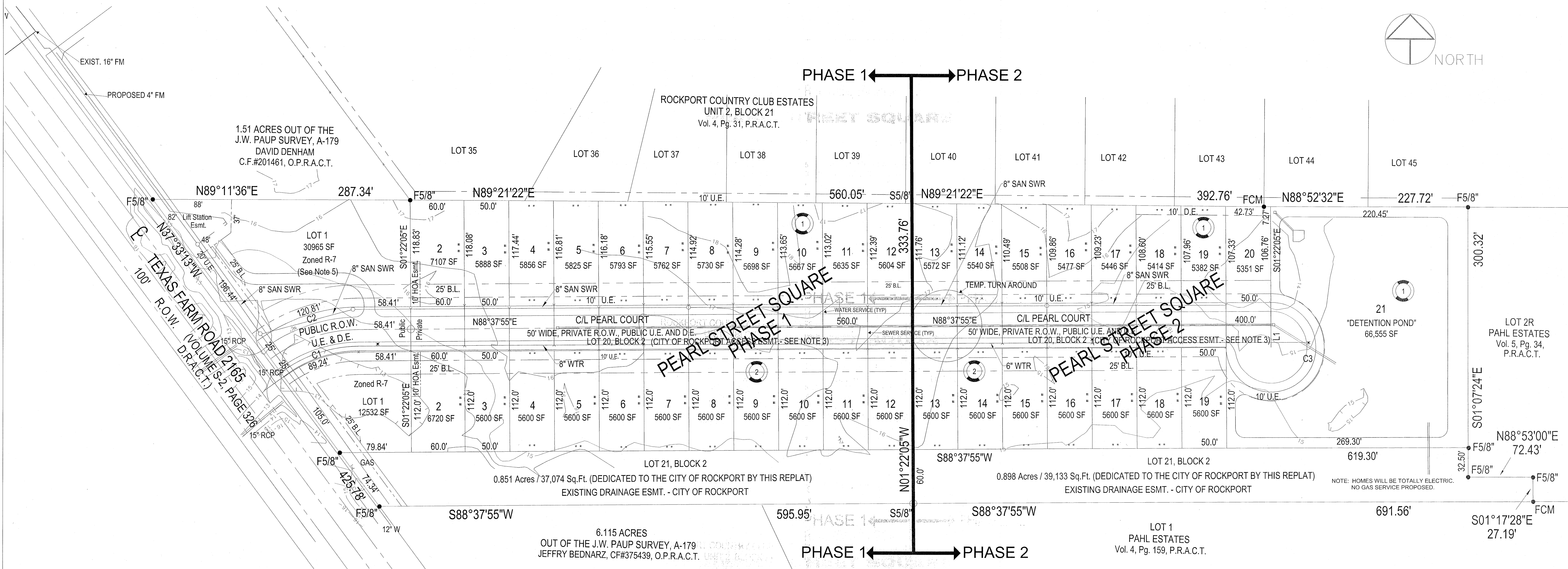
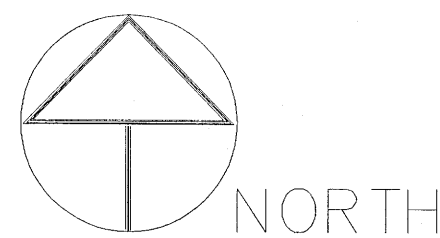
Receipt No. _____

AMENDED PRELIMINARY PLAT OF:

PEARL STREET SQUARE

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

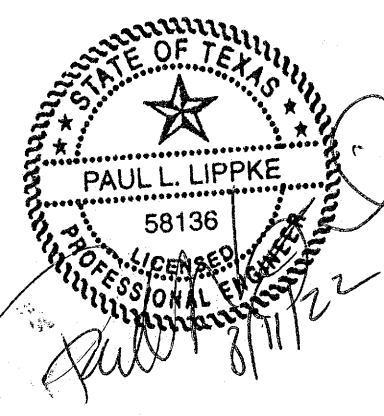
BEING A PRELIMINARY PLAT OF 10.345 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-179,
CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRE TRACT BEING
DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 315938, OFFICIAL
PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.



CALCULATIONS

MIN/MAX LOT GRADE:	A	S = 1.87% EL 16.96 - 14.3 = 2.66' L = 142'	LOT 4/5, BLOCK 1
	B	S = 1.35% EL 17.11 - 15.2 = 1.91' L = 142'	LOT 12/13, BLOCK 1

ALL LOTS WILL BE GRADED A MINIMUM OF 1%.



LIPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.,
Rockport, Texas 78382
Ph (361) 790-8516 Fax (361) 790-8614

PEARL STREET SQUARE

PRELIMINARY ENGINEERING

August 12, 2022

Paul L. Lippke, P.E.
Lippke, Cartwright & Roberts 2808 Traylor
Rockport, TX 78382



SUBJECT: Plat Application - 1802 FM 2165
Pearl Street Square: Amended Preliminary Plat, Final Plat Phase I, and Final Plat Phase II

To whom it may concern:

City of Rockport staff have reviewed your Amended Preliminary Plat, Final Plat Phase I, and Final Plat Phase II of Pearl Street Square Subdivision and have deemed it **administratively complete** and will be forwarded for review by Planning & Zoning Commission on Monday, August 15, 2022, at 5:30 pm.

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

Thank you,

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

Planning & Zoning AGENDA
Regular Meeting: Monday, August 29, 2022

AGENDA ITEM: 3

Deliberate and act on a Final Plat submitted by The Oaks, LLC, for development of a single-family dwelling subdivision to be known as Pearl Street Square, Phase I, on property located at 1802 FM 2165 otherwise known as A179 J W Paup Survey, Acres 10.3446, City of Rockport, Aransas County, Texas.

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

BACKGROUND: The Oaks, LLC, as represented by Lippke, Cartwright & Roberts, Inc, have submitted a Final Plat for development of a new subdivision to include 22 single family residential lots and 2 zoned R-7 lots; to be known as Pearl Street Square, Phase I, located at 1802 FM 2165.

The Final Plat for Phase I was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the Final Plat submitted by The Oaks, LLC, for development of 22 Single-Family Residential lots and 2 zoned R-7 lots; to be known as Pearl Street Square, Phase I, on property located at 1802 FM 2165, Rockport, Aransas County, Texas.



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) PEARL ST SQUARE PHASE 1

C. LOCATION AND ADDRESS OF PROPERTY: 1802 FM 2165, ROCKPORT, TX

D. PROPERTY OWNER OF RECORD: THE OAKS, LLC

ADDRESS: 2808 TRAYLOR ROCKPORT, TX PHONE: 713-725-6811

E. NAME OF DEVELOPER: (If Not Property Owner) THE OAKS, LLC

ADDRESS: _____ PHONE: _____

F. NAME OF ENGINEER, PLANNER, SURVEYOR CLIFFE CARTWRIGHT & ROBERTS, INC

ADDRESS: 2807 TRAYLOR ROCKPORT, TX PHONE: 713-725-6811

What is the present Zoning District? R-7 & R-2

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):

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	<u>22</u>	<u>3.76 Ac</u>
Zero-lot line	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>
Townhouses	<u> </u>	<u> </u>
Multi-Family	<u> </u>	<u> </u>
Manufactured Housing	<u> </u>	<u> </u>
Office	<u>2</u>	<u>1.0 Ac</u>
Commercial/Retail	<u> </u>	<u> </u>
Warehouse	<u> </u>	<u> </u>
Industrial	<u> </u>	<u> </u>
Public/Private Street R.O.W	<u> </u>	<u> </u>
Park/Open Spaces	<u> </u>	<u> </u>
Public Facilities (School, churches, etc.)	<u> </u>	<u> </u>
Other Land Uses <u>DRAINAGE</u>	<u>0.85 Ac</u>	<u>0.85 Ac</u>
Total:	<u>5.602</u>	<u>5.602 Ac</u>

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)

THE DAKES, LLC

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information: ☐ Accepted ☐ Rejected By _____

If rejected, reasons why: _____

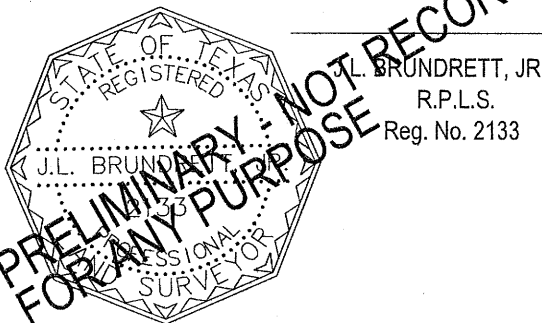
Receipt No. _____

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., 2022.



Owner Certification

State of Texas
County of Aransas

THE OAKS, LLC

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

This the _____ day of _____, A.D., 2022.

PAUL LIPPKE, General Manager

State of Texas
County of _____

This instrument was acknowledged before me by:

PAUL LIPPKE, General Manager of

THE OAKS, LLC

This the _____ day of _____, A.D., 2022.

