

120089

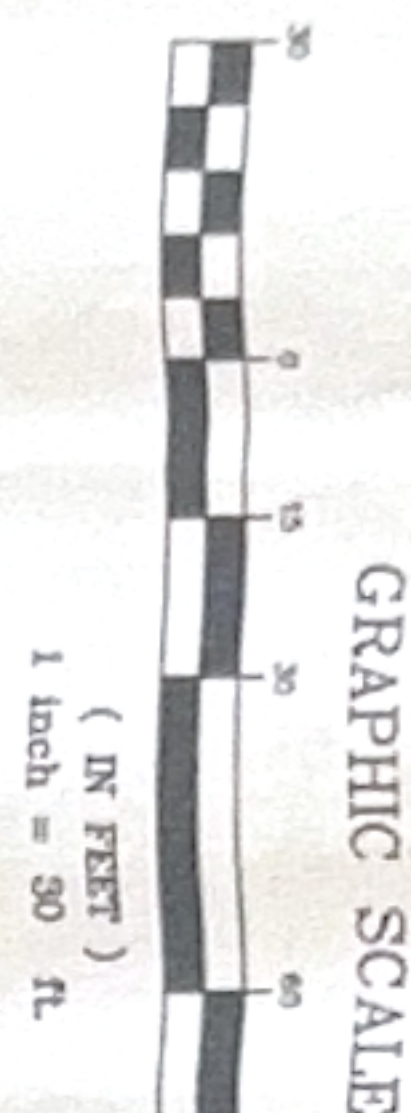
568-B

FRED JACK SUBDIVISION NO. 1

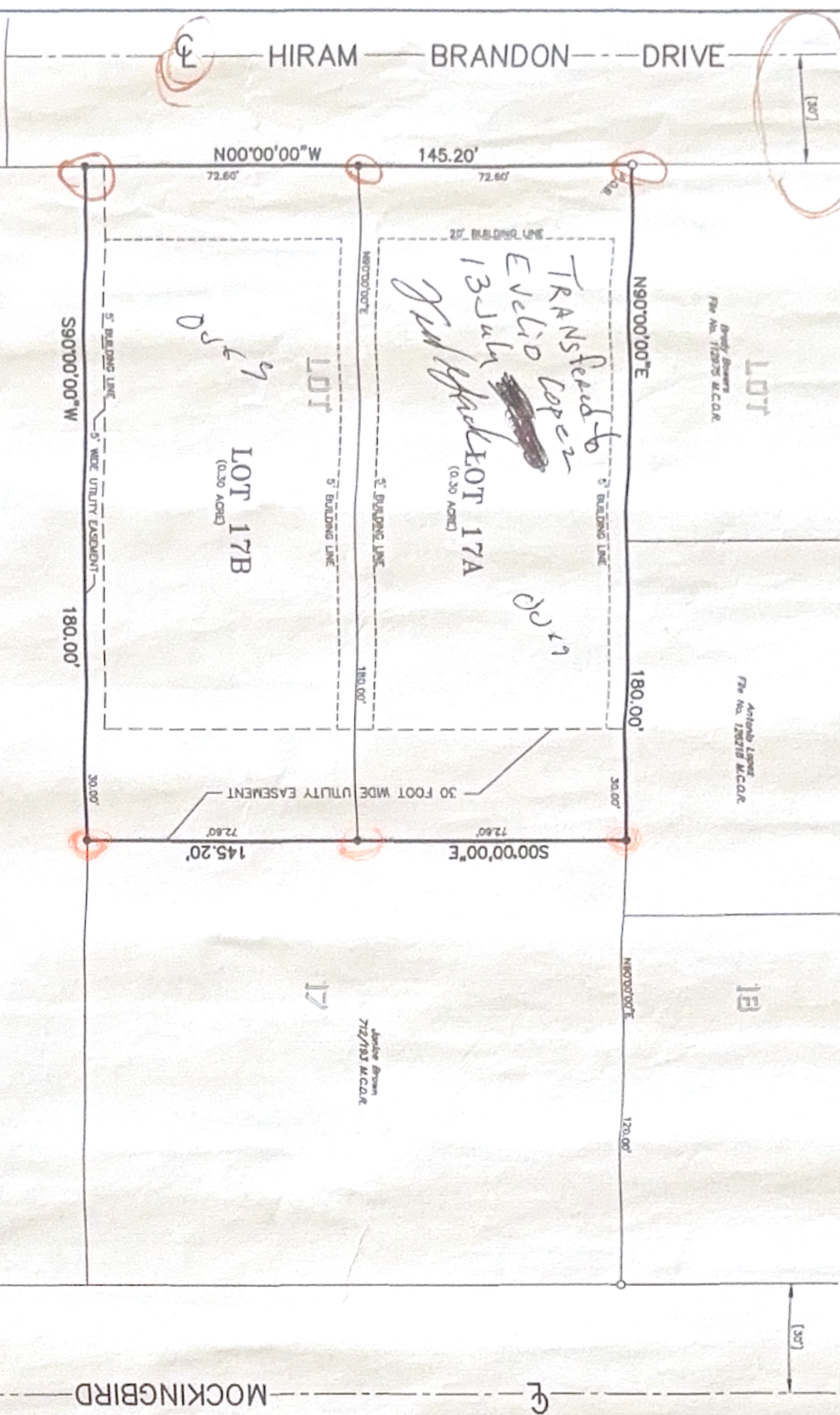
0.60 ACRE SUBDIVISION

 REPEAT OF THE WEST 180.00 FEET OF LOT 17 OF THOMPSON PLACE SUBDIVISION
 RECORDED IN 2/41 M.C.P.R.


MUNITY MAP



- LEGEND**
- EXISTING 5/8" IRON ROD
 - SET 5/8" IRON ROD WITH PLATE
 - M.C.P.R. MATAGORDA COUNTY DEED RECORDS
 - M.C.P.R. MATAGORDA COUNTY OFFICIAL RECORDS
 - P.O.B. POINT OF BEGINNING
 - [] PLAT ON DEED CALL



CITY CLERK CERTIFICATE
 STATE OF TEXAS
 COUNTY OF MATAGORDA

