



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 #: _____

Date Filed: Sept. 6, 2013

#397

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: FM Forrest, Inc.
Address: 4801 Woodway Drive, Suite 360 W, Houston, TX 77056
Phone No.: 713-783-2807
Cell or Work Phone No.: 713-201-1364

PROPERTY OWNER (If different):

Name: Javon, Ltd. Attn: James Myrick
Address: 106 Oakland Hills Drive, Portland, TX 78374
Phone No.: _____

LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED:

Lot: 1,2,3 Blk: 85 Subdivision: T.P. McCampbell Subdivision
Lot Size: 960 Feet X 683 Feet Frontage Street Location: State Hwy. 361 and Avenue A
Address of Property: Attached Legal

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: _____
City Council Public Hearing: _____

Time: 6:00p.m.
Time: 6:30p.m.

Signature of Applicant: [Signature] Date: September 6, 2013 Signature of Owner: _____ Date: _____

Accepted by the Building Department on Sept 6, 2013 By: [Signature]

OFFICE USE ONLY

APPROVED: _____ DATE: _____ REVIEWED BY: _____

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Effective Date: **August 12, 2013**
Issued: **August 19, 2013**

GF. No. 3710001103

4. Legal description of land:

Being 15.044 acres of land out of Lots 1, 2 and 3, Block 85, T.P. McCampbell Subdivision, according to the plat recorded in Volume 11, Pages 21 and 22, Map Records of San Patricio County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

"Exhibit A"

FIELD NOTES

DECEMBER 12, 2012

BEING THE DESCRIPTION OF 15.044 ACRES OF LAND OUT OF 27.044 ACRES OF LAND OUT OF LOTS 1, 2 AND 3, BLOCK 85, T.P. MCCAMPBELL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGES 21 AND 22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND SAID 27.044 ACRE TRACT OF LAND BEING DESCRIBED UNDER CLERKS FILE NUMBERS 345007 AND 345008, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 15.044 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar found at the point of intersection of the West R.O.W. line of Avenue "A" and the North R.O.W. line of Texas State Highway No. 361, and being the Southeast corner of said 27.044 acre tract, and being the existing Southeast corner of said Lot 1, and being the SOUTHEAST corner and PLACE OF BEGINNING of this survey;

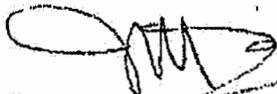
THENCE, North 55°23'00" West, along and with the North R.O.W. line of Texas State Highway No. 361, a distance of 959.0 feet to a 5/8" steel rebar found at the Southeast corner of Oakvale Meadows Subdivision, recorded in Volume 5, Page 31, Map Records of San Patricio County, Texas, and being the SOUTHWEST corner of this survey;

THENCE, North 34°33'20" East, along and with the East boundary line of said Oakvale Meadows Subdivision, a distance of 683.08 feet to a 5/8" steel rebar found for the Southwest corner of Lot 4, Kubecka Acres, according to the plat recorded in Envelope 1365, Tube 21-2, Map Records of San Patricio County, Texas, and being the NORTHWEST corner of this survey;

THENCE, South 55°23'00" East, along and with the South boundary line of said Kubecka Acres Subdivision and Lot 4, The Oaks, according to the plat recorded in Envelope 1376, Tube 11-1, Map Records of San Patricio County, Texas, a distance of 959.73 feet to a 5/8" steel rebar found in the West R.O.W. line of Avenue "A", and being the Southeast corner of said Lot 4, The Oaks, and being the NORTHEAST corner of this survey;

THENCE, South 34°37'00" West, along and with the West R.O.W. line of said Avenue "A", a distance of 683.08 feet to the PLACE OF BEGINNING of this survey and containing 15.044 acres or 655,322 square feet of land more or less.

Unless this Field Note description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.

