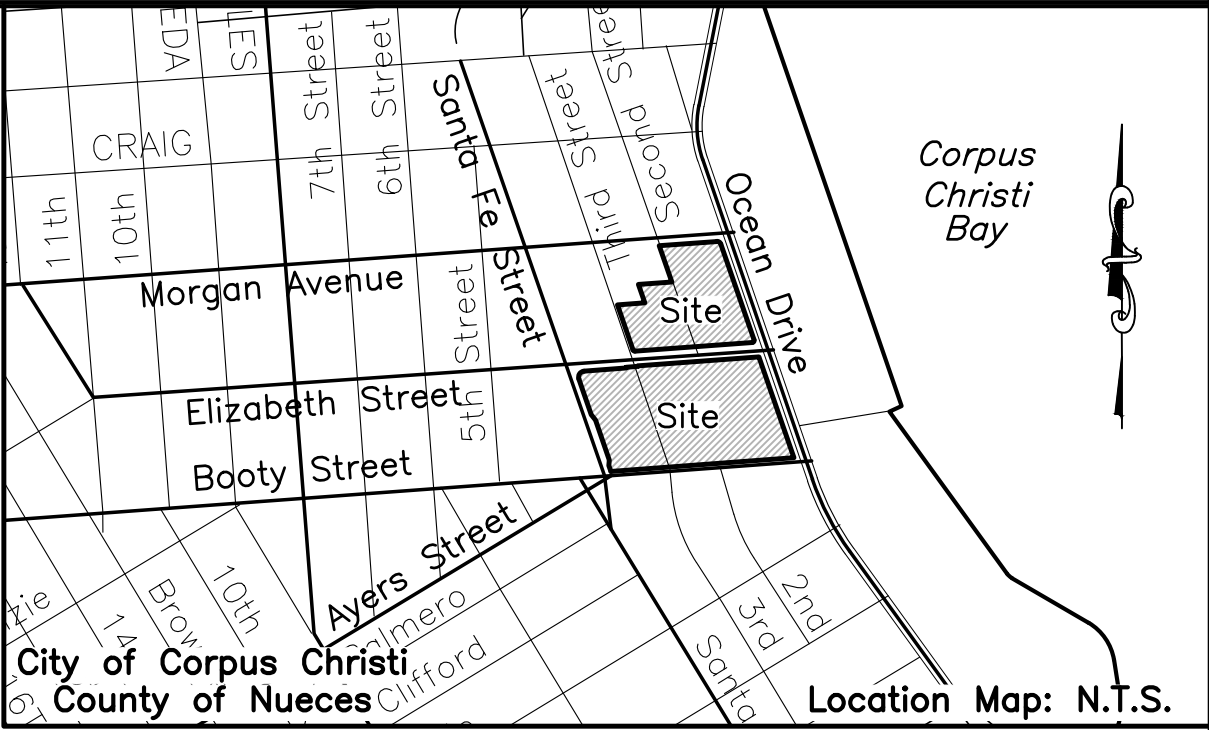


Notes:

- 1.) Total platted area contains 17.78 acres of land. (Includes Street Dedication)
- 2.) The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
- 3.) Bearings based on GPS, NAD83 (2011), Texas Coordinate System of 1983, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0169 C, City of Corpus Christi, Texas, which bears an effective date of July 23, 1971 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.



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\_\_\_\_

\_\_\_\_\_  
William J. Green, 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\_\_\_\_

\_\_\_\_\_  
Nina Nixon-Mendez, FAICP  
Secretary

\_\_\_\_\_  
Eric Villarreal, P.E.  
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, James D. Carr, 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\_\_\_\_

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458

*Plat of*  
**Ocean View Addition**  
**Block IIA, Lot 4A and Block X, Lot 1A**

*being a re-plat of Lots 1-3, Block I, Lots 1-22, Block IX, Lots 1-14, Block X and Lots 1-14, Block XI, Ocean View, a map of which is recorded in Volume 1, Page 11, Map Records of Nueces County, Texas; Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 129-130, Map Records of Nueces County, Texas; Lots 1-8, Block A and Lots 1-8, Block B, Bay Front Terrace, a map of which is recorded in Volume 3, Page 45, Map Records of Nueces County, Texas.*

