

STATE OF TEXAS
COUNTY OF NUECES

I, MICHAEL LAWRENCE PETTY, DO HEREBY CERTIFY THAT I AM THE OWNER OF FLOUR BLUFF ESTATES No. 2, BLOCK 4, LOT 1A, AND LOT 1B, 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.

MICHAEL LAWRENCE PETTY

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 MICHAEL LAWRENCE PETTY, 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 FLOUR BLUFF ESTATES No. 2, BLOCK 4, LOTS 1A AND 1B, BEING A REPLAT OF LOT 1, BLOCK 4, FLOUR BLUFF ESTATES No. 2, AS SHOWN BY MAP OR PLAT IN VOLUME 8, PAGE 22, 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 _____, 2017.

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

NOTES:

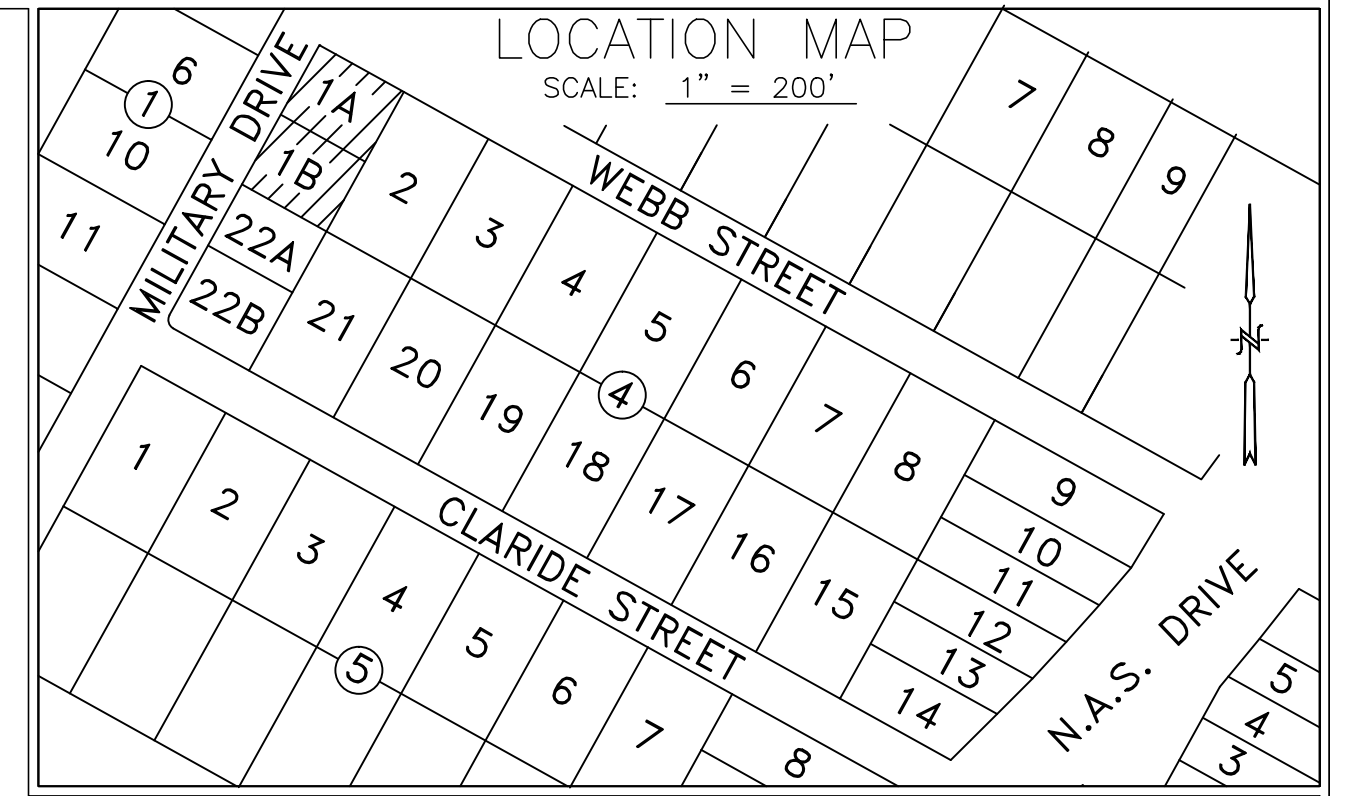
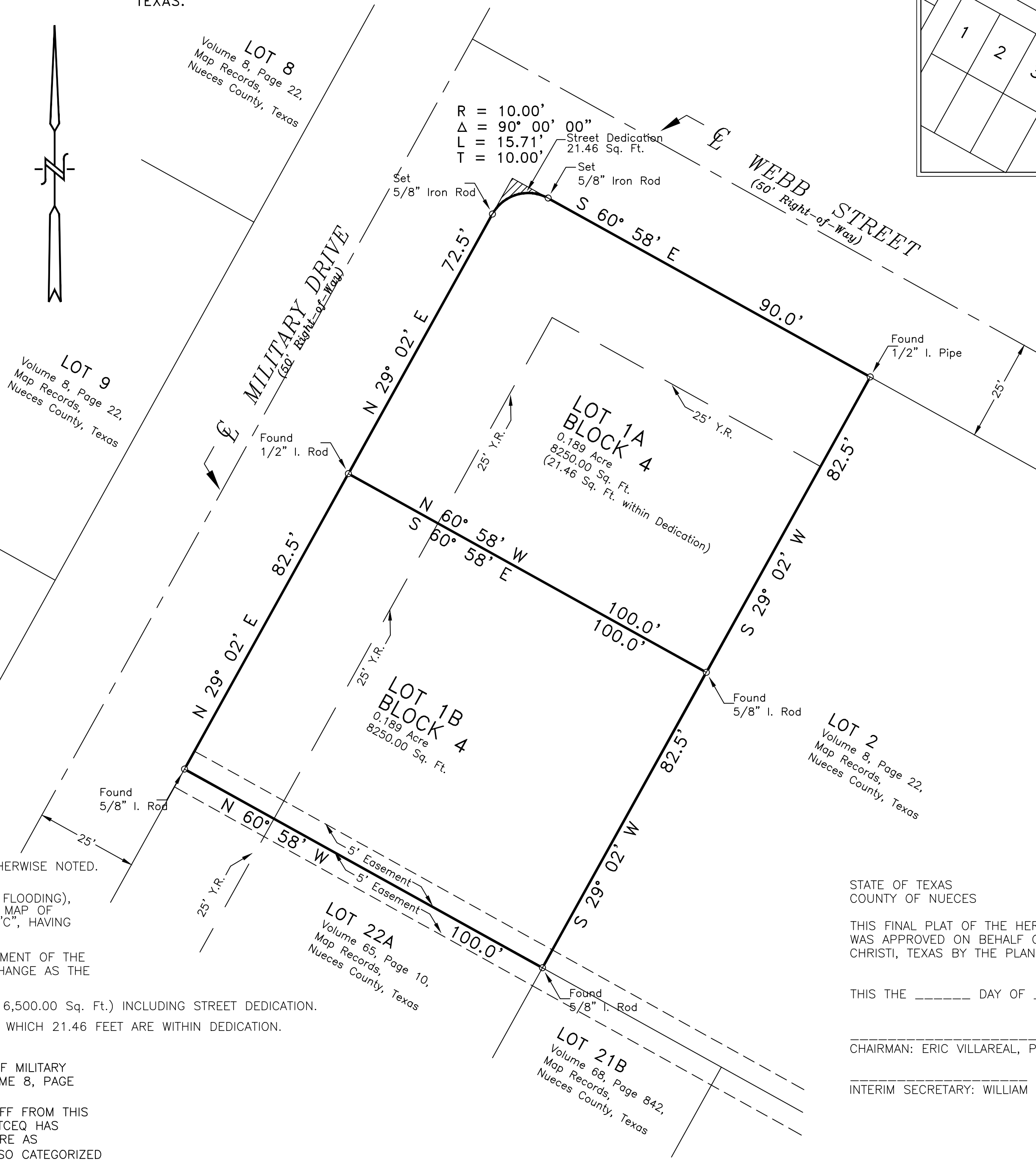
- 1) SET 5/8 INCH IRON RODS AT CORNERS UNLESS OTHERWISE NOTED.
- 2) BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY No. 485464, PANEL No. 0316, SUFFIX "C", HAVING AN EFFECTIVE DATE OF JULY 18, 1985.
- 3) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 4) THE TOTAL PLATTED AREA CONTAINS 0.378 ACRES (16,500.00 Sq. Ft.) INCLUDING STREET DEDICATION.
- 5) LOT 1A CONTAINS 0.189 ACRE. (8250.0 Sq. Ft.) OF WHICH 21.46 FEET ARE WITHIN DEDICATION.
- 6) LOT 1B CONTAINS 0.189 ACRE. (8250.0 Sq. Ft.)
- 7) BEARINGS BASED ON THE NORTHWEST R.O.W. LINE OF MILITARY DRIVE, AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGE 22, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 8) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS LAGUNA MADRE DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.

REPLAT OF
FLOUR BLUFF ESTATES

No. 2

BLOCK 4, LOT 1A and 1B,

BEING A REPLAT OF LOT ONE (1), BLOCK FOUR (4), FLOUR BLUFF ESTATES No. 2, AS SHOWN BY MAP OF RECORD IN VOLUME 8, PAGE 22, MAP 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 GREEN, PE



GRAPHIC SCALE
1" = 20'

LEGEND

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

SCALE: 1" = 20'
DATE: Sept. 28, 2017

TRADEWINDS CONSULTING GROUP
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