

VICINITY MAP
NOT TO SCALE

PLAT OF: HATCH TRACT, BLOCK 2, LOTS 3, 4 & 5

BEING A TOTAL OF 14.31 ACRES OF LAND LYING WITHIN THE CORPORATE CITY LIMITS OF CORPUS CHRISTI, NUECES COUNTY TEXAS, BEING ALL OF LOT 1 AND LOT 2, BLOCK 2, HATCH TRACT AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 98, MAP RECORDS NUECES COUNTY TEXAS AND BEING ALL OF A CALLED 2.00 ACRE TRACT CONVEYED TO CHERYL McLAUGHLIN AND HATCH LLC AS RECORDED UNDER DOCUMENT No. 2014000941 OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS, ALSO BEING ALL OF THE CALLED 1.681 ACRE TRACT CONVEYED TO CHERYL McLAUGHLIN AND HATCH LLC., AS RECORDED UNDER DOCUMENT # 201401834 OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING THE CALLED 1.69 ACRE TRACT CONVEYED TO CHERYL McLAUGHLIN AND HATCH LLC., AS RECORDED UNDER DOCUMENT # 2014001834 OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.

- GENERAL NOTES:**
1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 2. TOTAL PLATTED AREA 14.31 ACRES
 3. BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4854640166C DATED 07/18/1985, 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.
 4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
 5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 6. IF LOT 3 IS DEVELOPED WITH RESIDENTIAL USES COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
 7. NO DRIVEWAY ACCESS INTO GRANADA ST. FOR BLOCK 2, LOT 3

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, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2016, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

At _____ o'clock _____ M. _____, 2016

No. _____
Filed for Record

By: _____
Deputy
Kara Sands,
Clerk County Court
Nueces County, Texas

At _____ o'clock _____ M. _____, 2016

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.

Phillip J. Ramirez, LEED AP,
Chairman of Planning Commission

Daniel M. McGINN, A.I.C.P.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the department of Development Services Engineer of the City of Corpus Christi, Texas.

This the _____ day of _____, 2016.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

I CHERYL McLAUGHLIN & HATCH McLAUGHLIN, hereby certifies that It owns the property embraced within the boundaries of the foregoing plat; that we have surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that streets 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 _____, 2016.

CHERYL McLAUGHLIN, OWNER
HATCH McLAUGHLIN

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by CHEYL McLAUGHLIN

This the _____ day of _____, 2016.

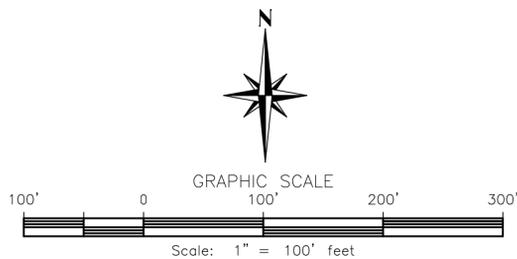
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____, 2016.

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854



TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC

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JOB #: 150518