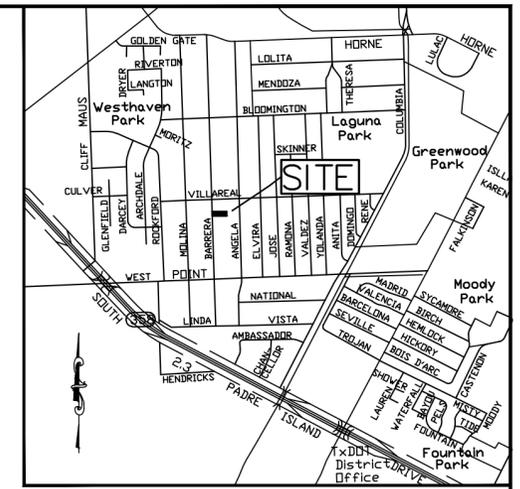


- NOTES:
- 1.) TOTAL PLATTED AREA = 0.156 ACRES (6,793.38 SQUARE FEET).
 - 2.) THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 3.) BEARINGS BASED ON GPS BEARINGS, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).
 - 4.) SET 5/8" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "CITY OF CORPUS CHRISTI, TX." AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
 - 5.) THE RECEIVING WATERS FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK DRAINAGE BASIN. 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 OSO BAY. THE TCEQ HAS CLASSIFIED AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION USE"
 - 6.) FEMA FLOOD INSURANCE RATE MAP COMMUNITY- PANEL NUMBER 485464 0165 C, DATED JULY 18, 1985, SHOWS SUBJECT PROPERTY TO BE WITHIN FLOOD ZONE "C", AREA OF MINIMAL FLOODING.



STATE OF TEXAS
COUNTY OF NUECES

I, RUSSELL D. OCHS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS THE _____ OF _____, 2016

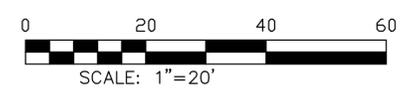
RUSSELL D. OCHS R.P.L.S.
TEXAS REGISTRATION NO. 5241

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 _____, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016 AT _____ O'CLOCK, ____M. AND DULY RECORDED THE _____ DAY OF _____, 2016 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 MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____ DEPUTY
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS



LEGEND:
U.E. = UTILITY EASEMENT
Y.R. = YARD REQUIREMENT
B.L. = BUILDING LINE
I.R. = IRON ROD
I.P. = IRON PIPE
SQ.FT. = SQUARE FEET
FD. = FOUND
VOL = VOLUME
PG. = PAGE
MRNCT = MAP RECORDS, NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, LEONOR PINEDA, HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT. THAT I HAVE HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN HEREON. THAT ALL STREETS AND EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC USE FOREVER AND THAT THE FOREGOING PLAT WAS PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2016.

LEONOR PINEDA

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEONOR PINEDA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED THEREIN AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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 PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 2016.

DANIEL M. MCGINN, A.I.C.P. INTERIM SECRETARY
PHILIP J. RAMIREZ, A.I.A., LEED AP CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2016.

RATNA POTTUMUTHU, P.E., LEED AP.
DEVELOPMENT SERVICES ENGINEER

PLAT OF
MOLINA SUBDIVISION NO. 2
BLOCK 11, LOT 11-B

BEING A REPLAT OF THE SOUTH 34 FEET OF THE NORTH 67 FEET OF LOT 11, BLOCK 11, MOLINA SUBDIVISION NO.2, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 2, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED DATED NOVEMBER 24, 2007 AND RECORDED IN DOCUMENT NO. 2007060157, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

CITY of CORPUS CHRISTI, TEXAS
Engineering Services
Survey Division
361-826-3551

Date: 7/28/2016	Checked By: RO/ON	SHEET 1 OF 1
Drawn By: JUS	Project: 91023-4518 BARRERA REPLAT	

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