1. 5:30 P.M. Planning And Zoning Commission Meeting

Documents:

MEETING PACKET.PDF
AGENDA
CITY OF SINTON
PLANNING AND ZONING COMMISSION
DATE: June 18, 2024 TIME: 5:30 P.M.
CITY HALL

Notice is hereby given that the Sinton Planning and Zoning Commission Meeting will be held on June 18, 2024 at 5:30 p.m. in the Council Chambers, City Hall, 301 East Market Street, Sinton, Texas. The items below are placed on the agenda for discussion and/or action:

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meeting.

A. CALL TO ORDER
B. ROLL CALL
   _____ William Zagorski
   _____ Pennie Parker
   _____ Pam Mathis
   _____ Joe Gonzales
   _____ Gerard Galloway
   _____ John Hobson, City Manager
   _____ Desiree Voth, City Attorney
   _____ Cathy Duhart, City Secretary
   _____ Angela Montemayor, Utility Clerk

C. PUBLIC HEARING

Public Hearing on an application filed by San Patricio County, requesting a re-zoning of 1300 East Sinton Street (Highway 188), Sinton, Texas; Legal Description: 32.71 Acres out of the Archibald Herron A-166. The rezoning will be from Agricultural District to Commercial District (C), for the development of a new justice center.

D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Planning and Zoning Meeting held on April 29, 2024.

2. Discussion and action on an application filed by San Patricio County, requesting a re-zoning of 1300 East Sinton Street (Highway 188), Sinton, Texas; Legal Description: 32.71 Acres out of the Archibald Herron A-166. The rezoning will be from Agricultural District to Commercial District (C), for the development of a new justice center.

3. Discussion and action on an application for a preliminary plat filed by Urban Engineering on behalf of San Patricio County for the property located at 1300 East Sinton (Hwy 188). Legal Description: 32.71 Acres out of the Archibald Herron A-166.
4. Discussion and action on an application for a final plat filed by Urban Engineering on behalf of San Patricio County for the property located at 1300 East Sinton (Hwy 188). Legal Description: 32.71 Acres out of the Archibald Herron A-166.

5. Discussion and action on an application for a re-plat submitted by Patricia Marion for the property located at 222 Hazen Avenue, Sinton, Texas.

E. ADJOURNMENT

Executive Session: The Planning and Zoning Commission of the City of Sinton reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations, vote or final action about competitive matters of the public power utility), and 551.087 (Economic Development).

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Sinton official website, www.sintontexas.org and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting, in compliance with Chapter 551, Texas Government Code.

Cathy Duhart, City Secretary

Date and Time posted: 6/12/2021 by 5pm Taken Down: ________________ am/pm

Notice of Assistance at the Public Meetings: The City Council Chamber is wheelchair accessible. Persons with special needs who plan to attend this meeting and who may need assistance should contact City Hall at 361-364-2381 two (2) days prior to the meetings so that appropriate arrangements can be made.
APPLICATION FOR ZONING CHANGE

APPLICANT: San Patricio County, Texas

ADDRESS: 400 W. Sinton Street, Sinton, Texas 78387

PHONE: (361)364-9300

AGENT OR ATTORNEY: Urban Engineering

ADDRESS: 2725 Swantner Drive, C.C. TX 70404

PHONE: (361)339-2078 (Xavier Galvan)

PROPERTY ADDRESS: Highway 188, Sinton, Texas 78387

LEGAL DESCRIPTION: 32.71 Acres out of the Archibald Herron A-166

CURRENT ZONING: A - Agricultural District PROPOSED ZONING: C - Commercial District

REASON FOR REQUEST: for the development of a new justice center.

PRINTED NAME: Xavier Galvan for Urban Engineering DATE: 4/17/2024

SIGNATURE OF APPLICANT OR AGENT:

FILING FEE: $200.00 plus actual engineering and legal costs

Make check payable to the City of Sinton. Mail or bring application and filing fee to:

City Secretary
City Hall
301 E. Market
Sinton, Texas 78387
(361) 364-2381
CITY OF SINTON
PLANNING AND ZONING COMMISSION MEETING
April 29, 2024
5:30 p.m.   City Hall

Members Present:  William Zagorski  Chairperson
                  Pennie Parker           Board Member
                  Pam Mathis              Board Member
                  Joe Gonzales            Board Member
                  Gerard Galloway        Board Member

Staff Present:    John Hobson          City Manager
                  Desiree Voth           City Attorney
                  Cathy Duhart          City Secretary
                  Angela Montemayor     Utility Clerk

Citizens Present: Maureen Stevens

William Zagorski called the meeting to order at 5:30 p.m. and City Secretary Cathy Duhart called the roll.