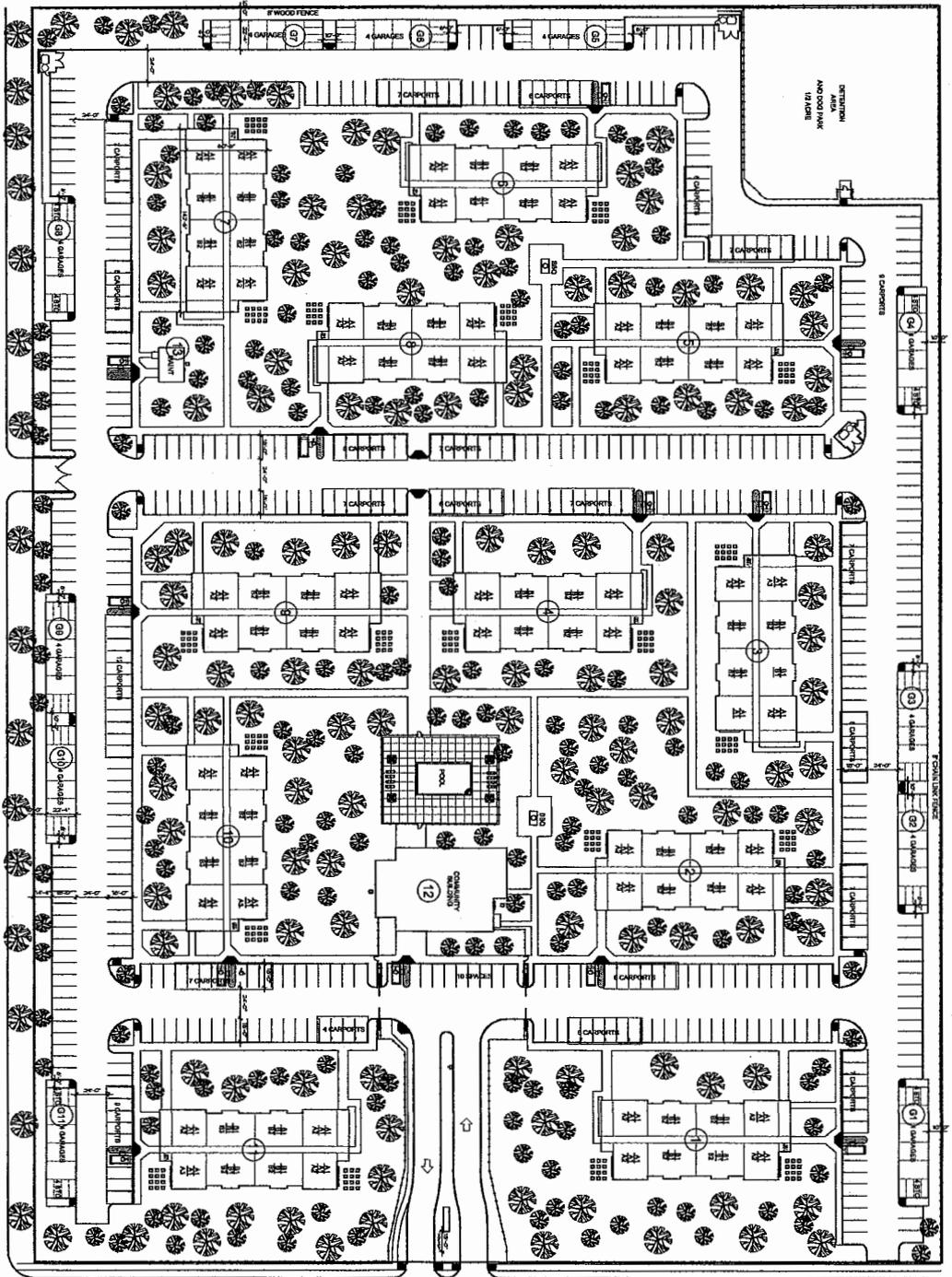


J.L. BRUNDRETT, JR., R. P. L. S.
Reg. No. 2133



SEE ACCOMPANYING SURVEY PLAT DATED DECEMBER 12, 2012
FILENAME: 121212BB5

EAST OAKVALE DRIVE



TEXAS STATE HIGHWAY NO. 361

PARKING

341 APRT GARAGES
149 APRT GARAGES
44 APRT GARAGES
538 TOTAL APRT PARKING
10 COMM/OFFICE
538 TOTAL PARKING
Ingliside Requires
2 per Unit = 520 Minimum

UNIT SCHEDULE

ACCESSIBLE	TYPE	UNIT	SF	TOTAL SF
	A1	1BR/1B	68	63,596
	A2	1BR/1B	41	29,622
	A3	1BR/1B	9	2,186
	B1	2BR/2B	68	44,151
	B2	2BR/2B	41	35,951
	B3	2BR/2B	9	441
	TOTAL	264	Units	219,516 SF

