



PLANNING AND ZONING PACKET

September 19, 2022

PLANNING & ZONING COMMISSION AGENDA

Notice is hereby given that the Rockport Planning & Zoning Commission will hold a meeting on Monday, September 19, 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 August 29, 2022.
3. Deliberate and act on a Final Plat submitted by R & F Development, LLC for development of a single-family dwelling subdivision to be known as Heritage Park, Phase I, on property located at 2701 FM 3036 otherwise known as A76 Joseph Hollis Survey, Acres 16.260, City of Rockport, Aransas County, Texas.
4. Deliberate and act on a Final Plat submitted by Fulton Shores, LLC, for development of a single-family dwelling subdivision to be known as Fulton Shores, on property located at 417 S. Fulton Beach Road otherwise known as Part of Lots 1 & 2, Gibbs Addition and Water Front East (WFE), Acres 14.1036, City of Rockport, Aransas County, Texas.
5. 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 Wednesday, September 14, 2022, at 11:00 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*.



Teresa Valdez, City Secretary

PLANNING AND ZONING COMMISSION MINUTES

On this the 29th 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

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
Andria Hattman, Council Liaison

Guest(s) Present

Three (3)

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 July 18, 2022, and August 1, 2022.

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

MOTION:

Member Rick Young moved to approve with correction the July 18, 2022, and August 1, 2022 minutes. Vice-Chair Hassinger seconded the motion. All voted in favor, motion carried.

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.

Paul Lippke 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 Revised Preliminary Plat submitted by The Oaks, LLC, for 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. Member Thomas Blazek seconded the motion. All in favor, motion carried.

4. Deliberate the 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 Survey, Acres 10.3446, City of Rockport, Aransas County, Texas.

Paul Lippke 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:

Secretary Kim Hesley moved to approve the 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.

Member Ric Young seconded the motion. All in favor, motion carried.

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.

Paul Lippke spoke
Community Planner Carey Dietrich spoke

MOTION:

Member Tom Blazek moved to approve the 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 10.3445, City of Rockport, Aransas County, Texas. Secretary Hesley seconded the motion. All in favor, motion carried.

6. 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 & Zoning AGENDA
Regular Meeting: Monday, September 19, 2022

AGENDA ITEM: 3

Deliberate and act on a Final Plat submitted by R & F Development, LLC for development of a single-family dwelling subdivision to be known as Heritage Park Phase I, on property located at 2701 FM 3036 otherwise known as A76 Joseph Hollis Survey, Acres 16.260, City of Rockport, Aransas County, Texas.

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

BACKGROUND: R & F Development, LLC, as represented by J. Schwarz & Associates, Inc, have submitted a Final Plat for development of a new subdivision to include fifty five (55) single family residential lots and one (1) park/open space totally 16.260 acres to be know as Heritage Park Phase I, located at 2701 FM 3036.

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 R & F Development, LLC for development of a single-family dwelling subdivision to be known as Heritage Park Phase I, on property located at 2701 FM 3036 otherwise known as A76 Joseph Hollis Survey, Acres 28.182, City of Rockport, Aransas County, Texas.



Plat Application & Checklist

Building & Development Services Department

This application requests the information and documentation required to review and approve a subdivision or plat as per Chapter 90: Subdivisions and Platting of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions).

CATEGORIZATION:

CLASSIFICATION OF PLAT: ☐ **Administrative** ☐ **Minor Subdivision** ☐ **Major Subdivision**

A Major Subdivision requires a Concept Plan and review of a Preliminary Plat prior to the application and review of a Final Plat. A Minor Subdivision or a Re-plat may require a Concept Plan depending on the magnitude or complexity of the subdivision.

TYPE OF PLAT TO BE REVIEWED: ☐ **Concept Plan & Preliminary Plat** ☐ **Final Plat** ☐ **Re-plat**

GENERAL INFORMATION:

Address: _____ ACAD Property ID: _____

Subdivision: _____ Block: _____ Lot: _____

Other Legal Description: _____

PROPERTY OWNER OF RECORD:

Name: _____

Company: _____

Mailing Address: _____

CORPUS CHRISTI, TX 78413

Phone: _____

Email: _____

ENGINEER/PLANNER/SURVEYOR:

Name: BRANDI B. KARL, P.E.

Company: J. SCHWARZ & ASSOCIATES, INC..

Mailing Address: 411 S PEARL ST.

ROCKPORT, TX 78381

Phone: 361.774.4534

Email: BRANDI@JSATX.COM

BACKGROUND

Project Name: _____

- | | | | |
|---|-------------------------------------|------------|-----------|
| • Present Zoning District: _____ | 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			
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			

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	55	9.49 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			

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
			A. Subdivision/ Project Name		
X			B. Name & Address of Owner		
			C. Title: "Final Plat" / "Re-plat" / "Preliminary Plat"		
			D. Name & Address of Responsible Surveyor, Engineer, Planner Responsible for Design		
			E. Date		
			F. Scale		
			G. North Arrow		
			H. Small Scale Location Map		
			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		
			C. Monuments Shown on Plat		
			D. Monuments Set in Field		
			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.		
			B. Name of Streets (New & Old)		
			C. Lot & Block Numbers		
			D. Location, Names, Widths of approved Streets, Alleys & Easements, All Right of Ways		
			E. Detail Curve Information		
			F. Building Lines, Exterior & Interior		
			G. Existing Natural Features, Watercourses & Other Physical Features		
			H. Zoning District Designation		
			I. Tree Plan (Showing Significant Trees in Proposed R-O-W)		
			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		
			C. Owner's Signature(s) Plate		
			D. Lien Holder(s) or Others' Signature Plate		
			E. City Engineer Signature Plate		
			F. Aransas County Clerk Signature Plate		

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

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

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

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

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

SIGNED _____
(Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information (____) accepted (____) rejected By: _____

If rejected, reasons why: _____

Receipt No. _____

CONCEPT PLAN PROCEDURE:

Subdivision: The division, re-division or combination of land(s) into one or more lots or tracts, except as may be excluded herein or by state law.

