

SCALE: 1"=50'

LEGEND	
○	- SET 1/2" IRON ROD
⊗	- FD. "X" MARK ON CONC.
●	- FD. 5/8" IRON ROD
M.R.N.C.T.	- MAP RECORDS NUECES COUNTY TEXAS
R.O.W.	- RIGHT OF WAY
FD.	- FOUND

CURVE DATA TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	31.42'	20.00'	90°00'00"	S73°28'50"W

**STATE OF TEXAS  
COUNTY OF HIDALGO**

E63 MANAGEMENT & CONSULTING LLC, HEREBY CERTIFIES THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT I HAVE SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

RICARDO CANO  
MANAGING MEMBER FROM OWNER CERTIFICATION  
(E63 MANAGEMENT AND CONSULTING, LLC.)

**STATE OF TEXAS  
COUNTY OF HIDALGO**

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY RICARDO CANO  
AS MANAGING MEMBER FOR OWNER OF E63 MANGEMENT & CONSULTING LLC.,

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, SAMUEL D. MALDONADO, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

SAMUEL D. MALDONADO,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 6027

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, SAUL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

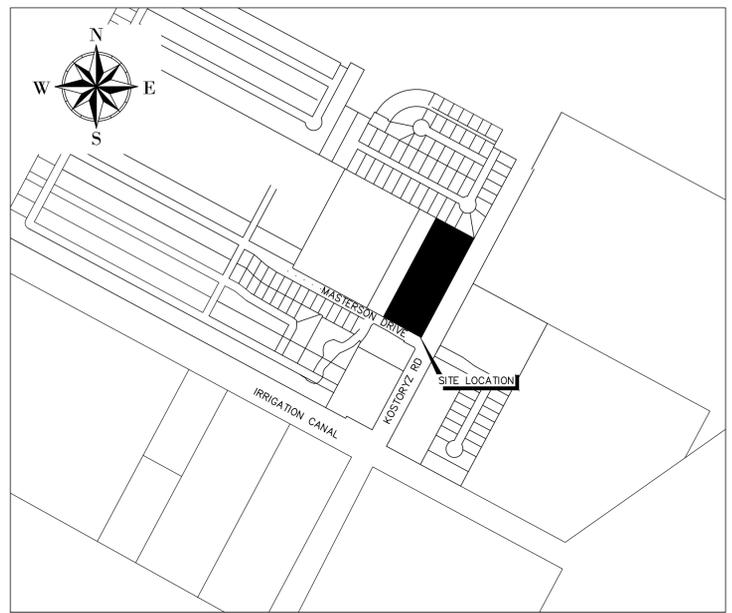
SAUL D. MALDONADO, PE  
PROFESSIONAL ENGINEER  
LICENSE No. 100320

**PRINCIPAL CONTACTS:**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	E63 MANAGEMENT & CONSULTING LLC	P.O. BOX 1348	EDINBURG, TEXAS 78540	(956) 784-9874	
ENGINEER:	SAUL D. MALDONADO, P.E.	200 S. 10TH ST. SUITE 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST. SUITE 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

**GENERAL NOTES**

- TOTAL 3.86 ACRES (168,000.60 SQ.FT.) OF PLATTED AREA WITH STREET DEDICATION.
- BEARING AND DISTANCE ARE GRID, NAD83 TEXAS SOUTH ZONE, AND BASED ON THE LINE BETWEEN FOUND MONUMENTS AS SHOWN.
- CORNERS:  
FOUND 5/8 INCH IRON RODS.  
SET 1/2 INCH IRON RODS.
- BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATING - ZONE:C AREAS OF MINIMAL FLOODING. INSURANCE RATE MAP COMMUNITY PANEL NUMBER 485464 0283 C MAP REVISED: JULY 18, 1985
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH APPROVED SITE PLAN.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY ARE THE OSO CREEK BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTAL SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS CONTACT RECREATION USE.
- PER THE CITY OF CORPUS CHRISTI WATER DISTRIBUTION SYSTEM STANDARDS A CITY FIRE HYDRANT WILL BE LOCATED EVERY 300 FT. AS MEASURED ALONG DEDICATED STREETS AND FLOW 1500 gpm AT 20 psi RESIDUAL.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- A 20' x 20' VISIBILITY TRIANGLE SHALL BE ESTABLISHED ON THE INTERSECTION OF MASTERSON DRIVE AND KOSTORYZ ROAD. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH THE SIGHT TRIANGLE BETWEEN THE HEIGHTS OF 30 INCHES AND 7 FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREET, AS PER UDC SECTION 4.2.9.
- PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



LOCATION MAP  
SCALE: 1"=500'

**CRESTMONT UNIT 11  
BLOCK 2, LOT 1**

BEING A REPLAT SUBDIVISION A 3.86 ACRE (168,000.60 SQ.FT.) GROSS, TRACT OF LAND OUT OF ALL LOT 1B, CRESTMONT UNIT 11, BLOCK 1, NUECES COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 125, OF THE MAP OR PLAT RECORDS OF NUECES COUNTY, TEXAS, AND BEING A 3.10 ACRES OUT OF THE BOHEMIAN COLONY LANDS, A SUBDIVISION, AS RECORDED IN VOLUME A, PAGE 48 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

**STATE OF TEXAS  
COUNTY OF NUECES**

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

WILLIAM J. GREEN, P.E.  
DEVELOPMENT SERVICES ENGINEER

DATE

**STATE OF TEXAS  
COUNTY OF NUECES**

THIS 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\_\_\_\_

ERIC VILLAREAL, P.E.  
CHAIRMAN

NINA NIXON-MENDEZ, FAICP  
SECRETARY

**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 \_\_\_\_\_, 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 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: \_\_\_\_\_

KARLA SANDS, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS.

DEPUTY

DATE OF PREPARATION: NOVEMBER 2018

REGISTRATION # F-10602

**SAMES** SAM Engineering & Surveying, Inc.  
200 S. 10TH ST. SUITE 1500 TEL. (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883