

Surveyor's Notes:

- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- Existing Flood Map, by graphic plotting only, this property is currently in Zone "B" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0317 C, Corpus Christi, Texas, which bears a revised date of July 18, 1985 and it is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0317 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
- Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0545G, Nueces County, Texas, Community Panel Number 48355C0545G bears a revised preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0545G is based on the North American Vertical Datum of 1988 (NAVD88).
- Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.

General Notes:

- Total platted area contains 1.9097 Acres of Land.
- The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- Any access to South Padre Island Drive (Park Road 22) shall conform to TxDOT Access Management Manual and Road Design Manual. Access to South Padre Island Drive (Park Road 22) frontage road shall be reviewed and approved by TxDOT.
- Current use is a carwash. Change of use from carwash facilities will require re-evaluation of existing driveway locations along Padre Island Drive (Park Road 22) in accordance with current TxDOT access management standards.
- Any storm water discharge to State right-of-way shall be reviewed and approved by TxDOT.
- Proposed drainage conditions shall not exceed existing site drainage conditions.

State of Texas  
County of Nueces

Coastal King, Ltd., 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 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: Coastal King, Ltd.

By: \_\_\_\_\_  
Robert Hart, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Robert Hart, as President of Coastal King, Ltd., on behalf of said entity, in said capacity.

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by Coastal King, Ltd., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: AMERICAN BANK

By: \_\_\_\_\_  
Phillip J. Ritley, Senior Lending Officer

State of Texas  
County of Nueces

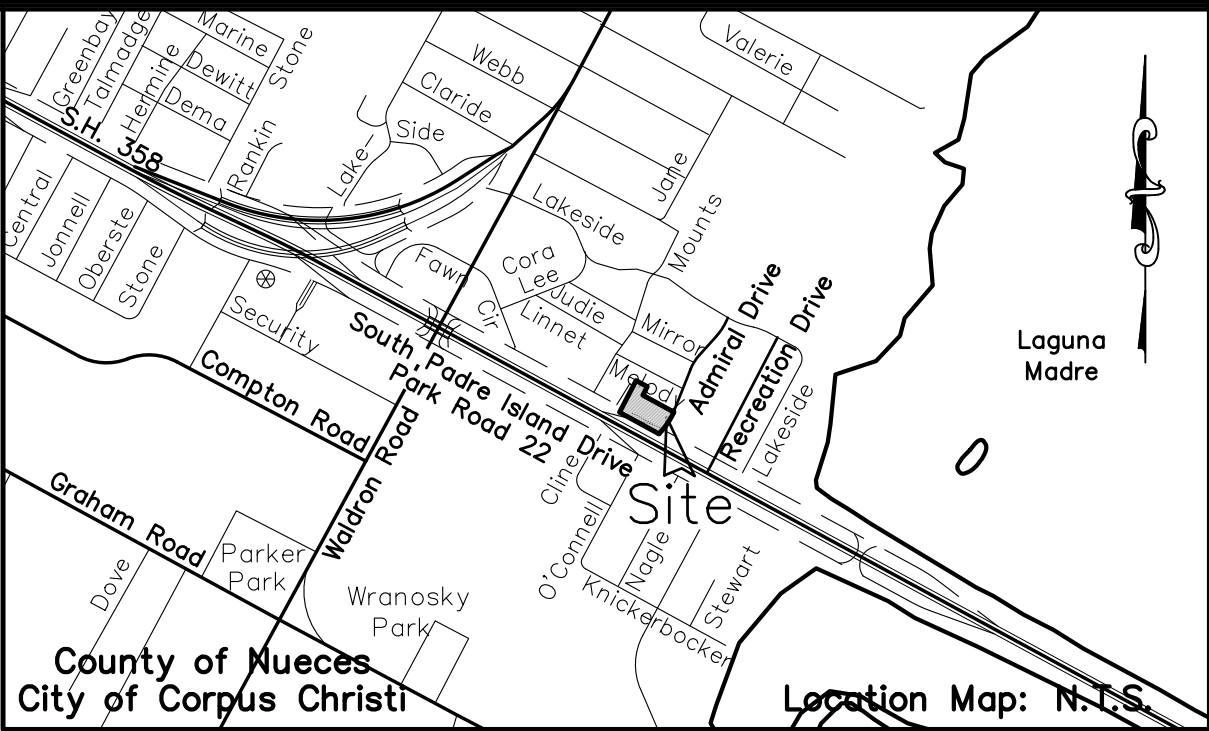
This instrument was acknowledged before me by Phillip J. Ritley, as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

