



PLAT OF: J.C. RUSSELL FARM BLOCKS, LOTS 2 - 6, BLOCK 10

BEING 9.76 ACRES OF LAND OUT OF LOT 1, BLOCK 10, OF THE J.C. RUSSELL FARM BLOCKS AS RECORDED IN VOLUME 28, PAGES 58-59 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

I, Teresia King-Peak, hereby certify that I am a the Vice-President & Secretary of Lenter Investments, that we own the property embraced within the boundaries of the foregoing plat; that we have surveyed and subdivided as shown; that street 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 _____ 2014.

Teresia King-Peak, Vice-President & Secretary
Lenter Investments

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me by Teresia King-Peak

This the _____ day of _____ 2014.

Notary Public in and 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, Texas by the Planning Commission.

This the _____ day of _____ 2014.

Phillip J. Ramirez, A.I.A., LEED AP. Chairman

Barney Williams, P.E.
Secretary

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the department of Development Services Engineer of the City of Corpus Christi, Texas.

This the _____ day of _____ 2014.

Renee T. Couture, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

I, Diana T. Barrera, clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2014, at _____ o'clock _____ M. and duly recorded the _____ day of _____ 2014, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

At _____ o'clock _____ M. By: _____
2014 Deputy
Diana T. Barrera
Clerk County Court
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Joseph B. Crosby, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____ 2014.

Joseph B. Crosby
Registered Professional Land Surveyor No. 5566

- GENERAL NOTES:**
1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 2. TOTAL AREA 9.756 ACRE (424,967.17 SQ. FT.) --- TOTAL AREA DEDICATED FOR STREET 8,361.43 SQ. FT.
 3. LOTS 2, 3, 4, AND 5, HAVE ACCESS TO GYPSUM ROAD.
 4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 485464 0165 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 8, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD DATE.
 5. 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 WATER" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 6. SET 5/8 INCH IRON ROD WITH CAP STAMPED "TEXAS GEO TECH" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
 7. SURFACE DRAINAGE, SWALES, AND STRUCTURES WITHIN ACTION GYPSUM SUPPLY SUBDIVISION WILL NOT BE OBSTRUCTED IN ANYWAY ACROSS ANY LOT LINES ACCORDING TO THE STORM WATER QUALITY MANAGEMENT PLAN SUBMITTED WITH THE ACTION GYPSUM SUPPLY SUBDIVISION PLAT. ALL OCCUPANCY WITHIN LOTS 2-5 OF THE ACTION GYPSUM SUPPLY SUBDIVISION WILL SHARE EQUALLY IN THE MAINTENANCE COST FOR ANY REPAIRS TO THE 4 X 4 GRATE INLET AND/OR THE UNDER GROUND STORM SEWER PIPE WITHIN LOT 4.
 8. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

TEXAS GEO TECH
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