

STATE OF TEXAS §
COUNTY OF NUECES §

I, ANTHONY T. PALL, JR., AND BARBARA ROY, MEMBERS OF MSP ENTERPRISES, LLC HEREBY CERTIFY THAT MSP ENTERPRISES, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE ____ DAY OF _____, 201__.

ANTHONY T. PALL, JR., MEMBER

BARBARA ROY, MEMBER

STATE OF TEXAS §
COUNTY OF VICTORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANTHONY T. PALL, JR., THIS THE ____ DAY OF _____, 201__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF WHARTON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BARBARA ROY, THIS THE ____ DAY OF _____, 201__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 26th DAY OF JULY, 2018.

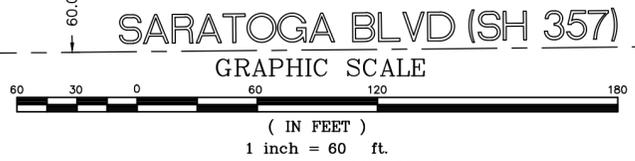
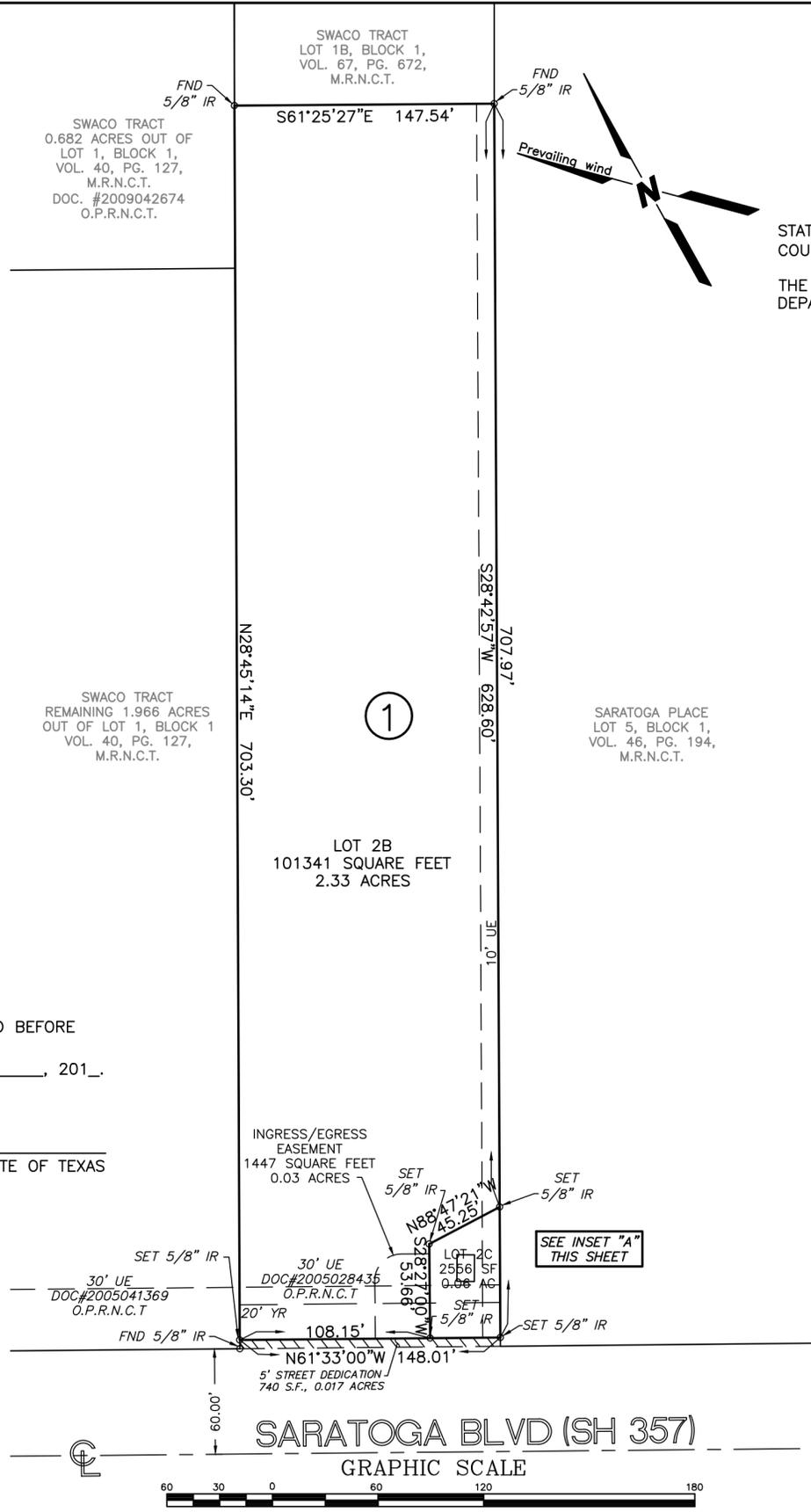
MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- THE SUBJECT PROPERTY LIES IN ZONE C AS SHOWN ON FEMA PANELS 4854640277C AND 4854640280C DATED JULY 18, 1985
- 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.
- 5/8" IRON RODS AT ALL LOT CORNERS, UNLESS SHOWN OTHERWISE.
- TOTAL PLATTED AREA CONTAINS 2.41 ACRES OF LAND INCLUDING STREET DEDICATION.