- Any plat for a new subdivision which is not an Administrative Plat or a Minor Re-plat may require the following:
 - a. Concept Plan & Preliminary Plat: This is a working dialogue to address issues of magnitude and complexity. A Site Plan along with a Preliminary Plat are required.
 - b. Final Plat
- City staff shall make determination as to the need of a Concept Plan based on the magnitude and complexity of the plat. Small subdivisions may only require a final plat.
- Concept Plan Review staff will schedule a meeting with applicant in order to render written comments.
 - Public Works, Parks, Public Utilities, Building & Development Services and Police Department may contribute comments.
 - 10 days after completed review, staff will send applicant written comments and recommendations.
 - Applicant then shall prepare necessary changes, prepare final plat, and submit final plat for formal review by Planning and Zoning Commission.
- After 6 months the Concept Plan is considered null and void unless a request for an additional one time 6 month extension is made.
- The Concept Plan can be amended during this time at no additional charge.
- The Concept Plan should accompany the plat when submitted for formal and final review.

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

The Preliminary Plat: Preliminary plats shall be drawn to a convenient scale of not less than 100 feet to an inch and shall show the following information (either on the plat or supporting document) for the area to be platted and all land within 200 feet of the outer boundary of the subdivision:

- (1) Proposed Name: The proposed name of the subdivision shall not duplicate the name of any plat previously recorded within Aransas County.
- (2) Project Ownership: Name and address of legal owner(s), lien holder(s), if any, or agents of same, and:
 - a. Any encumbrances, including but not limited to verification of payment of property taxes and existing covenants on the property, if any; and
 - b. Any other contiguous holdings.
- (3) Adjacent Ownership: Names and current deed recordings for adjacent property owners.
- (4) Professional Firms: Name, address and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, surveys and any environmental reports.
- (5) Title Block: Graphic and numerical scale, north arrow and date.
- (6) Description: Legal description of the subdivision outer boundary.
- (7) Vegetation: Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.
- (8) Topography: The plat map shall show elevations at two-foot intervals unless elevations are relatively level, in which case elevations shall be shown at intervals consistent with good engineering practice. Should heavy ground cover be a problem, major irregularities such as streams, gullies, or marshes shall be shown.
- (9) Utilities-Existing: Location and sizes of existing sewers, water mains, gas pipelines, culverts and other underground structures within the tract and immediately adjacent thereto; including electrical utilities.
- (10) Utilities-Proposed: Proposals for connection with electric, gas and telephone systems, public water and sewage systems, or alternative means of providing sanitary sewage disposal if the city grants a waiver under state law. Appropriate covenants, easements and other restrictions shall be shown.
- (11) Storm-water Management Plan: Preliminary provisions for collecting and discharging surface water drainage. (Refer to the city's master drainage plan.)
- (12) Flood Zone: The location of any flood zones as depicted on the FEMA Flood Hazard Map.
- (13) Lots: Location, dimensions and areas of all proposed lots.

- (14) Building Line: All front and side street building setback lines based upon current zoning applications. (A typical lot plan is acceptable.)
- (15) Recreational and Public Uses: The approximate location, dimensions and area of all parcels of land proposed to be set aside for private or public recreation use (park) or other public use. Land to be dedicated to the city shall be so indicated. (Refer to section 90-58 for parkland dedication procedures.)
- (16) Common Areas: Any proposed open spaces intended as common areas, but not public spaces under public ownership. Maintenance of these areas shall be the responsibility of a homeowners association.
- (17) Phasing: If the plat is to be developed in phases, such phasing shall be shown.
- (18) Vicinity map: General location map showing the proposed platted area relative to the community.
- (19) Land use: Indication of the proposed use of any lot other than a single-family detached lot, e.g. multifamily, commercial, office, etc.
- (20) Block and Lot Numbers: Blocks shall be consecutively numbered or lettered in order. All lots in each block shall be consecutively numbered.

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

- (1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:
- (2) *Administrative plat*: A plat in which:
 - a. Adjustments to platted lots are needed that meet the criteria for amending plats described by sections 212.0065 and 212.016, Local Government Code (L.G.C.), 2000 edition;
 - b. A minor plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of public facilities (section 212.0065, L.G.C., 2000 edition); or
 - c. A re-plat under section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.

Administrative plats may be processed administratively "in-house" under procedures as outlined under section 90-33, Administrative procedure, of this chapter, and only a final plat may be required.

- (3) *Re-plat*: A plat in which changes to existing plat(s) are needed to reconfigure or create lots, including building setback lines, which may or may not impact public improvements and do not meet the requirements for "Amending Plats" as addressed in section 212.016, L.G.C., 2000 edition. Public hearings required per section 212.014 and section 212.015, L.G.C., 2000 edition. Only a final plat may be required.

September 13, 2022

Brandi B. Karl, P.E.
J. Schwarz & Assoc., Inc
411 S. Pearl
Rockport, TX 78382



SUBJECT: Final Plat Application – Heritage Park – Phase I
16.260 acres out of Joseph Hollis Survey

To whom it may concern:

City of Rockport staff have reviewed your Final Plat of Heritage Park Phase I Subdivision and have deemed it **administratively complete** and will be forwarded for review by Planning & Zoning Commission on Monday, September 19, 2022, at 5:30 pm.

