

STATE OF TEXAS  
COUNTY OF NUECES

MARGO LYN MOORE, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT SHE 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: \_\_\_\_\_  
MARGO LYN MOORE

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGO LYN MOORE, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE SHE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN|DCCM, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
SAUL V. CASTILLO  
R.P.L.S. LICENSE NO. 6192

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
AL RAYMOND III, AIA  
SECRETARY

\_\_\_\_\_  
MICHAEL YORK  
CHAIRMAN

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 \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2024.

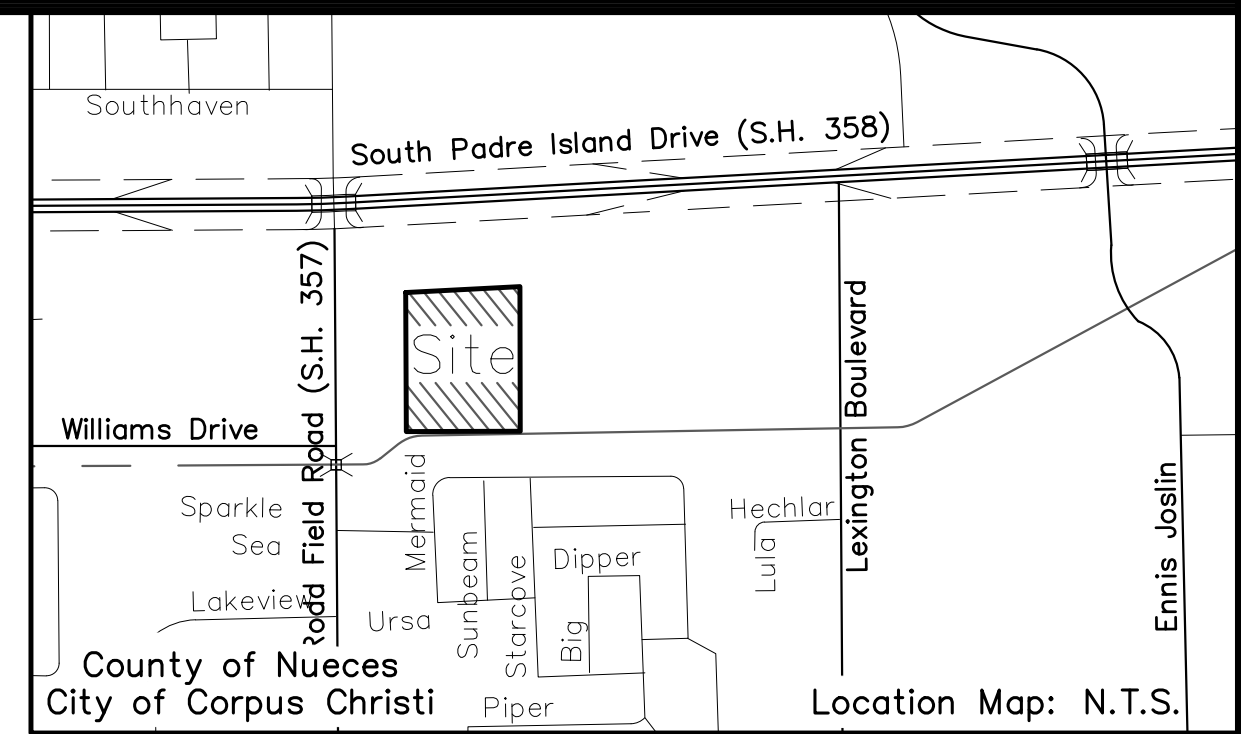
DOCUMENT NO: \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

### Plat of Roy Smith Plaza Block 1, Lot 8

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400  
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

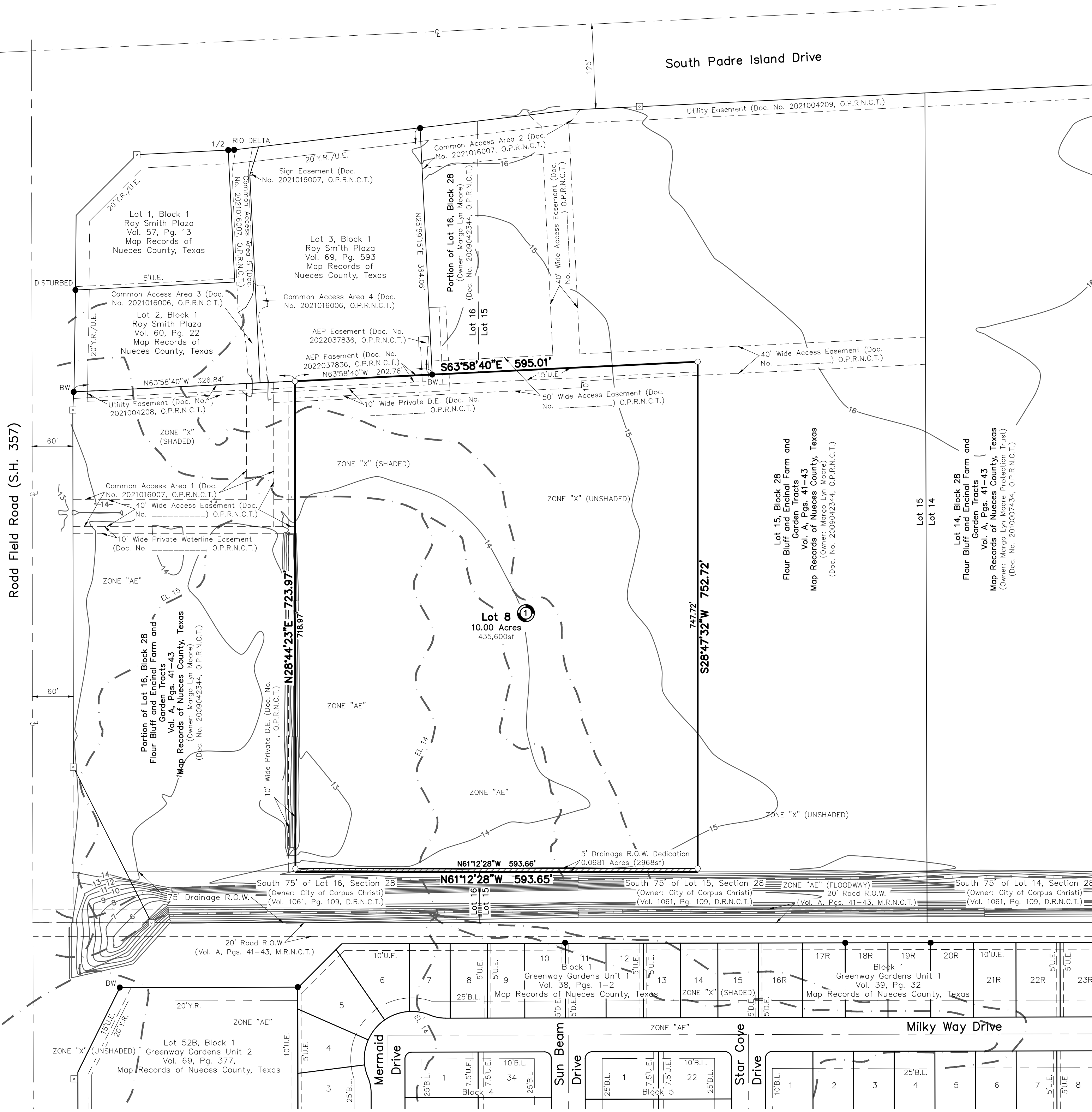
#### LEGEND:

