

STATE OF TEXAS §
COUNTY OF NUECES §

WE, DORSAL DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT EASEMENTS AND STREETS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND STREETS ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____.

ATA O. AZALI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ATA O. AZALI, PRESIDENT OF DORSAL DEVELOPMENT, LLC.
THIS THE _____ DAY OF _____, 20____.

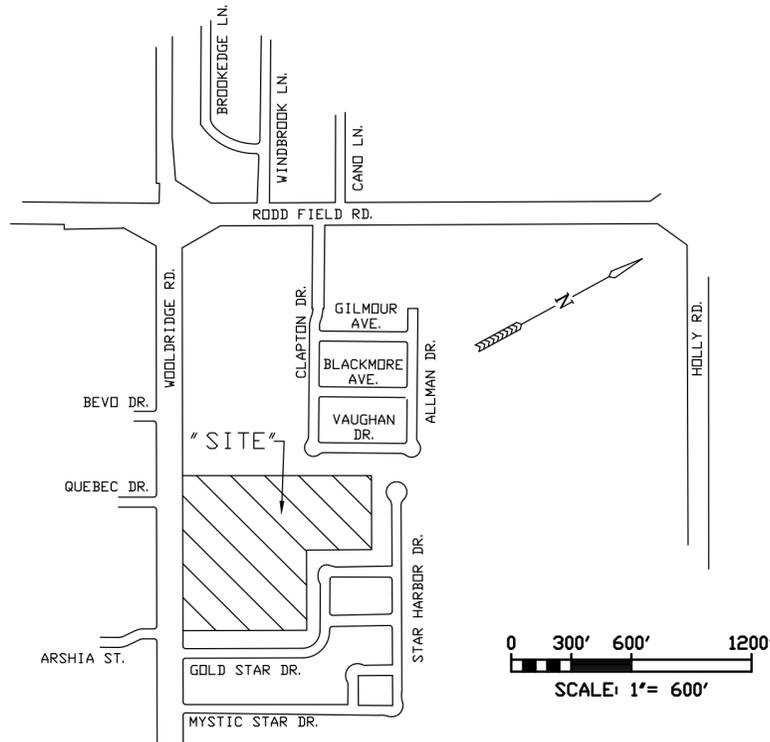
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT.

THIS THE _____ DAY OF _____, 20____.

NIXON M. WELSH REGISTERED
PROFESSIONAL LAND SURVEYOR, TEXAS
NUMBER 2211



LOCATION MAP
1" = 600'

NOTES:

1. THE SUBJECT SITE IS IN ZONE "C", ACCORDING TO FEMA MAP, COMMUNITY PANEL 485464 0315 D, REVISED AUGUST 3, 1989.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION USE".
3. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
4. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. THE BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATES, SOUTH ZONE, LAMBERT PROJECTION, NAD '83.
6. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE.
7. THE TOTAL PLATTED AREA CONTAINS 13.814 ACRES INCLUDING STREET DEDICATION.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

PLAT OF CHELSEA, BLOCK 1, LOT 1

A 13.814 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 13 & 14, SECTION 27, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 41 - 43, MAP RECORDS, NUECES CO., TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 11/3/15
COMP. NO.: PLAT-SH1.DWG
JOB NO.: 15054
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),
_____ (TITLE), OF _____
THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

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

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20____.

CHAIRMAN
PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY
DANIEL M. GRIMSBO, P.E., A.I.C.P

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 THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

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

BY: _____

DEPUTY

KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS

