

STATE OF TEXAS §
COUNTY OF _____ §

DEL MAR COLLEGE DISTRICT, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED HEREIN THAT ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, 20____.

JOHN STRYBOS
VICE PRESIDENT OF FACILITIES

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN STRYBOS PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF NUECES §

I, JAMES D. CARR, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

THIS _____ DAY OF _____, 20____.

JAMES D. CARR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6458

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS _____ DAY OF _____, 20____.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, 20____.

MICHAEL YORK
CHAIRMAN

MICHAEL DICE
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

BY: _____
DEPUTY

KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

DOCUMENT NO. _____

FILED FOR RECORD AT _____

_____ O'CLOCK _____ ON _____, 20____.

FINAL PLAT OF

DEL MAR SOUTH CAMPUS
BLOCK 1, LOT 3

BEING A FINAL PLAT OF A 5.008 ACRE TRACT OF LAND SITUATED IN THE RINCON DEL OSO - ENRIQUE VILLAREAL GRANT, ABSTRACT 1, BEING OUT OF LOT 13, SECTION 21, OF THE FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT AS SHOWN ON MAP VOLUME A, PAGES 41-43, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 5.008 ACRE TRACT ALSO BEING OUT OF THE REMAINING PORTION OF A 38.94 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM 6702 YORKTOWN, LLC TO DEL MAR COLLEGE DISTRICT, RECORDED IN DOCUMENT NO. 2013046270, OF THE OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.

DEVELOPMENT INFORMATION

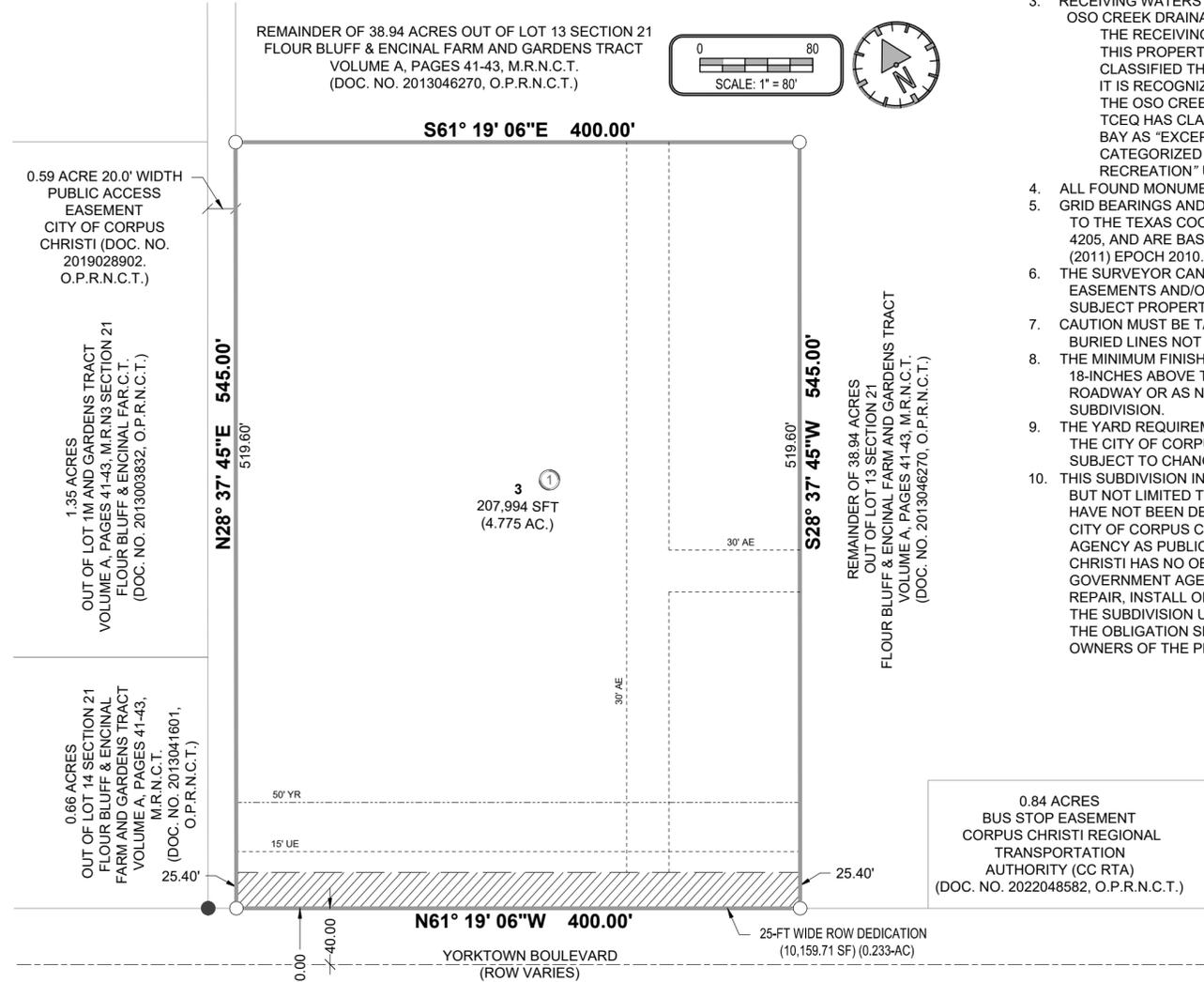
- PROPERTY OWNER
DEL MAR COLLEGE DISTRICT
- DEVELOPER
DEL MAR COLLEGE DISTRICT
- ENGINEER
MUNOZ ENGINEERING, LLC
- SURVEYOR
J. CARR LAND SURVEYING

