



P.O. Drawer 400 2665 San Angelo

Ingleside, TX 78362

Phone: 361-776-2517 Fax: 361-776-1027

APPLICATION FOR PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Permit #: 8878

Date Filed: 08/19/2013

TO THE BUILDING DEPARTMENT:

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

APPLICANT:

Name: MICHAEL FRANCESCO DBA LYFETYME HOMES OF TEXAS

Address: 1663 MOONEY LN, INGLESIDE, TX 78362

Phone No.: 361-775-0555

Cell or Work Phone No.: 361-813-1568

PROPERTY OWNER (If different):

Name: _____

Address: _____

Phone No.: _____

LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED:

Lot: PT FARM LOT 11 Blk: 86 Subdivision: TP MCCAMPBELL

Lot Size: _____ Feet X _____ Feet Frontage Street Location: _____

Address of Property: 3.394 ACRES = 2360 FIRST ST

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: Sept. 9, 2013

Time: 6:00p.m.

City Council Public Hearing: Sept. 24, 2013

Time: 6:30p.m.

Signature of Applicant: [Signature] Date: 8/19/13

Signature of Owner: _____ Date: _____

Accepted by the Building Department on 8/19/2013

By: [Signature]

OFFICE USE ONLY

APPROVED: _____ DATE: _____ REVIEWD BY: _____

San Patricio County Appraisal District

Chief Appraiser - Rufino H. Lozano, RPA/RTA



Official Website

Hosted By Pritchard & Abbott



General Real Estate Property Details

[New Property Search](#)

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Property ID: 41814

Account / Geo Number:
0877-0086-0009-011

Property Legal Description:
PT LT 11 BLK 86 MCCAMPBELL
3.394 ACRES

Survey / Sub Division Abstract:
MCCAMPBELL S/D
86

Property Location:
FIRST ST
INGLESIDE TX 78362

Block:
86

Section / Lot:
9

Owner Information:
FRANCESCO MIKE
1663 MOONEY LANE
INGLESIDE TX 78362

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
CANTU GABRIEL & MELISSA

[View Previous Owner Information](#)

Deed Information:

Volume: 0
Page: 0
File Number: 619506
Deed Date: 7/17/2012

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	3.394
Total Living Sqft:	See Detail
Owner Interest:	1.000000

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

[Homestead Form](#)

Surveyor Certification

State of Texas
County of Aransas

I, J. L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the 8 day of August, A.D., 2013.

J. L. Brundrett, Jr.
J. L. Brundrett, Jr.
R.P.L.S.
Reg. No. 2133

Owner Certification

State of Texas
County of San Patricio

MICHAEL L. FRANCESCO

do hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and platted as shown hereon; that the public easement, as depicted on the plat is dedicated to the public use for the installation, operation and use of public utilities, and that this map was made for the purpose of description and dedication.

This the 27 day of AUGUST, A.D., 2013.

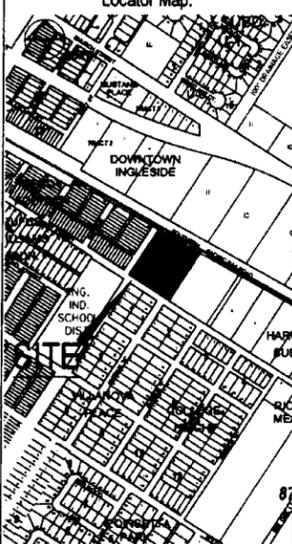
Michael L. Francesco
MICHAEL L. FRANCESCO

State of Texas
County of ARANSAS

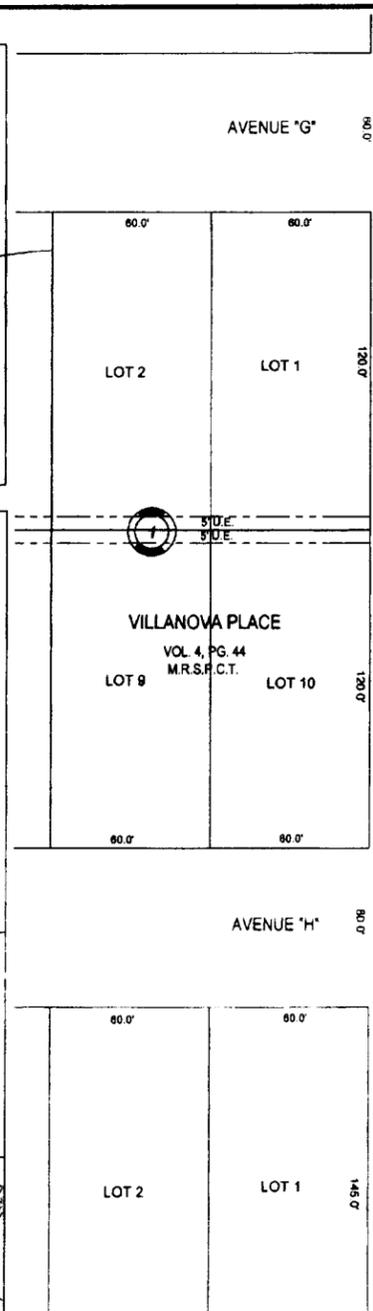
This instrument was acknowledged before me by:
MICHAEL L. FRANCESCO

