CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

☑ Preliminary  ☒ Final  ☐ Re-plat  ☐ Amended Plat

SUBDIVISION NAME:  First Community Addition

APPLICANT:  First Community Bank
PHONE:  361-888-9310  ADDRESS:  416 North Water, Corpus Christi, TX 78401

(IF other than owner, attach a written authorization from owner.)

LICENSED SURVEYOR OR ENGINEER:  Gregory A. Hauger, RPLS  King & Petrus
ADDRESS:  500 W. Alton St., Sinton, TX  PHONE:  361-364-2622

LOCATION OF PROPOSED SUBDIVISION:  1115 E. Sinton St., Sinton, TX.

The undersigned hereby requests approval by the Planning and Zoning Commission of the above identified subdivision plat.

PRINTED NAME:  First Community Bank  DATE:  July 17, 2023

SIGNATURE OF APPLICANT OR AGENT:  [Signature]

FILING FEES:

Amended Plat  $200.00 plus actual engineering and legal costs.

Preliminary Plat
1 or 2 Family Residential  $200.00 plus $5.00 per lot plus actual engineering and legal costs.
Multifamily/Nonresidential  $200.00 plus actual engineering and legal costs.

Final Plat
1 or 2 Family Residential  $150.00 plus $5.00 per lot, plus actual engineering and legal costs.
Multifamily/Nonresidential  $150.00 plus $25.00 per acre, plus actual engineering and legal costs.
1 or 2 Family Re-plat  $150.00 plus $5.00 per lot, plus actual engineering and legal costs.
Multifamily/Nonresidential Re-Plat  $150.00 plus $25.00 per acre, plus actual engineering and legal costs.

Make check payable to the City of Sinton. Mail or bring application and filing fee to City Hall.
FIELD NOTES OF THE SURVEY OF A 2.027 ACRE TRACT OF LAND, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS 2.025 ACRES IN WARRANTED DEED WITH V LIEIN FROM WELLS FARGO BANK, NATIONAL ASSOCIATION, TO MORITZ INVESTMENT, L.L.C., RECORDED NOVEMBER 30, 2012, AS DOCUMENT NO. 623165 IN THE OFFICIAL RECORDS OF SAN PATRICIO COUNTY, TEXAS;

Said 2.027 acre tract being plotted as Lots 1 and 2 of First Community Addition as shown hereon;

Said 2.027 acre tract is situated in the Archibald Herron Survey, Abstract 166, San Patricio County, Texas; is located in the town of Sinton described by metes and bounds as follows:

Beginning at a 5/8" iron rod found in the north right-of-way line of East Sinton Street (Texas Highway 188, U.S. Highway 181) at the southwest corner of said 2.025 acre tract and the southeast corner of that tract described as 1.56 acres in Lease Agreement between Dave Odem, Lessor and Grace-Wearden Company, Lessee, dated December 15, 1966 and recorded as Document No. 344198 in the Deed Records of San Patricio County, Texas; for the northwest corner of said Lot 1 and the southeast corner of this survey;

Thenthence N 00° 31' 30" W, along the west line of said 2.025 acre tract, the east line of said 1.56 acre tract, the west line of said Lot 2, and the northwest corner of said Lot 1 and continuing along said 100.00 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set at the northeasterne corner of said Lot 1 and the northwest corner of said Lot 2, and the northwest corner of said Lot 1 and continuing along said 100.00 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set at the northeasterne corner of said Lot 1 and the northwest corner of said Lot 2, continuing along the northwest corner of said Lot 2 in, all, a distance of 325.04 feet in 5/8" iron rod with surveyor's cap stamped "RPLS 5639" found at the northwest corner of said 2.025 acre tract and the northwest corner of that tract of land described as 2.026 acres in the Real Property Records of San Patricio County, Texas; for the northeast corner of said Lot 2 and the northeast corner of this survey;

Thenthence S 89° 50' 32" E, along the south line of said 2.025 acre tract, the south line of said 2.026 acre tract, the east line of said Lot 2 and the east end of this survey, at 150.00 feet passing the northwest corner of that tract of land described as 0.517 acre in Warranty Deed from Sundburg Enterp, Inc., to James B. Monagle, recorded September 13, 1994 as File No. 425534 in the Real Property Records of San Patricio County, Texas; wherein iron rod found in the north line of said 0.517 acre tract bears N 89° 50' 24" E a distance of 1.1 feet, and continuing along the west line of 0.517 acre tract, in all, a distance of 325.41 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found in the north line of said Sinton Street, at the southeast corner of said 2.026 acre tract, the southwest corner of said 2.026 acre tract, and the southwest corner of said 0.517 acre tract, for the southeast corner of said Lot 2 and the southeast corner of this survey;

Thenthence S 89° 55' 35" W, along the south line of said 2.025 acre tract, the south line of said Lot 2, the right-of-way of said Sinton Street and the south line of this survey, at 171.44 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set for the southwest corner of said Lot 2 and the southeast corner of said Lot 1 and continuing, in all, a distance of 271.45 feet to the point of beginning containing 2.027 acres of land, more or less, subject to all easements of record.

