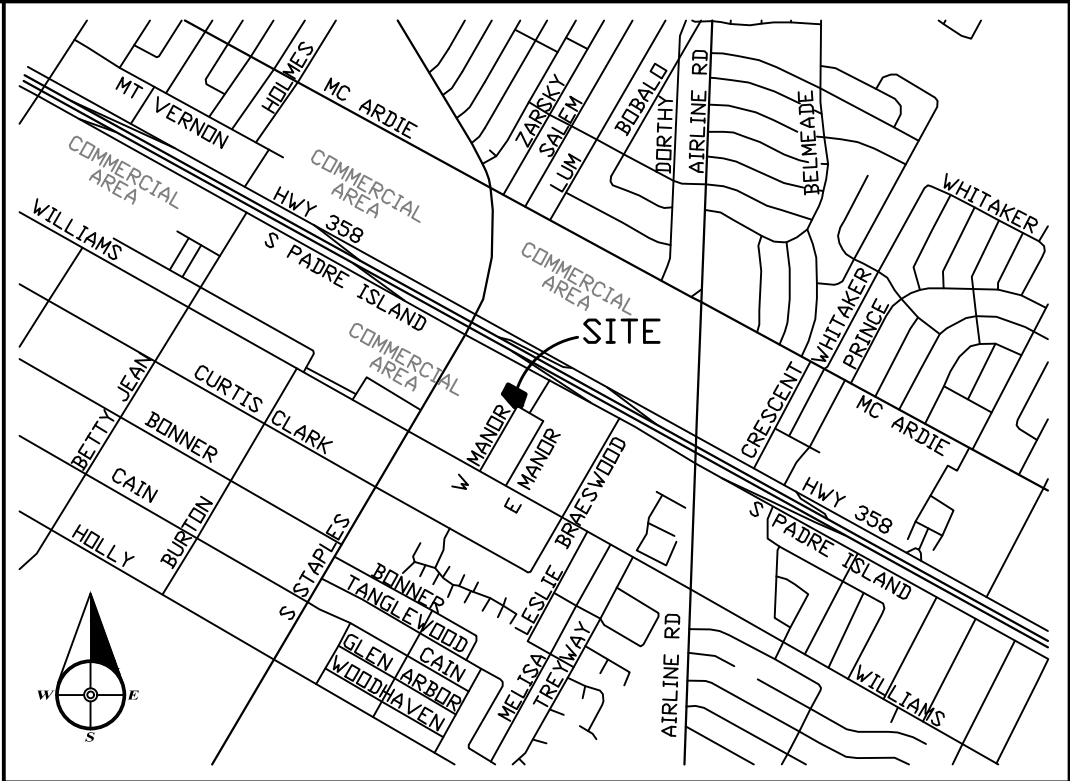


MILLER SUBDIVISION, BLOCK 3, LOT 3R

BEING A FINAL PLAT OF 0.3078 ACRE TRACT OF LAND (15,406.23 SQ FT), A PORTION OF LOT 3, BLOCK 3, OF MANOR TERRACE SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 26, PAGE 27 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME LOT 3, BLOCK 3 CONVEYED TO CHERRY MILLER RECORDED IN COUNTY CLERK'S FILE NO. 2010044463 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS SAVE AND EXCEPT THAT CERTAIN PORTION OFF THE WEST END OF LOT 3, BLOCK 3 CONVEYED TO RAUL AND MARY LOU RODRIGUEZ RECORDED IN VOLUME 1850, PAGE 76 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP
SCALE: 1"=2000'

STATE OF TEXAS - COUNTY OF NUECES

I, CHERRY MILLER, OWNER OF MILLER SUBDIVISION, BLOCK 3, LOT 3R, A 0.3078 ACRE TRACT OF LAND (13,406.23 SQ FT), A PORTION OF LOT 3, BLOCK 3, OF MANOR TERRACE SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 26, PAGE 27 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME LOT 3, BLOCK 3 CONVEYED TO CHERRY MILLER RECORDED IN COUNTY CLERK'S FILE NO. 2010044463 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS SAVE AND EXCEPT THAT CERTAIN PORTION OFF THE WEST END OF LOT 3, BLOCK 3 CONVEYED TO RAUL AND MARY LOU RODRIGUEZ RECORDED IN VOLUME 1850, PAGE 76 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS MILLER SUBDIVISION, BLOCK 3, LOT 3R, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS FOR THEIR USE FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MY SELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