This the 27 day of AUGUST, A.D., 2013.

Debra Muller
Debra Muller
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 28, 2018

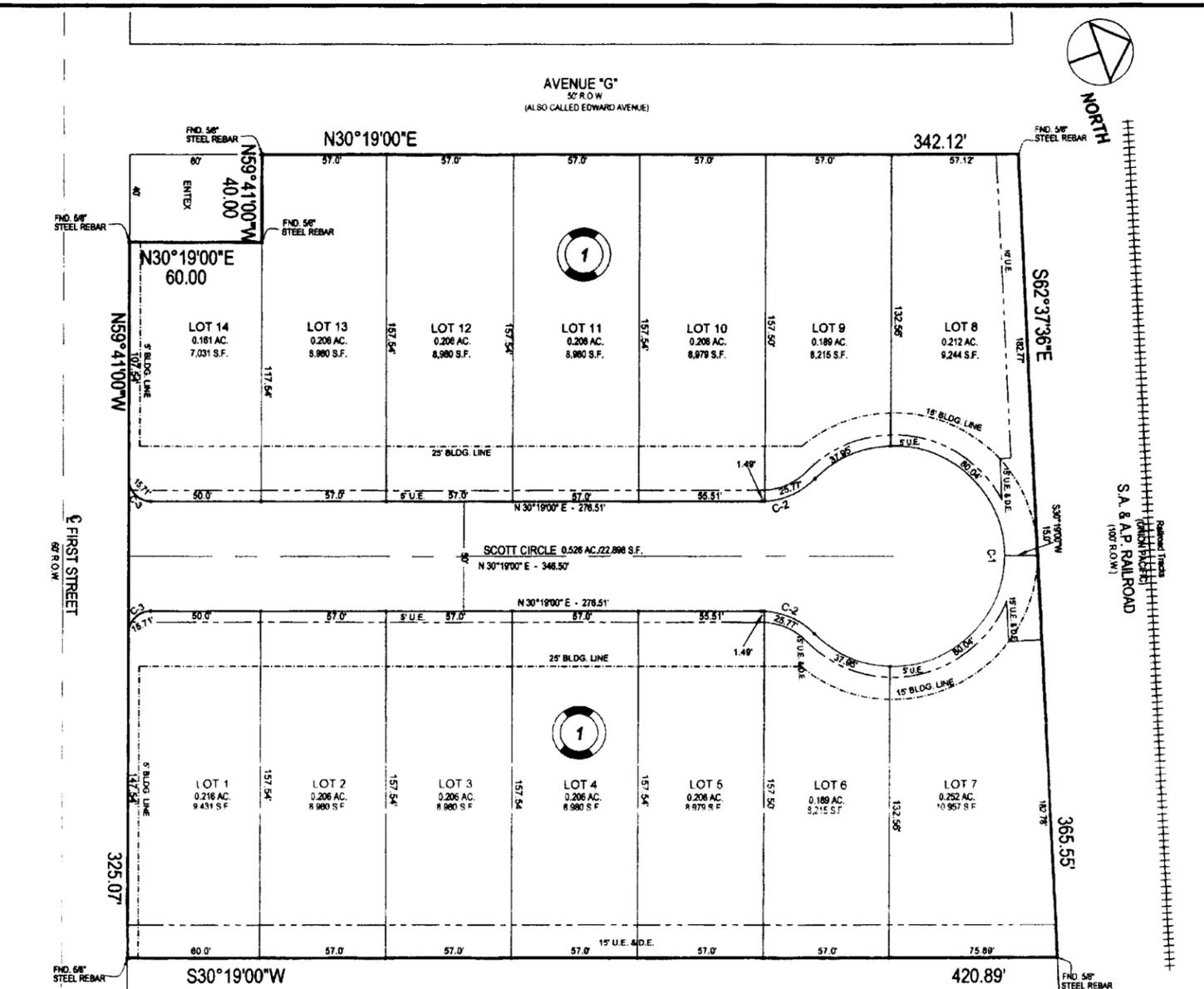


File Name: Replat/Ingleside/The Colony at First Street



Curve Data

Curve No.	Delta	Radius	Chord	Tangent	Length
C-1	270°25'34"	50.00'	70.44'	14.39'	236.97'
C-2	45°16'18"	34.50'	26.56'	14.39'	27.26'
C-3	90°00'00"	10.00'	14.14'	10.00'	15.71'



