



5.815 ACRES OUT OF MCKINZIE PARTITION TRACT 1-B RECORDED IN DOC. NO. 2007014711 AND TRACT 1-C DOC. NO. 2007014515, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS

WILLIAM E. MCKINZIE, JR. FAMILY LTD. PARTNERSHIP
5.78746 ACRES OUT OF MCKINZIE PART TRACT 5
DOCUMENT NO. 2010040869
O.P.R.N.C.T.

CITY OF CORPUS CHRISTI
SECTION 1, LOT 3, BLOCK 7
HIGHWAY VILLAGE ANNEX

CITY OF CORPUS CHRISTI
SECTION 1, LOT 2, BLOCK 7
HIGHWAY VILLAGE ANNEX

LISA COFFEY
5.12 ACRES - TRACT ONE
DOC. # 2012044199

LISA COFFEY
4.4 ACRES - TRACT 2
DOC. # 2012044199

UTILITY EASEMENT
YARD REQUIREMENT
SUBDIVISION LIMITS
FOUND IRON ROD

- NOTES:
- TOTAL PLATTED AREA CONTAINS 5.815 ACRES OF LAND INCLUDING STREET DEDICATION.
 - 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".
 - YARD REQUIREMENT (Y.R.) AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. BEARINGS BASIS IS THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4205.
 - THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "C". KNOWN AS AN AREA OF MINIMAL FLOODING. AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 485464 0130 C, EFFECTIVE DATE: JULY 18, 1985, FOR CITY OF CORPUS CHRISTI, TEXAS, NUECES COUNTY.
 - PRIVATE DRIVEWAY ACCESS ONTO CREEK VIEW DRIVE IS PROHIBITED.

STATE OF TEXAS
COUNTY OF NUECES

ELBAS LAND DEVELOPMENT, LLC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; THAT THE WATER AND SEWER UTILITIES ARE INSTALLED AND DEDICATED IN ACCORDANCE WITH THE RESOLUTION ESTABLISHING CRITERIA FOR THE DEDICATION OF LINES AND CONVEYANCE OF EASEMENTS FROM THE DEVELOPERS OF REAL PROPERTY WITHIN THE GEOGRAPHIC BOUNDARIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ___ DAY OF _____, 20__.

DAMON PERRIN, AUTHORIZED MEMBER ELBAS LAND DEVELOPMENT, LLC.

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ___ DAY OF _____, 20__.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

WE, FIRST STATE BANK OF ODEM, HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN AGAINST THE LANDS EMBRACED WITHIN THE BOUNDS OF _____, NUECES COUNTY, TEXAS, AND THAT WE APPROVE THE SUBDIVISION AND DEDICATIONS OF SAME FOR THE PURPOSE THEREIN EXPRESSED. THIS THE ___ DAY OF _____.

C.R. (BOBBY) MILLER, JR., President/CEO

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ___ DAY OF _____, 20__.