Notary Public in and for the State of Texas

Lienholder Certification

State of _____
County of _____

TUCKER FAMILY PROPERTIES, LLC

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

This the _____ day of _____, A.D., 2022.

PRINT NAME & TITLE

SIGNATURE

State of _____
County of _____

This instrument was acknowledged before me by:

This the _____ day of _____, A.D., 2022.

Notary Public in and for the State of _____

FILE NAME: REPLATS/ROCKPORT/PEARL STREET SQUARE, PHASE 1

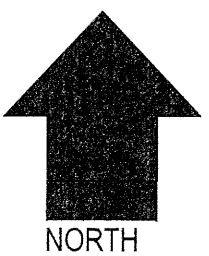
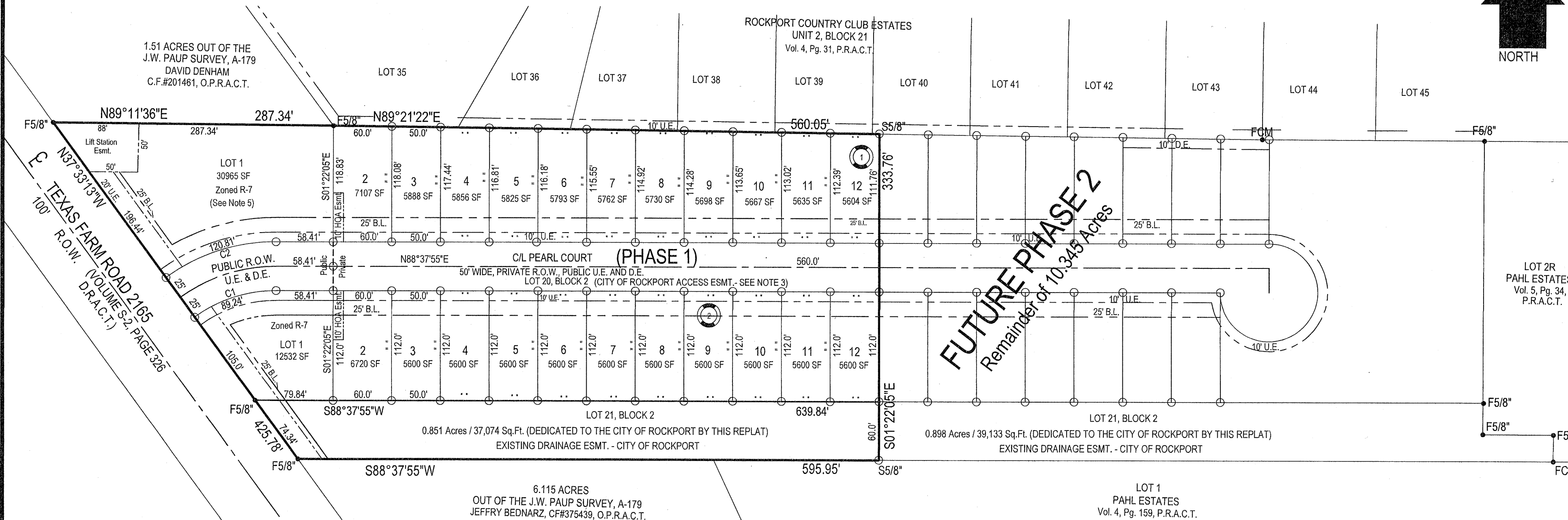
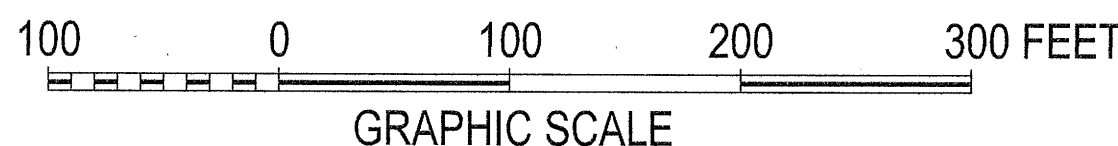
FINAL PLAT OF: PEARL STREET SQUARE, PHASE 1

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 5.602 ACRES OUT OF 10.345 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 315938, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

MARCH 9, 2022



CURVE & LINE DATA

C1	C2
Δ = 36°11'12"	Δ = 36°11'12"
R = 141.29'	R = 191.29'
CH = 87.76'	CH = 118.81'
T = 46.16'	T = 62.49'
A = 89.24'	A = 120.81'

L1 = S01°22'05"E, 25.0'

