

STATE OF TEXAS
COUNTY OF NUECES

SOUTH STAPLES BOARDWALK PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOTS 1CA AND 1CB, BLOCK 1, AS SHOWN ON THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; 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: SOUTH STAPLES BOARDWALK PARTNERS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MIGUEL ANTONIO CALDERON VEGA, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL ANTONIO CALDERON VEGA, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

INTERNATIONAL BANK OF COMMERCE, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY SOUTH STAPLES BOARDWALK PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20_____

INTERNATIONAL BANK OF COMMERCE

JOHN VILLARREAL, SENIOR VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VILLARREAL, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

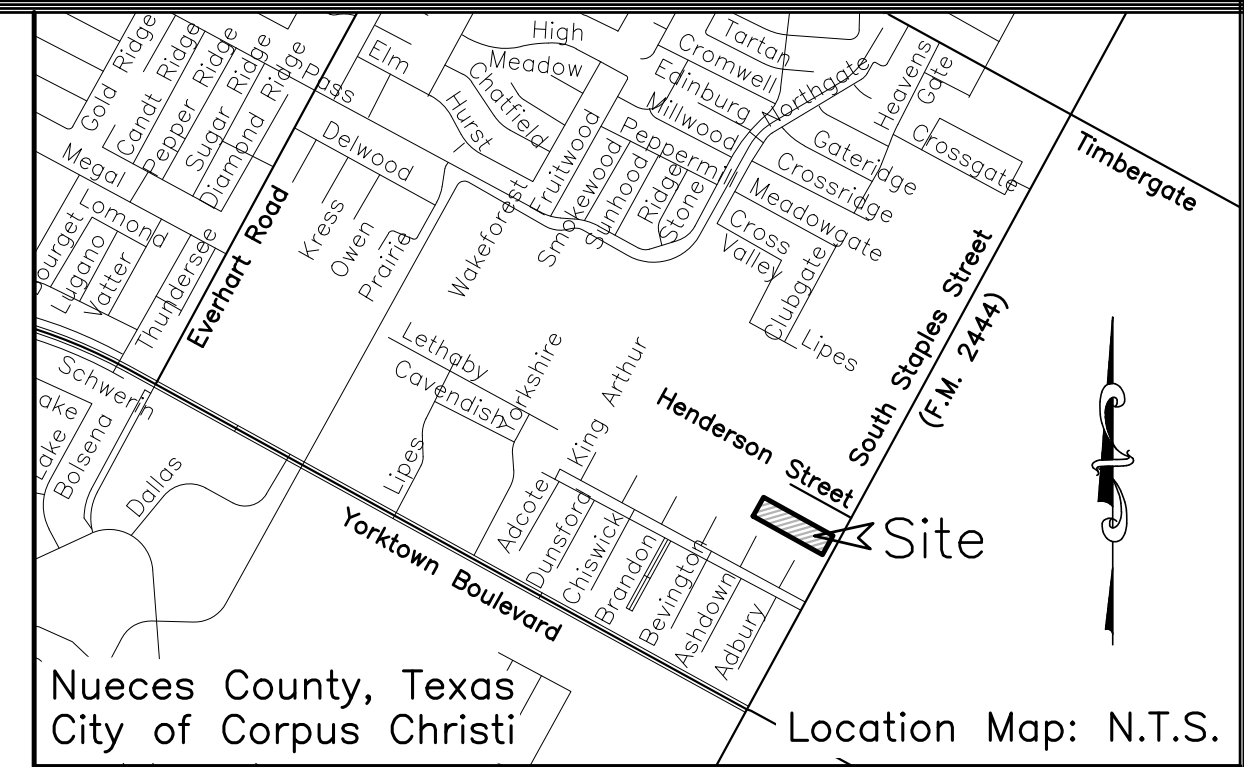
THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2026.

MICHAEL DICE
INTERIM ASSISTANT CITY MANAGER

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

PLAT OF ROGER'S SUBDIVISION BLOCK 1, LOTS 1CA AND 1CB

BEING A RE-PLAT OF LOT 1C, BLOCK 1, ROGER'S SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 68, PAGE 906, MAP RECORDS OF NUECES COUNTY, TEXAS.



NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED CG-2 AND CN-1.
3. TOTAL PLATTED AREA IS 2.91 ACRES OF LAND..
4. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
6. 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.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY LOCATED IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0520G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0520G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. VEHICULAR ACCESS ACROSS LOT LINES SHALL NOT BE OBSTRUCTED.
9. NO DRIVEWAY ACCESS ONTO GRAFORD PLACE.
10. THE PRIVATE DRAINAGE SYSTEM FOR LOTS 1CA AND 1CB SHALL CONFORM TO THE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT NO. _____, O.P.R.N.C.T.

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 MAP DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2026. AT _____ O'CLOCK _____ M., AND DULY RECORDED IN VOLUME _____, PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2026.

DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, PAYTON C. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR DCCM, 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS _____ DAY OF _____, 2026

PAYTON C. JOHNSON
R.P.L.S. LICENSE NO. 6961



DCCM | TxEng F-257 | Surveying 10030200
2725 Swantner Dr, Corpus Christi, TX 78404
361.854.3101 | DCCM.com

Revised: 5/13/26
Submitted: 4/15/26
SCALE: 1"=60'
JOB NO.: 75665
SHEET: 1 of 2
DRAWN BY: XG

surveying@dccm.com

PLAT OF

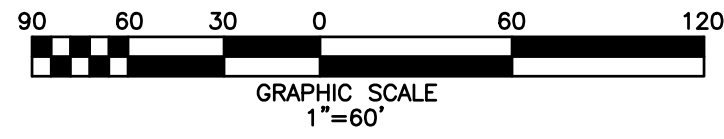
**ROGER'S SUBDIVISION
BLOCK 1, LOTS 1CA AND 1CB**

BEING A RE-PLAT OF LOT 1C, BLOCK 1, ROGER'S SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 68, PAGE 906, MAP RECORDS OF NUECES COUNTY, TEXAS.

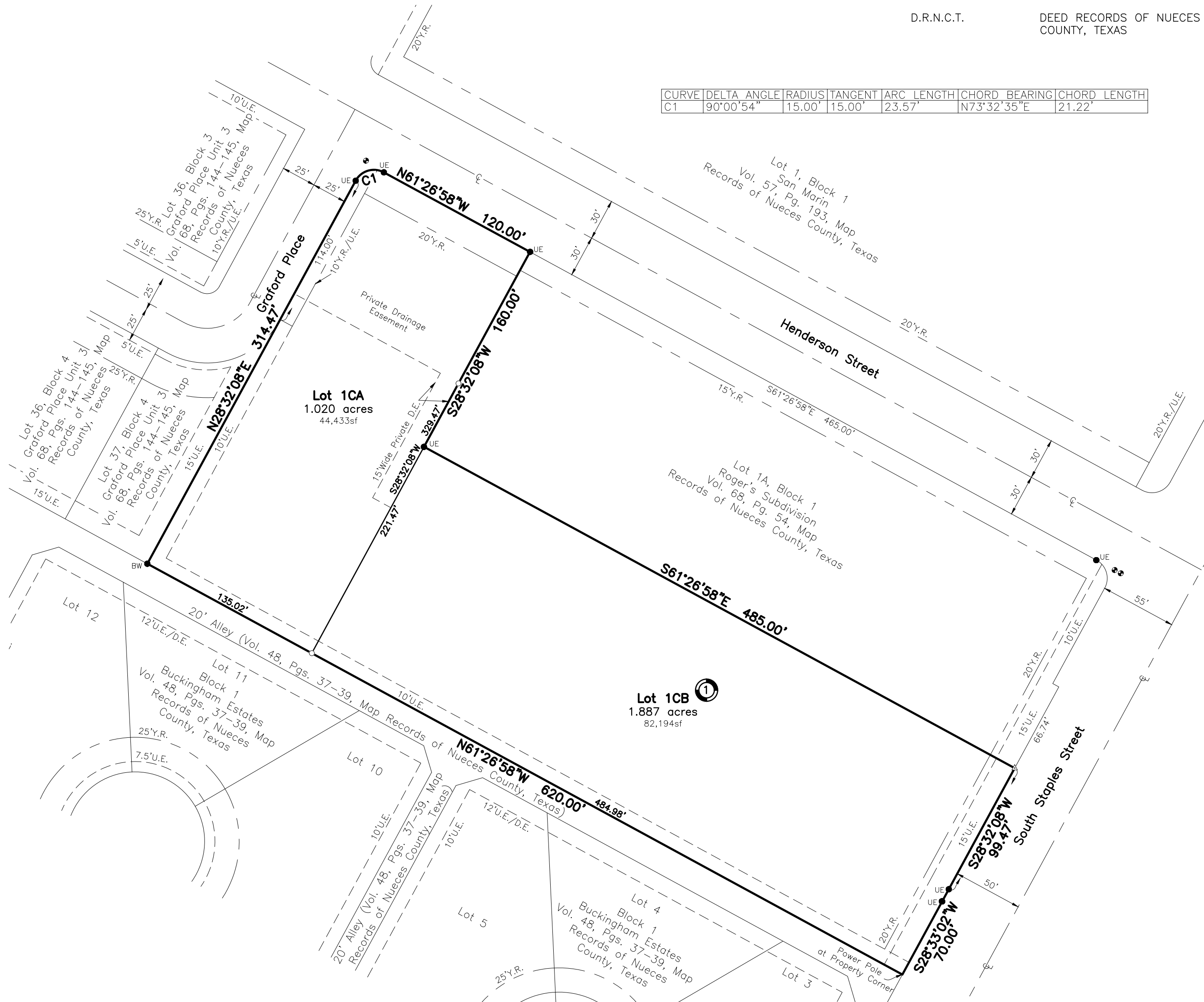
LEGEND:

- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT
- EASEMENT
- FLOOD ZONE LINE
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TEXAS

- SET 5/8 INCH IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "DCCM"
- FOUND DRILL HOLE
- FOUND 5/8 INCH IRON REBAR
- FOUND 5/8 INCH IRON REBAR WITH PLASTIC CAP STAMPED "URBAN ENGR CCTX"
- FOUND 5/8 INCH REBAR WITH CAP STAMPED "BASS AND WELSH"
- FOUND PK NAIL WITH WASHER STAMPED "URBAN ENGR CCTX"



CURVE	DELTA	ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'54"	15.00'	15.00'	23.57'	N73°32'35"E	21.22'	



DCCM | TxEng F-257 | Surveying 10030200
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Revised: 5/13/26
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SCALE: 1"=60'
JOB NO.: 75665
SHEET: 2 of 2
DRAWN BY: XG

usurveying@dccm.com