I, THE UNDERSIGNED DO HEREBY ACCEPT THE FOREGOING PLAT AS A CORRECT SUBDIVISION OF 0.60 ACRE OF LAND OUT OF THE CLUSA HALL LEAGUE, MATAGORDA COUNTY, TEXAS, AND I HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 09th DAY OF August 2017.

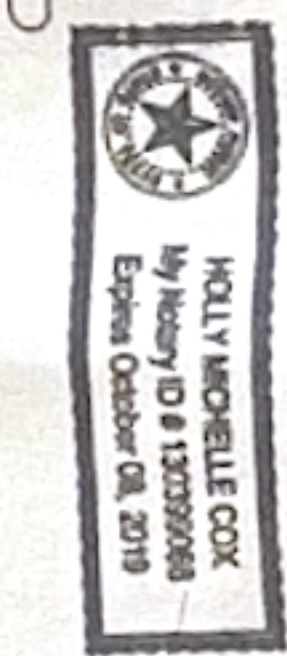
[Signature]
 CITY CLERK

CITY CLERK CERTIFICATE
 STATE OF TEXAS
 COUNTY OF MATAGORDA

I, THE UNDERSIGNED DO HEREBY ACCEPT THE FOREGOING PLAT AS A CORRECT SUBDIVISION OF 0.60 ACRE OF LAND OUT OF THE CLUSA HALL LEAGUE, MATAGORDA COUNTY, TEXAS, AND I HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 09th DAY OF August 2017.

