

Notes:

- Total platted area contains 10.61 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.
- 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.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0316 C, Corpus Christi, Texas, which bears an effective date of July 18, 1985, and it is not located in a Special Flood Hazard Area.
- 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.
- This plat shall comply with all the conditions set forth in the approved Special Permit Ordinance No. 030910.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

State of Texas
County of Nueces

CCSemloh Partnership, 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: CCSemloh Partnership, Ltd.

By: _____
William H. Holmes, Sr. General Partner

By: _____
Barbara Holmes, General Partner

By: _____
William H. Holmes, Jr. General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by William H. Holmes, Sr., as General Partner of CCSemloh Partnership, Ltd., on behalf of said partnership.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Barbara Holmes, as General Partner of CCSemloh Partnership, Ltd., on behalf of said partnership.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

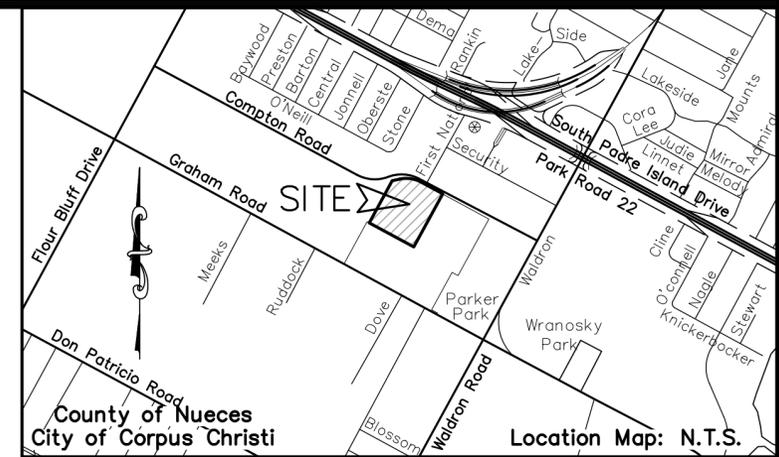
This instrument was acknowledged before me by William H. Holmes, Jr., as General Partner of CCSemloh Partnership, Ltd., on behalf of said partnership.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

**Plat of
Laguna Business Center
Block G, Lot 1**

being 10.61 Acres of Land out of Lot 11, Section 48, 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; being a portion of the same lands described as Parcel 1, in a Warranty Deed with Vendor's Lien from Melba Welsh Chatham, et al to CCSemloh Partnership, Ltd., recorded in Document No. 2001024171, Official Public Records of Nueces County, Texas.



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

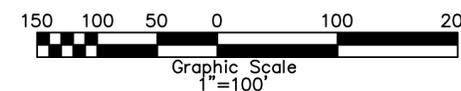
State of Texas
County of Nueces

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.

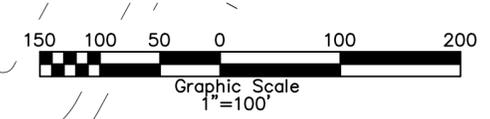
This the _____ day of _____, 20____.

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.

