

STATE OF TEXAS
COUNTY OF NUECES

I, ANDREA AND PAUL LIMKE, DO HEREBY CERTIFY THAT I AM/WE ARE THE TRUSTEES FOR OWNERS OF BESSAR PARK, BLOCK 3, LOT 6-R, CORPUS CHRISTI, NUECES COUNTY, TEXAS; THAT I HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN ON THE FOREGOING MAP; THAT ALL STREETS AND ALLEYS SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC; THAT ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THE FOREGOING MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2016.

ANDREA LIMKE PAUL LIMKE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ANDREA LIMKE AND PAUL LIMKE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES

I, EDWARD L. SAMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING REPLAT OF THE WEST FIFTY FEET (W. 50') OF LOT SIX (6), ALL OF LOT SEVEN (7), AND THE EAST FIFTEEN FEET (E. 15') OF LOT EIGHT (8), BLOCK 3, BESSAR PARK, AS SHOWN BY MAP OF RECORD IN VOLUME 6, PAGE 38, MAP RECORDS, NUECES COUNTY, TEXAS, FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THIS PLAT IS TRUE AND CORRECT AND THAT ALL LOT CORNERS ARE ESTABLISHED AS SHOWN HEREON,

THIS THE ____ DAY OF _____, 2016.

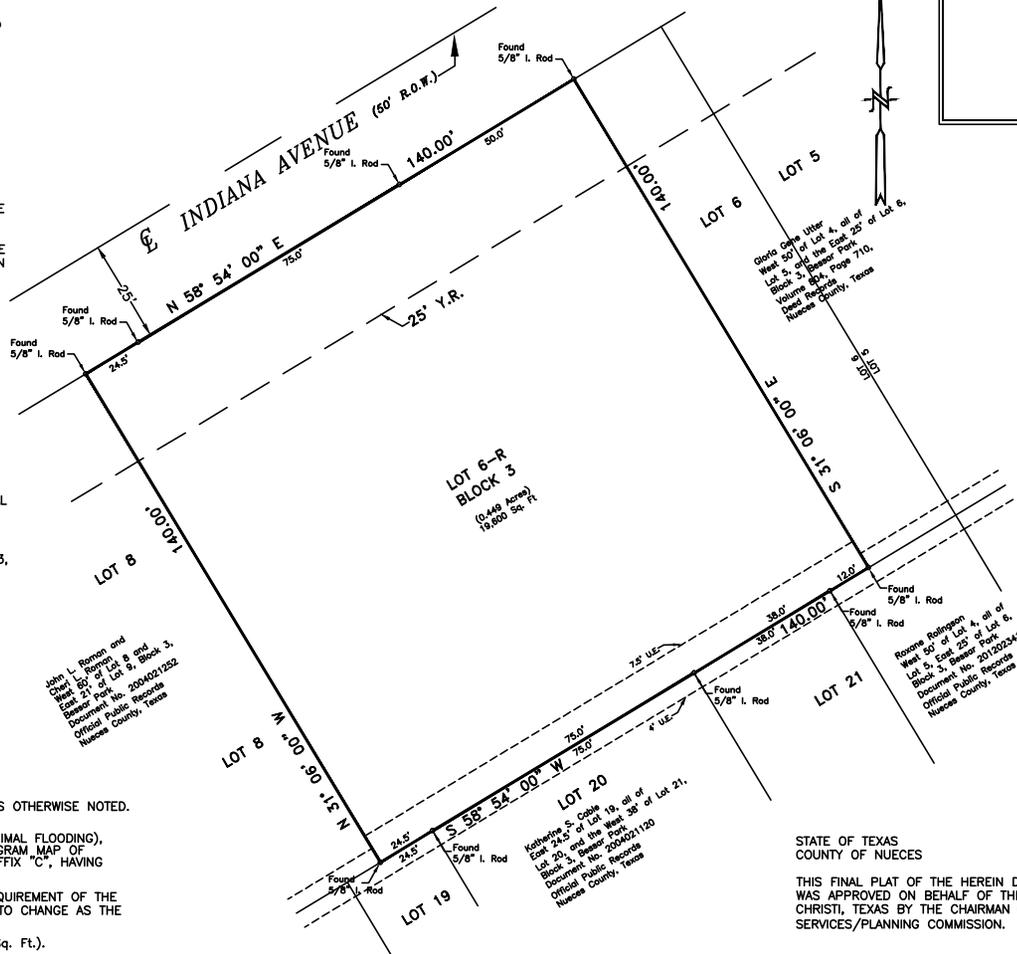
EDWARD L. SAMPLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE No. 3534

NOTES:

- 1) SET 5/8 INCH IRON RODS AT CORNERS UNLESS OTHERWISE NOTED.
- 2) BY GRAPHIC SCALING ONLY. THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY No. 485464, PANEL No. 0169, SUFFIX "C", HAVING AN EFFECTIVE DATE OF JULY 18, 1985.
- 3) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 4) THIS TRACT CONTAINS 0.449 ACRE. (19,600.0 Sq. Ft.).
- 5) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS 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.

PLAT OF
BESSAR PARK
BLOCK 3, LOT 6-R,

BEING A REPLAT OF THE WEST FIFTY FEET (W. 50') OF LOT SIX (6). ALL OF LOT SEVEN (7), AND THE EAST FIFTEEN FEET (E. 15') OF LOT EIGHT (8), BLOCK THREE (3), BESSAR PARK, AS SHOWN BY MAP OF RECORD IN VOLUME 6, PAGE 38, MAP RECORDS, NUECES COUNTY, TEXAS.



John L. Roman and
Christy B. Roman, B and
C, of Lot 8, Block 3,
Bessar Park, Corpus
Christi, Texas. 2009021222
Official Public Records
Nueces County, Texas

LOT 6-R
BLOCK 3
(0.449 Acre)
19,600 Sq. Ft.

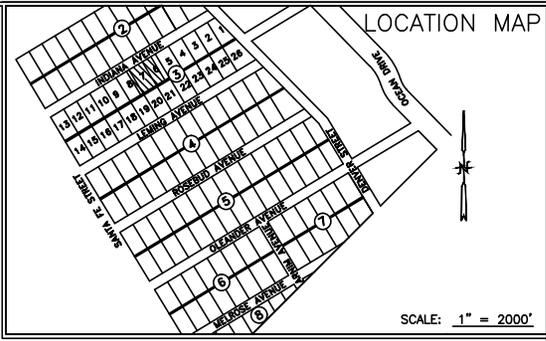
Kathleen S. Coble
East 15' of Lot 19, all of
Lot 20, and West 36' of Lot 21,
Block 3, Bessar Park,
Corpus Christi, Texas. 2009051120
Official Public Records
Nueces County, Texas

Gene Ogle Utter
West 50' of Lot 4, all of
Lot 5, and the East 25' of Lot 6,
Block 3, Bessar Park,
Corpus Christi, Texas. 20090710
Official Public Records
Nueces County, Texas

Royce Robinson
West 50' of Lot 4, all of
Lot 5, East 25' of Lot 6,
Block 3, Bessar Park,
Corpus Christi, Texas. 2012022410
Official Public Records
Nueces County, Texas



GRAPHIC SCALE
1" = 20'



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, 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 SAID COUNTY IN VOLUME _____, PAGE _____, MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

No. _____
FILED FOR RECORD

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS.

BY: _____
DEPUTY

AT ____ O'CLOCK ____ M.

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 CHAIRMAN OF DEVELOPMENT SERVICES/PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 2016.

CHAIRMAN: PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY: DANIEL MCGINN, A.I.C.P.

LEGEND

- = Found 5/8" I. Rod
- ⊙ = Set 5/8" I. Rod
- ⊕ = Centerline

SCALE: 1" = 20'
DATE: August 26, 2016

TRADEWINDS CONSULTING GROUP
5321 CRESTWICK DRIVE,
CORPUS CHRISTI, TEXAS 78413
(361) 658-5353