Public Hearing: Public Hearing on an application filed by Rudy Davila, on behalf of the Grace Lutheran Church, requesting a re-zoning of 121 West George Street, Sinton, Texas; Legal Description: Block 1 Lots 5-9, J H Mynier Addn. The rezoning will be from Residential District-Multi-Family (R-2) to Commercial District (C).

William Zagorski opened the Public Hearing at 5:30 p.m.

Rudy Davila was present and advised that he had been cooking and doing a lot of functions there at the church hall, and they want to be able to use the kitchen to prepare plates for different organizations. No one will eat there and there will be no high traffic. Maureen Stevens advised that she lives in that area and once the zoning becomes commercial, how does that affect the church. Mr. Hobson advised that the reason for the request is that you cannot have a commercial kitchen, restaurant or a catering business operate in a residential district. Churches are not really bound to a zoning requirement and can operate in any zone, but cannot have commercial type operations unless it’s zoned commercial. Once the property is zoned commercial, it is zoned commercial. Some discussion ensued regarding the church allowing them to use the kitchen for his business, it still being the church’s decision to allow any commercial activity on the property, the parsonage not sitting on the same lot as the church, a commercial business cannot be operated in a residential zone, if there is anything like a temporary permit (no), once the change happens the insurance policy will change from the church (residential nonprofit) to a commercial policy which will increase the cost of the policy (will be a substantial difference).

Joe Gonzales came in at 5:36 p.m.
William Zagorski closed the Public Hearing at 5:44 p.m.

**Action Items for Consideration:**

1. **Action on the minutes from the Planning and Zoning Meeting held on March 16, 2024.**

   Pennie Parker made the motion to approve the minutes from the Planning and Zoning Commission Meeting held on March 4, 2024. The second was made by Pam Mathis. The motion carried 5-0.

2. **Action on an application filed by Rudy Davila, on behalf of the Grace Lutheran Church, who is requesting a re-zoning of 121 West George Street, Sinton, Texas; Legal Description: Block 1 Lots 5-9, J H Mynier Addn. The rezoning will be from Residential District-Multi-Family (R-2) to Commercial District (C).**

   William Zagorski made the motion to approve the application filed by Rudy Davila on behalf of Grace Lutheran Church for the rezoning of 121 West George from Residential District-Multi-Family (R-2) to Commercial District. The second was made by Pam Mathis. The vote was 2 Ayes and 3 Nays. Aye: Gerad Galloway, William Zagorski; Nays: Joe Gonzales, Pam Mathis, and Pennie Parker. The motion did not pass 2-3.

   The motion to adjourn was made by Pennie Parker. The second was made by Pam Mathis. The motion carried 5-0. Meeting adjourned.

Attest: ____________________________

City Secretary Cathy Duhart

Chairperson
CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

☐ Preliminary  ☑ Final  ☐ Re-plat  ☐ Amended Plat

SUBDIVISION NAME: San Patricio County Justice Center

APPLICANT: San Patricio County, Texas  PHONE: (361)364-9300
ADDRESS: 400 W. Sinton Street, Sinton, Texas 78387

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

LICENSED SURVEYOR OR ENGINEER: Urban Engineering
ADDRESS: 2725 Swaner Drive, C.C. TX 78404  PHONE: (361)339-2078 (Xavier Galvan)

LOCATION OF PROPOSED SUBDIVISION: Highway 188, Sinton, Texas 78387

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

PRINTED NAME: Xavier Galvan for Urban Engineering  DATE: 4/18/2024

SIGNATURE OF APPLICANT OR AGENT: 

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.

