

- TxDOT NOTES:**
- 1) ACCESS TO IH 37 SHALL COMPLY WITH THE TxDOT ACCESS MANAGEMENT MANUAL. ACCESS WILL REQUIRE APPROVAL FROM TxDOT.
 - 2) DRAINAGE DISCHARGE TO TxDOT RIGHT-OF-WAY SHALL COMPLY WITH TxDOT HYDRAULIC DESIGN MANUAL AND WILL REQUIRE APPROVAL FROM TxDOT.
- NOTES:**
- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
 - 3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 4854640303C, DATED JULY 18, 1985 FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AND INCORPORATED AREAS:
ZONE C (NO SHADING), DEFINED AS: "AREAS OF MINIMAL FLOODING."
 - 4) THIS SURVEY WAS BASED ON FOUND RECORD MONUMENTATION SHOWN HEREON.
 - 5) TOTAL PLATTED AREA INCLUDING THE STREET DEDICATION CONTAINS 2.952 ACRES OF LAND.
 - 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 7) 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".
 - 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N8°54'14"E	41.99'
L2	S26°17'39"W	30.00'
L3	N26°18'54"E	30.00'
L4	N8°53'56"E	26.11'
L5	N32°12'37"E	25.30'

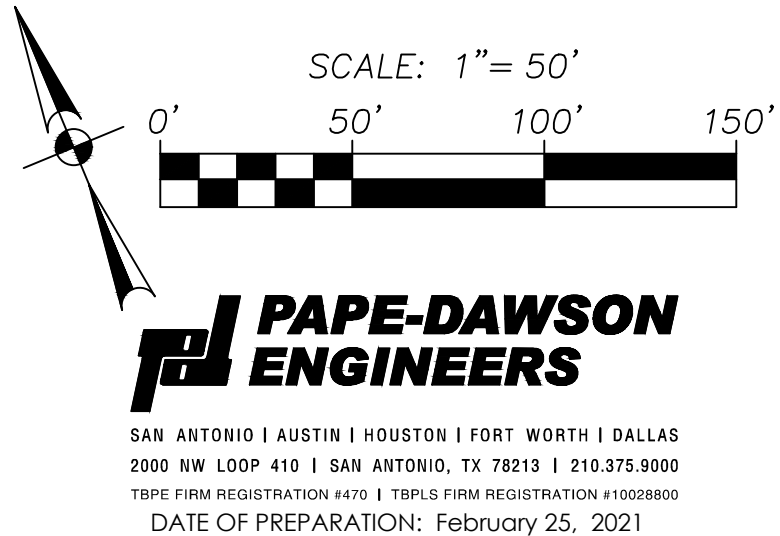
LEGEND

- D.R.N.C.T DEED RECORDS OF NUECES COUNTY, TEXAS
O.P.R OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
M.R.N.C.T MAP RECORDS OF NUECES COUNTY, TEXAS
- VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
YR YARD REQUIREMENT
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
SCS ○ SET COTTON SPINDLE
- (TYPE I, II OR III) ☒ FOUND TxDOT MONUMENTATION
— 1140 — EXISTING CONTOURS

- 11 15' UTILITY EASEMENT
12 VARIABLE WIDTH RIGHT-OF-WAY DEDICATION TO THE CITY OF CORPUS CHRISTI (0.370 AC.)
13 20' YARD REQUIREMENT
- 1 0.861 ACRE (PARCEL 6)
OWNER: CITY OF CORPUS CHRISTI
DOC. NO. 1997036728 O.P.R.
- 2 REMAINING PORTION OF LOT 6, BLOCK 1
MCKINZIE SUBDIVISION
VOL. 53, PG. 79 M.R.
OWNER: LISA COFFEY
DOC. NO. 2012044202 O.P.R.
- 1 RIGHT-OF-WAY EASEMENT (DOC. NO. 822993 O.P.R.)
2 RIGHT-OF-WAY EASEMENT (DOC. NO. 2006048694 O.P.R.)
3 10' PIPELINE EASEMENT (VOL. 1773, PG. 448 D.R.)
4 RIGHT-OF-WAY EASEMENT (DOC. NO. 2006048695 O.P.R.)
5 RIGHT-OF-WAY EASEMENT (DOC. NO. 2006048696 O.P.R.)

FINAL PLAT OF 7-ELEVEN MCKENZIE RD BLOCK 1 LOT 1

BEING A REPLAT OF THE MCKINZIE SUBDIVISION, BLOCK 1, REMAINING PORTION OF LOT 1, RECORDED IN VOLUME 41, PAGE 122 IN THE MAP RECORDS OF NUECES COUNTY, TEXAS, ESTABLISHING 2.582 ACRES OF LAND BEING COMPRISED OF ALL OF THE 0.27 ACRE TRACT DESCRIBED IN DOCUMENT NO. 1999044427 IN THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, THE REMAINING PORTION OF THE 2.98 ACRE TRACT DESCRIBED IN VOLUME 1894, PAGE 869 IN THE DEED RECORDS OF NUECES COUNTY, TEXAS, AND, IN THE BEATY, SEALE AND FORWOOD SURVEY NO. 419, ABSTRACT 570, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEKAR

RUPERT HAROLD KRONKE, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE REMAINING PORTION OF 2.98 ACRES, (VOL. 1894, PG. 869 D.R.), REMAINING PORTION OF LOT 1, BLOCK 1, MCKINZIE SUBDIVISION (VOL. 41, PG. 122, M.R.), A 0.27 ACRE LOT, (DOC. NO. 1999044427 O.P.R.) AS SHOWN ON THE FOREGOING PLAT. AS SHOWN ON THE FOREGOING PLAT: THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF ____, 20__.

BY: _____
RUPERT HAROLD KRONKE

STATE OF TEXAS
COUNTY OF BEKAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS THE ____ DAY OF ____, 20__.

STATE OF TEXAS
COUNTY OF BEKAR

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

THIS THE ____ DAY OF ____, 20__.

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

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 ____, 20__.

AL RAYMOND III, A.I.A.
SECRETARY

JEREMY BAUGH
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF ____, 20__, AT ____ O'CLOCK ____ M., AND DULY RECORDED THE ____ DAY OF ____, 20__, 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

AT ____ O'CLOCK ____ M.,
____, 20__

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC UNDER MY DIRECTION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.