



PLANNING COMMISSION CITY OF BAY CITY

Thursday, August 28, 2025 at 4:30 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Chairman: Jessica Russell

Vice-Chair: Joshua Fortenberry

Commissioners: Carolyn Barclay, Eric Frankson, Marion Garcia, Zeinab Ghais, Bruce Krauksopf

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Minutes of the Meeting of July 11, 2024.
2. Minutes of the Meeting of August 7, 2025.

PUBLIC HEARINGS

3. **Property ~ THE PURPOSE OF THIS PUBLIC HEARING IS TO DETERMINE IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED BELOW COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF BAY CITY MUNICIPAL CODE OF ORDINANCES, CHAPTER 22, ARTICLE IX – SUBSTANDARD BUILDINGS.**

Property Address: 1409 AVE C, BAY CITY, TX 77414
 Legal Description: PID 24796; BCOTS BLOCK 43 LOT 3-4
 Property Owner: ZERLENA CUNNIGAN C/O: VERNELL MCNEIL ESTATE
 Owner's Address: 7126 ORVILLE ST, HOUSTON, TX 77028
 Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Building has partially collapsed due to fallen tree. Unfit for human habitation and constitutes a public nuisance.

Property Address: 1117 AVE J, BAY CITY, TX 77414
 Legal Description: PID 37775: FOSTER J S/D BLOCK 1 LOT 2
 Property Owner: CONTRERAS, FRANCISCO & ADELA
 Owner's Address: 1703 GARDENER RD # 526, PENITAS, TX 78576
 Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Property Address: 708 DUNCAN, BAY CITY, TX 77414

Legal Description: PID 40973; MORTON-CORBETT LOT PT OF 13A BLK 9
Property Owner: JOHNSON, EVERLEANA W ESTATE
Owner's Address: 1112 AUSTIN ST APT A IN REAR, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Property Address: 3020 1st ST, BAY CITY, TX 77414
Legal Description: PID 19911; AB 0269, I & G N RR CO, ACRES .9917, 144X300), SN#2K530567F, MH LABEL# LOU0043830
Property Owner: WHEELER, JIMMY III
Owner's Address: 2617 1ST ST, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% fire damage and degradation; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance.

Property Address: 1005 AUSTIN, BAY CITY, TX 77414
Legal Description: PID 43638; PARK EXT, BLOCK 11, LOT 1-3, (PART #6)
Property Owner: PETERS, CARL W
Owner's Address: 2326 VIA CAMINO, CARMICHAEL, CA 95608
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for habitation constitutes a public nuisance.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

4. **Discuss, consider, and/or approve a variance to Chapter 22 set back requirements at Whitson Heights S/D, Block 2, Lot 11 (N-15') & Lot 12 & Lot 13 (S-10') (3416 Walnut Drive).** Danielle Garcia

5. **Discuss, consider, and/or take action to declare the building on the property located at 1409 Ave C, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Leigh Brown, Code Compliance Officer

Property Address: 1409 AVE C, BAY CITY, TX 77414
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Property Owner: ZERLENA CUNNIGAN C/O: VERNELL MCNEIL ESTATE
Owner's Address: 7126 ORVILLE ST, HOUSTON, TX 77028
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Building has partially collapsed due to fallen tree. Unfit for human habitation and constitutes a public nuisance.

6. **Discuss, consider, and/or take action to declare the building on the property located at 1117 Ave J, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Leigh Brown,

Code Compliance Officer.

Property Address: 1117 AVE J, BAY CITY, TX 77414
 Legal Description: PID 37775; FOSTER J S/D BLOCK 1 LOT 2
 Property Owner: CONTRERAS, FRANCISCO & ADELA
 Owner's Address: 1703 GARDENER RD # 526, PENITAS, TX 78576
 Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

7. **Discuss, consider, and/or take action to declare the building on the property located at 708 Duncan, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

Property Address: 708 DUNCAN, BAY CITY, TX 77414
 Legal Description: PID 40973; MORTON-CORBETT LOT PT OF 13A BLK 9
 Property Owner: JOHNSON, EVERLEANA W ESTATE
 Owner's Address: 1112 AUSTIN ST APT A IN REAR, BAY CITY, TX 77414
 Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

8. **Discuss, consider, and/or take action to declare the building on the property located at 3020 1st St, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

Property Address: 3020 1st ST, BAY CITY, TX 77414
 Legal Description: PID 19911; AB 0269, I & G N RR CO, ACRES .9917, 144X300), SN#2K530567F, MH LABEL# LOU0043830
 Property Owner: WHEELER, JIMMY III
 Owner's Address: 2617 1ST ST, BAY CITY, TX 77414
 Condition: Unoccupied Building or structure that has more than 50% fire damage and degradation; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance.