301 East Market Street, Sinton, Texas 78387 (361)364-2381, (361)364-3781 fax city1335@sintontexas.org (email) www.sintontexas.org
Notes:

1. Total platted area contains 32.71 Acres of Land.


3. Existing Flood Map, by graphic plotting only, this property is currently in Zones "X" and "X (Shaded)" of the Flood Insurance Rate Map, Community Map Number 48409C 0275 E, County of San Patricio, Texas, which bears an effective date of November 04, 2016 and is not in a Special Flood Hazard Area.

Fieldnotes for a 32.71 Acre Tract of Land, being a portion of a 514.98 Acre Tract as described by deed in Volume 109, Page 435, of the Deed Records of San Patricio County, Texas, and being a portion of a 130.909 Acre Tract as described as Tract A in a Special Warranty Deed, recorded in Document No. 723428, Official Public Records of San Patricio County, Texas; said 32.71 Acre Tract more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the South Right-of-Way line of Texas Highway 188, a public roadway commonly called East Sinton Street, for the Northeast corner of the said 130.909 Acre Tract and this Tract;

Thence, South 00°08'58" East, with the East boundary line of the said 130.909 Acre Tract, at 390.02 Feet pass a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, being a corner of the said 130.909 Acre Tract, continuing over and across the said 130.909 Acre Tract a total distance of 1900.02 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found being an inner ell corner of the said 130.909 Acre Tract and for the Southeast corner of this Tract;

Thence, North 89°43'09" West, over and across the said 130.909 Acre Tract, 750.00 Feet to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set for the Southwest corner of this Tract;
SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
COUNTY OF SAN PATRICIO §

KNOW ALL BY THESE PRESENTS:

THAT, Somerset Land Company, LLC ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash, and other good and valuable consideration in hand paid to Grantor by Grantee (hereafter defined), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto San Patricio County, Texas ("Grantee"), the following described property (the "Property"):

a. **Land.** The real property (the "Land") located in San Patricio County, Texas, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

b. **Improvements.** Grantor's right, title and interest in any improvements located on the Land.

c. **Rights and Appurtenances.** The benefits, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and an undivided interest of Grantor in and to roads and rights-of-way adjacent to the Land.

1. **Qualifications.** This conveyance is made and accepted, however, subject to the following qualifications (the "Qualifications"):

   a. **Exceptions.** Any and all restrictive covenants, easements, and mineral interests, if any, held or owned by others, listed on Exhibit B relating to the Property described herein, but only to the extent they are still in effect.

   b. **Laws and Regulations.** All laws and regulations affecting the Property, including zoning laws, platting laws, environmental laws and municipal and governmental ordinances and regulations, relating to the Property.

   c. **Taxes.** The liens for all governmental assessments, standby fees and ad valorem taxes for the year 2023, prorated from the date hereof, the payment of which is hereby
assumed by Grantee, together with the lien for subsequent assessments for prior years due to change in land usage or ownership.

2. "As Is". All of the following provisions are subject to and conditioned upon the satisfaction of Grantor's development obligations in the Unimproved Property Contract between Grantor and Grantee, dated September 28, 2022, with Special Provisions Addendum, as amended by Amendment dated October 31, 2022, and Second Amendment dated February 10, 2023. Grantor conveys the Property and Grantee accepts the Property "AS IS", "WHERE IS" and "WITH ALL FAULTS". EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREBIN, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, OF THE PROPERTY, OR ANY PART THEREOF. Without limiting the generality of the foregoing, the conveyance of the Property is without any warranty relating to: (a) the condition of the Property or any element thereof, including, without limitation, warranties related to suitability for habitability, merchantability or fitness for a particular purpose; (b) the nature or quality of construction, structural design and engineering of the Property; (c) the quality of the labor and materials included in the Property; and (d) the soil conditions, drainage, utilities or other conditions existing at the Property with respect to any particular purpose, developmental potential or otherwise. Grantee expressly waives, to the extent allowed by law, any claims under federal, state or other law that Grantee might otherwise have against Grantor relating to the condition of the Property. Grantee further hereby acknowledges that Grantee is relying solely upon Grantee's own physical inspection of the Property and not any statements, oral or written, which may have been made by Grantors or any of Grantor's agents, employees or contractors, in consummating the conveyance of the Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and defend, subject to the Qualifications, all and singular, the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

This Deed may be executed in any number of counterparts, all of which shall be construed together as an original instrument to the same extent and with like effect as though all the parties hereto had executed each counterpart. The parties specifically agree that the execution and acknowledgment pages from the several counterparts may be aggregated into one counterpart for recordation and other purposes. If less than all of the parties named herein execute this Deed, then this Deed will nevertheless be effective as to those parties whose signature and acknowledgment pages are attached hereto.