Legend

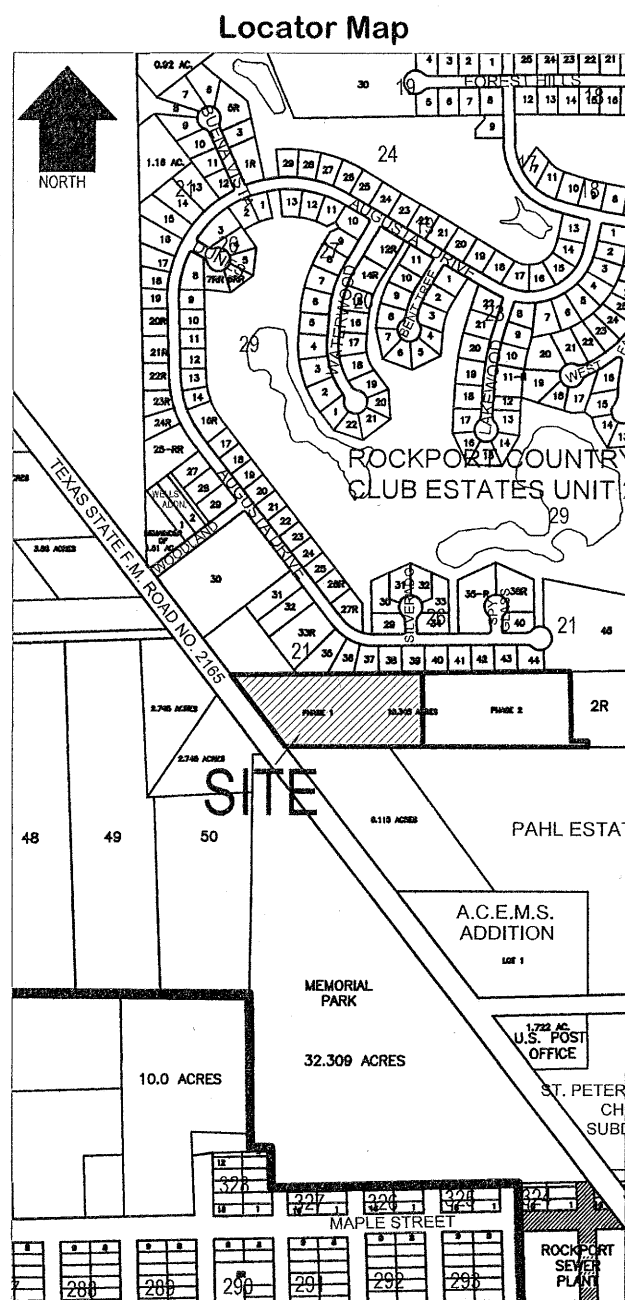
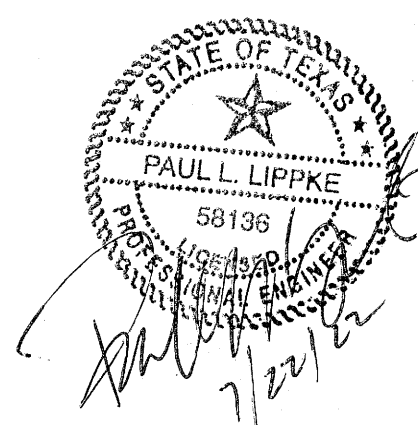
D.E.	= DRAINAGE EASEMENT
B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
P.R.A.C.T.	= PLAT RECORDS OF ARANSAS COUNTY, TX
R.O.W.	= RIGHT-OF-WAY
○	= 5/8" STEEL REBAR SET, CAPPED
●	= FOUND 5/8" STEEL REBAR
●	= FOUND CONCRETE MONUMENT

Flood Data

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

Flood Zone **"X"**, Base Elevation **N/A**
Panel No. **02456**
Community No. **48504**

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.



Metes & Bounds Description

BEING THE DESCRIPTION OF 5.602 ACRES OF LAND OUT OF 10.345 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRES OF LAND BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 315938, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 5.602 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar found in the Northeastly R.O.W. line of Texas Farm Road 2165, also called Pearl Street, and being the Southwest corner of a 1.51 acre tract out of the J.W. Paup Survey, A-179, as described in a deed of record under Clerk's File Number 291461, Official Public Records of Aransas County, Texas, and being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, North 89°11'36" East, along and with the common boundary line of this tract and said 1.51 acre tract, a distance of 287.34 feet to a 5/8" steel rebar found for an angle point and being the Southwest corner of Lot 35, Block 21, Rockport Country Club Estates, Unit 2, according to the plat recorded in Volume 4, Page 31, Plat Records of Aransas County, Texas, and being an EXTERIOR corner of this survey;

