

XREF: N/A
PLOTS: 1:1
DRAWING NO: COVER
PLOTDATE: 06-14-16 15:55 PM

STATE OF _____ §
COUNTY OF _____ §

I, MICHAEL PEARSON, VICE PRESIDENT, TECHNICAL SERVICES OF MAGELLAN TERMINALS HOLDING L.P.; HEREBY CERTIFY THAT MAGELLAN TERMINALS HOLDING L.P. IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID LAND SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC USE FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. RIGHT-OF-WAY FOR STREETS ARE DEDICATED IN FEE SIMPLE. THIS THE ____ DAY OF _____, 2016.

MICHAEL PEARSON, VICE PRESIDENT, TECHNICAL SERVICES
MAGELLAN TERMINALS HOLDING L.P.

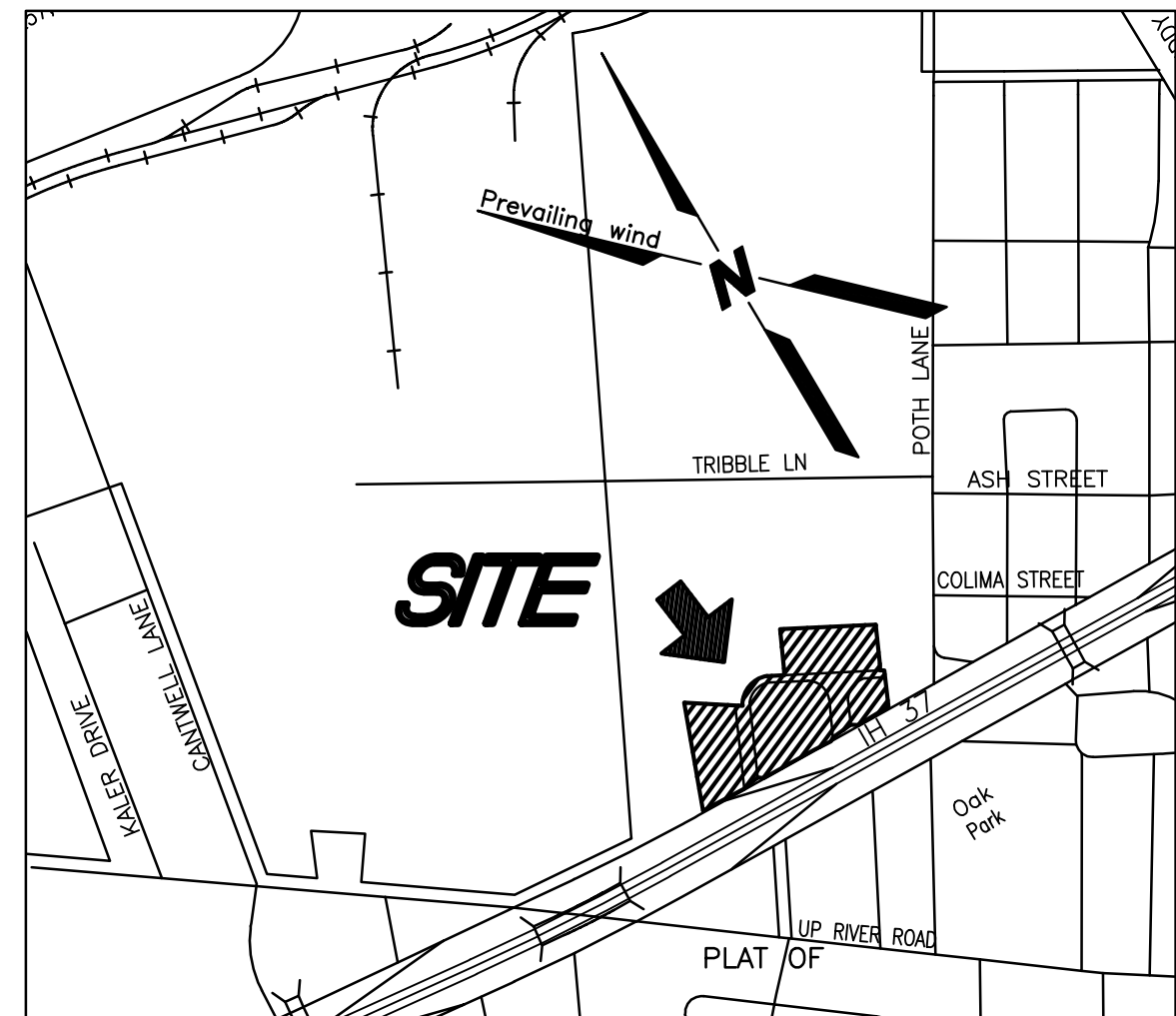
STATE OF _____ §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____.
THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PLAT OF
COUNTRY CLUB PLACE
BLOCK 1, LOTS 1-5

BEING A REPLAT OF TRACTS COMPRISED OF LOTS 14, 15, 16, 17, AS DESCRIBED IN DOC#1999033783 D.R.N.C.T. AND LOTS 22, 23, 24, 25, 36, 37, 38, 39 AND 40, AND A PORTION OF LOTS 26, 34, 35, 41, 42, 55 AND 56 COUNTRY CLUB PLACE AS SHOWN ON THE MAP RECORDED IN VOL 4 PG 3 M.R.N.C.T. AS DESCRIBED IN THE DEED RECORDED UNDER CLERKS FILE No. 2015049434 D.R.N.C.T. CONTAINING 7.92 ACRES



LOCATION MAP
SCALE: 1"=800'

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

THE 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.

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

DANIEL M. McGINN, A.I.C.P.
INTERIM SECRETARY

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 _____.

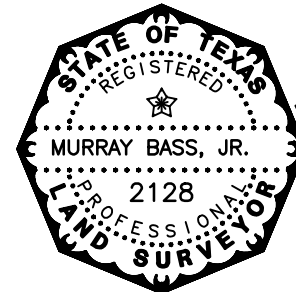
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS THE 20th DAY OF JANUARY, 2016.



MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE BASIS OF BEARING IS STATE OF TEXAS LAMBERT GRID, TEXAS SOUTH ZONE NAD 1983
- THE ABOVE PROPERTY APPEARS TO FALL WITHIN ZONE C AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP OF NUECES COUNTY, TEXAS. COMMUNITY-PANEL NUMBERS:
485464 0165 C, DATED: JUNE 18, 1985
485464 0166 C, DATED: JUNE 18, 1985
485494 0315 C, DATED: MARCH 18, 1985
485464 0316 C, DATED: MARCH 18, 1985
- 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".
- THE TOTAL PLATTED AREA CONTAINS 7.92 ACRES OF LAND
- THE FINISHED FLOOR ELEVATIONS WILL BE REQUIRED TO BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINES OF ADJACENT ROADWAYS AS OVERFLOW PROTECTION
- LOT 5R IS AN UNBUILDABLE LOT EMBRACING FORMER STREET RIGHT-OF-WAY CLOSED BY CITY ORDNANCE #028963 AND RETAINED AS A UTILITY EASEMENT AND IS HEREBY DEDICATED AS A PRIVATE DRIVE FOR USE AS A COMMON ACCESS TO THE PUBLIC RIGHT-OF-WAY BY THE PROPERTIES ADJOINING SAID LOT

PREPARED BY

BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
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P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