State of Texas  
County of Nueces

Christus Spohn Health System Corporation, a Texas nonprofit corporation, 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: Christus Spohn Health System Corporation, a Texas nonprofit corporation

By: \_\_\_\_\_

State of Texas  
County of Nueces

This instrument was acknowledged before me by \_\_\_\_\_, as \_\_\_\_\_ of Christus Spohn Health System Corporation, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

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

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



DATE: Feb. 24, 2016  
SCALE: 1"=60'  
JOB NO.: 42711.B5.05  
SHEET: 1 of 3  
DRAWN BY: XG

being a re-plot of Lots 1-3, Block I, Lots 1-22, Block IX, Lots 1-14, Block X and Lots 1-14, Block XI, Ocean View, a map of which is recorded in Volume 1, Page 11, Map Records of Nueces County, Texas; Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 129-130, Map Records of Nueces County, Texas; Lots 1-8, Block A and Lots 1-8, Block B, Bay Front Terrace, a map of which is recorded in Volume 3, Page 45, Map Records of Nueces County, Texas.

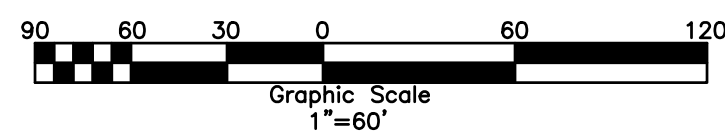
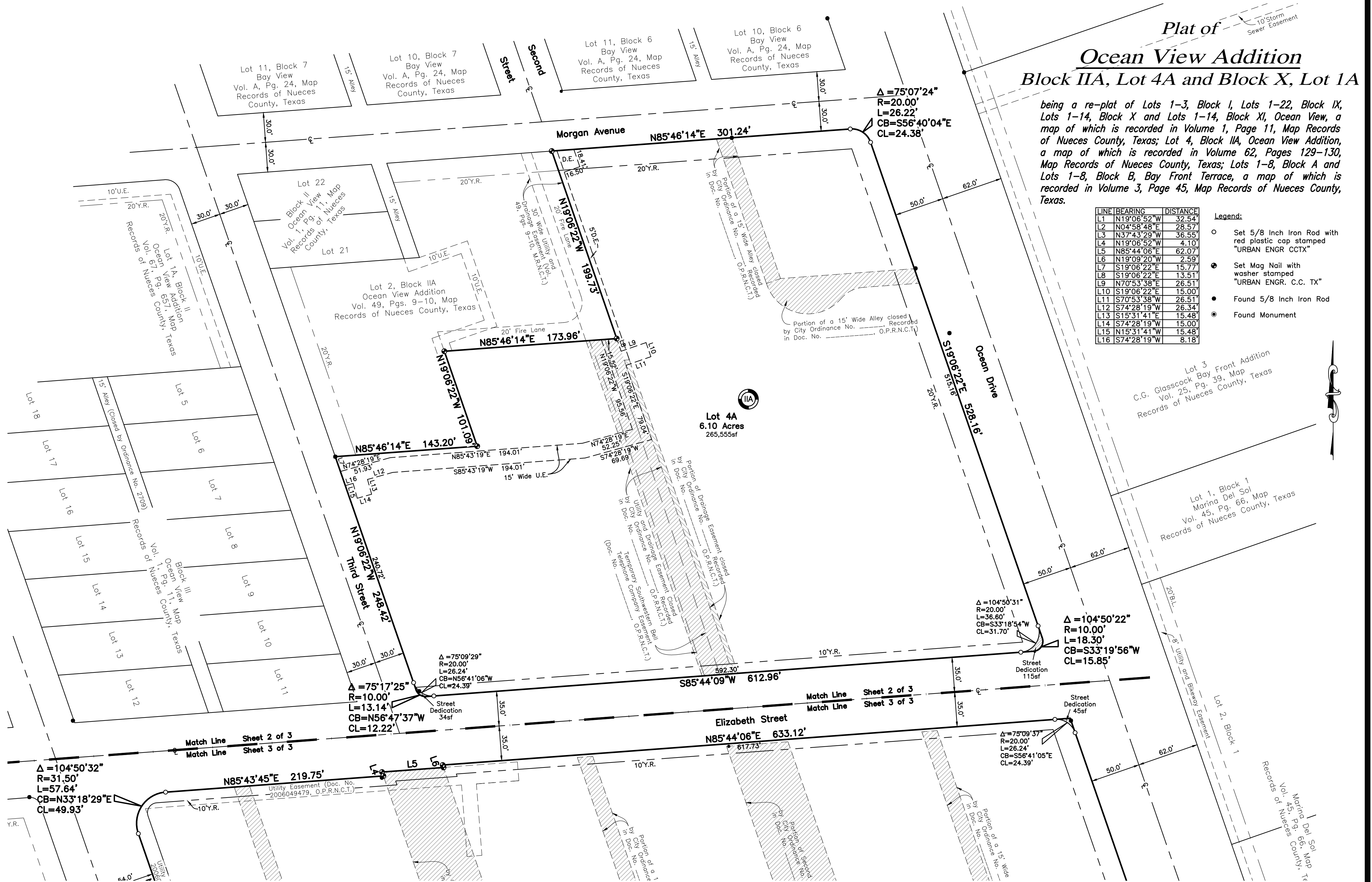
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N19°06'52"W | 32.54'   |
| L2   | N04°58'48"E | 28.57'   |
| L3   | N37°43'29"W | 36.55'   |
| L4   | N19°06'52"W | 4.10'    |
| L5   | N85°44'06"E | 62.07'   |
| L6   | N19°09'20"W | 2.59'    |
| L7   | S19°06'22"E | 15.77'   |
| L8   | S19°06'22"E | 13.51'   |
| L9   | N70°53'38"E | 26.51'   |
| L10  | S19°06'22"E | 15.00'   |
| L11  | S70°53'38"W | 26.51'   |
| L12  | S74°28'19"W | 26.34'   |
| L13  | S15°31'41"E | 15.48'   |
| L14  | S74°28'19"W | 15.00'   |
| L15  | N15°31'41"W | 15.48'   |
| L16  | S74°28'19"W | 8.18'    |

