

STATE OF TEXAS §
COUNTY OF NUECES §

WE, RICK'S HOME VENTURES, LLC HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF SIMMONS BANK, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, MANAGER OF RICK'S HOME VENTURES, LLC.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

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

BRIA A. WHITMIRE, P.E., CFM, CPM
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 _____, 20____.

CHAIRPERSON INTERIM ASSISTANT CITY MANAGER
CYNTHIA SALAZAR-GARZA MICHAEL DICE

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 _____, 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 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, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

PLAT OF NORTHWEST ESTATES, BLOCK 9, LOTS 1A & 1B

A 4.219 ACRE TRACT OF LAND, MORE OR LESS, A REPLAT OF NORTHWEST ESTATES BLOCK 9, LOT 1, A MAP OF WHICH IS RECORDED IN VOLUME 52, PAGES 55 AND 56, MAP RECORDS, NUECES COUNTY, TEXAS

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO.
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/13/26
FILE: PLAT
JOB NO.: 22055
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 1

0 30' 60' 120'
SCALE: 1" = 60'

STATE OF ARKANSAS §
COUNTY OF _____ §

WE, SIMMONS BANK, HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

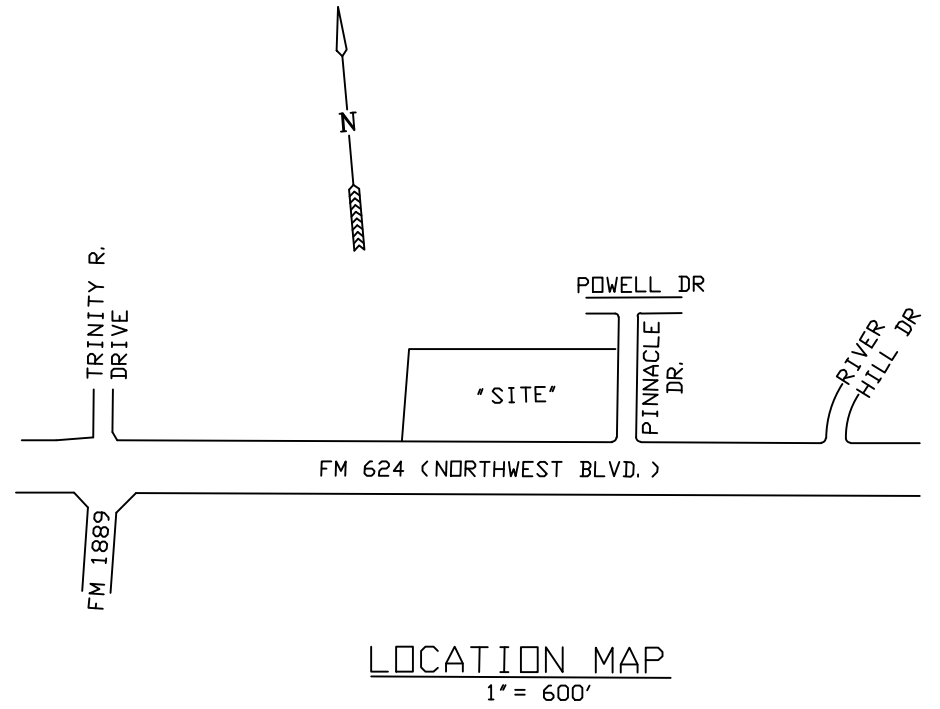
TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),
_____ (TITLE), OF SIMMONS BANK.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS



LEGEND:	
D. R.	DEED RECORDS, NUECES CO. , TC
I. R.	IRON ROD
M. R.	MAP RECORDS, NUECES CO. , TX
O. R.	OFFICIAL RECORDS, NUECES CO. , TX

NOTES:

- ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.
- 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 BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ HAS ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE. ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATION AS A "PUBLIC WATER SUPPLY".
- ALL OF THE SUBJECT SITE IS IN ZONE X "OTHER AREAS" ACCORDING TO FEMA MAP NO. 48355C0260G, EFFECTIVE DATE OCTOBER 13, 2022.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- THE TOTAL PLATTED AREA CONTAINS 4.219 ACRES OF LAND.
- ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- LEGAL DESCRIPTION: A 4.219 ACRE TRACT OF LAND, MORE OR LESS, A REPLAT OF NORTHWEST ESTATES BLOCK 9, LOT 1, A MAP OF WHICH IS RECORDED IN VOLUME 52, PAGES 55 AND 56, MAP RECORDS, NUECES COUNTY, TEXAS.
- EASEMENTS FOR RECIPROCAL ACCESS, INGRESS AND EGRESS ON EXISTING DRIVEWAYS, AND FOR ONSITE UTILITIES (WATER, WASTEWATER, SANITARY SEWER, STORMWATER AND ANY OTHER UTILITY SERVICES) ARE PROVIDED IN A DECLARATION OF EASEMENTS AND COVENANTS, DDC. NO. 2026024167, D. R.
- SITE DEVELOPMENT MUST MITIGATE ANY INCREASE OF RUNOFF AS POST DEVELOPMENT RUNOFF CANNOT EXCEED PRE-DEVELOPMENT RUNOFF.