*Final Plat of*  
***Flour Bluff Estates***  
***Block H, Lot 14R***

being a portion of Lot 8 and portions of Lots 14 through 21, Block H, Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1 and 2, Map Records of Nueces County, Texas and comprising a 1.43 Acre Tract of Land as described in a General Warranty Deed with Vendor's Lien and Bill of Sale, from Kwik Klean Kar Wash, Inc., a Texas corporation and Robert A. Huegele, d/b/a The Car Wash Company to Coastal King, Ltd., a Texas limited partnership, recorded in Document No. 2016002280, Official Public Records of Nueces County, Texas, a 0.3953 Acre Tract of Land and a 0.0758 Acre Tract of Land, described as Tract I and Tract II, in a Warranty Deed with Vendor's Lien, from Joyce D. Pfannenstien, Mary Jo D. Parker, and Ermilo Duane Dilley, Heirs under the estate of Ermilo Dilley, deceased and Petra G. Dilley, a.k.a. Petra Dilley acting by Mary Jo. D. Parker, attorney-in-fact to Coastal King, Ltd., a Texas limited partnership, recorded in Document No. 2020048527, said Official Public Records.



State of Texas  
County of Nueces

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, AIA  
Secretary

\_\_\_\_\_  
Jeremy Baugh  
Chairman

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 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

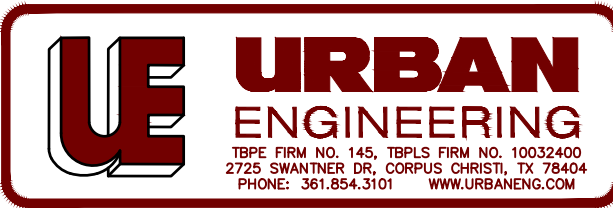
State of Texas  
County of Nueces

I, Dan L. Urban, a Registered Professional Land Surveyor for Urban Engineering, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

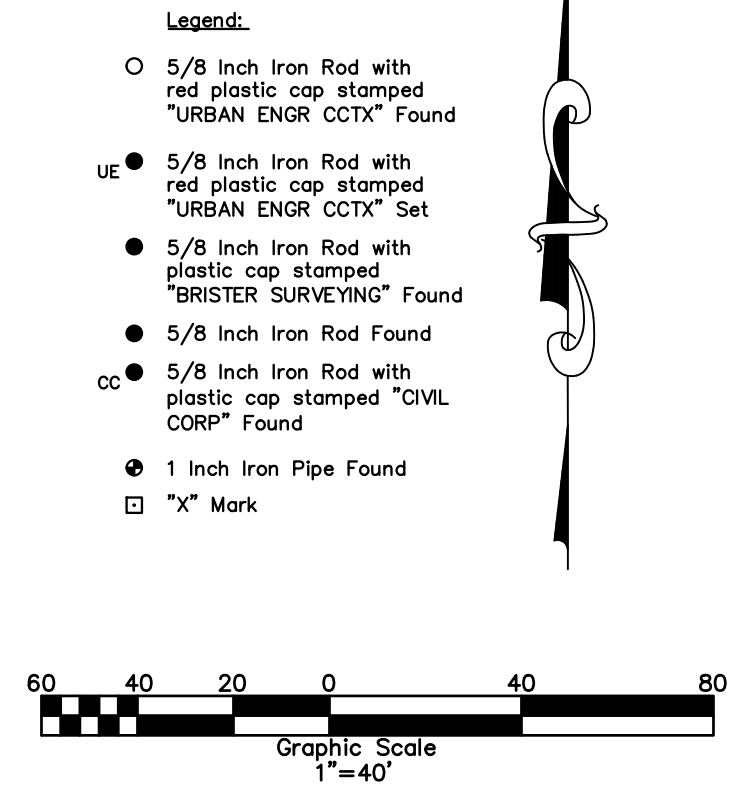
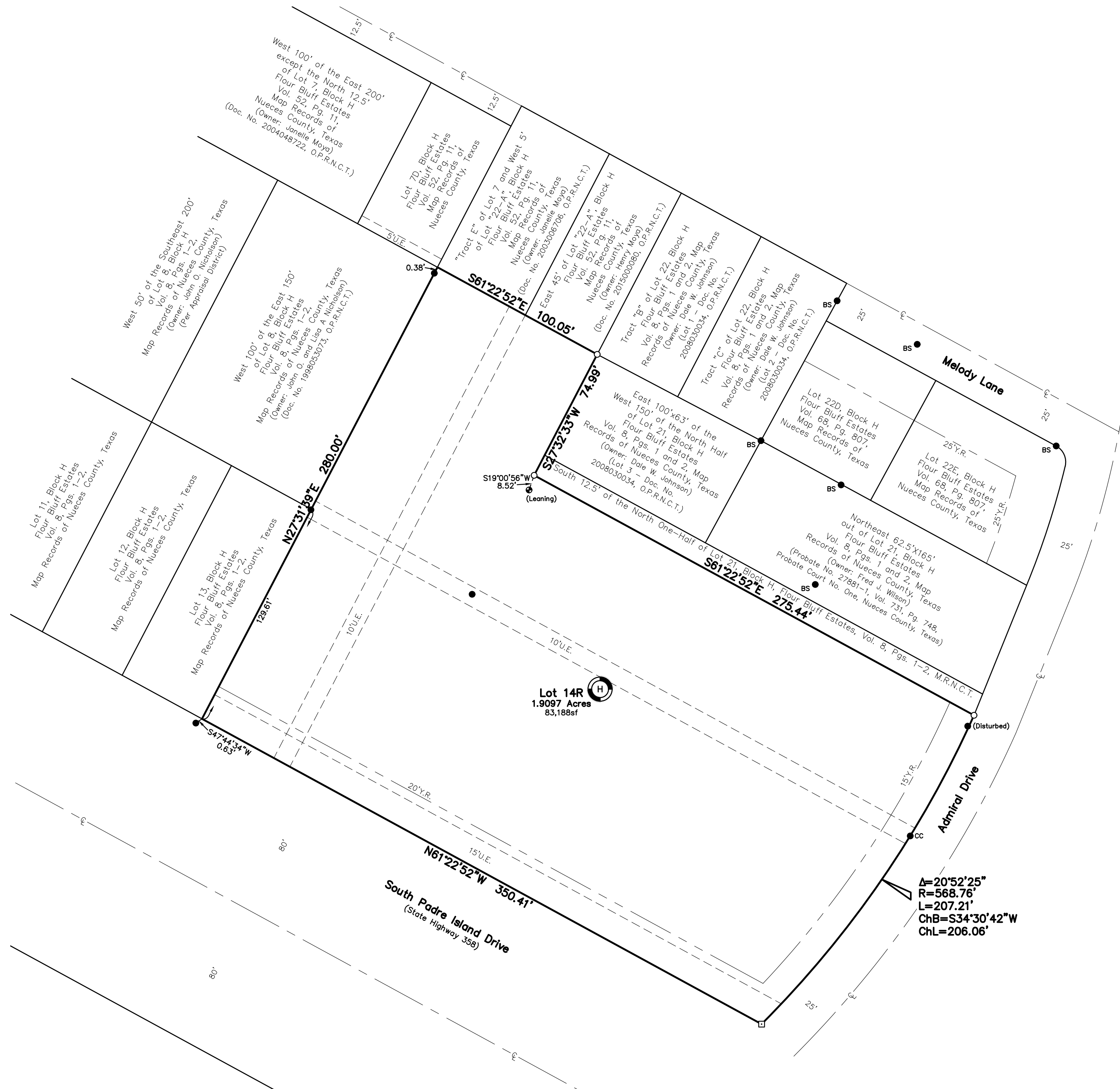
This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

\_\_\_\_\_  
Dan L. Urban, R.P.L.S.  
Texas License No. 4710

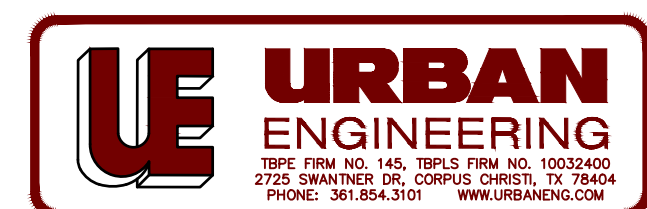


Revised: 10/28/21  
Submitted: 7/28/21  
SCALE: 1"=40'  
JOB NO.: 43400.C1.00  
SHEET: 1 of 2  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com



## Final Plat of Flour Bluff Estates Block H, Lot 14R

being a portion of Lot 8 and portions of Lots 14 through 21, Block H, Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1 and 2, Map Records of Nueces County, Texas and comprising a 1.43 Acre Tract of Land as described in a General Warranty Deed with Vendor's Lien and Bill of Sale, from Kwik Klean Kar Wash, Inc., a Texas corporation and Robert A. Huegele, d/b/a The Car Wash Company to Coastal King, Ltd., a Texas limited partnership, recorded in Document No. 2016002280, Official Public Records of Nueces County, Texas, a 0.3953 Acre Tract of Land and a 0.0758 Acre Tract of Land, described as Tract I and Tract II, in a Warranty Deed with Vendor's Lien, from Joyce D. Pfannenstien, Mary Jo D. Parker, and Ermilo Duane Dilley, Heirs under the estate of Ermilo Dilley, deceased and Petra G. Dilley, a.k.a. Petra Dilley acting by Mary Jo. D. Parker, attorney-in-fact to Coastal King, Ltd., a Texas limited partnership, recorded in Document No. 2020048527, said Official Public Records.



Submitted: 7/28/21  
SCALE: 1"=40'  
JOB NO.: 43400.C1.00  
SHEET: 2 of 2  
DRAWN BY: XG  
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