Should the developer request that the final plat be released for recording prior to installation of all improvements, said developer shall submit to the city an acceptable surety bond, cashier's check or letter of credit in the amount to cover 100 percent of the costs of improvements or remaining improvements for the subdivision. (See Section 90-32 of the City Code of Ordinances for this reference.)

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

Thank you,

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

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 Nueces

R & F DEVELOPMENT, LLC
A Texas limited liability company

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.

RICK MOSTAGASHI, President

State of Texas
County of _____

This instrument was acknowledged before me by:

RICK MOSTAGASHI, President of
R & F DEVELOPMENT, LLC

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

Notary Public in and for the State of Texas

Lienholder Certification

State of Texas
County of Nueces

FIRST COMMUNITY BANK

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

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

PRINT NAME & TITLE

SIGNATURE

State of _____
County of _____

This instrument was acknowledged before me by:

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

Notary Public in and for the State of _____

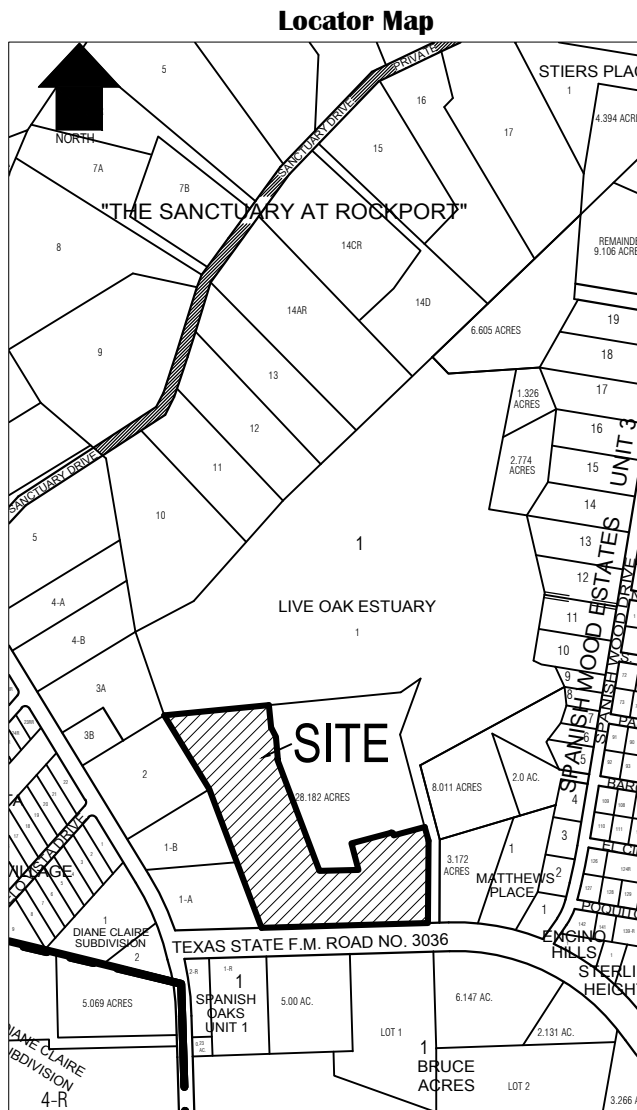
FILE NAME: REPLATS/ROCKPORT/HERITAGE PARK PHASE I

FINAL PLAT OF:
HERITAGE PARK, PHASE 1

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 16.260 ACRES OF LAND OUT OF A CALLED 28.195 ACRE TRACT OUT OF THE JOSEPH HOLLIS SURVEY, A-76, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 28.195 ACRE TRACT BEING DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE NUMBER 379546, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

JULY 8, 2022



BEING THE DESCRIPTION OF 16.260 ACRES OF LAND OUT OF A CALLED 28.195 ACRE TRACT, OUT OF THE JOSEPH HOLLIS SURVEY, A-76, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 28.195 ACRE TRACT BEING DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE NUMBER 379546, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 16.260 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar found in the North R.O.W. line of Texas State F.M. Road 3036, and being the Southwest corner of said 28.195 acre tract and being the Southeast corner of Lot 1-A, Spanish Wood Estates, Unit 5, according to the plat recorded in Volume 5, Page 254, Plat Records of Aransas County, Texas, and being the SOUTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, North 19°45'21" West, along and with the common boundary line of said 28.195 acre tract and said Spanish Wood Estates, Unit 5, a distance of 771.15 feet to a 5/8" steel rebar found for an interior corner of said 28.195 acre tract, and being the Northeast corner of Lot 1-B, of said Spanish Wood Estates, Unit 5, and being the Southeast corner of Lot 2, Spanish Wood Estates, Unit 5, according to the plat recorded in Volume 4, Page 17, Plat Records of Aransas County, Texas, and being an INTERIOR corner of this survey;

THENCE, North 30°32'00" West, along and with the common boundary line of said 28.195 acre tract and said Spanish Wood Estates, Unit 5, a distance of 450.0 feet to a point for the common corner of said Lot 2, Spanish Wood Estates, Unit 5, and Lot 3A, Spanish Wood Estates, Unit 5, according to the plat recorded in Volume 5, Page 15, Plat Records of Aransas County, Texas, and being an Exterior corner of Lot 1, Live Oak Estuary, according to the plat recorded in Volume 4, Page 274, Plat Records of Aransas County, Texas, and being the Northwest corner of said 28.195 acre tract, and being the NORTHWEST corner of this survey;

THENCE, North 85°17'19" East, along and with the common boundary line of said 28.195 acre tract and said Lot 1, Live Oak Estuary, at 120.21 feet, pass a 5/8" steel rebar found on line for reference, a total distance of 547.68 feet to a 5/8" steel rebar set for the NORTHEAST corner of this survey;

