

CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

Preliminary

Final

Re-plat

Amended Plat

SUBDIVISION NAME: CenterPoint Energy Sinton District Office

APPLICANT: CenterPoint Energy Resources Corp. PHONE: 713-207-0430

ADDRESS: 1111 Louisiana St., Houston TX 77002

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

LICENSED SURVEYOR OR ENGINEER: COY ARMSTRONG, P.E.

ADDRESS: 1020 NE LOOP 410, SUITE 800, PHONE: 210-964-2634
San Antonio, TX 78209

LOCATION OF PROPOSED SUBDIVISION: 7393 HWY 77 BUS, SINTON, TX 78387

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

PRINTED NAME: Crystal Shrader DATE: 7/24/25

Agent & Attorney-in-Fact

SIGNATURE OF APPLICANT OR AGENT: Crystal P Shrader

DocuSigned by:

Crystal P Shrader

2692317E28DE401...

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.

LETTER OF TRANSMITTAL



1020 NE Loop 410, Suite 800
San Antonio, Texas 78209

<input type="checkbox"/> Regular USPS	<input type="checkbox"/> FedEx	<input type="checkbox"/> Courier from WGA	<input type="checkbox"/> End of Day
<input type="checkbox"/> Certified USPS	<input checked="" type="checkbox"/> Overnight	<input type="checkbox"/> Courier to WGA	<input type="checkbox"/> Expedited

Date: 7/29/2025

Project No: 00134-133-004

To:
John D. Hobson
City of Sinton City Hall
301 East Market Street, Sinton, TX 78387

Attn: John D. Hobson

Phone Number: 361-364-2381

Email Address: sintonmanager@sintontexas.org

Re: Subdivision Plat – CenterPoint Energy Sinton District Office

Design Summary Notes:

Drainage: Onsite drainage to comply with TxDOT requirements.

Sanitary Facilities: Public on-site lift station and off-site force main currently being coordinated and designed alongside the City of Sinton. (See attached exhibit)

Water Supply Proposed: Proposed site to require 3 total taps to 6" water main. Off-site 6" water main extension currently being coordinated with City of Sinton. (See attached exhibit)

Owner Name: CenterPoint Energy
Address: 1111 Louisiana St., Houston TX 77002

Engineer Name: Coy Armstrong, P.E.
Address: 1020 NE Loop 410, Suite 800, San Antonio TX 78209

Surveyor Name: Mark Henry Tooke, R.P.L.S
Address: 4901 E End Blvd S, Marshall, TX 75672

Quantity	Description
3	18"x24" Plain Paper - Subdivision Plat- CenterPoint Energy Sinton District Office
3	Letter of Transmittals
1	USB Device contains the following: <ol style="list-style-type: none"> 1. PDF of "2025.07.29 - Subdivision Plat- CenterPoint Energy Sinton District Office" 2. CAD DWG called "Sinton CenterPoint Plat DWG"
1	2024 Property Tax Statement
1	Property Tax Receipt
1	Check to City of Sinton for Preliminary and Final Plat Application Fees

Joseph Lebron, E.I.T, Design Engineer
 Ward, Getz & Associates, PLLC

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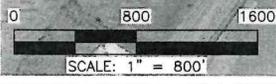
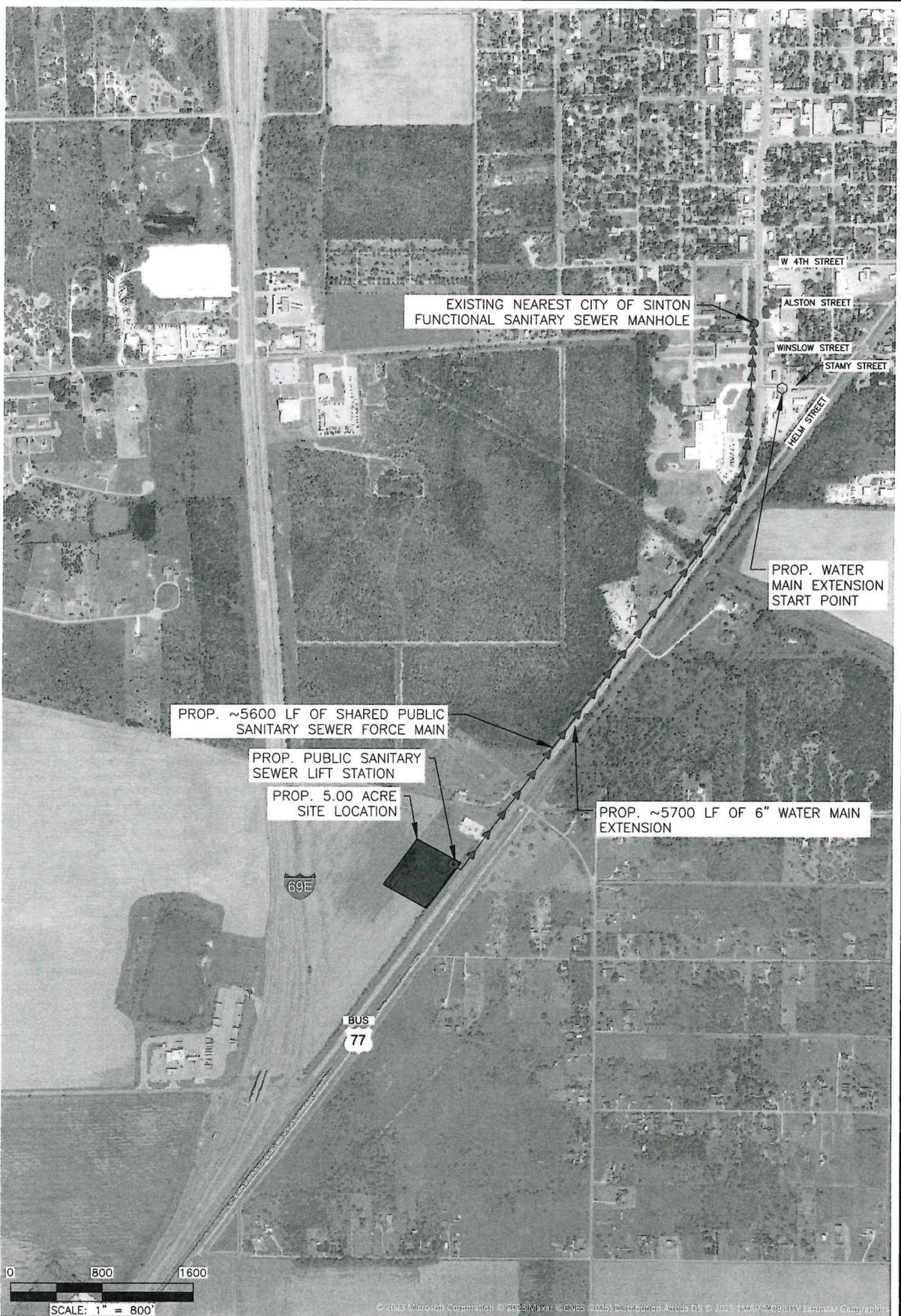
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EXHIBIT TITLE:	PROPOSED PUBLIC UTILITY EXTENSIONS EXHIBIT
LOCATION:	7555 U.S. 77, Sinton, TX
DATE ISSUED:	July 29, 2025



WGA
 TEXAS REGISTERED ENGINEERING FIRM F-9756
 1020 NE Loop 410, Suite 800
 San Antonio, Texas 78209
 210-585-3700

LETTER OF TRANSMITTAL



1020 NE Loop 410, Suite 800

San Antonio, Texas 78209

Regular USPS

Certified USPS

FedEx

Overnight

Courier from WGA

Courier to WGA

End of Day

Expedited

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2024 TAX STATEMENT



MARCELA G. THORMAEHLEN, PCC
 SAN PATRICIO COUNTY TAX-ASSESSOR COLLECTOR
 P.O. BOX 280
 SINTON, TEXAS 78387

Certified Owner:

MORGAN WK JR ETAL & DENNIS WEEDEN TRUST
 JOSEPH ALVIN WEEDEN TRUSTEE
 906 HEDGESTONE DR
 SAN ANTONIO, TX 78258

Legal Description:

M MCCAULEY SUR ABST 13 (12.148 ACRES)

Account No: 55271

Appr. Dist. No.: 213900130000019

Legal Acres: 12.1480

Parcel Address: HWY 77

As of Date: 05/27/2025

Print Date: 05/27/2025

Print By: ACT_INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$39,810	\$0	\$39,810	\$39,810	\$0	\$0	\$39,810	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
SAN PATRICIO COUNTY	\$39,810	OSP	\$35,595.00	\$4,215	0.3153690	\$13.29
COUNTY SPECIAL (ROAD & BR	\$39,810	OSP	\$35,595.00	\$4,215	0.0804110	\$3.39
SINTON ISD	\$39,810	OSP	\$35,595.00	\$4,215	1.2352000	\$52.06
SAN PATRICIO DRAINAGE DIS	\$39,810	OSP	\$35,595.00	\$4,215	0.0500000	\$2.11

Total Tax: \$70.85
 Total Tax Paid to date: \$70.85
 Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

06/02/2025 13%	06/30/2025 15%	07/31/2025 18 + up to 20%	09/01/2025 19 + up to 20%	09/30/2025 20 + up to 20%	10/31/2025 21 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/01/2025 22 + up to 20%	12/31/2025 23 + up to 20%	02/02/2026 24 + up to 20%	03/02/2026 25 + up to 20%	03/31/2026 26 + up to 20%	04/30/2026 27 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