DRAWING NO: 18052 XREF: 18052-0-BASE PLOTSCALE: 1:1 PLOTDATE: 12-12-18 10:21 AM



PREPARED BY
BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

PLAT OF
SWACO TRACT
BLOCK 1, LOTS 2B & 2C
BEING A REPLAT OF LOT 2A, BLOCK 1
SWACO TRACT
VOLUME 51 PAGE 73
MAP RECORDS, NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

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

WILLIAM J. GREEN, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

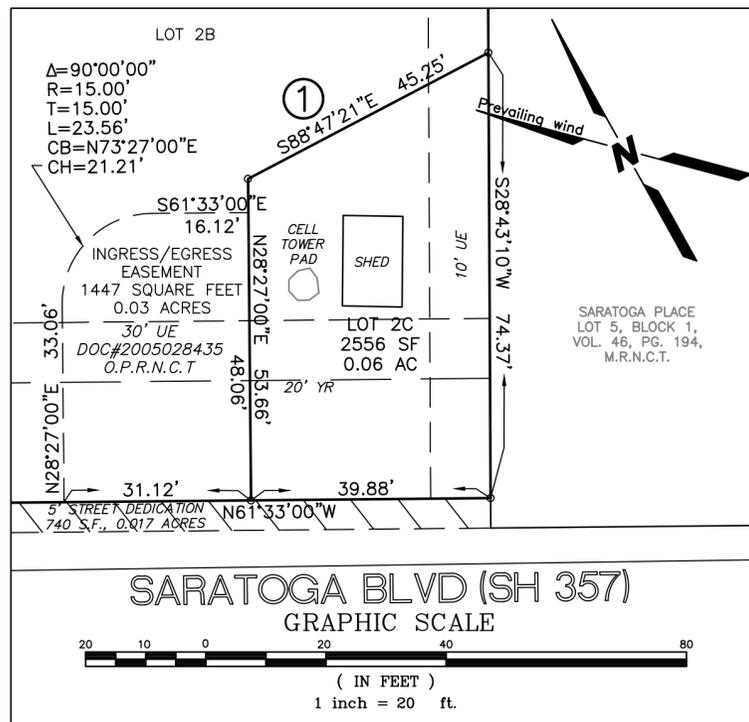
DATE

THE 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 _____, 201__.

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MÉNDEZ, FAICP
SECRETARY



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 _____, 201__ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 201__ AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF _____, 201__ AT ____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS