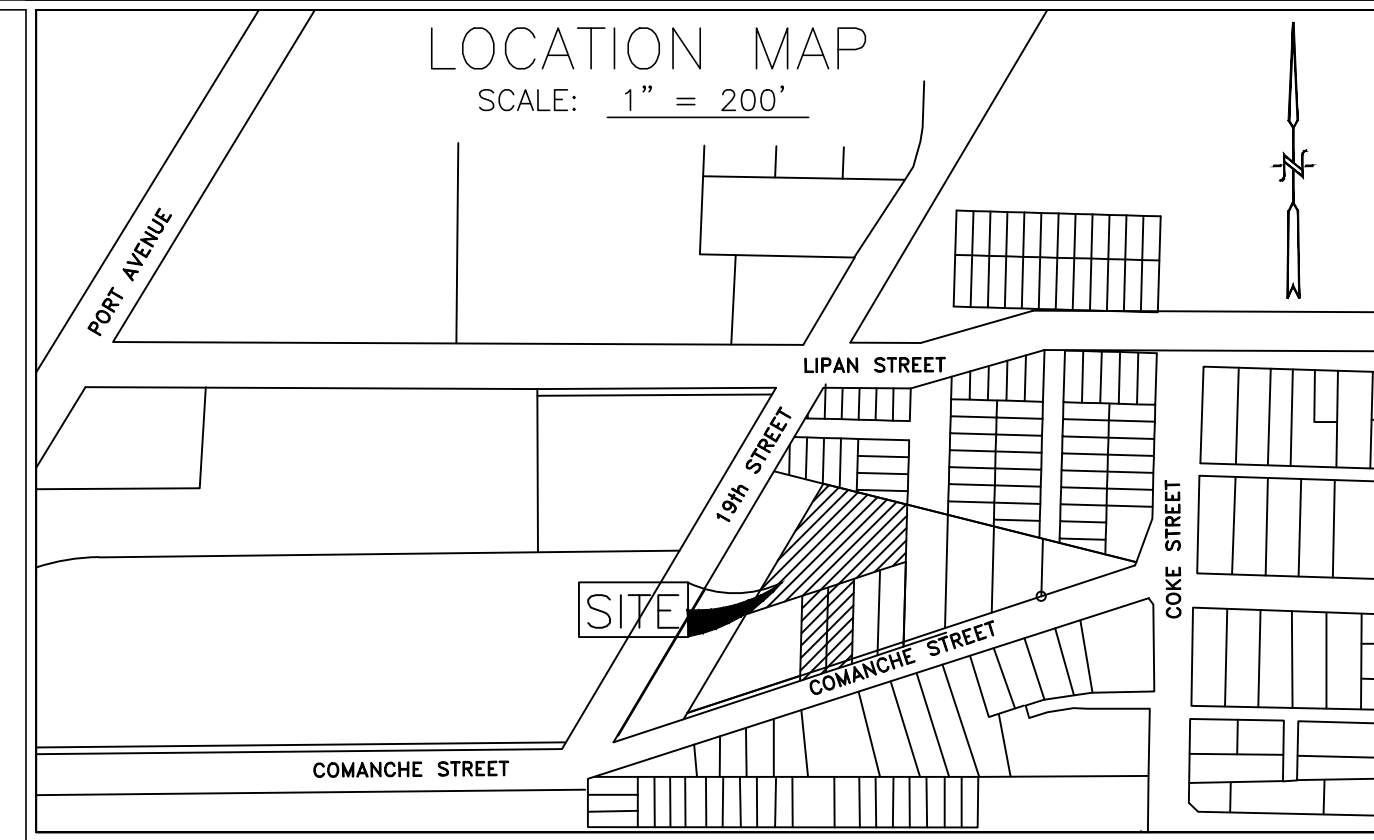


**PLAT OF
PRIOUR TRACT LOT F**

BEING A FINAL PLAT OF A TRACT OF LAND SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMMONLY KNOWN AS TRACT C AND TRACT D, PRIOUR TRACT, OUT OF SURVEY No. 483, DESCRIBED IN DOCUMENT No. 2003025221, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 7 FEET OF SAID TRACTS AND A 0.53 ACRE TRACT COMMONLY KNOWN AS TRACT F, PRIOUR TRACT, OUT OF SURVEY No. 483, DESCRIBED IN DEED RECORDED IN VOLUME 296, PAGES 474-475, DEED RECORDS, NUECES COUNTY, TEXAS.



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 _____, 2017.

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 _____, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2017 AT _____ O'CLOCK __M. AND DULY RECORDED THE _____ DAY OF _____, 2017 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 PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 2017.

CHAIRMAN: ERIC VILLAREAL, PE

INTERIM SECRETARY: WILLIAM J. GREEN, P.E.

LEGEND

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

SCALE: 1" = 30'
DATE: NOV. 11, 2017

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

STATE OF TEXAS
COUNTY OF NUECES

I, JESSE MORALES., DO HEREBY CERTIFY THAT I AM THE OWNER OF LOT F, PRIOUR TRACT, 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 _____, 2017.

