

STATE OF TEXAS  
COUNTY OF NUECES

WE, MVGG, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF BLOCK 3, LOTS 1R, 2R & 3R, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2025,

JAMES MADDALONE  
OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MVGG, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025,

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM 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 \_\_\_\_ OF \_\_\_\_\_, 2025, SEAL

RONALD A. VOSS  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

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 \_\_\_\_\_, 2025,

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2025,

BRIA WHITMIRE, P.E., C.F.M., C.P.M.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_ O'CLOCK \_\_\_\_ M AND DULY RECORDED IN VOLUME \_\_\_\_, PAGE \_\_\_\_ (M.R.N.C.T.)

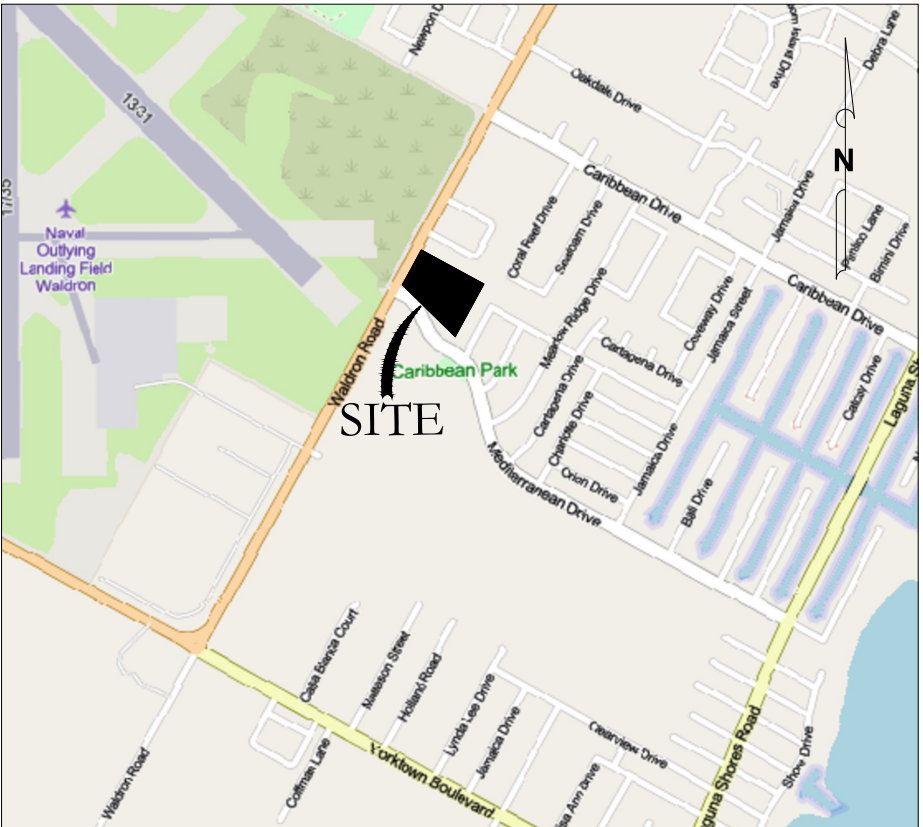
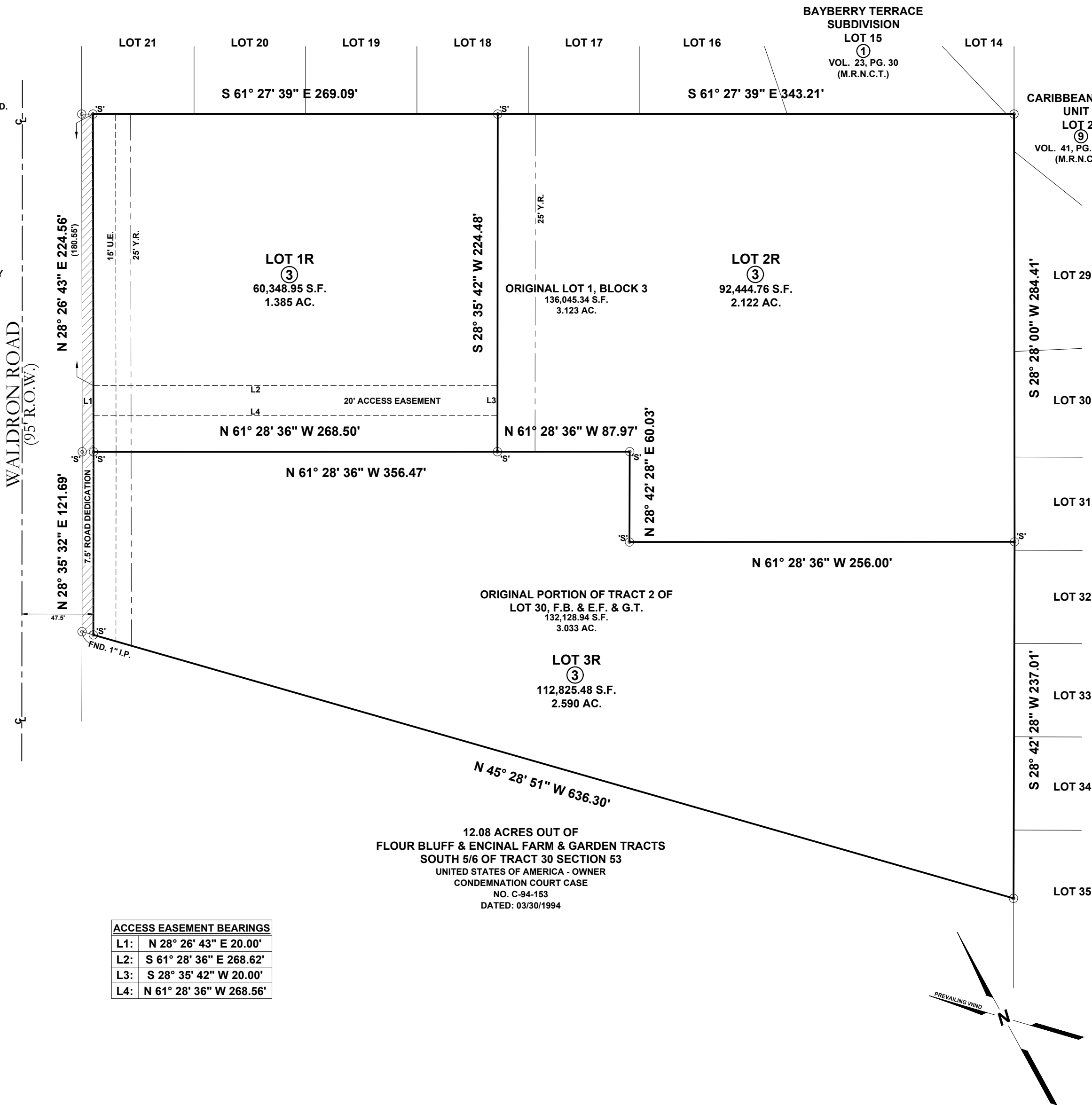
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

# BAYBERRY TERRACE UNIT 1 BLOCK 3, LOTS 1R, 2R & 3R

BEING A REPLAT OF LOT 1, BLOCK 3, BAYBERRY TERRACE,  
VOLUME 58, PAGE 25 & A PORTION OF (TRACT 2) OF LOT 30, SECTION  
53 OF THE FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS,  
VOLUME A, PAGE 41-43, (M.R.N.C.T.)  
CORPUS CHRISTI, NUECES COUNTY, TEXAS



## VICINITY MAP (NTS)

### LEGEND:

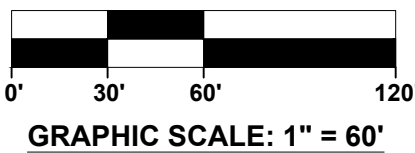
PLAT BOUNDARY	Y.R. YARD REQUIREMENT
ROAD CENTERLINE	B.L. BUILDING LINE
ADJACENT LOT LINE	U.E. UTILITY EASEMENT
YARD REQUIREMENT / BUILDING LINE	E.E. ELECTRICAL EASEMENT
EASEMENT	D.E. DRAINAGE EASEMENT
FOUND PROPERTY CORNER	B.C. BLOCK CORNER
SET PROPERTY CORNER	D.H. DRILL HOLE
CENTERLINE OF ROADWAY	I.R. IRON ROD
GRADE ELEVATION	D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TX
	M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
	O.P.R.N.C.T. OFFICIAL RECORDS OF NUECES COUNTY, TX

### NOTES:

- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8" I.R.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, COMMUNITY #48355C, PANEL 0545G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GULF OF MEXICO AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE GULF OF MEXICO AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA IS 6.097 ACRES.
- BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.
- FINAL PLATS FOR PROPERTIES LOCATED WITHIN ACCIDENT POTENTIAL ZONE 1 AND 2 THAT THE PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN ACCIDENT POTENTIAL ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL WHICH MAY BE OBJECTIONABLE.



FIRM NO. F-166  
6838 GREENWOOD DRIVE,  
CORPUS CHRISTI, TEXAS 78415-9760  
Phone: (361) 854-6202  
FAX: (361) 853-4696



DATE:

03/31/2025

REVISED:

OFFICE:

RV & PP

JOB #:

24-3688