

CORPUS CHRISTI HOLLY ADDITION

LOT 2, 2A, BLOCK 1

STATE OF TEXAS
COUNTY OF NUECES

THIS THE _____ DAY OF _____, 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

THIS _____ DAY OF _____, 2025.

MICHAEL DICE, SECRETARY

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY

TEXAS, HEREBY CERTIFY THAT THE FORGOING 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 _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN COURPUS CHRISTI,

TEXAS. THIS THE DAY OF , 2025.

DOCUMENT NO:

KARA SANDS, COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES G. TEMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.









JAMES G. TEMPLE, REGISTERED
PROFESSIONAL LAND SURVEYOR
NO. 6296

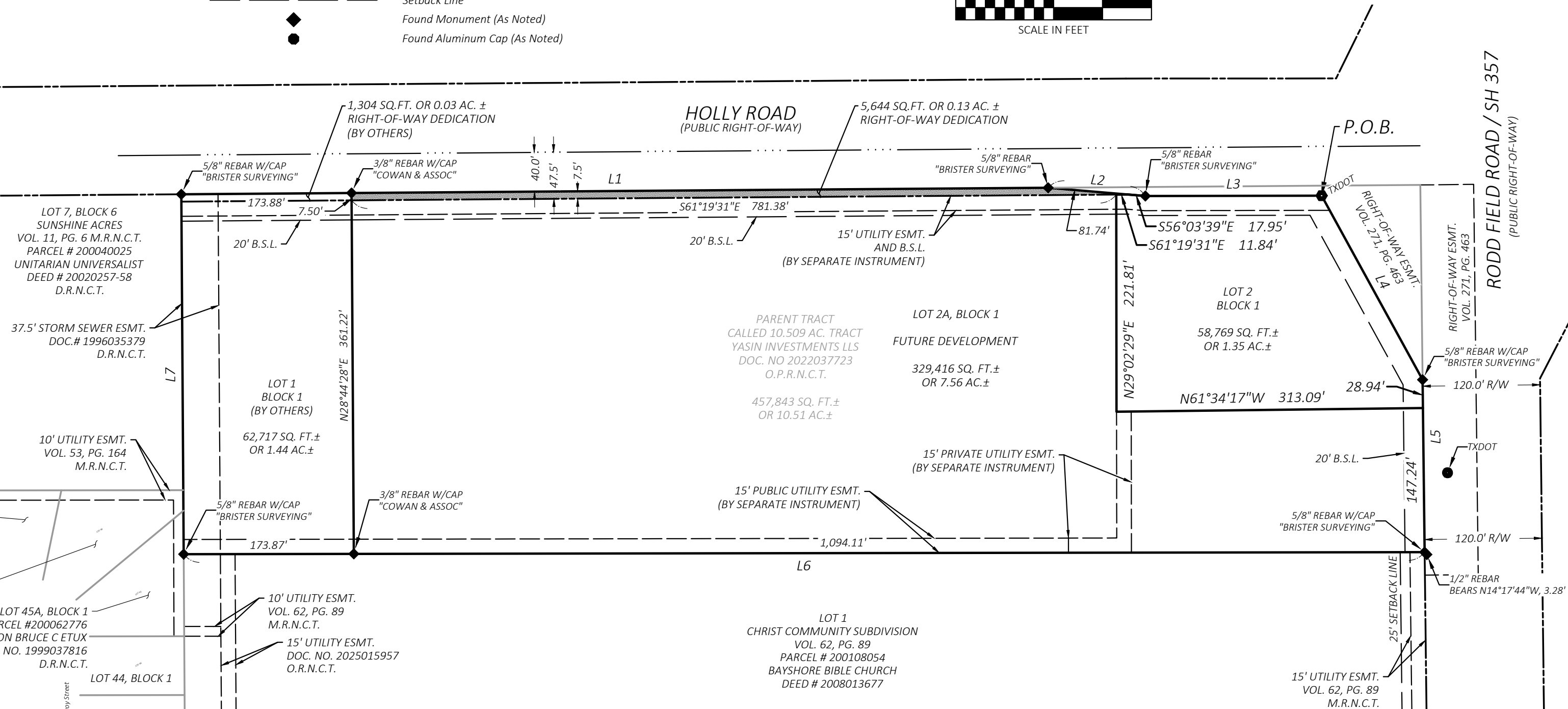
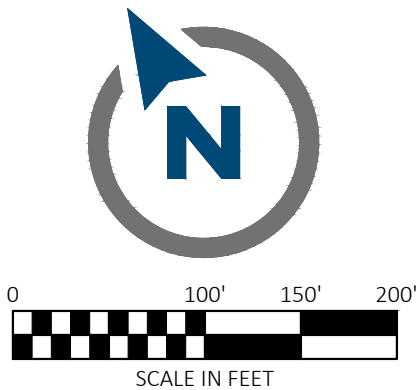
LOT 47A, BLOCK 1
PARCEL #200062780
HINOJOSA JORDAN A
DOC. NO. 2023008790
D.R.N.C.T.

LOT 46A, BLOCK 1
PARCEL #200062778
GRUBER STEVEN M II and WF
DOC. NO. 2013042627
D.R.N.C.T.

WINDSOR SUBDIVISION,
UNIT 2
VOL. 53, PG. 164 M.R.N.C.T.

Legend

	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Center Line
	Easement Line
	Setback Line
	Found Monument (As Noted)
	Found Aluminum Cap (As Noted)



- PLAT NOTES CONTINUE:

1. TOTAL PLATTED AREA INCLUDING LOTS AND RIGHT-OF-WAY DEDICATION CONTAINS 9.04 ACRES.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH 4205, SURVEY FEET, SITE ELEVATION DATUM IS NAVD 88.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO CATEGORIZED THE OSO BAY BASIN AS "CONTACT RECREATION" USE.
5. THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48355C0540G WITH A MAP EFFECTIVE DATE OF OCTOBER 13, 2022, COUNTY OF NUECES, TEXAS.
6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7).
8. 15 FOOT PRIVATE AND PUBLIC UTILITY EASEMENTS WILL BE DEDICATED BY SEPRATE INSTRUMENTS.