_____	PLAT BOUNDARY	○	SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
_____ - - -	ROAD CENTERLINE	●	FOUND 5/8 INCH IRON ROD
_____	ADJACENT LOT LINE	● <sup>BW</sup>	FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BASS AND WELSH ENGINEERING"
_____ - - -	YARD REQUIREMENT	● <sup>1/2</sup>	FOUND 1/2 INCH IRON ROD
-----	EASEMENT	● <sup>RIO DELTA</sup>	FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING"
Y.R.	YARD REQUIREMENT	☐	FOUND TXDOT MONUMENT
B.L.	BUILDING LINE		
U.E.	UTILITY EASEMENT		
VOL.	VOLUME		
PG.	PAGE		
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		

#### NOTES:

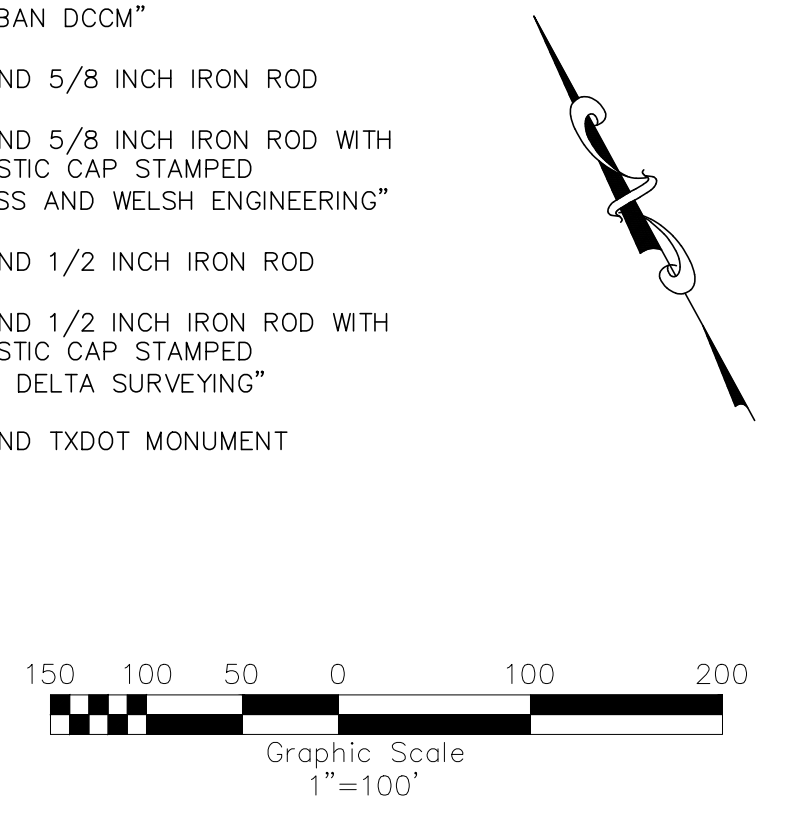
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED CG-2 (GENERAL COMMERCIAL).
3. 10.07 ACRES OF LAND INCLUDING ANY DEDICATION.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. 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.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Submitted: 10/23/24  
SCALE: 1"=100'  
JOB NO.: 000000851  
SHEET: 1 of 2  
DRAWN BY: XG  
usurveying@dccm.com



**LEGEND:**

- SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
- FOUND 5/8 INCH IRON ROD
- BW ● FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BASS AND WELSH ENGINEERING"
- 1/2 ● FOUND 1/2 INCH IRON ROD
- RIO DELTA ● FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING"
- FOUND TXDOT MONUMENT



*Plat of*  
***Roy Smith Plaza***  
***Block 1, Lot 8***

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.

**Urban DCCM**

Submitted: 10/23/24  
 SCALE: 1"=100'  
 JOB NO.: 000000851  
 SHEET: 2 of 2  
 DRAWN BY: XG  
 usurveying@dccm.com

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