THENCE, North 89°21'22" East, along and with the common boundary line of this tract and said Block 21, a distance of 560.05 feet to a 5/8" steel rebar set for the NORTHEAST corner of this survey;

THENCE, South 01°22'05" East, crossing said 10.345 acre tract, a distance of 333.76 feet to a 5/8" steel rebar set in the South boundary line of said 10.345 acre tract and being in the North boundary line of Lot 1, PAHL ESTATES, according to the plat recorded in Volume 4, Page 159, Plat Records of Aransas County, Texas, and being the SOUTHEAST corner of this survey;

THENCE, South 89°37'55" West, with the common boundary line of this tract, said Lot 1, and a 6.115 acre tract out of the J.W. Paup Survey, A-179, as described in a deed of record under Clerk's File Number 32469, Official Public Records of Aransas County, Texas, a distance of 595.95 feet to a 5" steel rebar found in the Northeastly R.O.W. line of said Texas Farm to Market Road 2165, and being the Northwest corner of said 6.115 acre tract, and being the SOUTHWEST corner of this survey;

THENCE, North 37°33'13" West, along and with the Northeastly R.O.W. line of said Farm to Market 2165, a distance of 426.78 feet to the PLACE OF BEGINNING of this survey and containing 5.602 acres of land, more or less.

August 12, 2022

Paul L. Lippke, P.E.
Lippke, Cartwright & Roberts 2808 Traylor
Rockport, TX 78382



SUBJECT: Plat Application - 1802 FM 2165
Pearl Street Square: Amended Preliminary Plat, Final Plat Phase I, and Final Plat Phase II

To whom it may concern:

City of Rockport staff have reviewed your Amended Preliminary Plat, Final Plat Phase I, and Final Plat Phase II of Pearl Street Square Subdivision and have deemed it **administratively complete** and will be forwarded for review by Planning & Zoning Commission on Monday, August 15, 2022, at 5:30 pm.

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 written in a cursive, flowing style.

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

Planning & Zoning AGENDA
Regular Meeting: Monday, August 29, 2022

AGENDA ITEM: 4

Deliberate and act on a Final Plat submitted by The Oaks, LLC, for development of a single-family dwelling subdivision to be known as Pearl Street Square, Phase II, on property located at 1802 FM 2165 otherwise known as A179 J W Paup Survey, Acres 10.3446, City of Rockport, Aransas County, Texas.

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

BACKGROUND: The Oaks, LLC, as represented by Lippke, Cartwright & Roberts, Inc, have submitted a Final Plat for development of a new subdivision to include 15 single family residential lots; to be known as Pearl Street Square, Phase II, located at 1802 FM 2165.

The Final Plat for Phase II was reviewed by staff and determined to be Administratively complete.

RECOMMENDATION: Staff recommends approval of the Final Plat submitted by The Oaks, LLC, for development of 15 Single-Family Residential Lots; to be known as Pearl Street Square, Phase II, on property located at 1802 FM 2165, Rockport, Aransas County, Texas.



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~~ PEARL ST. SQUARE PHASE 2

C. LOCATION AND ADDRESS OF PROPERTY: 1802 FM 2165, ROCKPORT, TX

D. PROPERTY OWNER OF RECORD: THE OAKS, LLC

ADDRESS: 2808 TRAYLOR BLVD ROCKPORT, TX PHONE: 713-725-6811

E. NAME OF DEVELOPER: (If Not Property Owner) THE OAKS LLC

ADDRESS: _____ PHONE: _____

F. NAME OF ENGINEER, PLANNER, SURVEYOR LIPPER CARTWRIGHT & ROBERTS, INC

ADDRESS: 2808 TRAYLOR BLVD, ROCKPORT, TX PHONE: 713-725-6811

What is the present Zoning District? R-2

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

If yes, zoning district requested? _____

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

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	<u>15</u>	<u>2.32</u>
Zero-lot line	<u> </u>	<u> </u>
Duplex	<u> </u>	<u> </u>
Townhouses	<u> </u>	<u> </u>
Multi-Family	<u> </u>	<u> </u>
Manufactured Housing	<u> </u>	<u> </u>
Office	<u> </u>	<u> </u>
Commercial/Retail	<u> </u>	<u> </u>
Warehouse	<u> </u>	<u> </u>
Industrial	<u> </u>	<u> </u>
Public/Private Street R.O.W	<u> </u>	<u> </u>
Park/Open Spaces	<u> </u>	<u> </u>
Public Facilities (School, churches, etc.)	<u> </u>	<u> </u>
Other Land Uses <i>PK</i>	<u>1</u>	<u>1.53 + .898 = 2.43 Ac</u>
Total:	<u> </u>	<u>4.743 Ac</u>

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: A. Utility distribution system(s) (off-site & on-site)
 (2 Sets to be submitted with plat.) 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)

ME DAKS LLC

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information: ☐ Accepted ☐ Rejected By _____

If rejected, reasons why: _____

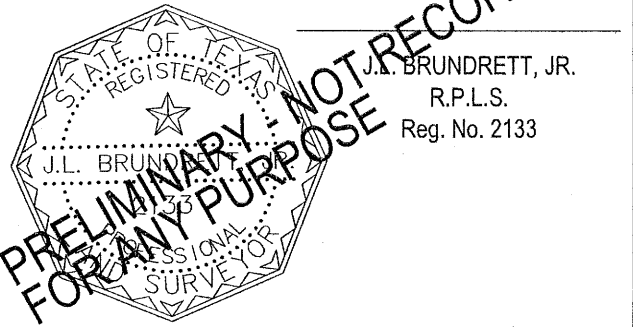
Receipt No. _____

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., 2022.



Owner Certification

State of Texas
County of Aransas

THE OAKS, LLC

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

This the _____ day of _____, A.D., 2022.

PAUL LIPPKE, General Manager

State of Texas
County of _____

This instrument was acknowledged before me by:

PAUL LIPPKE, General Manager of

THE OAKS, LLC

This the _____ day of _____, A.D., 2022.

Notary Public in and for the State of Texas

Lienholder Certification

State of _____
County of _____

TUCKER FAMILY PROPERTIES, LLC

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

This the _____ day of _____, A.D., 2022.

PRINT NAME & TITLE

SIGNATURE

State of _____
County of _____

This instrument was acknowledged before me by:

This the _____ day of _____, A.D., 2022.

Notary Public in and for the State of _____

FILE NAME: REPLATS/ROCKPORT/PEARL STREET SQUARE PRELIM

FINAL PLAT OF:

PEARL STREET SQUARE, PHASE 2

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

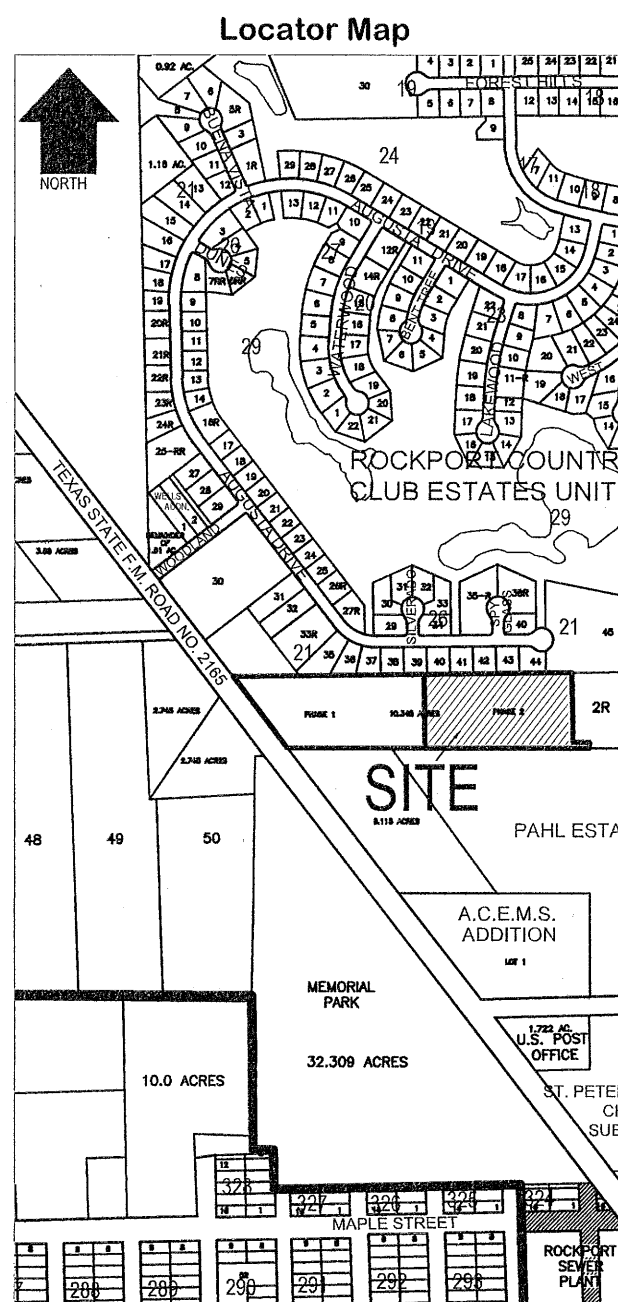
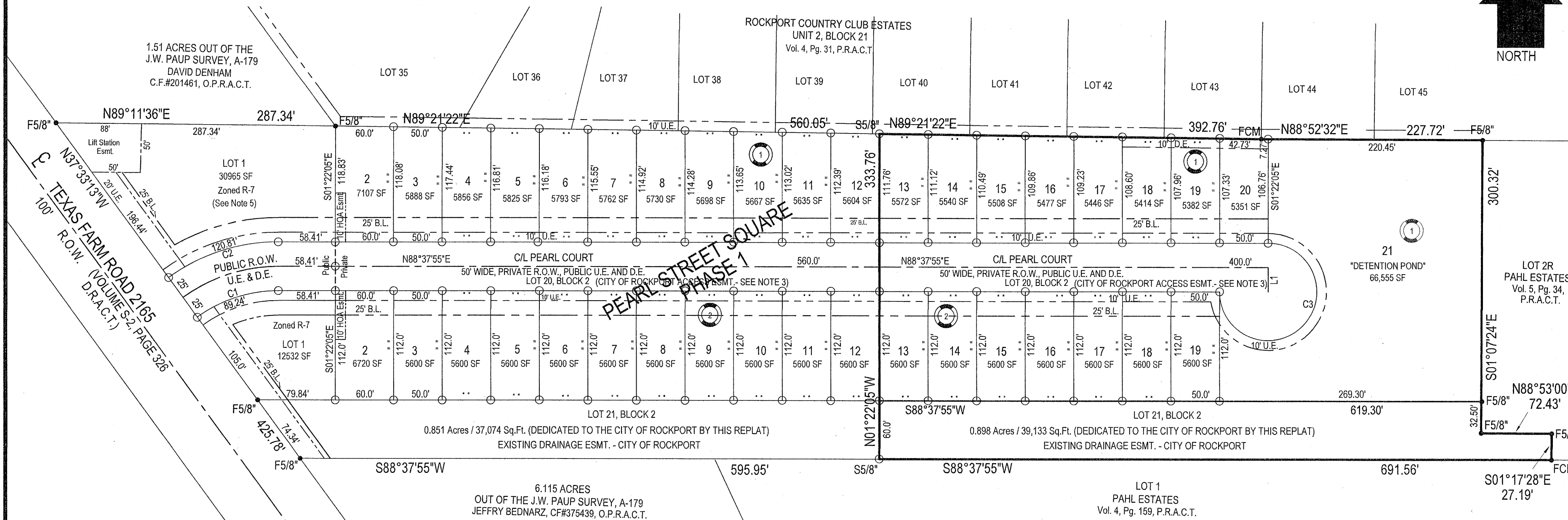
BEING A FINAL PLAT OF 4.743 ACRES OUT OF 10.345 ACRES OF LAND OUT OF THE J.W. PAUP SURVEY, A-179, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 10.345 ACRE TRACT BEING DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 315938, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

MARCH 9, 2022

100 0 100 200 300 FEET

GRAPHIC SCALE



Metes & Bounds Description

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

COMMENCE, at a 5/8" steel rebar found in the Northeastly R.O.W. line of Texas Farm Road 2165, also called Pearl Street, and being the Southwest corner of a 1.51 acre tract out of the J.W. Paup Survey, A-179, as described in a deed of record under Clerk's File Number 201461, Official Public Records of Aransas County, Texas, and being the Northwest corner of said 10.345 acre tract; THENCE, North 89°11'30" East, along and with the common boundary line of this tract and said 1.51 acre tract, a distance of 287.34 feet to a 5/8" steel rebar found for an angle point and being the Southwest corner of Lot 35, Block 21, Rockport Country Club Estates, Unit 2, according to the plat recorded in Volume 4, Page 31, Plat Records of Aransas County, Texas, and being an Exterior corner of said 10.345 acre tract; THENCE, North 89°21'22" East, along and with the common boundary line of this tract and said Block 21, a distance of 560.05 feet to a 5/8" steel rebar set for the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, North 89°21'22" East, continuing along and with the common boundary line of this tract and said Block 21, a distance of 227.72 feet to a 5/8" steel rebar found for the Northwest corner of Lot 2R, Pahl Estates, according to the plat recorded in Volume 5, Page 34, Plat Records of Aransas County, Texas, and being the Northeast corner of said 10.345 acre tract and being the NORTHEAST corner of this survey;