9. **Discuss, consider, and/or take action to declare the building on the property located at 1005 Austin, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

Property Address: 1005 AUSTIN, BAY CITY, TX 77414
 Legal Description: PID 43638; PARK EXT, BLOCK 11, LOT 1-3, (PART #6)
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 Owner's Address: 2326 VIA CAMINO, CARMICHAEL, CA 95608
 Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for habitation constitutes a public nuisance.

ITEMS/COMMENTS FROM BOARD MEMBERS**PUBLIC COMMENTS****ADJOURNMENT****AGENDA NOTICES:**

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION OF POSTING

This is to certify that the above notice of a Regular Called Planning Commission Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **August 25, 2025 before 4:30 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.

CITY OF BAY CITY
MINUTES • JULY 11, 2024

**COUNCIL
CHAMBERS | 1901
5th Street**

Planning Commission Meeting

5:00 PM

**1901 5TH STREET
BAY CITY TX,77414**



CALL TO ORDER

The meeting was called to order by Board Chairperson, Jessica Russell, at 5:17 p.m.

PRESENT

Commissioner Erik Frankson
Chairperson Jessica Russell
Commissioner Zeinab Ghais
Commissioner Carolyn Barclay

ABSENT

Commissioner Joshua Fortenberry
Commissioner Marion Garcia
Commissioner Patti McKelvy

APPROVAL OF AGENDA

Motion made by Commissioner Frankson to approve the agenda, Seconded by Commissioner Ghais. Voting Yea: Commissioner Frankson, Chairperson Russell, Commissioner Ghais, Commissioner Barclay. Motion carried.

APPROVAL OF MINUTES

1. Planning Commission meeting minutes of June 20, 2024.

Motion made by Commissioner Ghais to approve the minutes of June 20, 2024. Seconded by Commissioner Frankson. Voting Yea: Commissioner Frankson, Chairperson Russell,

Commissioner Ghais, Commissioner Barclay. Motion carried.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 2. Review, discuss, and/or approve final plat of Valor Park, Section 2, being a 47.351 acre track of land in the I&GNRR CO Survey 4, Block 4, Abstract 268, in the City of Bay City, Matagorda County, Texas which is located east of Avenue M, north of 16th St & Carey Smith Blvd.** Krystal Mason, Assistant Director of Public Works

Commissioner Frankson requested to recuse himself as Ward Real Estate is a listing broker. Even though he does not have any personal gain from the listings, he does not want to cause any conflict.

Motion made by Commissioner Ghais to approve final plat of Valor Park, Section 2, being a 47.351 acre track of land in the I&GNRR CO Survey 4, Block 4, Abstract 268, in the City of Bay City, Matagorda County, Texas which is located east of Avenue M, north of 16th St & Carey Smith Blvd, Seconded by Commissioner Barclay.

Voting Yea: Chairperson Russell, Commissioner Ghais, Commissioner Barclay.

Voting Abstaining: Commissioner Frankson. Motion carried.

ITEMS / COMMENTS FROM BOARD MEMBERS

No comments

PUBLIC COMMENTS

No comments.

ADJOURNMENT

Motion made by Chairperson Russell to adjourn, Seconded by Commissioner Frankson.

Voting Yea: Commissioner Frankson, Chairperson Russell, Commissioner Ghais,

Commissioner Barclay. Motion carried and commission adjourned at 5:22 p.m.

- 3. Discuss the establishment, and power and duties of the Planning Commission.** Krystal Mason, Assistant Public Works Director

Commissioners Frankson, Ghais, and Barclay remained after the adjournment and Assistant Public Works Director Krystal Mason provided information and presentation of planning commission duties and city ordinances.

PASSED AND APPROVED, this ____ day of _____, 20____.

