

STATE OF TEXAS
COUNTY OF NUECES

WE, FERJUFER ENTERPRISES, INC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF BLOCK 1, LOT 1; THAT WE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2022.

FERNANDO FLORES, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FERNANDO FLORES.

THIS THE _____ DAY OF _____ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, ERNESTO FLORES, HEREBY CERTIFIES THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF BLOCK 1, LOT 2; THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2022.

ERNESTO FLORES, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERNESTO FLORES

THIS THE _____ DAY OF _____ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, MARCOS A. CRUZ, HEREBY CERTIFIES THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF BLOCK 1, LOT 3; THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2022.

MARCOS A. CRUZ, OWNER

STATE OF TEXAS
COUNTY OF NUECES

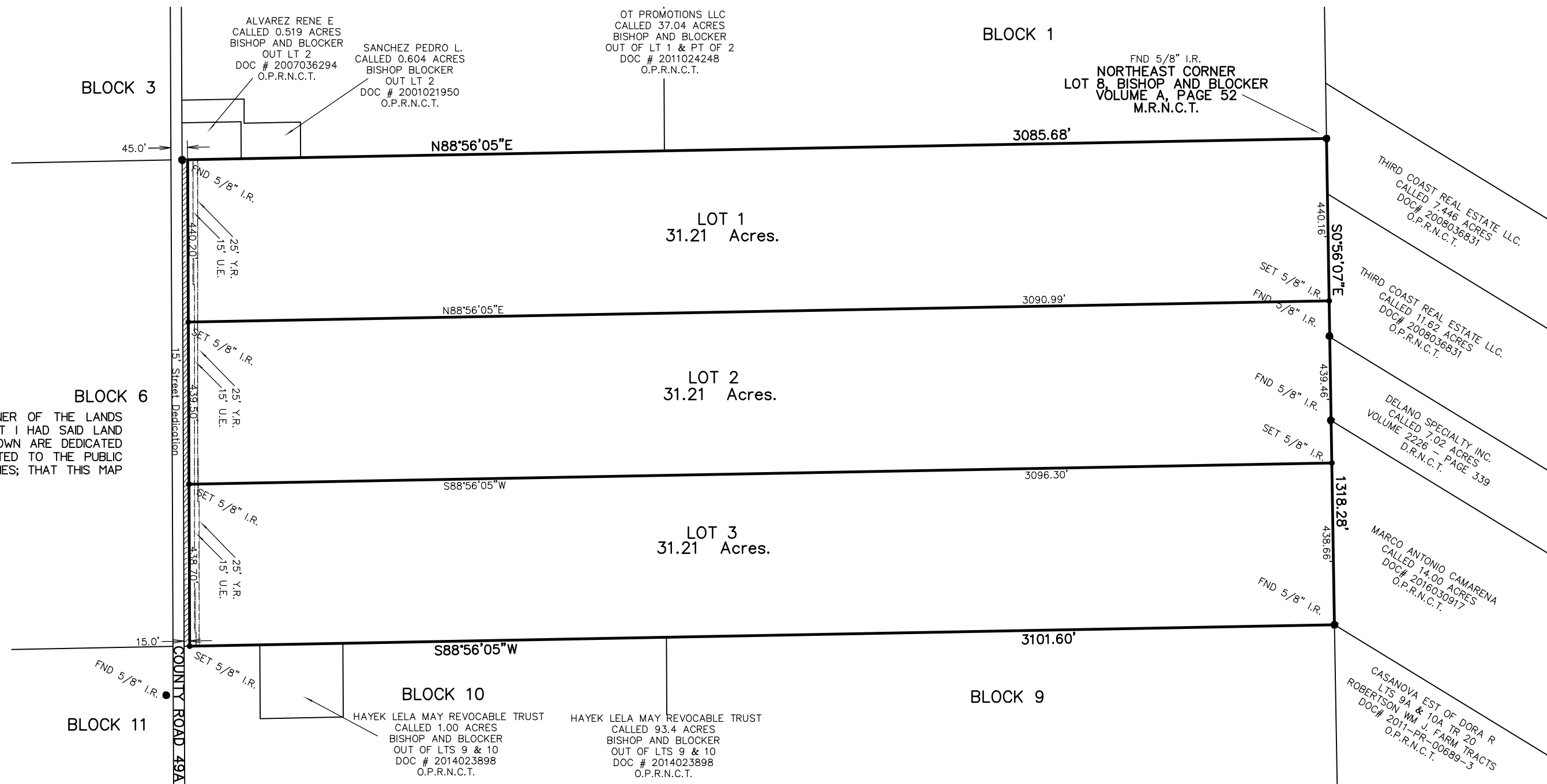
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARCOS A. CRUZ.

THIS THE _____ DAY OF _____ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOTS 1, 2, and 3, BLOCK 1 POZO CRUZ-FLORES SUBDIVISION

Being a re-plat of a total of 94.08 acre tract of land, all out of Block 7 and Block 8 of the BISHOP AND BLOCKER'S SUBDIVISION, an addition to the city of Corpus Christi recorded in Volume A, Page 52 of the Map Records of Nueces County, Texas.



STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS PLANNING COMMISSION.

THIS THE _____ DAY OF _____ 2022.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

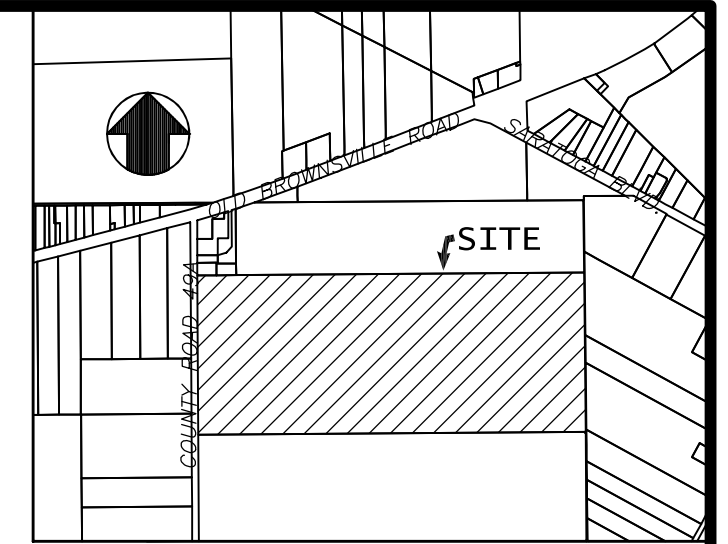
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ 2022.

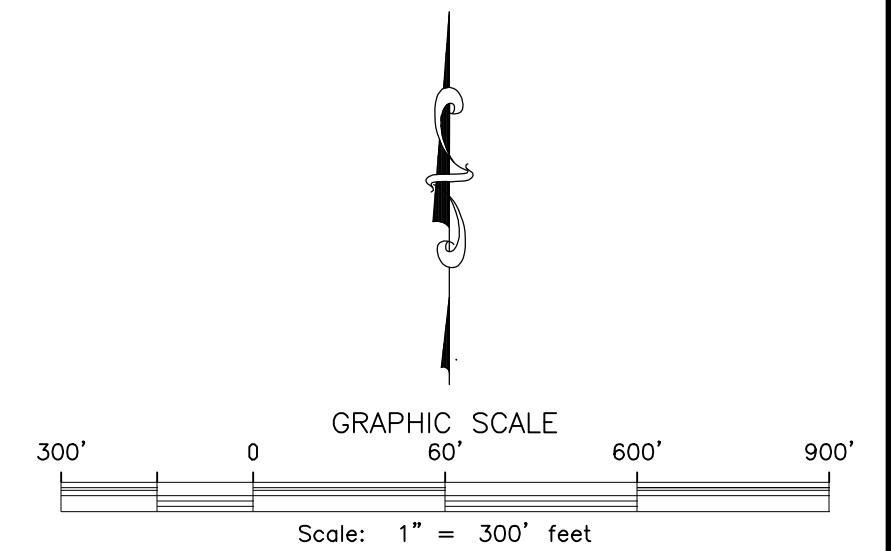
BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

GENERAL NOTES:

- 94.08 ACRES OF TOTAL PLATTED AREA. A 19,776.12 SQ.FT. STREET DEDICATION
- BEARINGS AND DISTANCES ARE GRID, NAD83 TEXAS SOUTH ZONE.
- BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485494-0505C-D DATED 06/04/1987 THIS PROPERTY IS ALL IN ZONE C, AREAS OF MINIMAL FLOODING. THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
- 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.
- PROPERTY IS TO REMAIN AGRICULTURE USE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" ABOVE THE CENTER OF COUNTY ROAD 49A
- NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE ALLOWED PER LOT.
- SUBDIVIDER SHALL PROVIDE PUBLIC WATER TO AECH LOT.
- SUBDIVIDER SHALL PROVIDE SEPTIC SYSTEM TO AECH LOT.
- DRIVEWAYS SHALL BE INSTALLED BY SUBDIVIDER TO COMPLY WITH NUECES COUNTY DRIVEWAY POLICY; PERMITTED AND APPROVED BY NUECES COUNTY DEPARTMENT OF PUBLIC WORKS.



LOCATION MAP
NOT TO SCALE



STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2022

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS APPROVED BY THE CORPUS CHRISTI, NUECES COUNTY HEALTH UNIT. ALL PRIVATE SEWAGE AND WATER INSTALLATIONS ARE SUBJECT TO APPROVAL BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH UNIT.

THIS THE _____ DAY OF _____ 2022.

PUBLIC HEALTH OFFICER

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A 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; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE XXTH DAY OF XXXXXXXX 2022.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

TEXAS GEO TECH
LAND SURVEYING, INC
5525 SOUTH STAPLES, SUITE B-2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 210216
AUGUST 25TH 2022
www.texasgeotech.com