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

THENCE, North 89°53'00" East, with the boundary line of said Lot 2-R, a distance of 72.43 feet to a 5/8" steel rebar found for an interior corner of said Lot 2-R, and being an EXTERIOR corner of this survey;

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

THENCE, South 88°37'55" West, with the common boundary line of this tract, said Lot 1, a distance of 595.95 feet to a 5/8" steel rebar set for the SOUTHWEST corner of this survey;

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

CURVE & LINE DATA

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

L1 = S01°22'05"E, 25.0'

Legend

D.E.	= DRAINAGE EASEMENT
B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
P.R.A.C.T.	= PLAT RECORDS OF ARANSAS COUNTY, TX
R.O.W.	= RIGHT-OF-WAY
○	= 5/8" STEEL REBAR SET, CAPPED
○	= "GRIFFITH & BRUNDETT,"
● F5/8"	= FOUND 5/8" STEEL REBAR
● FCM	= FOUND CONCRETE MONUMENT

Flood Data

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

Flood Zone **"X"**, Base Elevation **N/A**

Panel No. **0245G**

Community No. **485504**

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

Planning & Zoning Commission

State of Texas
County of Aransas

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

This the _____ day of _____, A.D. 2022.

Chair

Secretary

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

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

TBPELS FIRM NO. 10004800

Notes

1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."

F5/8 = Find. 5/8" Steel Rebar ○ S5/8 = Set 5/8" Steel Rebar

FCM = Find. Concrete Monument

2) Bearing along the South property line, used for Directional Control.

3) Total platted area contains **4.743** acres or **206,616** square feet of land.

PUBLIC R.O.W., D.E. & U.E. (PH 1) **8,172** sq.ft.

LOT 20, BLOCK 2 = PRIVATE R.O.W. (PH 1) **28,000** sq.ft.

LOT 20, BLOCK 2 = PRIVATE R.O.W. (PH 2) **25,890** sq.ft.

TOTAL PLATTED BUILDABLE LOTS = **82,890** sq.ft.

LOT 1, BLOCK 1 & LOT 1, BLOCK 2 - FOR FUTURE DEVELOPMENT.

LOT 21, BLOCK 1 - DETENTION POND.

LOT 20, BLOCK 2 - PRIVATE RIGHT-OF-WAY, PUBLIC DRAINAGE ESMT. AND UTILITY ESMT.

ACCESS ESMT. IS EXCLUSIVELY GRANTED TO THE CITY OF ROCKPORT FOR ALL OF LOT 20, BLOCK 2, FOR MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES.

4) 0.898 ACRES OF LAND OUT OF LOT 21, BLOCK 2, DEDICATED TO THE CITY OF ROCKPORT, BY THIS REPLAT.

5) DESIGNATED LIFT STATION SITE (50' X 50') AND 20' UTILITY EASEMENT IN LOT 1, BLOCK 1 & LOT 1, BLOCK 2, AND BLANKET ACCESS EASEMENT LOT 1, BLOCK 1, FOR LIFT STATION ACCESS, DEDICATED TO THE CITY OF ROCKPORT IN PHASE 1.

6) PRIVATE 10' HOA EASEMENTS IN LOT 2, BLOCK 1 AND LOT 2, BLOCK 2 ARE 10.0' WIDE X 50.0' LONG.

7) Property falls within the City Limits of the City of Rockport, and may have to comply with city codes, regulations and/or set backs. Consult with the City of Rockport Building Department prior to construction.

County Clerk's Certification

State of Texas
County of Aransas

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

with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2022

at _____ o'clock _____ m. and duly recorded the _____ day of _____, A.D. 2022, at _____ o'clock _____ 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.

Carrie Arrington

By: _____ Deputy

Clerk's File No. _____

August 12, 2022

Paul L. Lippke, P.E.
Lippke, Cartwright & Roberts 2808 Traylor
Rockport, TX 78382



SUBJECT: Plat Application - 1802 FM 2165
Pearl Street Square: Amended Preliminary Plat, Final Plat Phase I, and Final Plat Phase II

To whom it may concern:

City of Rockport staff have reviewed your Amended Preliminary Plat, Final Plat Phase I, and Final Plat Phase II of Pearl Street Square Subdivision and have deemed it **administratively complete** and will be forwarded for review by Planning & Zoning Commission on Monday, August 15, 2022, at 5:30 pm.

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 written in a cursive, flowing style.

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