CHERRY MILLER (OWNER)

STATE OF TEXAS - COUNTY OF NUECES
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHERRY MILLER, KNOWN TO ME TO BE THE OWNER OF A PORTION OF LOT 3, BLOCK 3, OF MANOR TERRACE SUBDIVISION AND THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

STATE OF TEXAS
COUNTY OF NUECES

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION REPLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM# 10194581", AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION, I FURTHER CERTIFY THIS PLAT HAS BEEN PREPARED AND DESIGNED, TO THE BEST OF MY ABILITY, IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF CORPUS CHRISTI, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.

Timothy J. Hellstein
TIMOTHY J. HELLSTEIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5640



2/11/2021

JOB# 20-0197-64
DRAWN BY FJS

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 PLANNING COMMISSION. THIS THE _____ DAY OF _____, 20____.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, AIA
DIRECTOR OF DEVELOPMENT SERVICES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 20____.

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

LOT 3R: 15,406.23 SQFT
0.3078 ACRES TRACT
OF BLOCK 3, MANOR TERRACE, A SUBDIVISION
OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

LOT 3R: BEING A FINAL PLAT OF 0.3078 ACRE TRACT OF LAND (15,406.23 SQ FT), A PORTION OF LOT 3, BLOCK 3, OF MANOR TERRACE SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 26, PAGE 27 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME LOT 3, BLOCK 3 CONVEYED TO CHERRY MILLER RECORDED IN COUNTY CLERK'S FILE NO. 2010044463 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS SAVE AND EXCEPT THAT CERTAIN PORTION OFF THE WEST END OF LOT 3, BLOCK 3 CONVEYED TO RAUL AND MARY LOU RODRIGUEZ RECORDED IN VOLUME 1850, PAGE 76 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES, SOUTH ZONE, NAD 83).

BEGINNING AT A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE SOUTHEAST LINE OF A TRACT CALLED A PORTION OF LOT C, OF SAMMONS S/D RECORDED IN VOLUME 4, PAGE 236 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS SAME BEING THE NORTHWEST LINE OF MANOR TERRACE SUBDIVISION AT THE WEST CORNER OF LOT 1, BLOCK 3 CONVEYED TO 5701 SPID, LLC RECORDED IN COUNTY CLERK'S FILE NO. 201052373 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE NORTH CORNER OF LOT 3, BLOCK 3 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT (SAID 5/8" IRON ROD IS LOCATED AT NORTHING 17,147,033.3192, EASTING 1,350,291.8503);

THENCE SOUTH 61° 28' 49" EAST - 136.74 FEET ALONG THE SOUTHWEST LINE OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF MANOR TERRACE SUBDIVISION CONVEYED TO GROOMERS SEAFOOD RECORDED IN COUNTY CLERK'S FILE NO. 201802872 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" FOR THE NORTH CORNER OF LOT 2, BLOCK 3 OF MANOR TERRACE SUBDIVISION CONVEYED TO CHAS M. AND SUZZNNE M. PATRICK RECORDED IN COUNTY CLERK'S FILE NO. 1998009276 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE NORTHEAST CORNER OF LOT 3, BLOCK 3 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 19° 43' 33" WEST - 86.60 FEET ALONG THE COMMON LINE OF LOTS 2 AND 3, OF BLOCK 3, OF MANOR TERRACE SUBDIVISION TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE NORTHEAST LINE OF A CUL-DE-SAC OF THE NORTHEAST RIGHT-OF-WAY LINE OF WEST MANOR DRIVE AT THE COMMON CORNER OF LOTS 2 AND 3, OF BLOCK 3 OF SAID SUBDIVISION FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