DATED the 23 day of February, 2023.
GRANTOR:

Somerset Land Company, LLC

By: Wiley McIlwain, Manager

[Signature Page to Special Warranty Deed]

STATE OF TEXAS

COUNTY OF SAN PATRICIO

This instrument was acknowledged before me on February 27, 2023 by Wiley McIlwain, as Manager of Somerset Land Company, LLC, on behalf of such limited liability company.

TERESA GIBSON
Notary Public, State of Texas
Comm. Expires 04-23-2024
Notary ID 6707348

Grantee's Address:

San Patricio County, Texas
Attn: County Judge
400 W. Sinton, Room 109
Sinton, Texas 78387

After Recording, Return To:

Carey P. Locke
Davis, Hutchinson & Wilkerson, L.L.P.
802 N. Carancahua, Suite 1500
Corpus Christi, Texas 78401
STATE OF TEXAS
COUNTY OF SAN PATRICIO

Fieldnotes, for a 32.71 Acre Tract of land, being a portion of a 514.98 Acre Tract as described by deed in Volume 109, Page 435, of the Deed Records of San Patricio County, Texas and being a portion of a 130.909 Acre Tract as described as Tract A in a Special Warranty Deed, recorded in Document No. 723428, Official Public Records of San Patricio County, Texas; said 32.71 Acre Tract more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found, on the South Right-of-Way line of Texas Highway 183, a public roadway commonly called East Sinton Street, for the Northeast corner of the said 130.909 Acre Tract and this Tract;

Thence, South 00°08’58” East, with the East boundary line of the said 130.909 Acre Tract, at 390.02 Feet pass a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found, being a corner of the said 130.909 Acre Tract, continuing over and across the said 130.909 Acre Tract a total distance of 1900.02 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found being an inner ell corner of the said 130.909 Acre Tract and for the Southeast corner of this Tract;

Thence, North 89°43’09” West, over and across the said 130.909 Acre Tract, 750.00 Feet to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Set for the Southwest corner of this Tract;

Thence, North 00°08’58” West, over and across the said 130.909 Acre Tract, 1900.01 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Set, on the common boundary line of the said South Right-of-Way line and the North boundary line of the said 130.909 Acre Tract, for the Northwest corner of this Tract;

Thence, South 89°43’10” East, with the said common boundary line, 575.25 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found, for an angle point of the said 130.909 Acre Tract and this Tract;
Thence, South 88°43'00" E. S.T. with the said common boundary line, 174.75 Feet, to the Point of Beginning, containing 32.71 Acres (1,424,975 Sqft) of Land, more or less.


Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. Also reference accompanying sketch of tract described herein.

URBAN ENGINEERING

Brian D. Lorentson, R.P.L.S.
License No. 6839
Exhibit B

- Mineral Deed dated September 29, 2017, executed by WELLS FARGO BANK NA, TRUSTEE OF THE NAN G. MCCLOIN GRANDCHILDREN'S TRUST FBO MARY NAN YOUNG JORDAN to MARY NANNETTE JORDAN, by instrument recorded under County Clerk's File No. 670407, of the Official Public Records of San Patricio County, Texas, reference to which instrument is here made for all purposes.

- Mineral Deed dated September 26, 2017, executed by WELLS FARGO BANK NA, TRUSTEE OF THE NAN G. MCCLOIN GRANDCHILDREN'S TRUST FBO JOHN W. YOUNG to JOHN W. YOUNG, by instrument recorded under County Clerk's File No. 670411, of the Official Public Records of San Patricio County, Texas, reference to which instrument is here made for all purposes.

- Mineral Deed dated September 26, 2017, executed by WELLS FARGO BANK NA, TRUSTEE OF THE NAN G. MCCLOIN GRANDCHILDREN'S TRUST FBO DAVID A. YOUNG to DAVID YOUNG, by instrument recorded under County Clerk's File No. 670413, of the Official Public Records of San Patricio County, Texas, reference to which instrument is here made for all purposes.

- Mineral Deed dated September 26, 2017, executed by WELLS FARGO BANK NA, TRUSTEE OF THE NAN MCCLOIN GRANDCHILDREN'S TRUST FBO J. MICHAEL YOUNG to JAMES MICHAEL YOUNG, by instrument recorded under County Clerk's File No. 670414, of the Official Public Records of San Patricio County, Texas, reference to which instrument is here made for all purposes.


Correction Affidavit dated April 5, 2022, executed by LORI COX to THE PUBLIC, filed for record on Feb. 16, 2022 under County Clerk's File No. 732306 of the Official Public Records of San Patricio County, Texas.

- Easement and Right-of-way dated May 7, 1984 executed by DAVE ODEM, ET AL to SAN PATRICIO COUNTY DRAINAGE DISTRICT, filed for record on May 30, 1984 under County Clerk's File No. 328448 of the Real Property Records of San Patricio County, Texas.

B-i
• All Dedications, Restrictions, Ordinances, Easements, Rights of Way, Building Set back Lines, Alleys, Yard Reservations, Common Areas, fences, requirements, limitations, pipelines, reservations, obligations and/or any other conditions, or adverse circumstances affecting title, as shown by map or plat of said property recorded in Envelope _____, Tube _____ of the Map Records of San Patricio County, Texas.

• All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

• Reservation of mineral and/or royalty interest described in Deed dated May 27, 2022, executed by PATRICIA D. GARRETT, aka PATRICIA D. SEARIGHT and FRANCES D. GRIST, to SOMERSET LAND COMPANY, LLC filed June 1, 2022 under County Clerk File No. 723428 of the Official Public Records of San Patricio County, Texas, reference to which instrument is here made for all purposes.

• City Ordinance No. 2022-06 dated June 21, 2022, filed for record August 11, 2022 under County Clerk's File No 725654 of the Official Public Records of San Patricio County, Texas.

• City Ordinance No. 2022-11 dated September 13, 2022, filed for record September 19, 2022 under County Clerk's File No 726618 of the Official Public Records of San Patricio County, Texas.
Instrument Number: 730658

eRecording - Real Property

DEED

Recorded On: March 01, 2023 03:13 PM  
Number of Pages: 9

"Examined and Charged as Follows:"

Total Recording: $54.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:
Document Number: 730658
Receipt Number: 20230301000038
Recorded Date/Time: March 01, 2023 03:13 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:
CSC

STATE OF TEXAS  
San Patricio County  
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales  
San Patricio County Clerk  
San Patricio County, TX

[Signature]
April 18, 2024

Mr. John D. Hobson, City Manager
City of Sinton, Texas
301 E. Market
Sinton, Texas 78387

Re: Final Plat Application
Owner: San Patricio County, Texas
Legal: San Patricio County Justice Center
Project No. 0000000304

Transmitted herewith for the above referenced project are the following items:

1. Final Plat Application
2. Final Plat
3. Property Deed

Regards,

Urban Engineering

[Signature]

Xavier Galvan
Sr. Platting Technician
xgalvan@urbaneng.com
CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

☐ Preliminary  ☐ Final  ☑ Re-plat  ☐ Amended Plat

SUBDIVISION NAME: Orange Grove
APPLICANT: Patricia Marion  PHONE: 361-649-9767
ADDRESS: 222, 224 & 226 Hazen Ave.

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

LICENSED SURVEYOR OR ENGINEER: Bristow Surveying Inc
ADDRESS: 5506 Cain, Corpus Christi  PHONE: 361-850-8100

LOCATION OF PROPOSED SUBDIVISION: Hazen Street

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

PRINTED NAME: Patricia Marion  DATE: 5-05-2024

SIGNATURE OF APPLICANT OR AGENT: Patricia Marion

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.

301 East Market Street, Sinton, Texas 78387 (361)364-2381, (361)364-3781 fax cityclerk@cityofsinton.com (email) www.cityofsinton.org
CITY OF SINTON

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

0 Preliminary 0 Final 0 Re-plat 0 Amended Plat

SUBDIVISION
NAME: Orange Grove

APPLICANT: Timothy Thomas Hullscher JR
ADDRESS: 222 Hazen Ave
Sinton, TX 78387 (If other than owner, attach a written authorization from owner.)