Site Plan
Scale: 1" = 40'
13,044 Square Feet
11,350 Units / APRT

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Oaks By The Bay Apartments
Ingliside, Texas

HILL & FRANK ARCHITECTS
13044 AVENUE "A"
DALLAS, TEXAS 75244
PH: 214.343.1111
WWW.HILLANDFRANK.COM

HILL & FRANK ARCHITECTS

Project: 19311
Date: SEPT. 10, 2018

SD1

Sheet of

The Designer, Specifications and other documents prepared by the Architect for this Project are intended to be used by the Contractor and the Architect shall be deemed to have approved the Contractor's interpretation of the same. The Contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

September 8, 2013

City of Ingleside, Texas

RE: Re-Zoning and Platting Request by FM Forrest
Hwy 361 and Ave A, Ingleside, Texas

To whom it may concern:

I am owner of 15.044 acres of land legally described as Lots 1,2,3, Block 85, McCampbell Subdivision located at the corner of Highway 361 and Ave A in Ingleside Texas. I give permission to FM Forrest, Inc. to file for platting and re-zoning of the above referenced land with the City of Ingleside.

If FM Forrest, Inc. does not close on the purchase of this referenced property from Javon Ltd, the proposed platting and zoning changes requested will be null and void.

Dated: 9-9-13

BY: Javon, Ltd.
Javon, Ltd

James Myrick
James Myrick, Partner

Please forward all correspondence or meeting notices to:

myrickjames@yahoo.com and jvillahme@steveroberts.com

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](#)

[Go To Previous Page](#)

Property ID: 66374

Account / Geo Number:
0877-0085-0001-003

Property Legal Description:
PT OF LTS 1-2-3 BLK 85
MCCAMPBELL 15.044 ACRES

Survey / Sub Division Abstract:
MCCAMPBELL S/D
85

Property Location:

Block:
85

Owner Information:
JAVON LTD
106 OAKLAND HILLS DR
PORTLAND TX 78374

Section / Lot:
1

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
SOUTH TEXAS ASSOCIATION

Deed Information:
Volume: 0
Page: 0
File Number: 623886
Deed Date: 12/28/2012

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	E
Total Acres:	15.044
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](#)

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 30, 2013, commencing at 6:00 pm, the Planning and Zoning Commission of the City of Ingleside will hold a public hearing and on October 8, 2013, commencing and 6:30 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 for a preliminary replat filed by FM Forrest, Inc. to replat Lots 1, 2, and 3, Block 85, T.P. McCampbell Subdivision into Lot 1, Block 1, Forrest Subdivision being a 15.044 acre tract to be developed.

Information regarding the proposed replat is on file at city hall and is available for your inspection any 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 September 12, 2013.