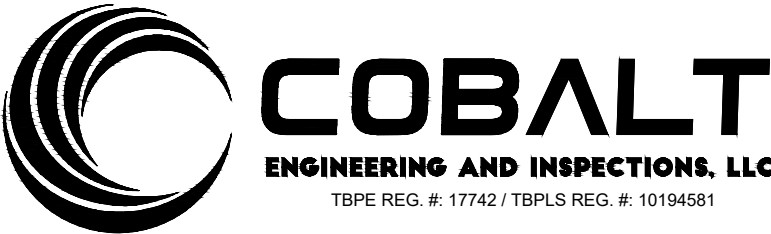
THENCE ALONG A CURVE TO THE LEFT WITH AN CENTRAL ANGLE OF 55° 29' 17" HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 81° 59' 20" WEST - 46.55 FEET) AND AN ARC LENGTH OF 48.42 FEET TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" FOR THE SOUTHEAST CORNER OF THAT PORTION OF LOT 3 TOGETHER WITH ALL OF LOT 4, BLOCK 3 CONVEYED TO RITA R. ALDER RECORDED IN COUNTY CLERK'S FILE NO. 2020002990 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42° 14' 05" WEST - 36.98 FEET ALONG THE NORTHEAST LINE OF THE ALDER TRACT SAME BEING THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" FOR AN ANGLE POINT OR POINT OF INTERSECTION OF THE ALDER TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 40° 25' 07" WEST - 83.25 FEET CONTINUING ALONG THE NORTHEAST LINE OF THE ALDER TRACT SAME BEING THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE SOUTHEAST LINE OF AFORESAID PORTION OF LOT C FOR THE NORTH CORNER OF THE ALDER TRACT AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28° 32' 31" EAST - 71.19 FEET ALONG THE SOUTHEAST LINE OF THE AFORESAID PORTION OF LOT C SAME BEING THE NORTHWEST LINE OF LOT 3, BLOCK 3 TO THE PLACE OF BEGINNING AND CONTAINING 0.3078 ACRES OF LAND (13,406.23 SQ FT), MORE OR LESS.

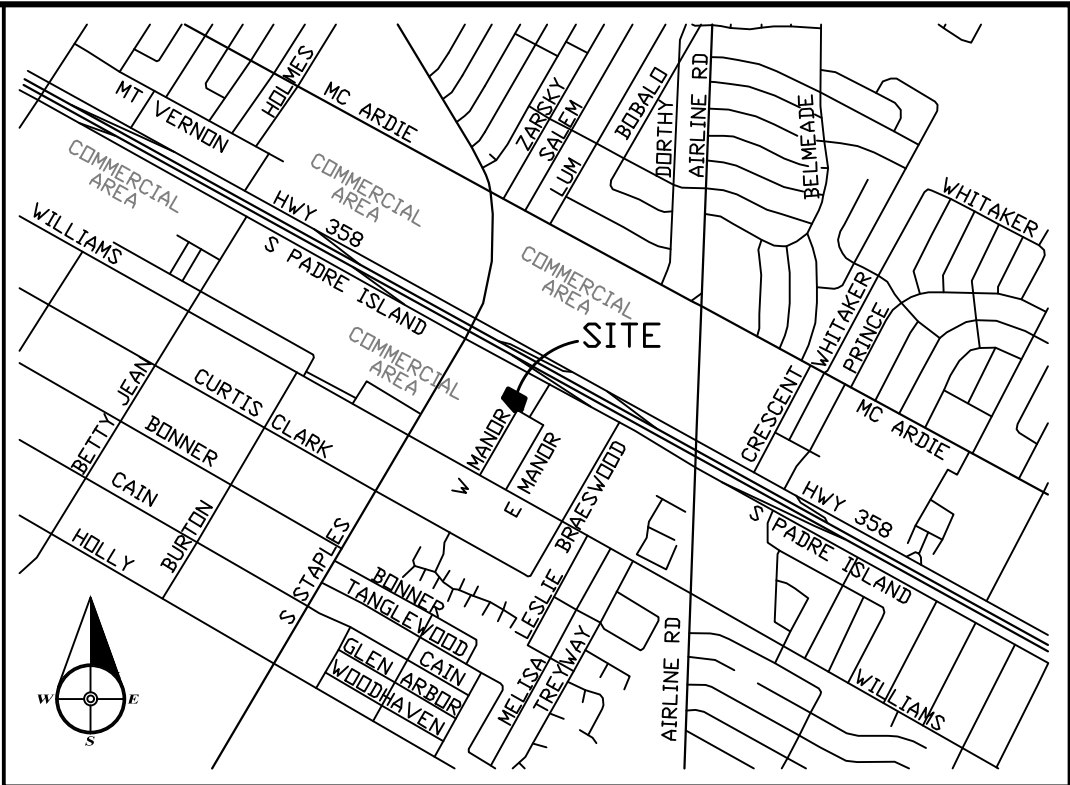
MAPCHECK 1: LOT 3R, BLOCK 3
CLOSURE SUMMARY
PRECISION, 1 PART IN: 76856.200'
ERROR DISTANCE: 0.006'
ERROR DIRECTION: N34° 55' 41.75"E
AREA: 13406.23 SQ. FT.
SQUARE AREA: 13406.23
PERIMETER: 463.180'
POINT OF BEGINNING
EASTING: 1350291.8503
NORTHING: 17147033.3192'