THENCE, crossing said 28.195 acre tract, as follows: South 04°42'41" East, a distance of 117.0 feet to a 5/8" steel rebar set; THENCE, South 26°19'22" East, a distance of 53.78 feet to a 5/8" steel rebar set; THENCE, South 04°42'41" East, a distance of 117.0 feet to a 5/8" steel rebar set; THENCE, South 85°17'19" West, a distance of 3.28 feet to a 5/8" steel rebar set; THENCE, South 19°45'20" East, a distance of 622.02 feet to a 5/8" steel rebar set; THENCE, North 89°12'40" East, a distance of 203.18 feet to a 5/8" steel rebar set; THENCE, North 13°54'19" West, a distance of 142.0 feet to a 5/8" steel rebar set; THENCE, North 75°59'16" East, a distance of 213.78 feet to a 5/8" steel rebar set at the point of curvature of a circular curve to the right with a central angle of 90°00'00", a radius of 10.0 feet, a chord of 14.14 feet, a tangent of 10.0 feet, for an arc length of 15.71 feet to a 5/8" steel rebar set at the point of tangency; THENCE, South 14°00'44" East, a distance of 5.50 feet to a 5/8" steel rebar set; THENCE, North 75°59'16" East, a distance of 167.0 feet to a 5/8" steel rebar set in the common boundary line of said 28.195 acre tract and said Lot 1, Live Oak Estuary, and being an EXTERIOR corner of this survey;

THENCE, South 14°00'45" East, along and with the common boundary line of said 28.195 acre tract and said Lot 1, a distance of 73.96 feet to a 5/8" steel rebar found for an angle point and EXTERIOR corner of this survey;

THENCE, South 01°12'31" West, continuing along and with the common boundary line of said 28.195 acre tract and said Lot 1, a distance of 427.87 feet to a 5/8" steel rebar found in the North R.O.W. line of said Texas State F.M. Road 3036, and being the Southeast corner of said 28.195 acre tract and being the SOUTHEAST corner of this survey;

THENCE, South 89°12'40" West, along and with the North R.O.W. line of Texas State F.M. Road 3036, a distance of 867.50 feet to the PLACE OF BEGINNING and containing 16.260 acres of land, more or less.

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

☎: 361-729-6479
☎: 361-729-7933
✉: jerryb@gsurveyor.com
🌐: www.gbsurveyor.com

TBPELS FIRM NO. 10004800

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 ___X___ (or) is not ___X___ located in a "Special Flood Hazard Area."

Flood Zone ___X___ & AE, Base Elevation ___N/A & 6'___,
Panel No. ___0230G___,
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.

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."
- Plat bearing of Spanish Wood Estates, Unit 5, along the West boundary line, used for directional control.
- Total platted area contains 16.260 acres or 708,294 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs. Zoned R-1.
- All streets shown, dedicated to the City of Rockport, for Roadway, Drainage and/or Utility purposes.
- 50' Drainage Easement, dedicated to the City of Rockport, by this replat.

County Clerk's Certification

State of Texas
County of Aransas

I, Carrie Arrington, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2022, with its certificate of authentication was filed for record in my office the ____ day of _____, A.D. 2022, at ____ o'clock ____m. and duly recorded the ____ day of _____, A.D. 2022, at ____ o'clock ____ in the Plat Records of Aransas County, Texas in Volume ____ Page ____.