[Signature]
 CITY CLERK



CITY CLERK CERTIFICATE
 STATE OF TEXAS
 COUNTY OF MATAGORDA

I, THE UNDERSIGNED DO HEREBY ACCEPT THE FOREGOING PLAT AS A CORRECT SUBDIVISION OF 0.60 ACRE OF LAND OUT OF THE CLUSA HALL LEAGUE, MATAGORDA COUNTY, TEXAS, AND I HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 09th DAY OF August 2017.

[Signature]
 CITY CLERK

CITY CLERK CERTIFICATE
 STATE OF TEXAS
 COUNTY OF MATAGORDA

I, THE UNDERSIGNED DO HEREBY ACCEPT THE FOREGOING PLAT AS A CORRECT SUBDIVISION OF 0.60 ACRE OF LAND OUT OF THE CLUSA HALL LEAGUE, MATAGORDA COUNTY, TEXAS, AND I HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 13th DAY OF Sept 2017.

[Signature]
 CITY CLERK



CITY CLERK CERTIFICATE
 STATE OF TEXAS
 COUNTY OF MATAGORDA

I, THE UNDERSIGNED DO HEREBY ACCEPT THE FOREGOING PLAT AS A CORRECT SUBDIVISION OF 0.60 ACRE OF LAND OUT OF THE CLUSA HALL LEAGUE, MATAGORDA COUNTY, TEXAS, AND I HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 20th DAY OF August 2017.

[Signature]
 CITY CLERK

CITY CLERK CERTIFICATE
 STATE OF TEXAS
 COUNTY OF MATAGORDA

I, THE UNDERSIGNED DO HEREBY ACCEPT THE FOREGOING PLAT AS A CORRECT SUBDIVISION OF 0.60 ACRE OF LAND OUT OF THE CLUSA HALL LEAGUE, MATAGORDA COUNTY, TEXAS, AND I HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 20th DAY OF August 2017.

[Signature]
 CITY CLERK

FINAL PLAT
FRED JACK SUBDIVISION NO. 1
 LOT 17A AND LOT 17B
 ELISHA HALL LEAGUE, A-45, MATAGORDA COUNTY, TEXAS

G & W ENGINEERS, INC.
 ENGINEERING • SURVEYING • PLANNING
 205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
 TBPUS FIRM NO.: 10022100
 (361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

DRAWN BY:	J.H.D.
CHECKED BY:	H.A.D.
DATE:	JULY 10, 2017
SCALE:	1" = 30'

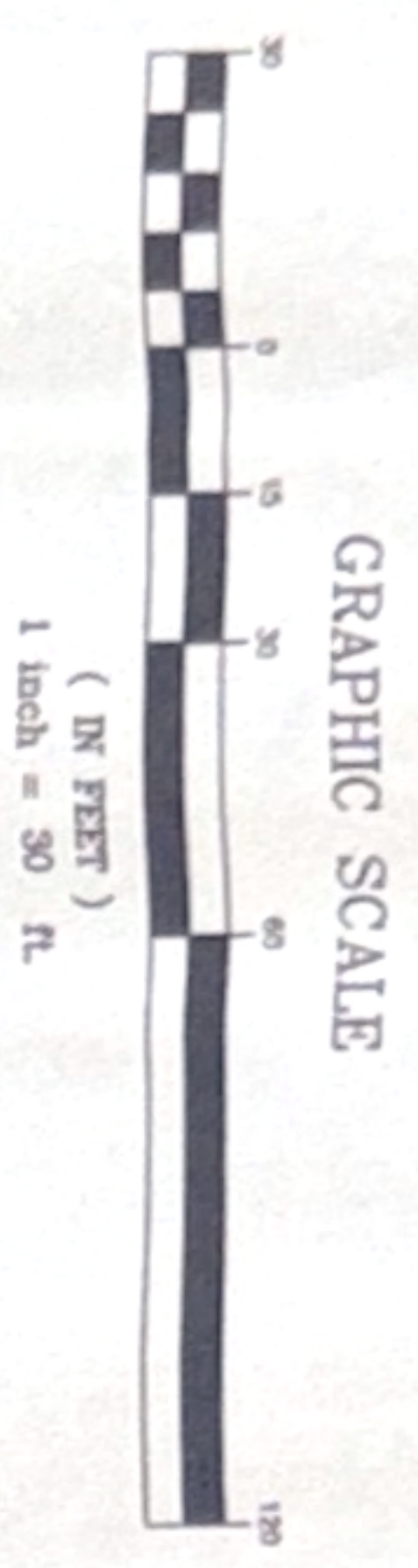
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JOB NO.:	6415-002
SHEET NO.:	1 OF 1