STATE OF TEXAS
SAN PATRICIO COUNTY

FIELD NOTES OF THE SURVEY OF A 2.027 ACRE TRACT OF LAND, BEING ALL OF THAT TRACT OF LAND DESCRIBED AS 2.025 ACRES IN WARRANTED DEED WITH V LIEIN FROM WELLS FARGO BANK, NATIONAL ASSOCIATION, TO MORITZ INVESTMENT, L.L.C., RECORDED NOVEMBER 30, 2012, AS DOCUMENT NO. 623165 IN THE OFFICIAL RECORDS OF SAN PATRICIO COUNTY, TEXAS;

Said 2.027 acre tract being plotted as Lots 1 and 2 of First Community Addition as shown hereon;

Said 2.027 acre tract is situated in the Archibald Herron Survey, Abstract 166, San Patricio County, Texas; is located in the town of Sinton described by metes and bounds as follows:

Beginning at a 5/8" iron rod found in the north right-of-way line of East Sinton Street (Texas Highway 188, U.S. Highway 181) at the southwest corner of said 2.025 acre tract and the southeast corner of that tract described as 1.56 acres in Lease Agreement between Dave Odem, Lessor and Grace-Wearden Company, Lessee, dated December 15, 1966 and recorded as Document No. 344198 in the Deed Records of San Patricio County, Texas; for the northwest corner of said Lot 1 and the southeast corner of this survey;

Then thence N 00° 31' 30" W, along the west line of said 2.025 acre tract, the east line of said 1.56 acre tract, the west line of said Lot 2, and the northwest corner of said Lot 1 and continuing along said 100.00 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5619" found in the south right-of-way line of East Market Street, at the northwest corner of said 2.025 acre tract, for the northeast corner of said Lot 1 and the northeast corner of this survey;

Then thence N 89° 50' 32" E, along the north line of said 2.025 acre tract, the south right-of-way of said East Market Street, the north line of said Lot 1 and the north line of this survey, at 100.00 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set for the northeasterne corner of said Lot 1 and the northwest corner of said Lot 2, and continuing along the north line of said Lot 2, in all, a distance of 271.53 feet in 5/8" iron rod found at the northeast corner of said 2.025 acre tract and the northwest corner of that tract of land described as 2.026 acres in the Real Property Records of San Patricio County, Texas; for the northeast corner of said Lot 2 and the northeast corner of this survey;

Then thence S 00° 30' 38" E, along the east line of said 2.025, the west line of said 2.026 acre tract, the east line of said Lot 2 and the east end of this survey, at 150.00 feet passing the northwest corner of that tract of land described as 0.517 acre in Warranty Deed from Sundburg Enterp, Inc., to James B. Monagle, recorded September 13, 1994 as File No. 425534 in the Real Property Records of San Patricio County, Texas; wherein iron rod found in the north line of said 0.517 acre tract bears N 89° 50' 24" E a distance of 1.1 feet, and continuing along the west line of 0.517 acre tract, in all, a distance of 325.41 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found in the north line of said Sinton Street, at the southeast corner of said 2.026 acre tract, the southwest corner of said 2.026 acre tract, and the southwest corner of said 0.517 acre tract, for the southeast corner of said Lot 2 and the southeast corner of this survey;

Then thence S 89° 55' 35" W, along the south line of said 2.025 acre tract, the south line of said Lot 2, the right-of-way of said Sinton Street and the south line of this survey, at 171.44 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 5639" set for the southwest corner of said Lot 2 and the southeast corner of said Lot 1 and continuing, in all, a distance of 271.45 feet to the point of beginning containing 2.027 acres of land, more or less, subject to all easements of record.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE PLANNING / ZONING COMMISSION OF THE CITY OF SAN PATRICIO, PROVIDED, HOWEVER, THIS APPROVAL IS INEF FECTIVE AND NULL UNLESS THIS PLAT BE FILED WITH THE COUNTY CLERK WITHIN 60 DAYS OF THE DATE OF FILE.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, GRACIE ALANIZ-GONZALEZ, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ______ DAY OF 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF 2023 AT ______ O'CLOCK ______ IN THE AFTERNOON, AND Duly RECORDED IN DEEDS 2ND PAGE OF RECORDS FOR THE CITY OF SAN PATRICIO, COUNTY OF SAN PATRICIO, STATE OF TEXAS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT SINTON, TEXAS, THE DAY AND YEAR LAST WRITTEN.

GRACIE ALANIZ-GONZALEZ, COUNTY CLERK

BY: ________________ COUNTY, TEXAS

DEPL.
NOTES:

1. TOTAL PLATTED AREA CONTAINS 88,290 SQ. FT. (2.027 ACRES) OF LAND.
2. BY GRAPHICAL PLOTTING ONLY OF FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3045511 0275 E. CITY OF SINTON, EFFECTIVE DATE NOVEMBER 4, 2016, THIS PROPERTY IS IN ZONE "A", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. CONTACT LOCAL FLOODPLAIN ADMINISTRATOR FOR BASE FLOOD ELEVATIONS.
3. BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1927, SOUTH ZONE, BASED ON A GPS SURVEY.
4. POTABLE WATER AND SEWAGE DISPOSAL ARE PROVIDED BY THE CITY OF SINTON.
5. PROPERTY LIES WITHIN THE CITY LIMITS OF SINTON AND MUST COMPLY WITH ALL CITY CODES AND REGULATIONS.
6. THIS PROPERTY IS LOCATED IN ZONE C, COMMERCIAL DISTRICT.