

STATE OF TEXAS  
COUNTY OF NUECES

KPH INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF 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: \_\_\_\_\_  
HEMANT BHAKTA, MEMBER

BY: \_\_\_\_\_  
KEVIN J. BHAKTA, MEMBER

BY: \_\_\_\_\_  
PRAMIT J. BHAKTA, MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HEMANT BHAKTA, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN J. BHAKTA, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PRAMIT J. BHAKTA, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. 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 \_\_\_\_\_, 2025.

DOCUMENT NO: \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

## Plat of Flour Bluff Estates Block E, Lots 5R and 15R

RE-PLAT OF 1.756 ACRES, COMPRISED OF THE SOUTHWEST 20' OF LOT 4, ALL OF LOT 5, THE NORTHEAST 130' OF LOTS 9 THROUGH 15, AND THE SOUTH 70' OF LOT 16, BLOCK E, FLOUR BLUFF ESTATES, A MAP RECORDED IN VOLUME 8, PAGES 1-2 MAP RECORDS OF NUECES COUNTY, TEXAS.

### LEGEND:

_____	PLAT BOUNDARY	✱	FOUND MAG NAIL FOUND WITH WASHER STAMPED "URBAN ENGR C.C. TX"
____ _ _ _ _	ROAD CENTERLINE	•	FOUND 5/8 INCH I.R. FOUND
_____	ADJACENT LOT LINE	● <sup>1907</sup>	FOUND 5/8 INCH I.R. WITH A PLASTIC CAP STAMPED "RPLS 1907" FOUND
____ _ _ _ _	YARD REQUIREMENT	FR •	FOUND 5/8 INCH I.R. WITH A PLASTIC CAP STAMPED "FRONTIER 10082900"
- - - - -	EASEMENT	⊙	FOUND TXDOT MONUMENT
Y.R.	YARD REQUIREMENT		
B.L.	BUILDING LINE		
U.E.	UTILITY EASEMENT		
VOL.	VOLUME		
PG.	PAGE		
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, 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 \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
MICHAEL DICE  
DIRECTOR

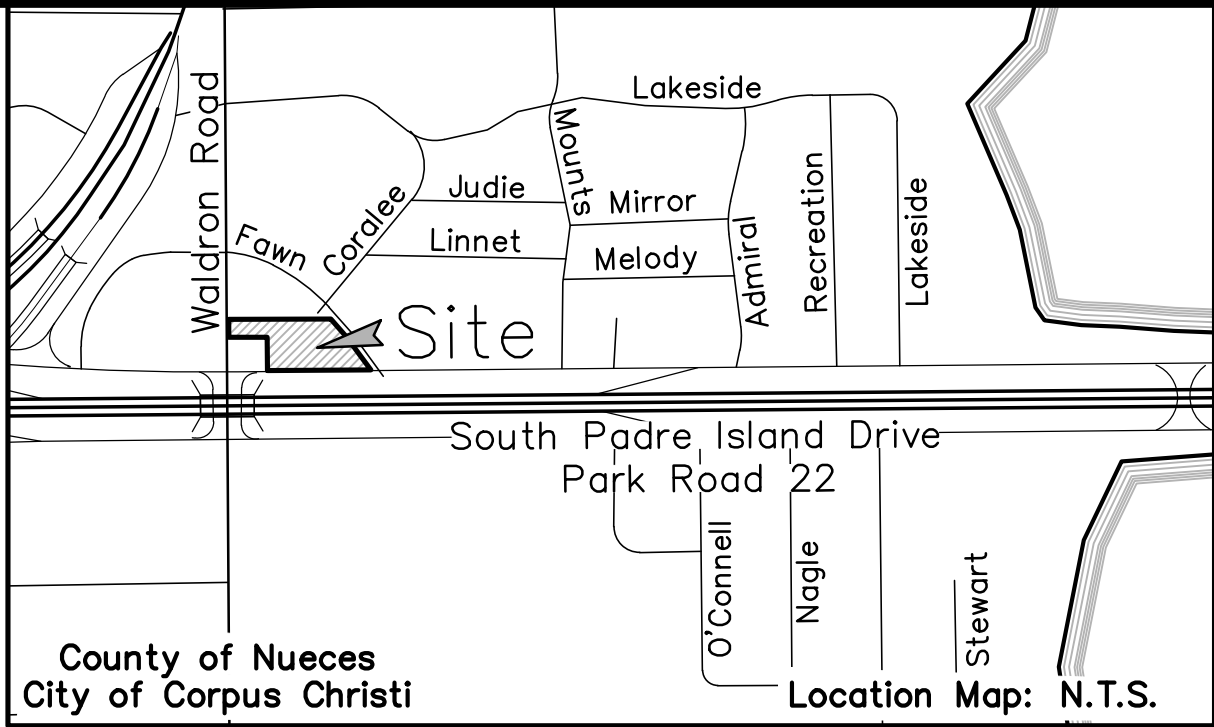
\_\_\_\_\_  
MICHAEL YORK  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN|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 \_\_\_\_\_, 2025

\_\_\_\_\_  
SAUL V. CASTILLO  
R.P.L.S. LICENSE NO. 6192

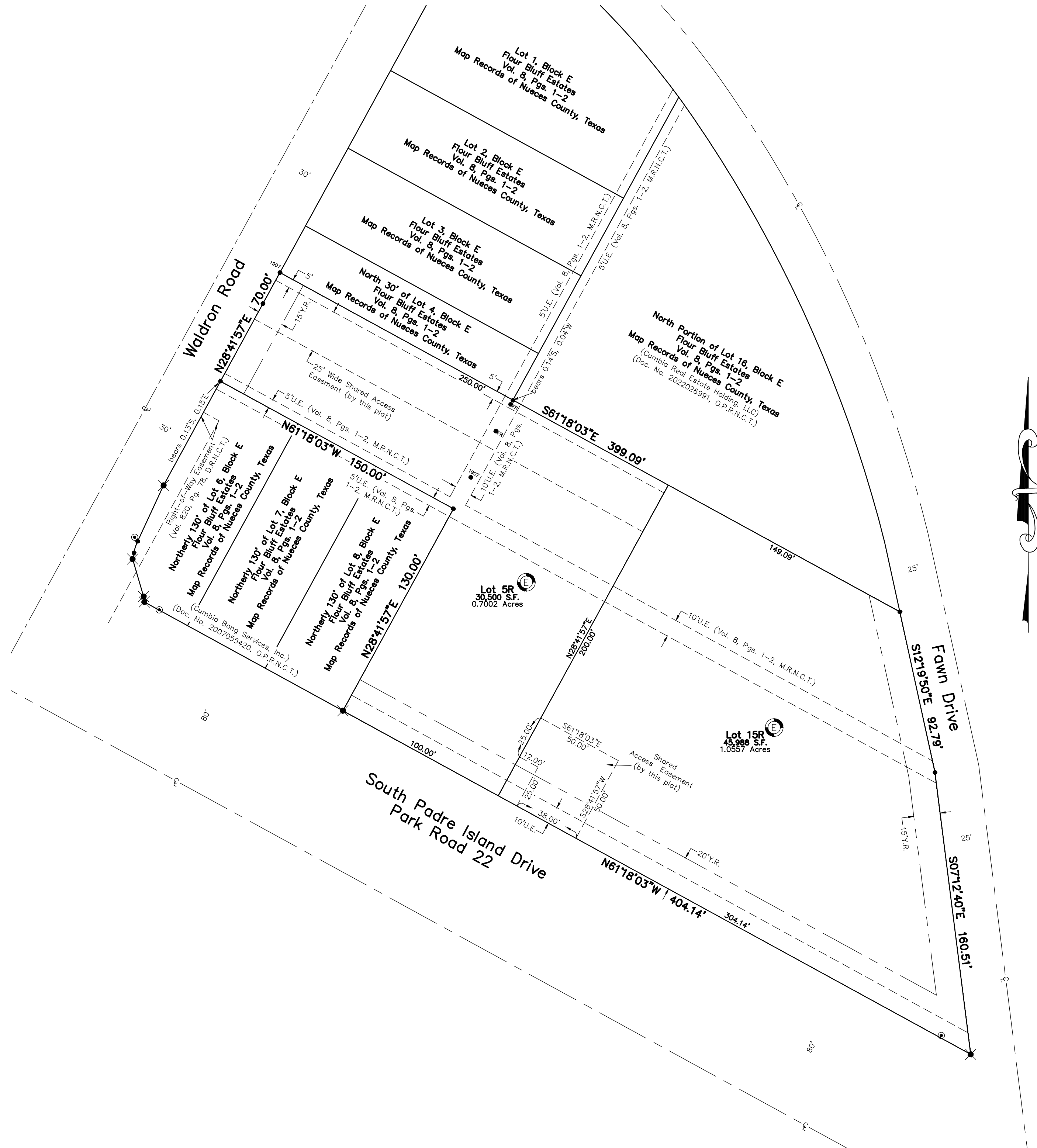


TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400  
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

### NOTES:

- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- PROPERTY IS ZONED CG-1 (GENERAL COMMERCIAL).
- TOTAL PLATTED AREA IS 1.756 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0545G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0545G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NO INCREASE IN STORMWATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TxDOT.
- TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION (43 TEX. ADMIN CODE § 11.52, 2020).
- DRAINAGE IMPROVEMENTS MUST ACCOMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OF "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TxDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.
- SHARED ACCESS ACROSS LOTS 5R AND 15R SHALL NOT BE OBSTRUCTED.

Revised: 7/11/2025  
Submitted: 5/21/2025  
SCALE: None  
JOB NO.: 0000070241  
SHEET: 1 of 2  
DRAWN BY: XG  
usurveying@dccm.com



- LEGEND:**
- PLAT BOUNDARY
  - ROAD CENTERLINE
  - ADJACENT LOT LINE
  - YARD REQUIREMENT
  - EASEMENT
  - Y.R. YARD REQUIREMENT
  - B.L. BUILDING LINE
  - U.E. UTILITY EASEMENT
  - VOL. VOLUME
  - PG. PAGE
  - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
  - D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TEXAS
  - FOUND MAG NAIL FOUND WITH WASHER STAMPED "URBAN ENGR C.C. TX"
  - FOUND 5/8 INCH I.R. FOUND
  - FOUND 5/8 INCH I.R. WITH A PLASTIC CAP STAMPED "RPLS 1907" FOUND
  - FOUND 5/8 INCH I.R. WITH A PLASTIC CAP STAMPED "FRONTIER 10082900"
  - FOUND TXDOT MONUMENT

*Plat of*  
***Flour Bluff Estates***  
***Block E, Lots 5R and 15R***

RE-PLAT OF 1.756 ACRES, COMPRISED OF THE SOUTHWEST 20' OF LOT 4, ALL OF LOT 5, THE NORTHEAST 130' OF LOTS 9 THROUGH 15, AND THE SOUTH 70' OF LOT 16, BLOCK E, FLOUR BLUFF ESTATES, A MAP RECORDED IN VOLUME 8, PAGES 1-2 MAP RECORDS OF NUECES COUNTY, TEXAS.