

# GREENWAY GARDENS UNIT 2 BLOCK 1, LOTS 52A & 52B,

BEING A REPLAT OF GREENWAY GARDENS UNIT 2 BLOCK 1, LOT 52, AS SHOWN ON THE PLAT RECORDED IN VOLUME 38, PAGE 3, MAP RECORDS, NUECES COUNTY, TEXAS

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

PABLO MARTINEZ, P.E.  
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.

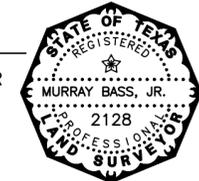
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CARL CRULL  
CHAIRMAN

AL RAYMOND, III, AIA,  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §  
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 4th DAY OF OCTOBER, 2019.

*Murray Bass, Jr.*  
MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR

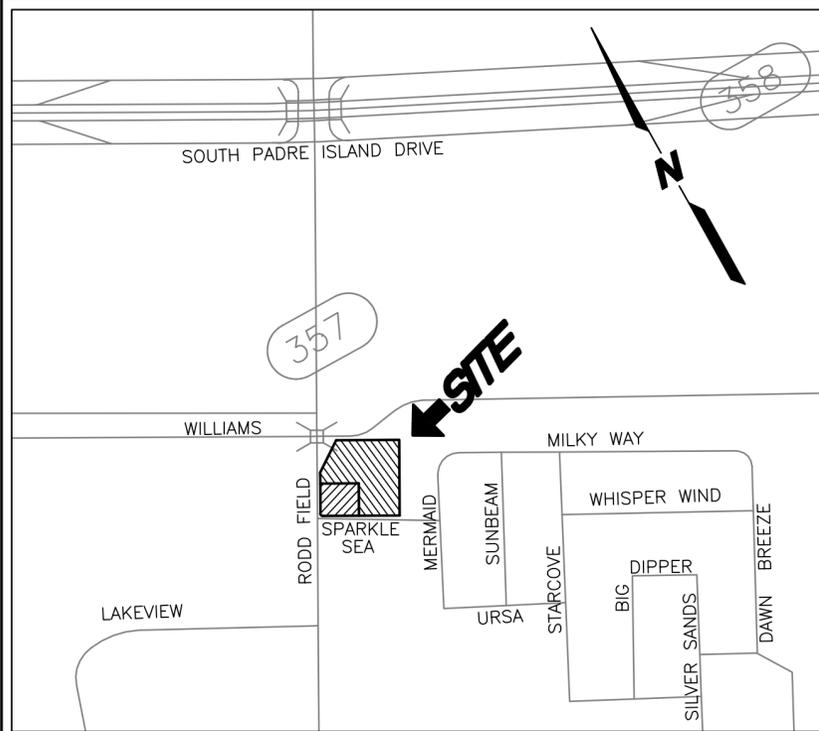


STATE OF TEXAS §  
COUNTY OF NUECES §

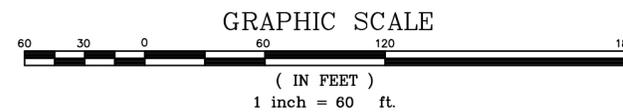
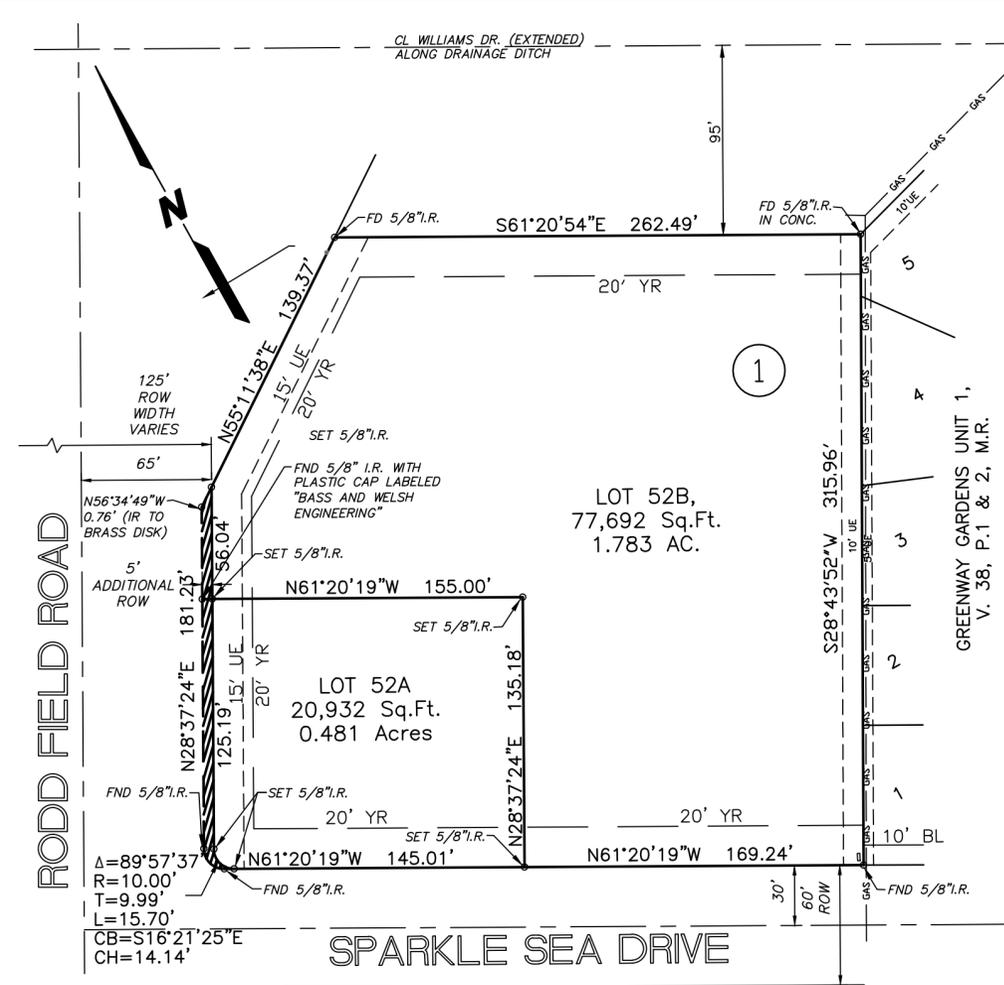
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M.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



LOCATION MAP  
SCALE: 1"=500'



STATE OF TEXAS §  
COUNTY OF NUECES §

I, TIM CLOWER, GENERAL PARTNER, HEREBY CERTIFY THAT AL-CLO, A TEXAS PARTNERSHIP, IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TIM CLOWER, GENERAL PARTNER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TIM CLOWER, GENERAL PARTNER, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES A, A2, B, AND C AS SHOWN ON CURRENT FEMA PANEL 485464 0304 C, DATED JULY 18, 1985 AND IS IN FLOOD ZONES A, AE, AND X AS SHOWN ON PRELIMINARY FEMA PANEL 48355 C 0530 G, DATED OCTOBER 23, 2015.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA CONTAINS 2.29 ACRES OF LAND.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE

### BASS & WELSH ENGINEERING

PREPARED BY  
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FIRM REGISTRATION NO. 100027-00 (SURVEYING)  
CORPUS CHRISTI, TEXAS

XREF: 19048-0-BASE  
PLOTS/SCALE: 1:1  
DRAWING NO: 19048  
PLOT/DATE: 01-06-20 10:39 AM