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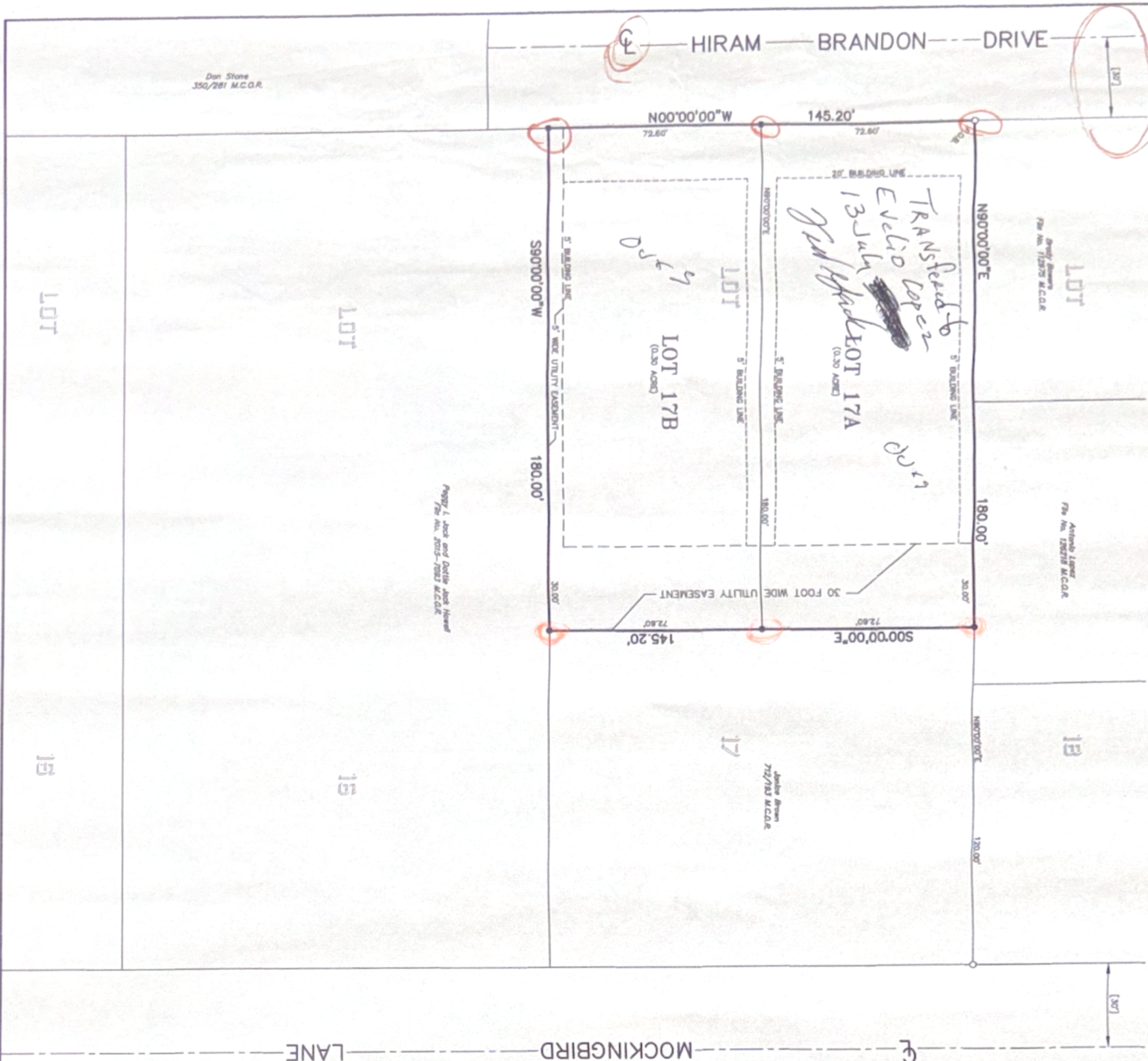
568-B

