GARDENDALE
BLOCK 15, LOT 7A

BEING A REPLAT OF THE NORTHWEST HALF OF LOT 7, BLOCK 15, GARDENDALE, AS RECORDED IN VOLUME 8, PAGE 21 (M.R.N.C.T.) CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE, MARK BRANSTROM & GLORIA BRANSTROM, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 7A, BLOCK 15, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED 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 THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE _____OF _____, 2026.

_____ MARK BRANSTROM
OWNER

_____ GLORIA BRANSTROM
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARK BRANSTROM & GLORIA BRANSTROM, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE _____OF _____, 2026. SEAL

_____
RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

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 DIRECTOR OF DEVELOPMENT SERVICES.

THIS THE _____DAY OF _____, 2026.

_____
MICHAEL DICE, DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____OF _____, 2026.

_____
BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

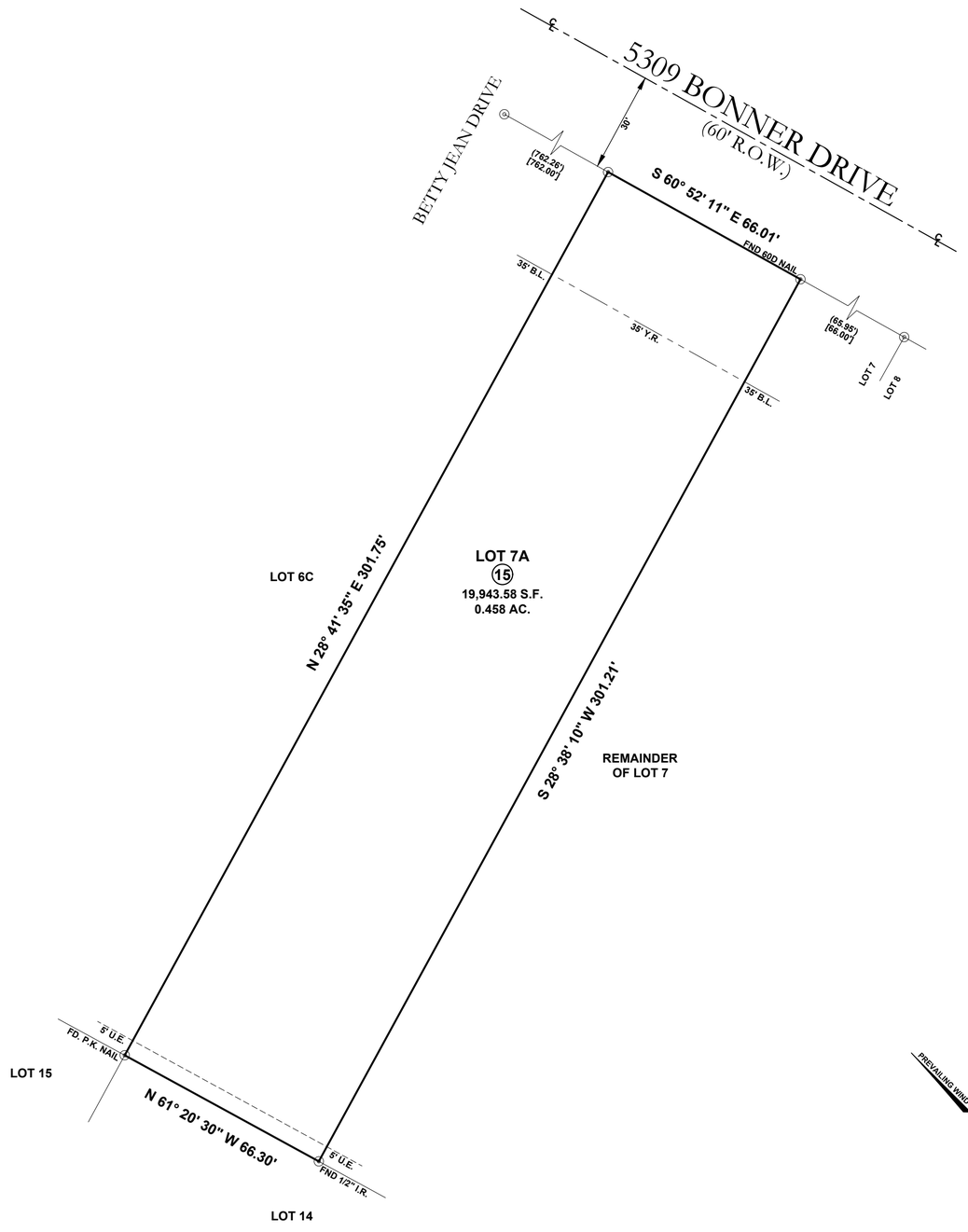
STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2026, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS _____DAY OF _____, 2026 AT ____ O'CLOCK __M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE _____DAY OF _____, 2026.

_____ KARA SANDS, COUNTY CLERK

_____ DEPUTY TO THE COUNTY CLERK



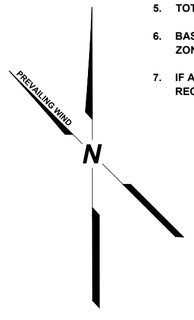
VICINITY MAP (NTS)

LEGEND:

———	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
——℄———	ROAD CENTERLINE	B.L.	BUILDING LINE
———	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
—— - ——	YARD REQUIREMENT / BUILDING LINE	E.E.	ELECTRICAL EASEMENT
- - - - - -	EASEMENT	D.E.	DRAINAGE EASEMENT
		B.C.	BLOCK CORNER
⊙ / P.C.	FOUND PROPERTY CORNER	D.H.	DRILL HOLE
		I.R.	IRON ROD
'S'	SET PROPERTY CORNER	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
'+'	GRADE ELEVATION	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
		O.P.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TX

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE X, COMMUNITY #48355C, PANEL 0320G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
5. TOTAL PLATTED AREA IS 0.458 ACRE.
6. BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



VOSS ENGINEERING INCORPORATED
FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696

0' 15' 30' 60'
GRAPHIC SCALE: 1" = 30'

DATE:	REVISED:	OFFICE:	JOB #:
02/12/2026		RV & PP	25-5398