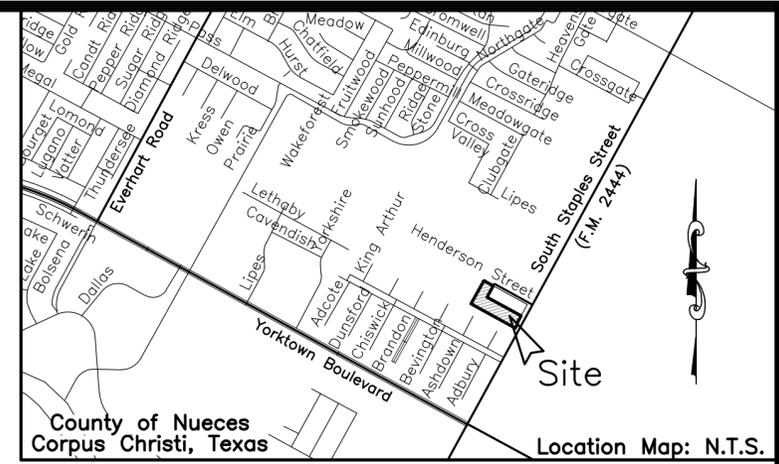


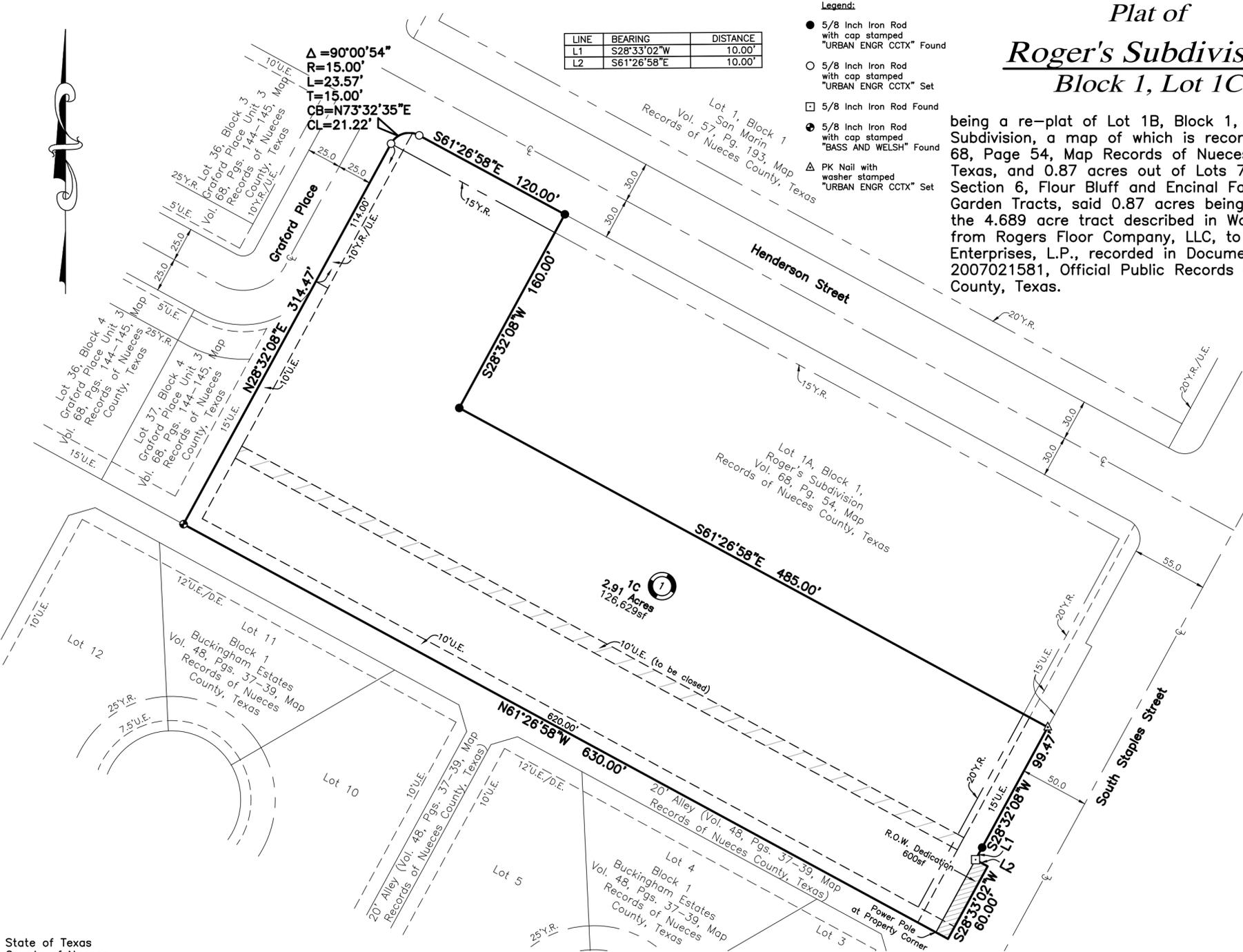
Plat of Roger's Subdivision Block 1, Lot 1C

being a re-plat of Lot 1B, Block 1, Roger's Subdivision, a map of which is recorded in Volume 68, Page 54, Map Records of Nueces County, Texas, and 0.87 acres out of Lots 7 and 8, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, said 0.87 acres being a portion of the 4.689 acre tract described in Warranty Deed from Rogers Floor Company, LLC, to DOXA Enterprises, L.P., recorded in Document No. 2007021581, Official Public Records of Nueces County, Texas.



LINE	BEARING	DISTANCE
L1	S28°33'02"W	10.00'
L2	S61°26'58"E	10.00'

- Legend:**
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
 - 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
 - 5/8 Inch Iron Rod Found
 - 5/8 Inch Iron Rod with cap stamped "BASS AND WELSH" Found
 - ▲ PK Nail with washer stamped "URBAN ENGR CCTX" Set



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, Texas.

This the _____ day of _____, 20____

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

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____

William J. Green, P.E.,
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____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, 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 _____ day of _____, 20____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James D. Carr, R.P.L.S.
Texas License No. 6458

State of Texas
County of Nueces

DOXA ENTERPRISES, L.P., a Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 1B as shown on the foregoing plat; that it has had 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____

By: DOXA Management, Inc., a Texas corporation, its general partner

By: _____
THEODORE DIMOPOULOS, President

State of Texas
County of Nueces

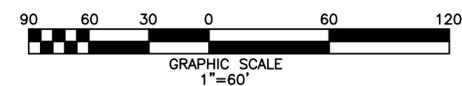
This instrument was acknowledged before me by THEODORE DIMOPOULOS, as President of DOXA Management, Inc., a Texas corporation, general partner of DOXA ENTERPRISES, L.P., a Limited Partnership, on behalf of said partnership.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas

Notes:

- 1.) Total platted area contains 2.92 Acres of Land (includes street dedication)
- 2.) 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.
- 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
- 5.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
- 6.) Vehicular access across lot lines shall not be obstructed (Lots 1A and 1C).
- 7.) No driveway access onto Graford Place.



Submitted: 5/17/17
SCALE: 1"=60'
JOB NO.: 42785.B4.00
SHEET: 1 of 1
DRAWN BY: XG
urbansurvey1@urbaneng.com
2017 by Urban Engineering