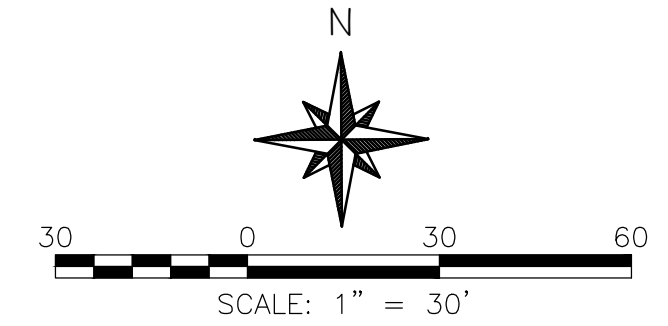


CORPUS CHRISTI, TEXAS

A FINAL PLAT OF
JOHNSON-GRINNAGE ADDITION
BLOCK 1, LOTS 1, 2 & 3

1.1796 ACRES OUT OF LOTS 5, 6, 7 & 8, BLOCK 1,
 JOHNSON ADDITION, VOLUME 8, PAGE 308-310,
 TRACT E, BLOCK 1, GRINNAGE TRACT, VOLUME 811, PAGE 120 &
 TRACT F, BLOCK 1, GRINNAGE TRACT, VOLUME 301, PAGE 120, D.R.N.C.T.,
 AS CONVEYED TO CHARLES & CLAUDIA ANASTOS,
 IN DOC. NO. #2011046910, O.P.R.N.C.T.



LOCATION PLAN
 SCALE: NTS

STATE OF TEXAS
 COUNTY OF NUECES

CHARLES H. ANASTOS & CLAUDIA B. ANASTOS, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT THEY HAVE HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO 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 _____ DAY OF _____, 20____.

CHARLES H. ANASTOS, OWNER

CLAUDIA B. ANASTOS, OWNER

STATE OF TEXAS
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ AS _____

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF NUECES

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

RATNA POTTUMUTHU, P.E., LEED, AP
 DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
 COUNTY OF NUECES

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

WILLIAM J. GREEN, PE., INTERIM SECRETARY

ERIC VILLARREAL, PE., CHAIRMAN

STATE OF TEXAS
 COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN SAID COUNTY IN VOLUME _____, PAGE _____, MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____

FILED FOR RECORD

AT _____ O'CLOCK _____ M., 20____.