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

CARRIE ARRINGTON

By: Deputy

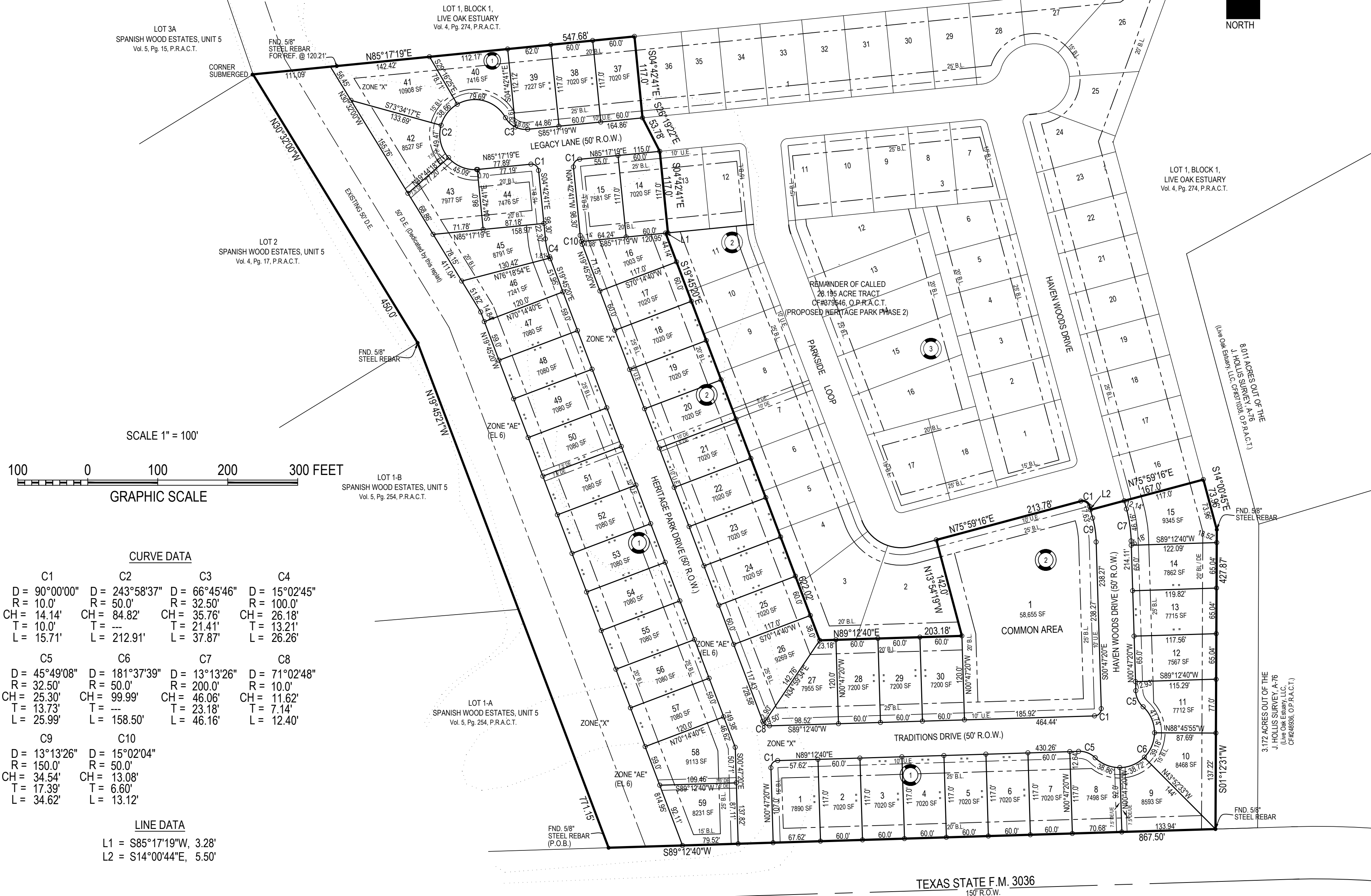
Clerk's File No. _____

FINAL PLAT OF: HERITAGE PARK, PHASE 1

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 16.260 ACRES OF LAND OUT OF A CALLED 28.195 ACRE TRACT OUT OF THE JOSEPH HOLLIS SURVEY, A-76, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND SAID 28.195 ACRE TRACT BEING DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE NUMBER 379546, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

JULY 8, 2022



Firm Name and Address



411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Fax: 361-729-7933
Email: jerryb@gsurveyor.com
Website: www.gssurveyor.com
TBPES FIRM NO. 10004800

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 X (or) is not X located in a "Special Flood Hazard Area."

Flood Zone "X" & AE, Base Elevation N/A & 6'.

Panel No. 0230G.

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.

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".
○ = Set 5/8" steel rebar ● F5/8" = Fnd. 5/8" steel rebar
● FCM = Fnd. Conc. Monument
- 2) Plat bearing of Spanish Wood Estates, Unit 5, along the West boundary line, used for directional control.
- 3) Total platted area contains 16.260 acres or 708,294 square feet of land.
- 4) Property falls within City Limits and must comply with all city codes, regulations and set backs. Zoned R-1.
- 5) All streets shown, dedicated to the City of Rockport, for Roadway, Drainage and/or Utility purposes.
- 6) 50' Drainage Easement, dedicated to the City of Rockport, by this replat.

TEXAS STATE F.M. 3036
150' R.O.W.

Planning & Zoning AGENDA
Regular Meeting: Monday, September 19, 2022

AGENDA ITEM: 4

Deliberate and act on a Final Plat submitted by Fulton Shores, LLC, for development of a single-family dwelling subdivision to be known as Fulton Shores, on property located at 417 S. Fulton Beach Road otherwise known as Part of Lots 1 & 2, Gibbs Addition and Water Front East (WFE), Acres 14.1036, City of Rockport, Aransas County, Texas.

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

BACKGROUND: Fulton Shores, LLC, as represented by J. Schwarz & Associates, Inc., have submitted a Final Plat for the development of a new subdivision to include fifty seven (57) single family residential lots, three (3) parks/open spaces, and one (1) area preserved for wetlands totaling 14.1036 acres to be known as Fulton Shores located at 417 S Fulton Beach Rd.

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

RECOMMENDATION: Staff recommends approval of the Final Plat submitted by Fulton Shores, LLC, for development of a single-family dwelling subdivision to be known as Fulton Shores, on property located at 417 S. Fulton Beach Road otherwise known as Part of Lots 1 & 2, Gibbs Addition and Water Front East (WFE), Acres 14.1036, City of Rockport, Aransas County, Texas.



Plat Application & Checklist

Building & Development Services Department

This application requests the information and documentation required to review and approve a subdivision or plat as per Chapter 90: Subdivisions and Platting of the City of Rockport Code of Ordinances (available at www.cityofrockport.com/200/Ordinances-Resolutions).

CATEGORIZATION:

CLASSIFICATION OF PLAT: ☐ Administrative ☐ Minor Subdivision ☒ Major Subdivision

A Major Subdivision requires a Concept Plan and review of a Preliminary Plat prior to the application and review of a Final Plat. A Minor Subdivision or a Re-plat may require a Concept Plan depending on the magnitude or complexity of the subdivision.

TYPE OF PLAT TO BE REVIEWED: ☐ Concept Plan & Preliminary Plat ☒ Final Plat ☐ Re-plat

GENERAL INFORMATION:

Address: 417 S. FULTON BEACH ROAD ACAD Property ID: 70843

Subdivision: _____ Block: _____ Lot: _____

Other Legal Description: 14.1 ACRES OUT OF BLOCKS 1&2, GIBBS ADDITION
PROPOSED AS FULTON SHORES

PROPERTY OWNER OF RECORD:

Name: GARY SWEETMAN

Company: FULTON SHORES, LLC

Mailing Address: 226 AUGUSTA DRIVE
PORTLAND, TX 78374

Phone: 361-994-1123

Email: gary.sman61@gmail.com

ENGINEER/PLANNER/SURVEYOR:

Name: BRANDI B. KARL, P.E.

Company: J. SCHWARZ & ASSOCIATES, INC

Mailing Address: 411 S. PEARL ST.
ROCKPORT, TX 78382

Phone: 361-774-4534

Email: brandi@jsatx.com

BACKGROUND

Project Name: FULTON SHORES

- Present Zoning District: R-6 Are you requesting a zoning change? YES ☒ NO
- If yes, which Zoning District is requested? _____ YES ☒ NO
- 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	1	12.14 AC	
Single Family			
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	1	1.96 AC	
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W			
TOTAL		14.1 AC	

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

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

Land Use:	Number of Lots or Units	Acres of Use/Contents of Each Lot	Square Footage of Building Space
Undeveloped			
Single Family	57	7.64 AC	
Garden/Patio/ Zero-lot line			
Duplex			
Townhomes			
Multi-family			
Manufactured Housing			
Hotel/Motel			
Condo Regime			
Office	1	0.4 AC	
Restaurant			
Commercial/Retail			
Warehouse/Showroom			
Industrial			
RV Park/ Pads (only through approved CUP)			
Public Facilities: (Schools, Churches, etc.)			
Park/ Open Spaces	3	1.09 AC	
Preserve for Wetlands / Environmentally Sensitive Natural Infrastructure	1	1.96 AC	
Special Flood Hazard Zone			
Other:			
Public/ Private Street R.O.W	1	3.015 AC	
TOTAL	63	14.1 AC	

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 late		
x			C. Owner's Signature(s) Plate		
		x	D. Lien Holder(s) or Others' Signature Plate		
		x	E. City Engineer Signature Plate		
x			F. Aransas County Clerk Signature Plate		

INDICATE IF ON PLAT:

CITY REVIEW:

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

INDICATE IF ON PLAT:

CITY REVIEW:

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

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

- A. Utility Distribution System(s) (Off-site & On-site)
- B. Streets, Sidewalks & Drive Approaches & Dimensions
- C. Drainage Plan (off-site & On-site)
- D. Topographic Map
- E. Flood Hazzard 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 Ronald H. Park
Ronald H. Park, Jan 11, 2022 10:41:07
 (Owner or Developer)

FOR CITY USE

Received By _____ Date _____ Fees Paid \$ _____

Submitted information () accepted () rejected By: _____

If rejected, reasons why: _____

Receipt No. _____

CONCEPT PLAN PROCEDURE:

Subdivision: The division, re-division or combination of land(s) into one or more lots or tracts, except as may be excluded herein or by state law.

- o Any plat for a new subdivision which is not an Administrative Plat or a Minor Re-plat may require the following:
 - a. Concept Plan & Preliminary Plat: This is a working dialogue to address issues of magnitude and complexity. A Site Plan along with a Preliminary Plat are required.
 - b. Final Plat
- o City staff shall make determination as to the need of a Concept Plan based on the magnitude and complexity of the plat. Small subdivisions may only require a final plat.
- o Concept Plan Review staff will schedule a meeting with applicant in order to render written comments.
 - Public Works, Parks, Public Utilities, Building & Development Services and Police Department may contribute comments.
 - 10 days after completed review, staff will send applicant written comments and recommendations.
 - Applicant then shall prepare necessary changes, prepare final plat, and submit final plat for formal review by Planning and Zoning Commission.
- o After 6 months the Concept Plan is considered null and void unless a request for an additional one time 6 month extension is made.
- o The Concept Plan can be amended during this time at no additional charge.
- o The Concept Plan should accompany the plat when submitted for formal and final review.

CONCEPT PLAN/PRELIMINARY PLAT CHECKLIST:

The Preliminary Plat: Preliminary plats shall be drawn to a convenient scale of not less than 100 feet to an inch and shall show the following information (either on the plat or supporting document) for the area to be platted and all land within 200 feet of the outer boundary of the subdivision:

- (1) Proposed Name: The proposed name of the subdivision shall not duplicate the name of any plat previously recorded within Aransas County.
- (2) Project Ownership: Name and address of legal owner(s), lien holder(s), if any, or agents of same, and:
 - a. Any encumbrances, including but not limited to verification of payment of property taxes and existing covenants on the property, if any; and
 - b. Any other contiguous holdings.
- (3) Adjacent Ownership: Names and current deed recordings for adjacent property owners.
- (4) Professional Firms: Name, address and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, surveys and any environmental reports.
- (5) Title Block: Graphic and numerical scale, north arrow and date.
- (6) Description: Legal description of the subdivision outer boundary.
- (7) Vegetation: Location of any trees larger than six inches in diameter at breast height (DBH) which would be located in proposed rights-of-way.
- (8) Topography: The plat map shall show elevations at two-foot intervals unless elevations are relatively level, in which case elevations shall be shown at intervals consistent with good engineering practice. Should heavy ground cover be a problem, major irregularities such as streams, gullies, or marshes shall be shown.
- (9) Utilities-Existing: Location and sizes of existing sewers, water mains, gas pipelines, culverts and other underground structures within the tract and immediately adjacent thereto; including electrical utilities.
- (10) Utilities-Proposed: Proposals for connection with electric, gas and telephone systems, public water and sewage systems, or alternative means of providing sanitary sewage disposal if the city grants a waiver under state law. Appropriate covenants, easements and other restrictions shall be shown.
- (11) Storm-water Management Plan: Preliminary provisions for collecting and discharging surface water drainage. (Refer to the city's master drainage plan.)
- (12) Flood Zone: The location of any flood zones as depicted on the FEMA Flood Hazard Map.
- (13) Lots: Location, dimensions and areas of all proposed lots.
- (14) Building Line: All front and side street building setback lines based upon current zoning applications. (A typical lot plan is acceptable.)