Legend:

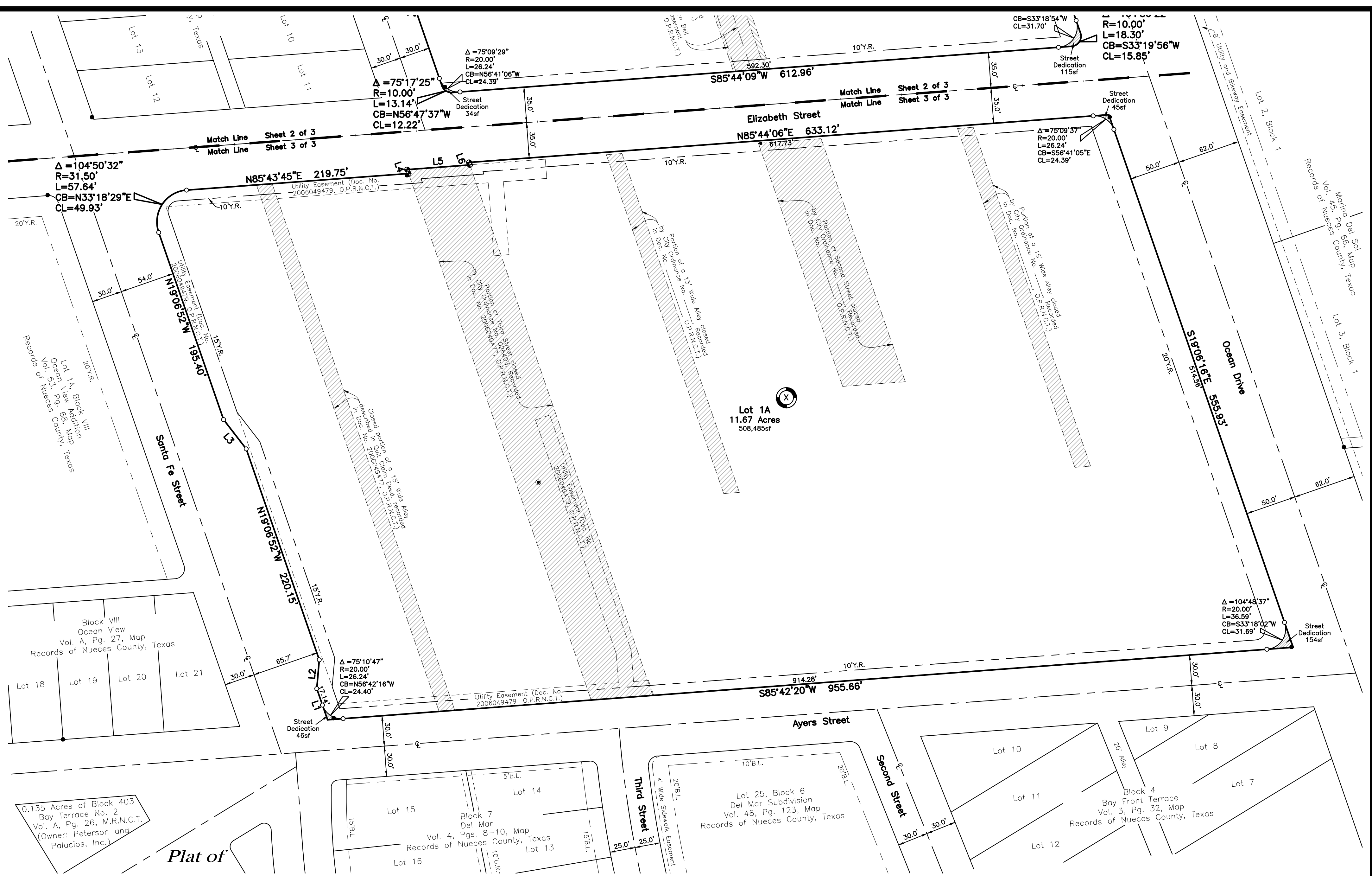
- Set 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX"
- Set Mag Nail with washer stamped "URBAN ENGR. C.C. TX"
- Found 5/8 Inch Iron Rod
- Found Monument

Lot 3  
C.G. Glasscock Bay Front Addition  
Vol. 25, Pg. 39, Map  
Records of Nueces County, Texas

Lot 1, Block 1  
Marina Del Sol  
Vol. 45, Pg. 66, Map  
Records of Nueces County, Texas



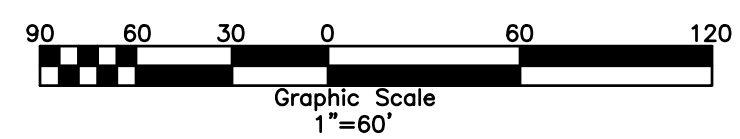
DATE: Feb. 24, 2016  
SCALE: 1"=60'  
JOB NO.: 42711.B5.05  
SHEET: 2 of 3  
DRAWN BY: XG



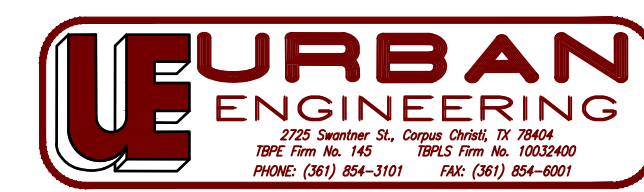
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