FRED JACK SUBDIVISION NO. 1

0.60 ACRE SUBDIVISION
REPLAT OF THE WEST 180.00 FEET OF LOT 17 OF THOMPSON PLACE SUBDIVISION
RECORDED IN 2/41 M.C.P.R.



- LEGEND**
- EXISTING 5/8" IRON ROD
 - SET 5/8" IRON ROD WITH PLASTER CAP
 - M.C.P.R. MATAGORDA COUNTY DEED RECORDS
 - P.O.B. MATAGORDA COUNTY OFFICIAL RECORDS
 - () PLAT OR DEED CALL



CERTIFICATE OF CORRECTION
STATE OF TEXAS
COUNTY OF MATAGORDA
I, THE UNDERSIGNED DO HEREBY ADOPT THE FOREGOING PLAT AS A CORRECT SUBDIVISION OF 0.60 ACRE OF LAND OUT OF THE ELISHA HALL LEAGUE, ABSTRACT NO. 45 OF MATAGORDA COUNTY, TEXAS, AND I HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREOF.

Fred Jack
DATE 09 Aug 2017

STATE OF TEXAS
COUNTY OF MATAGORDA
I, Fred Jack, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
GIVEN UNDER HAND AND SEAL OF OFFICE THIS 9th DAY OF August 2017.
NOTARY PUBLIC, STATE OF TEXAS



CITY ADMINISTRATION APPROVAL
STATE OF TEXAS
COUNTY OF MATAGORDA
ON BEHALF OF THE CITY OF BAY CITY, TEXAS, I HEREBY CERTIFY THAT THIS UNLOR PLAT OF FRED JACK SUBDIVISION NO. 1 WAS APPROVED IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON, AND THAT THE RECORDATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY OF BAY CITY, AND PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF MATAGORDA COUNTY WITHIN SIX MONTHS.
[Signature]
DAVID BROOKS, MAYOR
CITY OF BAY CITY
STATE OF TEXAS
[Signature]
DAVID HOLMIST, CITY SECRETARY
CITY OF BAY CITY
STATE OF TEXAS

COUNTY CLERK, CERTIFICATE
STATE OF TEXAS
COUNTY OF MATAGORDA
I, JANEET HOGG, CLERK OF THE COUNTY CLERK OF MATAGORDA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS APPROVED BY CITY COUNCIL OF THE CITY OF BAY CITY ON THE 13 DAY OF Sept, 2017 AS 568-B Slide
GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF Sept, 2017.
[Signature]
COUNTY CLERK *Dorita Townsend*