JESSE MORALES (OWNER)

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 JESSE MORALES, 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES

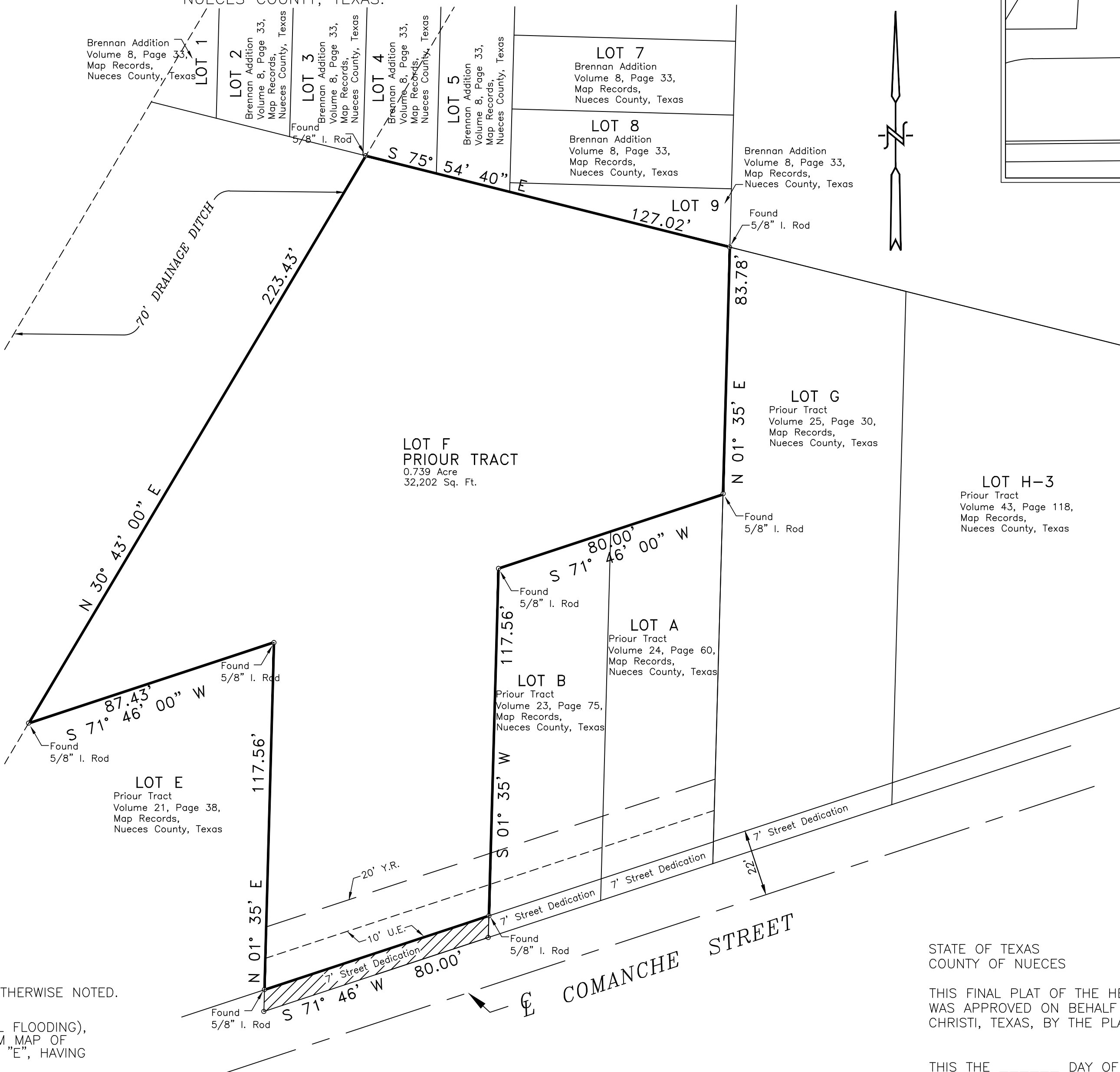
I, EDWARD L. SAMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING REPLAT OF LOT F, PRIOUR TRACT, A TRACT OF LAND SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS. COMMONLY KNOWN AS TRACT C AND TRACT D, DESCRIBED IN DOCUMENT No. 2003025221, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 7 FEET OF SAID TRACTS AND A 0.53 ACRE TRACT COMMONLY KNOWN AS TRACT F, PRIOUR TRACT, DESCRIBED IN DEED RECORDED IN VOLUME 296, PAGES 474-475, DEED 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 _____, 2017.

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. 0167, SUFFIX "E", 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) LOT F CONTAINS 0.739 ACRE. (32202 Sq. Ft.). OF WHICH 560 Sq. Ft ARE WITHIN STREET DEDICATION.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE INNER HARBOR BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE INNER HARBOR, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE INNER HARBOR BASIN FLOWS DIRECTLY INTO THE NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES BAY AS "INTERMEDIATE".
- 6) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



GRAPHIC SCALE
1" = 30'