NOTICES MAILED TO PROPERTY OWNERS-09/19/2013

NOTICE OF AN REPLAT

FM Forrest

Lots 1, 2, and 3, Block 85, T.P. McCampbell Subdivision

SAUNDERS, MICHELLE
15321 BEAUFORT CT
CORPUS CHRISTI, TX 78418

ROMA REALTY
PO BOX 5222
GRANBURY, TX 76049

NEIL, LEON II & YECEMIA
3220 AVE A
INGLESIDE, TX 78362

HICKMAN, TIMOTHY & TINA
2067 TINER LN
INGLESIDE, TX 78362

COLEMAN, ERNEST & SUSAN
2081 TINER LANE
INGLESIDE, TX 78362

INGLESIDE LIMITED I A TEXAS
LIMITED PARTNERSHIP
205 CHAMPIONS
ROCKPORT, TX 78382

RUNK, VIRGIL D (LULA)
PO BOX 831
INGLESIDE, TX 78362

SMITH, VELIA
1983 INDIAN TRAIL
INGLESIDE, TX 78362

RICHARDSON, WILLIAM C (DOROTHY)
PO BOX 637
INGLESIDE, TX 78362

GAMEWELL, WARREN
2972 AVE A
INGLESIDE, TX 78362

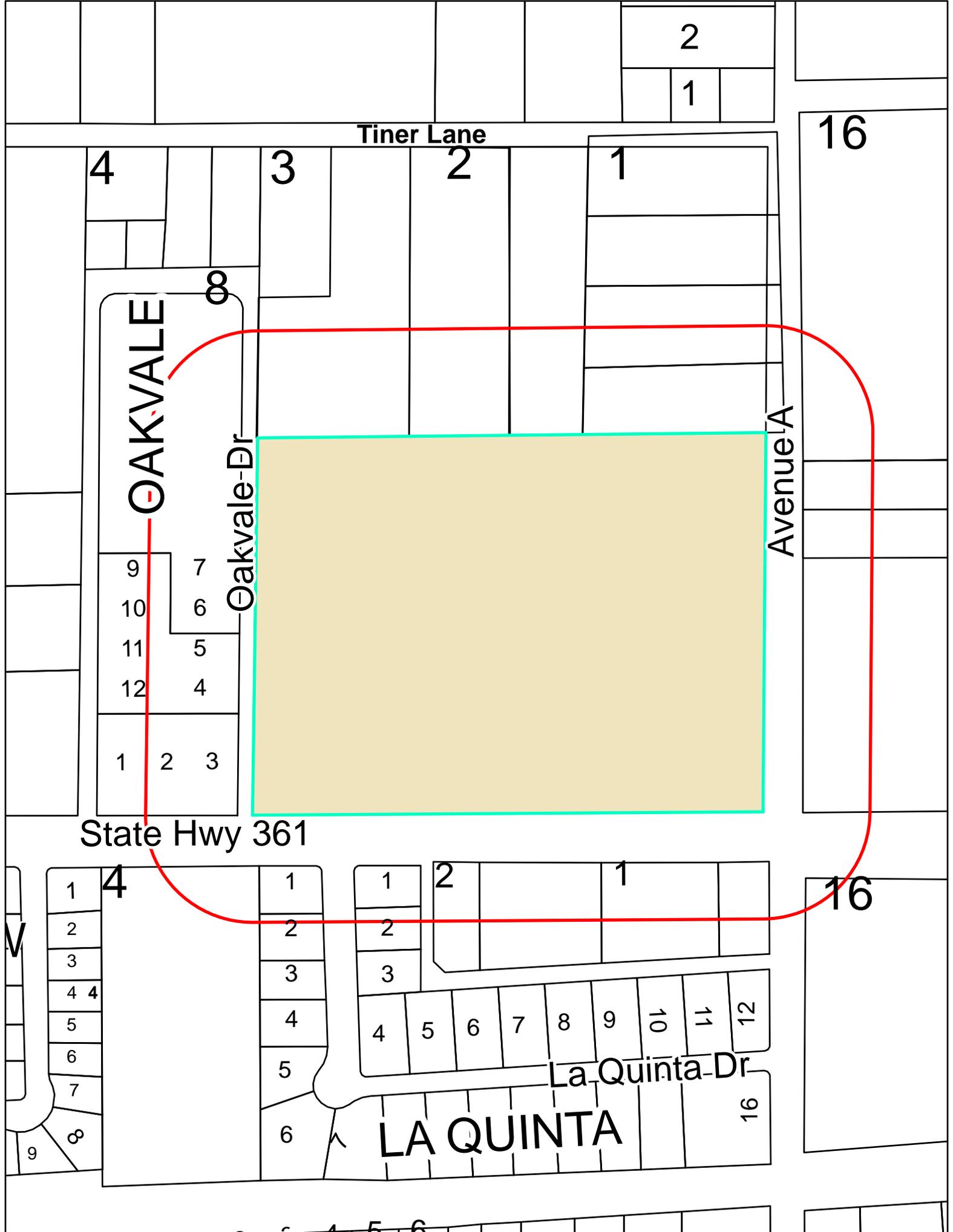
SPOHN HOSPITAL-CONTROLLER
PO BOX 3666
COPRUS CHRISTI, TX 78404

LONG, JEREMY
2098 LA QUINTA RD
INGLESIDE, TX 78362

SMALLEY, KAREN
2923 LOVERS LN
INGLESIDE, TX 78362

GREER, CLIFTON M SR
2099 LA QUINTA DR
INGLESIDE, TX 78362

SHOUSE, JOHNNY & SHERRI
2091 LA QUINTA DR
INGLESIDE, TX 78362



2
1

Tiner Lane

16

4

3

2

1

8

OAKVALE

Oakvale-Dr

Avenue A

9

7

10

6

11

5

12

4

1

2

3

State Hwy 361

4

1

1

1

2

1

16

2

2

2

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3

4 4

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4

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5

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7

8

9

10

11

12

6

5

La Quinta Dr

7

6

LA QUINTA

16

9

8

6

6

4

5

6