PROPERTY DESCRIPTION
0.60 ACRE

STATE OF TEXAS
COUNTY OF MATAGORDA
ALL OF THAT CERTAIN TRACT OR PARCEL CONTAINING 0.60 ACRE SITUATED IN THE ELISHA HALL LEAGUE, ABSTRACT NO. 45 OF MATAGORDA COUNTY, TEXAS AND BEING A PART OF LOT 17 OF THOMPSON PLACE SUBDIVISION RELATIVE TO THE PLAT RECORDED IN VOLUME 2, PAGE 41 OF THE MATAGORDA COUNTY PLAT RECORDS AND ALSO BEING THE SAME PROPERTY DESCRIBED IN MATAGORDA COUNTY DEED DATED NOVEMBER 18, 2015 FROM TRINITY AFFORDABLE HOUSING, LLC TO FRED JACK RECORDED IN FILE NO. 20150704 OF THE MATAGORDA COUNTY OFFICIAL RECORDS. THIS 0.60 ACRE IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN EXISTING 58 INCH IRON ROD LOCATED IN THE EAST LINE OF HIRAM BRANDON DRIVE AND AT THE SOUTHWEST CORNER OF LOT 18 OF THE ABOVE REFERENCED SUBDIVISION AND AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 17 AND AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO BARRY CAULFIELD IN DEED RECORDED ON FILE NO. 112075 OF THE MATAGORDA COUNTY OFFICIAL RECORDS AND AT THE NORTHEAST CORNER OF THE FRED JACK TRACT REFERENCED ABOVE FOR THE NORTHEAST CORNER OF THIS 0.60 ACRE BEING DESCRIBED:
THENCE NORTH 87°00'00" EAST, CROSSING LOT 17 WITH THE EAST LINE OF THE SAND BROWN TRACT AND LOT 17 AND THE SOUTHWEST CORNER OF THE BROWN TRACT AND THE NORTH LINE OF THE FRED JACK TRACT AND IN PART WITH THE SOUTHWEST CORNER OF A TRACT CONVEYED TO ANTHONY LOWMEY IN DEED RECORDED IN FILE NO. 125214 OF THE MATAGORDA COUNTY OFFICIAL RECORDS, A DISTANCE OF 180.00 FEET TO A 58 INCH IRON ROD WITH PLASTIC CAP SET AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO JAMES BROWN IN DEED RECORDED IN VOLUME 712, PAGE 180 OF THE MATAGORDA COUNTY DEED RECORDS FOR THE NORTHEAST CORNER OF THIS 0.60 ACRE BEING DESCRIBED FROM WHICH AN EXISTING 58 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF LOT 17 AND AT THE SOUTHWEST CORNER OF LOT 18 BEARS NORTH 87°00'00" EAST A DISTANCE 120.00 FEET;
THENCE SOUTH 87°00'00" EAST, CROSSING LOT 17 WITH THE EAST LINE OF THE SAND BROWN TRACT AND THE WEST LINE OF THE SAND FRED JACK TRACT, A DISTANCE OF 145.20 FEET TO A 58 INCH IRON ROD SET IN THE NORTH LINE OF A LOT 18 AND IN THE SOUTH LINE OF LOT 17 AND IN THE NORTH LINE OF A TRACT CONVEYED TO FRED JACK, ET AL, RECORDED IN FILE NO. 20150704 OF THE MATAGORDA COUNTY OFFICIAL RECORDS AND AT THE SOUTHWEST CORNER OF THE SAND BROWN TRACT AND AT THE SOUTHEAST CORNER OF THE SAND FRED JACK TRACT FOR THE SOUTHEAST CORNER OF THIS 0.60 ACRE BEING DESCRIBED.

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY THAT THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF BAY CITY, TEXAS HAS APPROVED THIS UNLOR PLAT AND SUBDIVISION OF FRED JACK SUBDIVISION NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON AND APPROVES THE RECORDING OF THIS PLAT THIS 13th DAY OF August, 2017.
[Signature]
BARRY CAULFIELD, DIRECTOR OF PUBLIC WORKS

- NOTES:**
1. THIS PLAT LIES WITHIN THE CITY OF BAY CITY
 2. ALL UTILITY EASEMENTS SHOWN HEREON ARE FOR PRIVATE USE ONLY.

[Signature]
G & W ENGINEERS, INC.
HENRY A. DANVISH
PROFESSIONAL
LAND SURVEYOR
NO. 5088