LOT INFORMATION
COMMERCIAL = 1 LOT 4.775 ACRES
PUBLIC DEDICATION = 1 LOT 0.233 ACRES
TOTAL = 2 LOTS 5.008 ACRES

PHASING
THIS IS A SINGLE PHASE DEVELOPMENT

PLAT NOTES:

- TOTAL PLATTED AREA CONTAINS 5.008 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.
- FEMA INFORMATION
EFFECTIVE:
BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 4355C0540G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
OSO CREEK DRAINAGE BASIN
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
- GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.



0.84 ACRES
BUS STOP EASEMENT
CORPUS CHRISTI REGIONAL
TRANSPORTATION
AUTHORITY (CC RTA)
(DOC. NO. 2022048582, O.P.R.N.C.T.)

BILL WITT PARK
126.97 ACRES
OUT OF LOTS 18 THRU 22, 26 THRU 29, & 31 OF SECTION 21
LOTS 5 THRU 7 OF SECTION 22
FLOUR BLUFF & ENCINAL FARM AND GARDENS TRACT
VOLUME A, PAGES 41-43, M.R.N.C.T.
(QUIT CLAIM DEED - VOL. 1709, PGS. 95-107, D.R.N.C.T.)

PLAT ABBREVIATION LEGEND	
M.R. - MAP RECORDS	D.R. - DEED RECORDS
VOL - VOLUME	PG - PAGE
SEC - SECTION	LT - LOT
AC - ACRE	SF - SQUARE FEET
NB - NON-BUILDABLE	R.O.W. - RIGHT-OF-WAY
YR - YARD REQUIREMENT	AE - ACCESS EASEMENT
UE - UTILITY EASEMENT	DE - DRAINAGE EASEMENT

PLAT SYMBOL AND LINE LEGEND	
●	IRON ROD FOUND
○	1/2" INCH IRON ROD SET W/BLUE PLASTIC CAP "J. CARR 6458"
⊗	BLOCK IDENTIFICATION
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
—	ROAD CENTER LINE
- - -	YARD REQUIREMENT
- - -	EASEMENT
- - -	ROW DEDICATION



MUNOZ ENGINEERING

1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBEPLS FIRM F-12240



MUNOZ ENGINEERING

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
DEL MAR SOUTH CAMPUS
BLOCK 1, LOT 3

6702 YORKTOWN BOULEVARD, CORPUS CHRISTI, NUECES COUNTY, TEXAS

ENGINEER: RAMIRO MUNOZ III, P.E.
SURVEYOR: JAMES D. CARR, RPLS
OWNER: DEL MAR COLLEGE DISTRICT
BRANCH: J.CARR LAND SURVEYING
HEADQUARTERS: 701 N. GULFVIEW DRIVE, SUITE 100, CORPUS CHRISTI, TEXAS 78401
OFFICE: 361.946.4848
MARBLE FALLS: 830.321.4569
361.248.1850
info@jccarrlandsurveying.com | www.jccarrlandsurveying.com | 02024519.Corr_Land_Surveying | 12/23/2024