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MILLER SUBDIVISION, BLOCK 3, LOT 3R

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VICINITY MAP
SCALE: 1"=2000'

MONUMENT LEGEND

- CONTROL MONUMENT
- SET 5/8" IRON ROD
- NOT FOUND

CURVE TABLE					
CURVE#	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55° 29' 17"	50.000	48.42'	S 81° 59' 20"W	46.55'
C2	72° 16' 15"	50.000	63.07'	S 18° 06' 40"W	58.97'
C3	46° 34' 03"	30.000	24.38'	N 5° 15' 30"E	23.72'
C4	55° 21' 13"	50.000	48.31'	N 42° 35' 20"W	46.45'
C5	45° 46' 29"	30.000	23.97'	S 37° 48' 00"E	23.34'

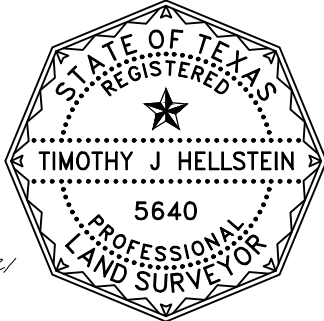
NOTES:

- 1) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AT TIME OF SURVEY.
- 2) ALL DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 3) ALL PROPERTY CORNERS WERE FOUND OR 5/8" IRON ROD SET, MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM#10194581".
- 4) THE PURPOSE OF THIS RE-PLAT IS TO MAKE ONE LOT OUT OF THE PORTION OF LOT 3, BLOCK 3.
- 5) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH ZONE (NAD 83) FOR HORIZONTAL CONTROL.
- 6) WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 4854640303C, EFFECTIVE DATE 07/18/1985, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE C, WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".
- 7) THE TOTAL PLATTED AREA CONTAINS 0.3078 ACRES OF LAND.
- 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 9) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE T.C.E.Q. 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 T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO BAY.
- 10) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

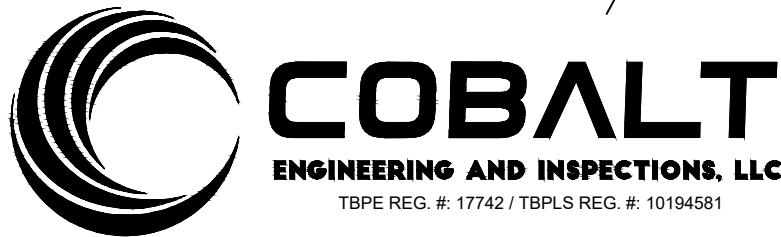
STATE OF TEXAS
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LICENSE NO. 5640



JOB# 20-0197-64
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PAGE 2 OF 3



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SHEET 2 OF 2