- (15) Recreational and Public Uses: The approximate location, dimensions and area of all parcels of land proposed to be set aside for private or public recreation use (park) or other public use. Land to be dedicated to the city shall be so indicated. (Refer to section 90-58 for parkland dedication procedures.)
- (16) Common Areas: Any proposed open spaces intended as common areas, but not public spaces under public ownership. Maintenance of these areas shall be the responsibility of a homeowners association.
- (17) Phasing: If the plat is to be developed in phases, such phasing shall be shown.
- (18) Vicinity map: General location map showing the proposed platted area relative to the community.
- (19) Land use: Indication of the proposed use of any lot other than a single-family detached lot, e.g. multifamily, commercial, office, etc.
- (20) Block and Lot Numbers: Blocks shall be consecutively numbered or lettered in order. All lots in each block shall be consecutively numbered.

HELPFUL DEFINITIONS:

Sec. 90-21. Classification of plats.

(a) Plats are hereby classified as follows:

(1) *Subdivision plat*: A plat for new subdivision development which is not an administrative plat or a re-plat as defined under paragraphs (2) and (3) below, and will require the following:

(2) *Administrative plat*: A plat in which:

- a. Adjustments to platted lots are needed that meet the criteria for amending plats described by sections 212.0065 and 212.016, Local Government Code (L.G.C.), 2000 edition;
- b. A minor plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of public facilities (section 212.0065, L.G.C., 2000 edition); or
- c. A re-plat under section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.

Administrative plats may be processed administratively "in-house" under procedures as outlined under section 90-33, Administrative procedure, of this chapter, and only a final plat may be required.

(3) *Re-plat*: A plat in which changes to existing plat(s) are needed to reconfigure or create lots, including building setback lines, which may or may not impact public improvements and do not meet the requirements for "Amending Plats" as addressed in section 212.016, L.G.C., 2000 edition. Public hearings required per section 212.014 and section 212.015, L.G.C., 2000 edition. Only a final plat may be required.

September 13, 2022

Brandi B. Karl, P.E.
J. Schwarz & Assoc., Inc
411 S. Pearl
Rockport, TX 78382



SUBJECT: Final Plat Application – Fulton Shores
14.1 acres out of Blocks 1 & 2, Gibbs Addition

To whom it may concern:

City of Rockport staff have reviewed your Final Plat of Fulton Shores Subdivision and have deemed it **administratively complete** and will be forwarded for review by Planning & Zoning Commission on Monday, September 19, 2022, at 5:30 pm.

Should the developer request that the final plat be released for recording prior to installation of all improvements, said developer shall submit to the city an acceptable surety bond, cashier's check or letter of credit in the amount to cover 100 percent of the costs of improvements or remaining improvements for the subdivision. (See Section 90-32 of the City Code of Ordinances for this reference.)

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

Thank you,

A handwritten signature in blue ink, which appears to read "Carey Dietrich".

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

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 Nueces

FULTON SHORES, LLC

A Texas limited liability company

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.

RONALD H. PARK, Sole Member

State of Texas
County of _____

This instrument was acknowledged before me by:

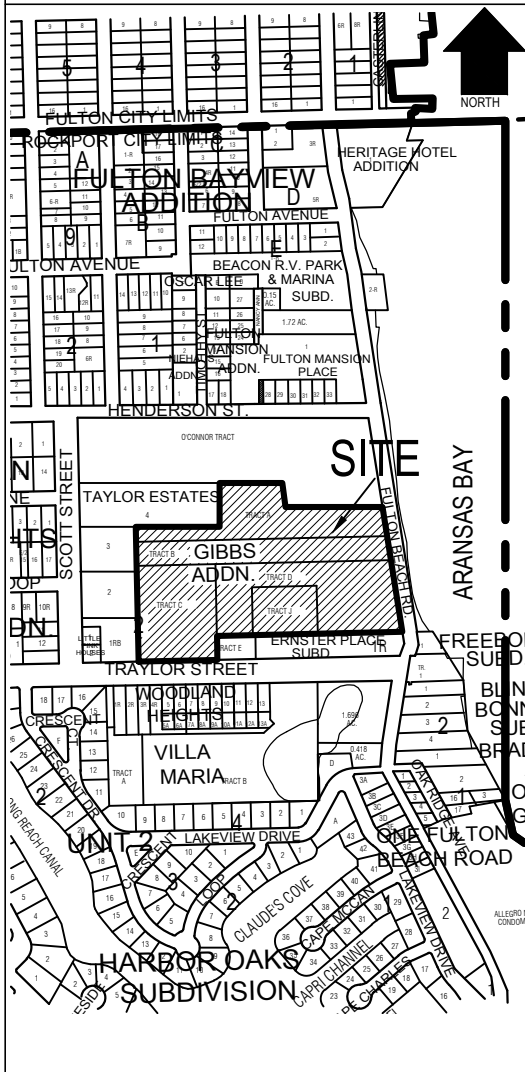
RONALD H. PARK, Sole Member of

FULTON SHORES, LLC

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

Notary Public in and for the State of Texas

Locator Map



FILE NAME: REPLATS/ROCKPORT/FULTON SHORES

CURVE DATA

C1	C2	C3	C4	C5
D = 90°00'00" R = 10.0' CH = 14.14' T = 10.0' L = 15.71'	D = 90°00'08" R = 60.0' CH = 84.85' T = 60.0' L = 94.25'	D = 91°50'42" R = 10.0' CH = 14.37' T = 10.33' L = 16.03'	D = 52°39'17" R = 10.0' CH = 8.87' T = 4.95' L = 9.19'	D = 21°27'36" R = 10.0' CH = 15.03' T = 11.39' L = 17.01'
C6	C7	C8	C9	C10
D = 82°33'48" R = 10.0' CH = 13.20' T = 8.78' L = 14.41'	D = 90°02'03" R = 115.0' CH = 162.68' T = 115.07' L = 180.71'	D = 98°47'58" R = 48.0' CH = 72.89' T = 56.0' L = 82.77'	D = 25°00'35" R = 100.0' CH = 43.30' T = 22.18' L = 43.65'	D = 21°03'02" R = 50.0' CH = 18.27' T = 11.39' L = 18.37'
C11	C12	C13	C14	
D = 21°03'22" R = 100.0' CH = 36.54' T = 18.59' L = 36.75'	D = 25°00'55" R = 50.0' CH = 21.66' T = 11.09' L = 21.83'	D = 37°17'58" R = 10.0' CH = 6.40' T = 3.38' L = 6.51'	D = 52°42'44" R = 10.0' CH = 8.88' T = 4.95' L = 9.20'	