BY: _____
 KARA SANDS, COUNTY CLERK
 NUECES COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF NUECES

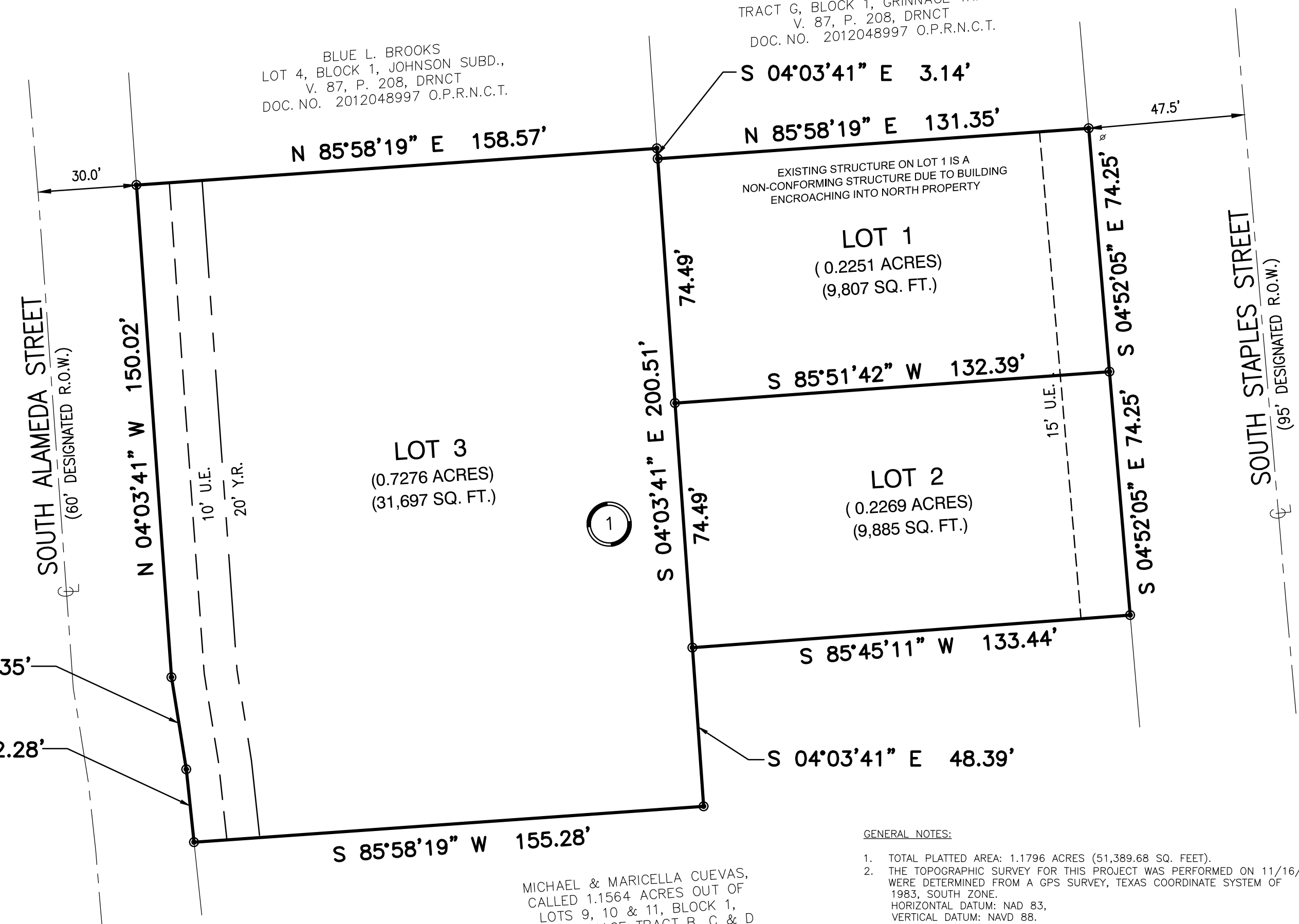
I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE _____ TH DAY OF _____, 20____.

XAVIER D. SANDOVAL, R.P.L.S.
 TEXAS LICENSE NO. 5886

BLUE L. BROOKS
 LOT 4, BLOCK 1, JOHNSON SUBD.,
 V. 87, P. 208, DRNCT
 DOC. NO. 2012048997 O.P.R.N.C.T.

BLUE L. BROOKS
 TRACT G, BLOCK 1, GRINNAGE TRACT
 V. 87, P. 208, DRNCT
 DOC. NO. 2012048997 O.P.R.N.C.T.



MICHAEL & MARICELLA CUEVAS,
 CALLED 1.1564 ACRES OUT OF
 LOTS 9, 10 & 11, BLOCK 1,
 AKA GRINNAGE TRACT B, C & D
 DOC. NO. #2014041590 O.P.R.N.C.T.

GENERAL NOTES:

- TOTAL PLATTED AREA: 1.1796 ACRES (51,389.68 SQ. FEET).
- THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS PERFORMED ON 11/16/2016. BEARINGS WERE DETERMINED FROM A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 83.
- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "C", KNOWN AS AN AREA OF MINIMAL FLOODING AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 485464 0167 C, MAP REVISED DATE: JULY 18, 1985, FOR NUECES COUNTY, TEXAS.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

- Y.R. = YARD REQUIREMENT
- U.E. = UTILITY EASEMENT
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS.
- D.R.N.C.T. = DEED RECORDS NUECES COUNTY TEXAS.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON RODS WITH PLASTIC CAP STAMPED "XDS". ALL OTHER PROPERTY CORNERS ARE NOTATED.

XDS SURVEYING MAPPING XDS LAND SURVEYING, LLC. 308 SAN RAFAEL DRIVE PORTLAND, TX 78374 210.718.7189	 CIVIL*STRUCTURAL*MARINE TOPOGRAPHIC SURVEYING TSP# FIRM No. F-12540 PHONE: 361-945-4848 EMAIL: info@munozengr.com 1608 S. Browline Blvd Corpus Christi, TX 78414	DRAWN BY: JA CHK BY: RA APP BY: XDS	REVISIONS		
		SCALE: AS NOTED DATE: NOVEMBER 2016	NO. DESCRIPTION BY CHKD DATE		