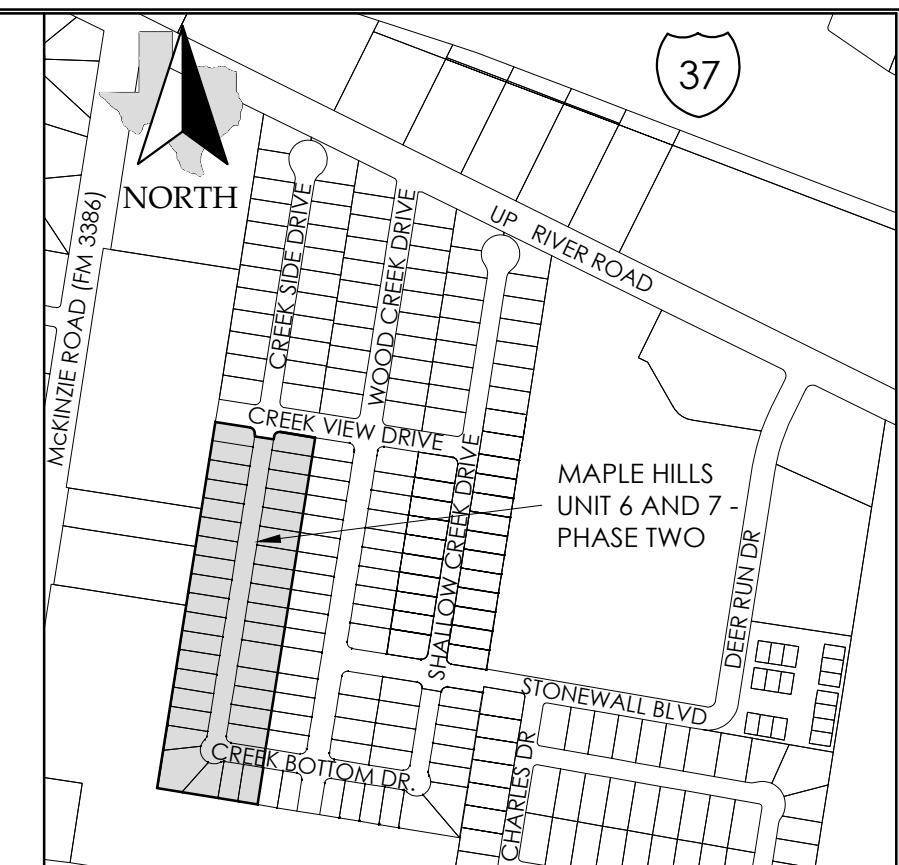
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE CITY ENGINEER FOR THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ___ DAY OF _____, 20__.

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



VICINITY MAP
SCALE: 1" = 500'

LINE	LENGTH	BEARING
L 1	6.00'	S09°03'00"W
L 2	6.00'	N09°03'00"E
L 3	50.00'	S80°57'00"E
L 4	1.95'	S80°57'00"E
L 5	13.37'	S09°03'00"W

CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Dir	Chord
C1	23.56	15.00	90°00'00"	15.00	N35°57'00"W	21.21
C2	23.56	15.00	90°00'00"	15.00	S54°03'00"W	21.21
C6	23.56	15.00	90°00'00"	15.00	N35°57'00"W	21.21
C7	23.56	15.00	90°00'00"	15.00	S54°03'00"W	21.21
C23	23.56	15.00	90°00'00"	15.00	S35°57'00"E	21.21
C27	23.56	15.00	90°00'00"	15.00	S35°57'00"E	21.21
C31	10.04	15.00	38°20'34"	5.22	N28°13'17"E	9.85
C32	104.73	36.00	166°41'08"	308.44	S35°57'00"E	71.51
C33	10.04	15.00	38°20'34"	5.22	S79°52'43"W	9.85
C39	10.04	15.00	38°20'34"	5.22	N28°13'17"E	9.85
C40	19.07	36.00	30°21'11"	9.77	S32°12'58"W	18.85
C41	50.28	36.00	80°01'51"	30.22	S22°58'33"E	46.30
C42	35.38	36.00	56°18'06"	19.26	N88°51'29"E	33.97
C43	7.28	15.00	27°49'23"	3.72	S74°37'08"W	7.21
C44	2.75	15.00	10°31'11"	1.38	N86°12'35"W	2.75

STATE OF TEXAS
COUNTY OF NUECES
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.
THIS THE ___ DAY OF _____, 20__.

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

ERIC VILLARREAL, P.E., CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

I, KEITH HOWARD, 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. I HAVE BEEN ENGAGED UNDER CONTACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.
THIS THE ___ DAY OF _____, 20__.

KEITH HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5949

HOWARD SURVEYING LLC.
402 STATE HWY. 173 S
HONDO, TX 78861
PHONE: 830-426-4776
FIRM REGISTRATION NO. 10125700

FINAL PLAT
MAPLE HILLS UNIT 7
PHASE TWO

NO.	DATE	REVISION	CITY COMMENTS
1	10-19-17		
2	10-30-17		

DATE	9/18/17
JOB NUMBER	155
FILE NAME	FINALPHASE4
ENGINEER	F-8138
REVISION NUMBER	1
SCALE	1"=80'

SHEET NUMBER
001
OF 001