LICENSED SURVEYOR OR ENGINEER: Brister Surveying
ADDRESS: 5504 Cain Dr.
Corpus Christi, TX
PHONE: 361-850-8600

LOCATION OF PROPOSED SUBDIVISION:
222 Hazen Ave

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

PRINTED NAME:

DATE:

SIGNATURE OF APPLICANT OR AGENT: Timothy Hullscher

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
CITY OF SINTON

REC#: 00794352    6/05/2024    4:34 PM
OPER: AM    TERM: 004
REF#:
PAID BY:

ACCT #: XXXX-XXXX-XXXX-8600
AUTH #: 003517
TRAN #: 000000000838
TYPE: PURCHASE

TRAN: 402.0000   COPIER FEES
       222 HAZEN, 224 HAZEN, 226 HAZEN
       PATRICIA MARION (P&Z)
       COPIER FEES          200.00CR

TENDERED:       200.00    CREDIT CARD
APPLIED:        200.00-

CHANGE:         0.00
DATE: September 28, 2022, to be effective as of February 1, 2022

GRANTOR: PATRICIA ANN MARION, as Independent Executrix of the Estate of ERNEST MARION, Deceased, Cause No. 12840, In The County Court At Law, San Patricio County, Texas

GRANTOR’S MAILING ADDRESS (including County):
925 E. Market
Sinton, Texas 78387
County: San Patricio County, Texas

GRANTEE: PATRICIA ANN MARION, a married woman, as her separate property and estate

GRANTEE’S MAILING ADDRESS (including County):
925 E. Market
Sinton, Texas 78387
County: San Patricio County, Texas

CONSIDERATION: TEN AND NO/100 DOLLARS ($10.00) CASH, and other good and valuable consideration.

PROPERTY (including any improvements):

Being all of Lots Five (5), Six (6), Seven (7), and Eight (8), in Block One (1) of the ORANGE GROVE ADDITION to the Town of Sinton, as shown by the map or plat of the same of record in the Office of the County Clerk of said County, reference to same being hereby made for all purposes.

RESERVATIONS FROM CONVEYANCE: None

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The conveyance recited above is made and accepted subject to all presently valid restrictions, reservations, covenants, conditions, rights-of-way, easements, maintenance charges/assessments and/or liens securing the same, mineral leases and royalty and mineral conveyances now outstanding and of record, if any, in San Patricio County, Texas, affecting the above described Property.
GRANTOR, for the Consideration, and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to GRANTEE the Property, together with all improvements situated thereon, and all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any right, title and interest of GRANTOR in and to adjacent streets, alleys, and rights-of-way (such land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively as the "Property") in any way belonging, to have and to hold it to GRANTEE and GRANTEE'S heirs, executors, administrators, successors and assigns forever. GRANTOR binds GRANTOR and GRANTOR'S successors and assigns to warrant and forever defend all and singular the Property to GRANTEE and GRANTEE'S heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

It is understood and agreed that GRANTOR is acting herein only in GRANTOR'S capacity as Independent Executrix of the Estate of ERNEST MARION, Deceased, and not otherwise.

This conveyance is made without the benefit of a title policy or title opinion, or other examination of said property or search for liens, judgments, suits, taxes or other encumbrances, or a survey, and that the parties hereto accept their respective risks accordingly.

[Signature]
PATRICIA ANN MARION, as Independent Executrix of the Estate of ERNEST MARION, Deceased, Cause No. 12840, In The County Court At Law, San Patricio County, Texas

THE STATE OF TEXAS §
COUNTY OF SAN PATRICIO §

This instrument was acknowledged before me on the 28th day of September, 2022, by PATRICIA ANN MARION, as Independent Executrix of the Estate of ERNEST MARION, Deceased, Cause No. 12840, In The County Court At Law, San Patricio County, Texas.