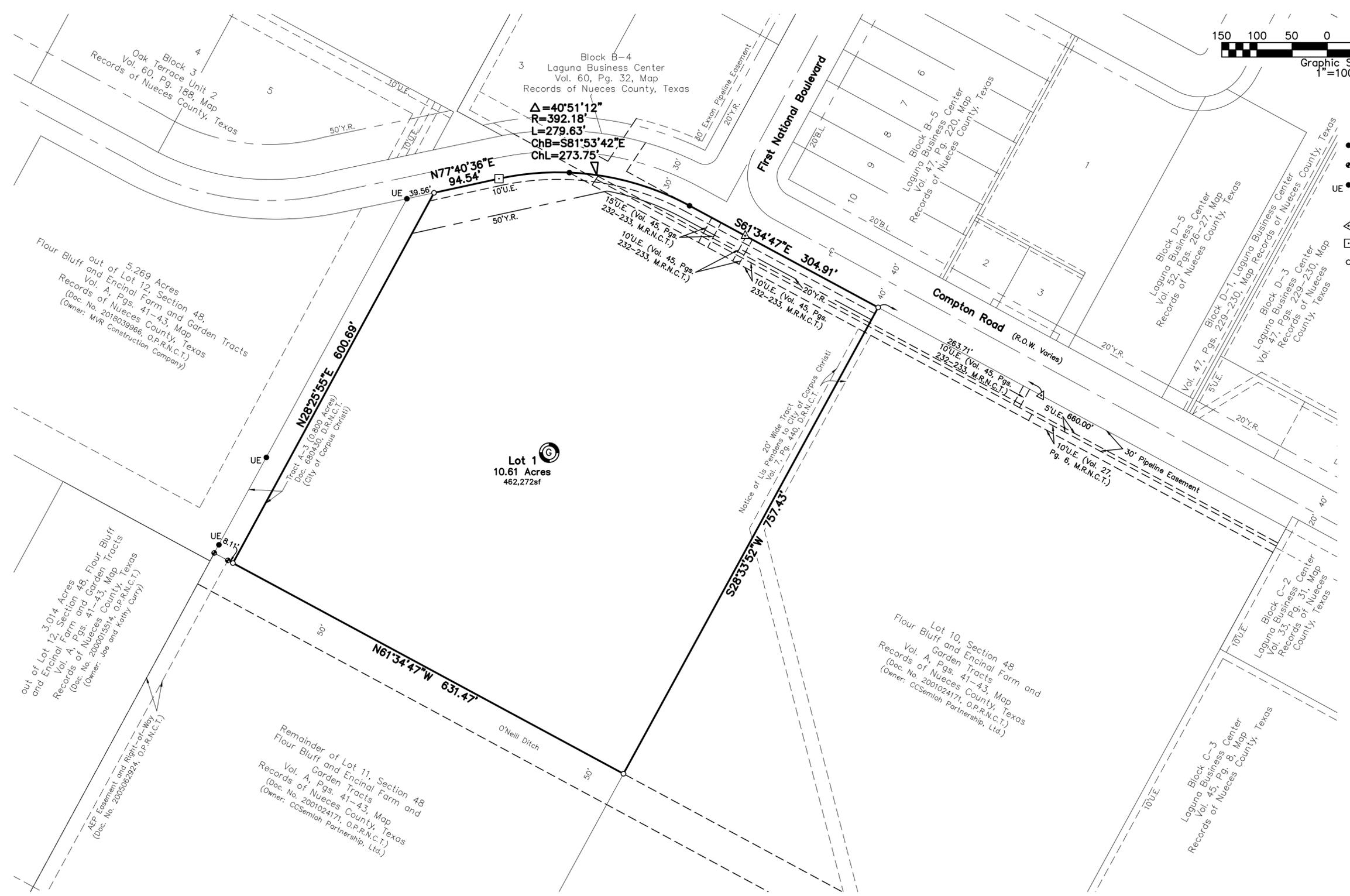
James D. Carr, R.P.L.S.
Texas License No. 6458



Submitted: 8/22/18
SCALE: 1"=100'
JOB NO.: 01300.B8.01
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com



- Legend:**
- 5/8 Inch Iron Rod Found
 - 1/2 Inch Iron Rod Found
 - UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
 - ⚠ Drill Hole Found
 - 1 Inch Iron Pipe Found
 - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX"



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Laguna Business Center
Block G, Lot 1**

being 10.61 Acres of Land out of Lot 11, Section 48, 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; being a portion of the same lands described as Parcel 1, in a Warranty Deed with Vendor's Lien from Melba Welsh Chatham, et al to CCSemloh Partnership, Ltd., recorded in Document No. 2001024171, Official Public Records of Nueces County, Texas.



Submitted: 8/22/18
 SCALE: 1"=100'
 JOB NO.: 01300.B8.01
 SHEET: 2 of 2
 DRAWN BY: XG
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