SINTON ISD 2024 M&O .75520000 I&S .48000000 Total 1.2352000 2023 M&O .75750000 I&S .48000000 Total 1.2375000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.75

Print Date: 05/27/2025

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MARCELA G. THORMAEHLEN, PCC
 SAN PATRICIO COUNTY TAX-ASSESSOR COLLECTOR
 P.O. BOX 280
 SINTON, TEXAS 78387
 (361) 364-9373



55271
 MORGAN WK JR ETAL & DENNIS WEEDEN TRUST
 JOSEPH ALVIN WEEDEN TRUSTEE
 906 HEDGESTONE DR
 SAN ANTONIO, TX 78258

AMOUNT PAID:

\$ _____



MARCELA G. THORMAEHLEN, PCC
 SAN PATRICIO COUNTY TAX-ASSESSOR COLLECTOR
 P.O. BOX 280
 SINTON, TEXAS 78387

Certified Owner:

MORGAN WK JR ETAL & DENNIS WEEDEN TRUST
 JOSEPH ALVIN WEEDEN TRUSTEE
 906 HEDGESTONE DR
 SAN ANTONIO , TX 78258

Legal Description:

M MCCAULEY SUR ABST 13 (12.148 ACRES)

Parcel Address: HWY 77
 Legal Acres: 12.1480

Remit Seq No: 57498528
 Receipt Date: 11/04/2024
 Deposit Date: 11/04/2024
 Print Date: 05/27/2025 10:54 AM
 Printed By: WEB USER

Appr. Dist. No.: 213900130000019

Deposit No: 11042024CGC
 Validation No: 900000071217702
 Account No: **55271**
 Operator Code: CINDYCAR

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2024	San Patricio County	TL	4,215	0.315369	13.29	0.00	0.00	13.29
2024	County Special (Road & Bridge)	TL	4,215	0.080411	3.39	0.00	0.00	3.39
2024	Sinton Isd	TL	4,215	1.235200	52.06	0.00	0.00	52.06
2024	San Patricio Drainage District	TL	4,215	0.050000	2.11	0.00	0.00	2.11
					\$70.85	\$0.00	\$0.00	\$70.85

> - -

- - <

Check Number(s):
 8207

PAYMENT TYPE:

Checks: \$70.85

Exemptions on this property:

OPEN SPACE 1-D-1

Total Applied: \$70.85

Change Paid: \$0.00

Account No: 55271
PAYER
 DENNIS A WEEDEN
 OR NANCY K WEEDEN
 9047 COUNTY RD 2226
 TAFT , TX 78390-8090

BLOCK ONE, LOT 2
CALLED 2.719 ACRES
JCL ADDITION
FILE NO. 712353

STATE OF TEXAS
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF LOT 1, BLOCK 1, OF CENTERPOINT ENERGY SINTON IS APPROVED ON BEHALF OF THE CITY PLANNING AND ZONING COMMISSION

THIS THE ____ DAY OF _____, 20__

SECRETARY

CHAIRPERSON, PLANNING AND ZONING

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, GRACIE ALANIZ-GONZALES, CLERK OF THE COUNTY COURT OF SINTON, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF LOT 1, BLOCK 1, XXX, DATED THE ____ OF _____, 20__ AT ____ O'CLOCK ____ M., AND DULY RECORDED IN ENVELOPE _____, TUBE _____ MAP RECORDS.

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

NO. _____
FILED FOR RECORD

GRACIE ALANIZ-GONZALES
CLERK OF THE COUNTY COURT
SAN PATRICIO COUNTY

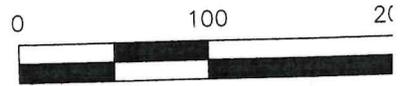
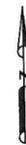
AT ____ O'CLOCK ____ M.
_____, 20__

BY: _____
DEPUTY

BY: _____
DEPUTY

SUBDIVISION PLAT C
CENTERPOINT ENERGY SINTON DISTRICT
LOT 1, BLOCK 1

BEING 5.00 ACRES OF LAND BEING PART OF A CALLED 312.136 ACRES TRUSTEE, RECORDED IN VOL. 71, PG. 148, THE MALCOLM MCAULEY SURVEY, A-13, SAN PATRICIO COUNTY, TEXAS



SCALE: 1" = 100'



WARD, GETZ & ASSOCIATES, P.C.
TEXAS REGISTERED ENGINEERING FIRM F-0000000000

1020 NE Loop 410, Suite 800
San Antonio, Texas 78209
210.585.3700

DATE OF PREPARATION: 7/29/20