TERESA GIBSON
Notary Public, State of Texas
Comm. Expires 04-23-2024
Notary ID 8207348

Notary Public, STATE OF TEXAS

NSI22-09055_W(E) 2
Instrument Number: 726915

eRecording - Real Property

DEED

Recorded On: September 28, 2022 02:42 PM

Number of Pages: 4

"Examined and Charged as Follows:"

Total Recording: $34.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:
Document Number: 726915
Receipt Number: 20220928000032
Recorded Date/Time: September 28, 2022 02:42 PM
User: Lina G
Station: clerkdeeds2

Record and Return To:
CSC

STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR’S LIEN

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SAN PATRICIO §

THAT PATRICIA ANN MARION, a married woman, not joined herein by her spouse as the property herein conveyed constitutes no part of their homestead (herein called “GRANTOR”), of San Patricio County, Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said GRANTOR cash in hand paid by TIMOTHY THOMAS GALLAHER, JR., an unmarried man, and RACHIL ARCENEAUX, an unmarried woman (herein called “GRANTEES”) of San Patricio County, Texas, whose mailing address is 224 Hazen Avenue, Sinton, Texas 78387, the receipt and sufficiency of which is hereby acknowledged and confessed;

AND FURTHER, the consideration of the execution and delivery by GRANTEES of GRANTEES’ one certain Note of even date herewith, for the principal sum of ONE HUNDRED TWENTY EIGHT THOUSAND SIX HUNDRED TWENTY SEVEN AND NO/100 DOLLARS ($128,627.00), payable to the order of FIRST COMMUNITY MORTGAGE, INC., said Payee having advanced such sum of money toward the purchase of the hereinafter described property at the request of the GRANTEES herein, such Note containing the usual and customary default, acceleration of maturity and attorney’s fee clauses, and being further secured, in addition to the VENDOR’S LIEN retained herein, by a DEED OF TRUST of even date herewith to BLACK, MANN & GRAHAM, LLP, TRUSTEE, on the hereinafter described property;

HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said GRANTEES all that certain tract or parcel of land situated in San Patricio County, Texas, described as follows, together with all improvements situated thereon, and all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereto or in anywise appertaining thereto, and any right, title and interest of GRANTOR in and to adjacent streets, alleys, and rights-of-way (such land rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively as the “Property”):

A 0.756 acre tract, more or less, being a portion of Lots Five (5) and Six (6) in Block One (1) of Orange Grove, a Subdivision of the City of Sinton in San Patricio County, Texas, as shown by map or plat of same recorded in Volume 1, Page 35 of the Map Records of San Patricio County, Texas, said 0.756 acre tract being more particularly described by metes and bounds in Exhibit “A” attached hereto and made a part hereof for all pertinent purposes.
The conveyance recited above is made and accepted subject to all presently valid restrictions, reservations, covenants, conditions, rights-of-way, easements, maintenance charges/assessments and/or liens securing the same, mineral leases and royalty and mineral conveyances now outstanding and of record, if any, in San Patricio County, Texas, affecting the above described Property.

TO HAVE AND TO HOLD the above described Property unto the said GRANTEES herein, GRANTEES' heirs, executors, administrators, successors and/or assigns forever; and the undersigned GRANTOR hereby binds GRANTOR, GRANTOR'S heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said GRANTEES, GRANTEES' heirs, executors, administrators, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT it is expressly agreed and stipulated that the VENDOR'S LIEN and the SUPERIOR TITLE are retained and reserved against the above described Property, premises and improvements until the above described Note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute; and the VENDOR'S LIEN and the SUPERIOR TITLE are hereby transferred, assigned, sold and conveyed to FIRST COMMUNITY MORTGAGE, INC., the Payee named in said Note, its successors and assigns, without recourse.

Taxes for the current year having been prorated, the payment thereof is hereby assumed by Grantees.

The Property is sold and conveyed in its present condition, “AS IS”, as such term is defined in the Contract executed by and between Grantor and Grantees, reference to which is here made for all pertinent purposes.

DATED the 25th day of April, 2024.

PATRICIA ANN MARION

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

This instrument was acknowledged before me on the 25 day of April, 2024, by PATRICIA ANN MARION.