JESSICA RUSSELL, CHAIRMAN



PLANNING COMMISSION MEETING CITY OF BAY CITY

Thursday, August 7, 2025 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Chairman: Jessica Russell

Commissioners: Eric Frankson, Joshua Fortenberry, Marion Garcia, Bruce Krauksopf, Carolyn Barclay, Zeinab Ghais

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

MINUTES

CALL TO ORDER

The meeting was called to order at 5:00 p.m. A Quorum was present.

PRESENT

Chairperson Jessica Russell
Commissioner Joshua Fortenberry
Commissioner Zeinab Ghais
Commissioner Bruce Krauksopf

ABSENT

Commissioner Marion Garcia
Commissioner Carolyn Barclay
Commissioner Erik Frankson

APPROVAL OF AGENDA

Motion made by Commissioner Ghais to approve the agenda, Seconded by Commissioner Fortenberry. Voting Yea: Chairman Russell, Commissioner Fortenberry, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

APPROVAL OF MINUTES

1. Minutes of the Meeting of December 5, 2024

Motion made by Commissioner Fortenberry to approve the minutes of December 5, 2024, Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Commissioner Fortenberry, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. Discuss, consider, and/or approve a variance to the Municipal Code of Ordinances, Sec. 46.73.1 at Cottonwood Subdivision, Lot 8 (1831 Camille Drive).

Krystal Mason, Assistant Public Works Director, summarized the Flood Plan Ordinance and stated that the variance would still be in compliance with the BFE. Ms. Mason also added that the development was started before the new city ordinance.

Motion made by Commissioner Krauksopf to approve the variance at Cottonwood Subdivision, Lot 8 of allowing a FF of 51.4 Feet, Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Commissioner Fortenberry, Commissioner Ghais, and Commissioner Krauksopf. Motion carried.

3. Review and discuss ordinance Chapter 22, Article IX - Substandard Buildings; discuss the process for the Public Hearing and orders of abatement; and review the necessary forms.

Krystal Mason, Assistant Public Works Director, reviewed the amended city ordinance regarding substandard building and the process and procedures that staff and the Planning Commission will be using. Jeanna Thompson, City Secretary, recommended the Planning Commission set a consistent date and time to meet each month. Krystal Mason stated that the next Planning Commission will be August 28th and the Commission agreed on the time of 4:30 p.m.

ITEMS / COMMENTS FROM BOARD MEMBERS

none

PUBLIC COMMENTS

None

ADJOURNMENT

The meeting adjourned at 5:42 p.m.

PASSED AND APPROVED, this ____ day of _____, 20____.

JESSICA RUSSELL, CHAIRMAN



LEGAL NOTICE OF PUBLIC HEARING FOR SUBSTANDARD BUILDING

Notice is hereby given, pursuant to Section 22-446, Bay City, Texas, Code of Ordinances, that the Building Official designated for the City of Bay City has determined that the building or structure situated on the following properties do not comply with the standards set forth in the City of Bay City, Texas, Municipal Code of Ordinances. Specifically, Section 22-440 provides that a building is substandard if it is:

- (1) Dilapidated, substandard, or unfit for human habitation;
- (2) A hazard to the public health, safety and welfare;
- (3) Unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- (4) Boarded up, fenced, or otherwise secured in any manner if:
 - a. The building constitutes a danger to the public even though secured from entry; or
 - b. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building.

The owner of a building that is determined to be substandard by the Building Official is entitled to a public hearing before the City of Bay City Planning Commission. Accordingly, notice is hereby given that a public hearing to consider the buildings situated on the below referenced properties will be held on the date, time and place set forth below to discuss the property listed below:

Date: Thursday, August 28, 2025

Time: 4:30 P.M.

Place: City of Bay City Council Chambers, 1901 5th St, Bay City, TX 77414, Matagorda County, TX

Property Address: 1409 AVE C, BAY CITY, TX 77414
Legal Description: PID 24796; BCOTS BLOCK 43 LOT 3-4
Property Owner: ZERLENA CUNNIGAN C/O: VERNELL MCNEIL ESTATE
Owner's Address: 7126 ORVILLE ST, HOUSTON, TX 77028
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Property Owner: WHEELER, JIMMY III
Owner's Address: 2617 1ST ST, BAY CITY, TX 77414
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public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance.

Property Address: 1005 AUSTIN, BAY CITY, TX 77414
Legal Description: PID 43638; PARK EXT, BLOCK 11, LOT 1-3, (PART #6)
Property Owner: PETERS, CARL W
Owner's Address: 2326 VIA CAMINO, CARMICHAEL, CA 95608
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for habitation constitutes a public nuisance.

THE PURPOSE OF THIS PUBLIC HEARING IS TO DETERMINE IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED ABOVE COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF BAY CITY MUNICIPAL CODE OF ORDINANCES, CHAPTER 22, ARTICLE IX – SUBSTANDARD BUILDINGS.

IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED IS(ARE) FOUND BY THE PLANNING COMMISSION TO BE IN VIOLATION OF THE STANDARDS SET FORTH IN THE CODE OF ORDINANCES, THE PLANNING COMMISSION MAY ORDER THAT ANY OCCUPANTS OF THE BUILDING(S) OR STRUCTURE(S) BE RELOCATED AND TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S). IF ORDERED TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S) AND THE OWNER FAILS TO DO SO, THE CITY OF BAY CITY MAY PROCEED TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING AT ITS OWN EXPENSE AND ASSESS THE EXPENSE ON AND SECURE A LIEN AGAINST THE PROPERTY REFERENCED UNTIL SUCH TIME AS THE CITY IS REIMBURSED SUCH EXPENSE.

THIS PUBLIC HEARING IS THE OPPORTUNITY TO CONTEST THE DETERMINATION MADE BY THE BUILDING OFFICIAL. EACH OWNER, LIENHOLDER, OR MORTGAGEE WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE ORDINANCE AND THE TIME IT WILL TAKE TO REASONABLY PERFORM THE WORK. IF THE OWNER, LIENHOLDER, OR MORTGAGEE IS NOT PRESENT AT THE PUBLIC HEARING, THE CITY OF BAY CITY MAY PROCEED TO TAKE ACTION TO RELOCATE OCCUPANTS, AND VACATE, SECURE, REMOVE, OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S).



**CITY OF BAY CITY
VARIANCE REQUEST**

1901 5th Street
Bay City, TX 77414
(979) 245-5311
(979) 323-1681 fax

All requests for a variance shall be filed with the City Secretary. Each request shall be accompanied by a \$75.00 filing fee, a drawing/illustration depicting the property affected by the request, and any additional supplemental documentation that you want the Variance Committee to consider. **Incomplete requests will not be accepted.**

Date: 8-25-25

Name of Requestor (please print): Danielle Garcia

Address of Requestor: 3416 Walnut Dr Phone Number: 079-2924417

1142 PR 648 Email Address: garcia.danielle92@yahoo.com

Address of subject property: 3416 Walnut Dr

Legal description of subject property: Whitson Heights S/D, Bk 2, Lot 11 (N-15)
3, 10+12, Lot 15

Section(s) of the City's Code of Ordinances from which the variance is being sought:

- Sec. 22 of the Code of Ordinances
- Sec. _____ of the Code of Ordinances
- Sec. _____ of the Code of Ordinances

In detail, please state the reason for the request: encroaches on the
10' and 25" building lines.

Does request a variance

The Variance Committee will consider variance requests from the following:

- (a) Ch. 22 (Buildings and Building Regulations)
- (b) Ch. 46 (Flood Damage Prevention)
- (c) Ch. 54 (Mobile Homes, etc.)
- (d) Ch. 78 (Off Street Parking (Angle Parking))
- (e) Ch. 94 (Streets, Sidewalks and Other Public Places)
- (f) Ch. 98, Sec. 98-122 – Subdivision Streets
- (g) Ch. 110, Sec. 110-178 (Traffic and Vehicles (Angle Parking)).

Otherwise, the Planning Commission will consider the variance request.

Decisions of the Variance and Planning Committees shall be filed with the City Secretary's Office and promptly reported to the requestor. All decisions may be appealed to the City Council.

Requestor Signature



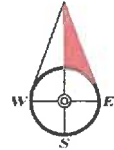
FIRM REGISTRATION NO. 10156700

Surveying & Mapping, LLC

Amy Condon

Amy Condon (Aug 22, 2025 4:00:01 CDT)

W 0° 50' 00" E 90.00' ... A.C. 30 ...



WALNUT DRIVE
(50' R.O.W., VOL. 5, PG. 16, P.R.M.C.)

0.23 ACRES

0.23 ACRES
WHITSON HEIGHTS S/D



COMPLANT NO. 485455 PAGE NO. 0255 S.F. F. JONES X.BASE N/A MAP REVISED 01/15/21
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plot hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: BAY CITY
1) BUILDING LINES & EASEMENTS PER PLAT AND VOL. 459, PG. 235, D.R.M.C.
2) BEARINGS ARE BASED ON THE EAST LINE OF THE CALLED 0.23 ACRES, BEING - S 01° 05' 00" W.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: SOUTHLAND TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. L32510778 DATED: 06/30/2025

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: SOUTHLAND TITLE
1. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

Surveyor: DANIELLE GARCIA

Drawn by: ASMF
File No: 2025-0966
Request: SOUTHLAND TITLE
Book No: PPO222
Scale: 1" = 30'
Date: 08/20/2025

LEGEND	
	BRICK
	CHAIN-LINK
	COVERED
	CONCRETE
	WOOD FENCE
	IRON FENCE
	CONTROLLING MONUMENT
	CORNER
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	FND. FOUND

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086



0.23 Acres
Out of Lots 11, 12 & 13, Block 2
Whitson Heights S/D
Matagorda County, Texas

Being a 0.23 acre tract of land out of Lots 11, 12 and 13, Block 2, of Whitson Heights S/D, recorded in Volume 5, Page 16 of the Plat Records of Matagorda County, Texas, being the same called 0.23 acre tract conveyed to Secretary of Housing and Urban Development recorded in County Clerk's File No. 2023-3683 of the Official Records of Matagorda County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the East line of called 0.23 acre tract being – South 01° 05' 00" West.)

BEGINNING at a 1/2" iron rod found in the East line of Lot 13 and the West right-of-way line of Walnut Drive (50' R.O.W., Vol. 5, Pg. 16, P.R.M.C.) for the Northeast corner of called 0.23 acre tract, the Southeast corner of a tract of land conveyed to Jeddie B. and Margaret Cooper recorded in Volume 506, Page 350 of the Deed Records of Matagorda County, Texas and being the Northeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

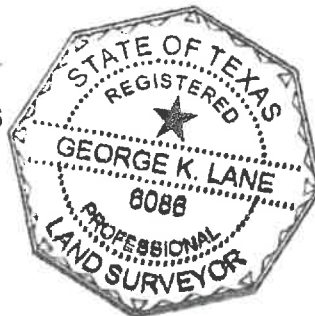
THENCE South 01° 05' 00" West [Reference Bearing] – 90.00 feet along the West R.O.W. line of Walnut Drive and the East line of Lots 11, 12 and 13 to a 5/8-inch iron rod found for the Southeast corner of called 0.23 acre tract, the Northeast corner of a tract of land conveyed to Louis E. and Mae Joyce Ray recorded in Volume 538, Page 616 of the Deed Records of Matagorda County, Texas and being the Southeast corner of the herein described tract;

THENCE North 88° 55' 00" West – 110.00 feet through and across Lot 11 to 1/2" iron rod found in the East line of Lot 6 for the Southwest corner of called 0.23 acre tract, the Northwest corner of the Ray tract and being the Southwest corner of the herein described tract;

THENCE North 01° 05' 00" East – 90.00 feet along the West line of Lots 11, 12 and 13 and the East line of Lots 4, 5 and 6 to a fence post found occupying the Northwest corner of called 0.23 acre tract, the Southwest corner of the Cooper tract and being the Northwest corner of the herein described tract;

THENCE South 88° 55' 00" East – 110.00 feet through and across Lot 13 to the **PLACE OF BEGINNING** and containing 0.23 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on August 20th, 2025.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
P.O. Box 3344 Lake Jackson, TX 77566
(979) 299-3373 – phone
pinpointLJ@gmail.com -- email








Metes and Bounds

Final Audit Report

2025-08-22

Created:	2025-08-22
By:	Gabby Cuellar (gcuellar@bankatfsb.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACs02iEARlbdDEiOMYwsf7BHNln02VIAS

"Metes and Bounds" History

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