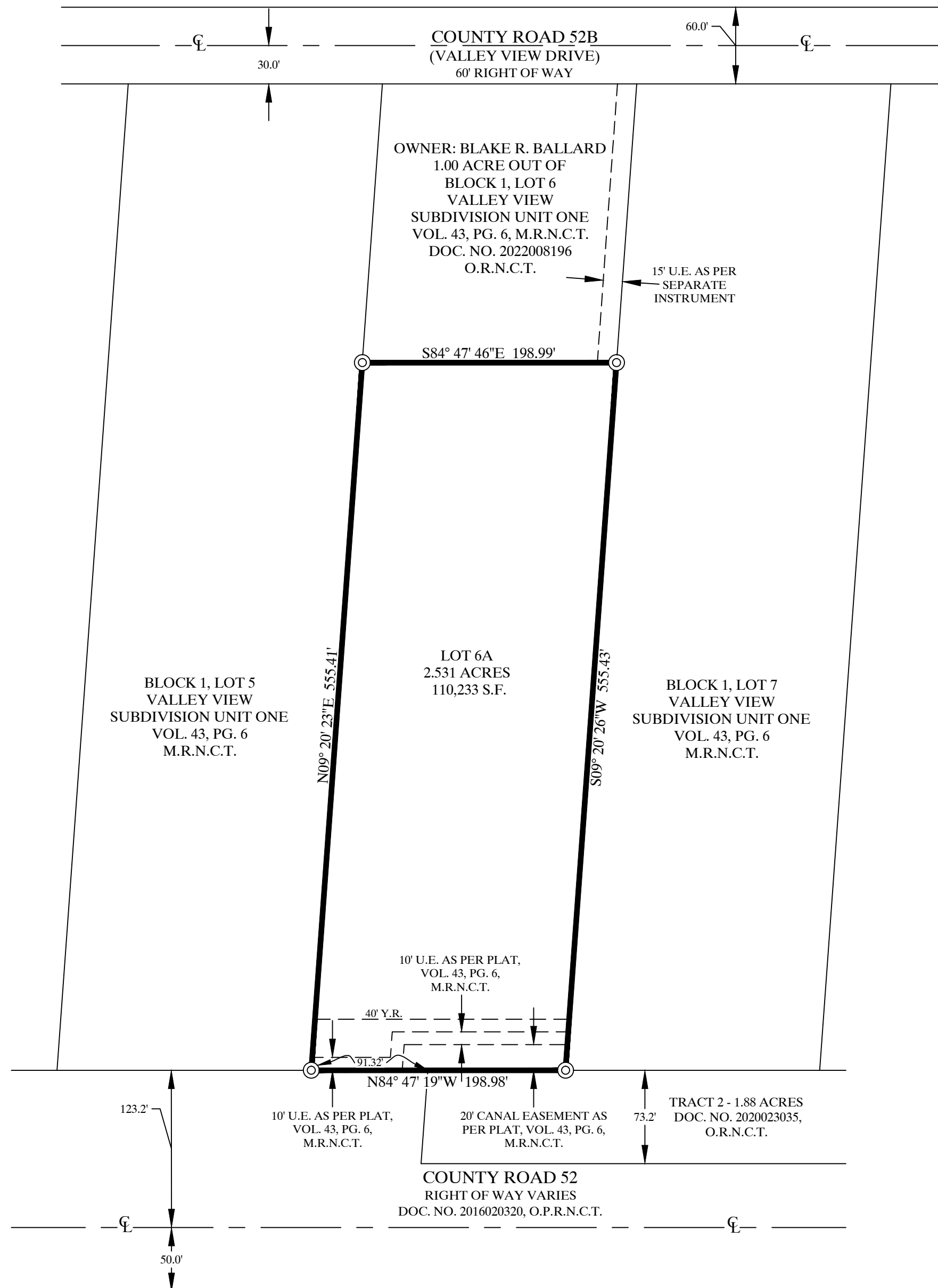
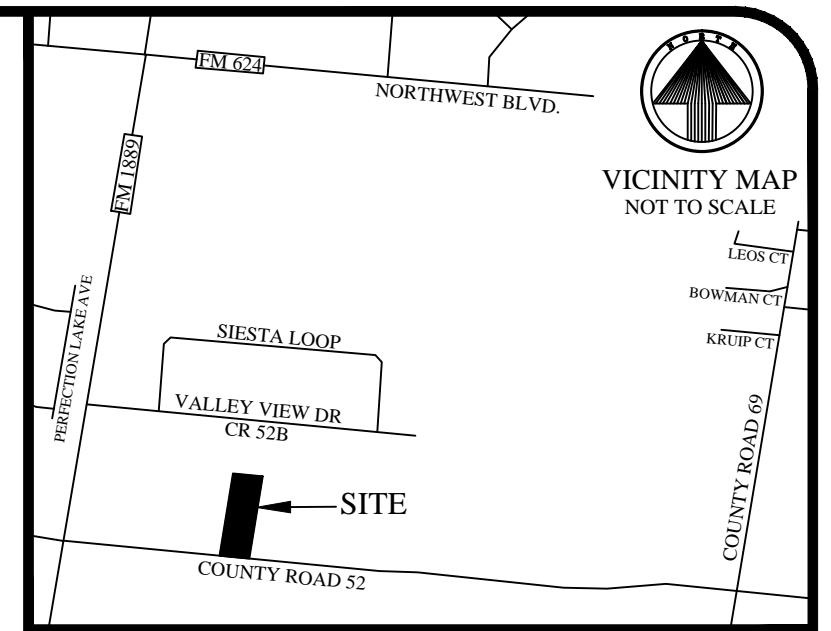


BEING A PLAT OF A 2.531 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021023543, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND BEING BLOCK 1, OUTLOT 6, VALLEY VIEW SUBDIVISION UNIT ONE, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 6, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, GARRETT DEAN MILLER AND KRISTIN MILLER, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON. WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2024

GARRETT DEAN MILLER
OWNER

KRISTIN MILLER
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED, GARRETT DEAN MILLER, KNOWN TO ME TO
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY
EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED GIVEN
UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2024

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED, KRISTIN MILLER, KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY
EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED GIVEN
UNDER MY HAND AND SEAL OF OFFICE.

THIS THE DAY OF , 2024

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2024

MICHAEL MILLER
CHAIRMAN

AL RAYMOND III, A.I.A.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2024

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT
THIS THE _____ DAY OF _____, 2024, ANY PRIVATE SEWAGE
SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY
HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2024 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR
LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

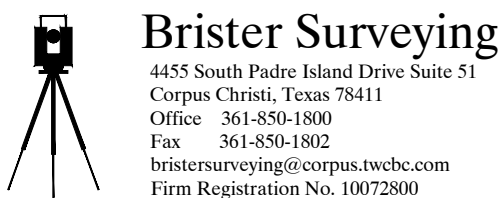
DAY OF _____, 2024

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0260 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 2.531 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

DATE OF MAP: 7 MARCH 2024



⊙ = FOUND 5/8" RE-BAR