Final Plat of:
LOTS 1-14, BLOCK 1
THE COLONY AT FIRST STREET

City of Ingleside
San Patricio County, Texas

BEING A REPLAT OF 3.394 ACRES OUT OF FARM LOT 11, LANDBLOCK 86,
T. P. MCCAMPBELL SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING
TO THE PLAT RECORDED IN VOLUME 11, PAGES 21-22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

AUGUST 8, 2013
REVISED AUGUST 26, 2013

SCALE 1" = 40'

METES & BOUNDS DESCRIPTION

BEING 3.394 ACRES OF LAND OUT OF FARM LOT ELEVEN (11), LAND BLOCK EIGHTY-SIX (86), T. P. MCCAMPBELL SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 11, PAGES 21-22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO GLENN D. HARGUS RECORDED IN VOLUME 185, PAGES 219-220, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 3.394 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN at a 5/8" steel rebar found in the North R.O.W. line of First Street for the common corner of Farm Lots 10 and 11, of said Land Block 86, T. P. McCampbell Subdivision, and being the SOUTHEAST corner and PLACE OF BEGINNING of this survey;

THENCE, North 59°41'00" West along and with the North R.O.W. line of said First Street a distance of 325.07 feet to a 5/8" steel rebar found for the Southeast corner of a 40-foot by 60-foot Entex tract, and being the LOWER SOUTHWEST corner of this survey;

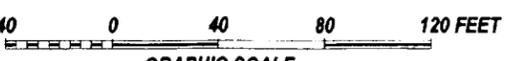
THENCE, North 30°19'00" East along and with the East boundary line of said Entex tract a distance of 90.00 feet to a 5/8" steel rebar found, and being an interior corner of this survey;

THENCE, North 59°41'00" West along and with the North boundary line of said Entex tract a distance of 40.00 feet to a 5/8" steel rebar found in the East R.O.W. line of Avenue "G", also called Edward Avenue, for the Northwest corner of said Entex tract, and being the UPPER SOUTHWEST corner of this survey;

THENCE, North 30°19'00" East along and with the East R.O.W. line of said Avenue "G" a distance of 342.12 feet to a 5/8" steel rebar found in the South R.O.W. line of the San Antonio and Aransas Pass Railroad, also called Union Pacific Railroad, and being the NORTHWEST corner of this survey;

THENCE, South 62°37'36" East along and with the South R.O.W. line of said San Antonio and Aransas Pass Railroad a distance of 365.55 feet to a 5/8" steel rebar set in the common boundary line between said Farm Lots 10 and 11, and being the NORTHEAST corner of this survey;

THENCE, South 30°19'00" West along and with the common boundary line between said Farm Lots 10 and 11 a distance of 420.89 feet to the PLACE OF BEGINNING and containing 3.394 acres of land.



Planning and Zoning

State of Texas
County of San Patricio

This plat of the herein described property located in Ingleside, San Patricio County, Texas, is approved for recording in the Map Records of San Patricio County, Texas, on behalf of the City of Ingleside by the Planning and Zoning Commission.

This the ___ day of _____, A.D., 2013.

Chairman _____ Secretary _____

City Council

State of Texas
County of San Patricio

This plat of the herein described property located in Ingleside, San Patricio County, Texas, is approved for recording in the Map Records of San Patricio County, Texas, on behalf of the City of Ingleside by the City Council.

This the ___ day of _____, A.D., 2013.

Mayor _____ City Secretary _____

Notes

- 1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown.
- 2) Plat Bearings used for Directional Control unless otherwise shown.
- 3) Residential Lots: 2,858 Acres or 124,930 Sq. Ft.
Steel Dedication: 0.526 Acres or 22,898 Sq. Ft.
Total: 3,384 Acres or 147,828 Sq. Ft.
- 4) Property located within the City Limits of Ingleside and must comply with all City Building Codes, Regulations and Set Backs.

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 8-4-2004 and found that the property described herein is (or) is not located in a "Special Flood Hazard Area." Flood Zone "C", Base Elevation NA, Panel No. 0003D, Community No. 455490.

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. Subject to change by FEMA.

Firm Name and Address

Briffith & Brundrett
Surveying & Engineering

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381

361-729-6479
361-729-7933
jerry@brsurveyor.com
www.briffithandsurveyor.com

County Clerk's Certification

State of Texas
County of San Patricio

I, Gracie Alariz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the ___ day of _____, A.D., 2013, with its certificate of authentication was filed for record in my office the day of _____, A.D., 2013, at _____ o'clock _____ m. and duly recorded the day of _____, A.D., 2013, at _____ o'clock _____ m. in the Map Records of San Patricio County, Texas in Envelope _____, Tube _____.

Witness my hand and seal of the County Court, in and for San Patricio County, Texas, at office in Sinton, Texas, the day and year last written above.

Gracie Alariz-Gonzales
By: _____ Deputy
Official Public Records No. _____

NOTICE OF PUBLIC HEARINGS
CITY OF INGLESIDE
REPLAT NOTIFICATION

In accordance with the provisions of the City of Ingleside and the laws of the State of Texas, all interested parties are hereby notified that on September 9, 2013, commencing at 6:00 pm, the Planning and Zoning Commission of the City of Ingleside will hold a public hearing and on September 24, 2013 commencing at 6:30 pm, the City Council of the City of Ingleside will hold a public hearing at City Hall at 2671 San Angelo Street in Ingleside, Texas at which time all citizens of the city will be given an opportunity to be heard regarding an application filed by Lyfetye Homes of Texas, to Replat the following property for the purpose of developing a subdivision at the 3.394 acres of land out of Part of Lot 11, Block 86, T.P. McCampbell Subdivision located at the corner of First Street and Avenue G, City of Ingleside, San Patricio County Texas.

The above information is on file at City Hall and is available for your inspection and time during normal office hours. If you have any questions please feel free to call 776-2517

Carey Dietrich
Interim Building Official

Published one time in the Coastal Bend Herald on August 22, 2013.

NOTICES MAILED TO PROPERTY OWNERS-08/29/2013

NOTICE OF AN REPLAT

Michael Francesco-Lyfetye Homes of Texas

Pt Lt 11, Blk 86, TP McCampbell S/D

MIRELES DAVID & KIMBERLY TURNER
PO BOX 1533
INGLESIDE, TX 78362

BURT BRIAN
3304 ALTAMAR LN
LAS VEGAS, NV 89117

SCHONHOEFT ROSS & ANNETTE
2825 AVE G
INGLESIDE, TX 78362

WOLF ROBERT
319 HOLTMAN ST
HOUSTON, TX 77060

VAN SICKLE BONNIE
2798 AVE G
INGLESIDE, TX 78362

SIMMONS SCOTT EDWARD
2792 AVE G
INGLESIDE, TX 78362

HAYDEN VIRGINIA
2563 MCCULLOUGH
INGLESIDE, TX 78362

DOLLARD THOMAS C JR
2799 AVE H
INGLESIDE, TX 78362

ADAME ERNESTO
1332 W MOORE AVE
ARANSAS PASS, TX 78336

LOPEZ SANTIAGO & ANGELITA
2798 AVE H
INGLESIDE, TX 78362

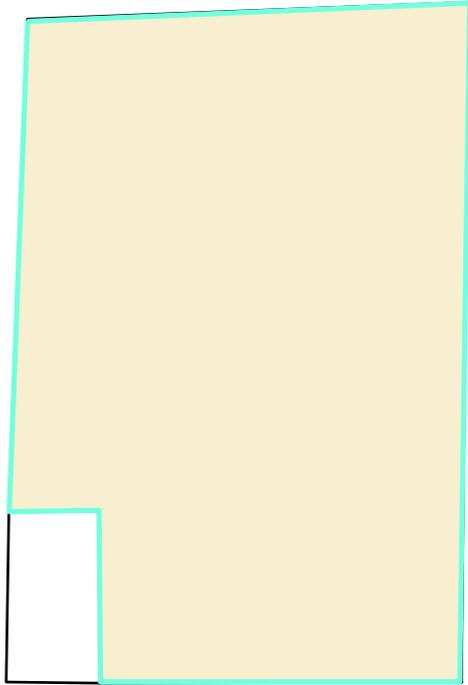
MARTINEZ ORLANDO & VERDONICA
3658 AVE A
INGLESIDE, TX 78362

SMITH KEVIN
808 VISTA WAY
OCEANSIDE, CA 92054

INGLESIDE HOUSING AUTHORITY
PO BOX 660
INGLESIDE, TX 78362

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
PO BOX 829
HOUSTON, TX 77001

E



1st St

12

1	10
1	
5	6

1	10
2	
5	6

Ave G

Ave H

Ave I

1	DVA

1	14
E	

Ave J