ARANSAS
BAY

METES & BOUNDS DESCRIPTION

BEING THE DESCRIPTION OF 14.10 ACRES OF LAND EMBRACING A PORTION OF TRACTS "A", "B", "C", "D" AND "J", GIBBS ADDITION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 25, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND SAID 14.10 ACRES BEING THE SAME TRACT DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 386041, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 14.10 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar found in the North R.O.W. line of Taylor Estates, a distance of 552.46 feet to a 5/8" steel rebar found for the Northeast corner of said Lot 3, Block 1, Taylor Estates, and being in the South boundary line of Lot 4, Block 1, Taylor Estates, and being the LOWER NORTHWEST corner of this survey;

THENCE, North 09°48'18" West, along and with the East boundary line of said Taylor Estates, a distance of 552.46 feet to a 5/8" steel rebar found for the Northeast corner of said Lot 3, Block 1, Taylor Estates, and being in the South boundary line of Lot 4, Block 1, Taylor Estates, and being the LOWER NORTHWEST corner of this survey;

THENCE, North 89°11'02" East, along and with the South boundary line of said Lot 4, Block 1, a distance of 348.54 feet to a 5/8" steel rebar found for the Southeast corner of said Lot 4, Block 1, and being an INTERIOR corner of this survey;

THENCE, North 09°49'17" West, along and with the East boundary line of said Lot 4, Block 1, a distance of 187.33 feet to a 5/8" steel rebar found for the Northeast corner of said Lot 4, Block 1, and being in the South boundary line of said Tract "A", and being in the South boundary line of the called North One-Half of Block 1, Gibbs Addition, and shown as the Dennis O' Connor Tract, Gibbs Addition, according to the plat recorded in Volume 1, Page 64 and Volume 3, Page 25, Plat Records of Aransas County, Texas, and being the UPPER NORTHWEST corner of this survey;

THENCE, North 89°09'51" East, along and with the common boundary line of said Tract "A" and the Dennis O' Connor Tract, a distance of 265.61 feet to a concrete monument found for an Exterior corner of Tract "A", and being the UPPER NORTHEAST corner of this survey;

THENCE, South 08°21'37" East, along and with the common boundary line of said Tract "A" and the Dennis O' Connor Tract, a distance of 99.98 feet to a concrete monument found for an Interior corner of Tract "A", and being an INTERIOR corner of this survey;

THENCE, North 89°11'13" East, continuing along and with the common boundary line of said Tract "A" and said Dennis O' Connor Tract, a distance of 399.57 feet to a concrete monument found in the West R.O.W. line of Fulton Beach Road, and being the LOWER NORTHEAST corner of this survey;

THENCE, South 08°16'20" East, along and with the West R.O.W. line of Fulton Beach Road, a distance of 555.11 feet to a 5/8" steel rebar found for the Northeast corner of Lot 1R, Block 1, Ernest Place, according to the plat recorded in Volume 5, Page 24, Plat Records of Aransas County, Texas, and being the UPPER SOUTHEAST corner of this survey;

THENCE, South 89°09'29" West, along and with the North boundary line of said Lot 1R, Block 1, Ernest Place and a portion of Tract "E", of said Gibbs Addition, a distance of 771.11 feet to a 5/8" steel rebar found for an INTERIOR corner of this survey;

THENCE, South 00°48'12" East, crossing said Tract "E", a distance of 99.97 feet to a 5/8" steel rebar found in the North R.O.W. line of Taylor Boulevard and being the LOWER SOUTHEAST corner of this survey;

THENCE, South 89°09'57" West, along and with the North R.O.W. line of Taylor Boulevard, a distance of 327.82 feet to the PLACE OF BEGINNING of this survey and containing 14.10 acres of land, more or less.

FINAL PLAT OF:

FULTON SHORES

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING A REPLAT OF 14.10 ACRES OF LAND EMBRACING A PORTION OF TRACTS "A", "B", "C", "D" AND "J", GIBBS ADDITION, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 25, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE NUMBER 386041, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100'

MAY 12, 2022



Planning & Zoning Commission

State of Texas
County of Aransas

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

This the ____ 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

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 X (or) is not located in a "Special Flood Hazard Area."

Flood Zone "X" & AE, Base Elevation N/A & 7',
Panel No. 0245G,
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.

Notes

- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett."
○ = Set 5/8" steel rebar F5/8" = Fnd. 5/8" steel rebar
B.L. = Building Line FCM = Fnd. Conc. Monument
U.E. = Utility Easement
All Interior Bldg. Lines are 5', unless otherwise shown.
- Directional Control based on NAD 83, Texas State Plane, South Central Zone.
- Total platted area contains 14.10 acres or 614,198 square feet of land.
Platted Lots = 482,807 square feet of land.
Private Drive/Access/U.E. = 141,391 square feet of land.
- Property falls within City Limits and must comply with all city codes, regulations and set backs.
- Lot 1, Block 4 is a Private Drive, Access & Utility Easement.

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. _____