Teresa Gibson
Notary Public, STATE OF TEXAS

NST24-03165 Wdv
STATE OF TEXAS
COUNTY OF SAN PATRICIO

Field notes of a 0.756 acre tract being a portion of Lots 5 and 6, Block 1, "Orange Grove" as shown on the plat recorded in Volume 1, Page 35, Map Records San Patricio County, Texas. Said 0.756 acre tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the east right of way of Hazen Avenue, for a common corner of Lot 4 of said Block 1 and said Lot 5, for the northwest corner of the "Gonzalo S. and Hilda P. Adams" 0.22 acre tract described in a deed recorded in Document No. 738573, Deed Records San Patricio County, Texas, and for the southwest corner of this survey, from WHENCE the intersection of the north right of way of West Sinton Street and the east right of way of Hazen Avenue, bears South 00°06'04" East, at a distance of 253.53 feet past a 5/8" re-bar found in the east right of way of Hazen Avenue, and for a common corner of Lots 2 and 3 of said Block 1, and in all a total approximate distance of 110 feet.

THENCE with the common line of the east right of way of Hazen Avenue, said Lot 5 and this survey, North 00°06'04" West, a distance of 199.81 feet to a 5/8" re-bar set in the east right of way of Hazen Avenue, in the west line of said Lot 4, for the southwest corner of a 0.234 acre tract surveyed this day by Britzer Surveying, and for the northwest corner of this survey, from WHENCE a 5/8" re-bar set in the east right of way of Hazen Avenue, and for a common corner of said 0.234 acre tract and a 0.787 acre tract surveyed this day by Britzer Surveying, bears north 00°06'04" West, a distance of 63.77 feet.

THENCE with the common line of said 0.234 acre tract and this survey, North 89°53'56" East, a distance of 164.97 feet to a 5/8" re-bar set in the west line of Lot 8R, "Orange Grove Subdivision" as shown on a map recorded in Volume 5, Page 364, Map Records San Patricio County, Texas, for the southeast corner of said 0.234 acre tract, and for the northeast corner of this survey, from WHENCE a 5/8" re-bar set for a common corner of said 0.234 acre tract and said 0.787 acre tract, bears North 00°06'04" West, a distance of 59.68 feet.

THENCE with the common line of said Lot 8R and this survey, South 00°06'04" East, a distance of 199.81 feet to a 5/8" re-bar found in the north line of said Lot 4 and said "Gonzalo S. and Hilda P. Adams" 0.22 acre tract, for the southwest corner of the "Robert M. Lopez" 0.51 acre tract described in a deed recorded in Document No. 558237, Deed Records San Patricio County, Texas, and for the southeast corner of this survey.

THENCE with the common line of said Lot 4, said "Gonzalo S. and Hilda P. Adams" 0.22 acre tract, and this survey, South 89°53'40" West, a distance of 164.97 feet to the POINT OF BEGINNING of this tract, and containing 0.756 acres of land, more or less.

Notes:
1) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
2) A map of equal area accompanies this Metes and Bounds description.
3) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Britzer Surveying.

I, Ronald E. Britzer do hereby certify that this survey of the property legally described herein was made on the ground this day, March 26, 2024 and is correct to the best of my knowledge and belief.

[Signature]
Date: April 4, 2024
San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 741400

eRecording - Real Property
DEED

Recorded On: April 26, 2024 08:14 AM
Number of Pages: 5

"Examined and Charged as Follows:"

Total Recording: $37.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law

File Information:
Document Number: 741400
Receipt Number: 20240426000003
Recorded Date/Time: April 26, 2024 08:14 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:
CSC

STATE OF TEXAS
San Patricio County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX
May 8, 2024

Mr. John D. Hobson, City Manager
City of Sinton, Texas
301 E. Market
Sinton, Texas 78387

Re: Final Plat Application
Owner: San Patricio County, Texas
Legal: San Patricio County Justice Center
Project No. 0000000304

Transmitted herewith for the above referenced project are the following items:

1. Check in the amount of $200.00 made payable to the City of Sinton for the Zoning Application fee
2. Check in the amount of $200.00 made payable to the City of Sinton for the Preliminary Plat application fee
3. Check in the amount of $967.75 made payable to the City of Sinton for the Final Plat Application fee

Regards,

Urban Engineering

[Signature]

Xavier Galvan
Sr. Platting Technician
xgalvan@urbaneng.com