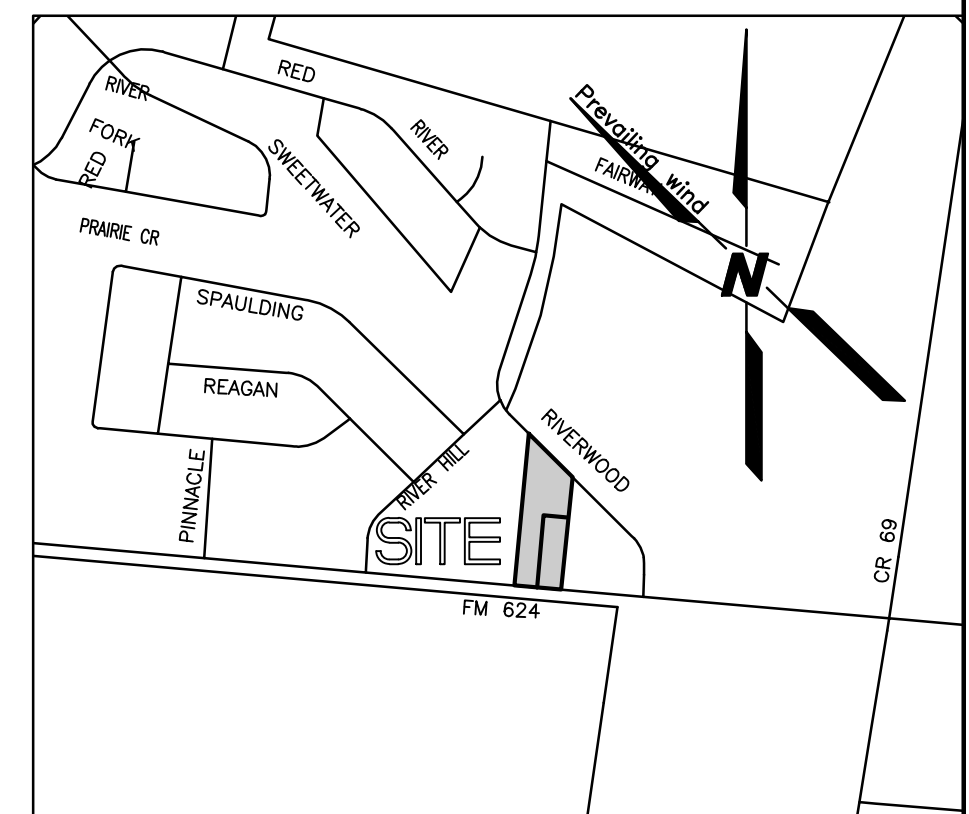
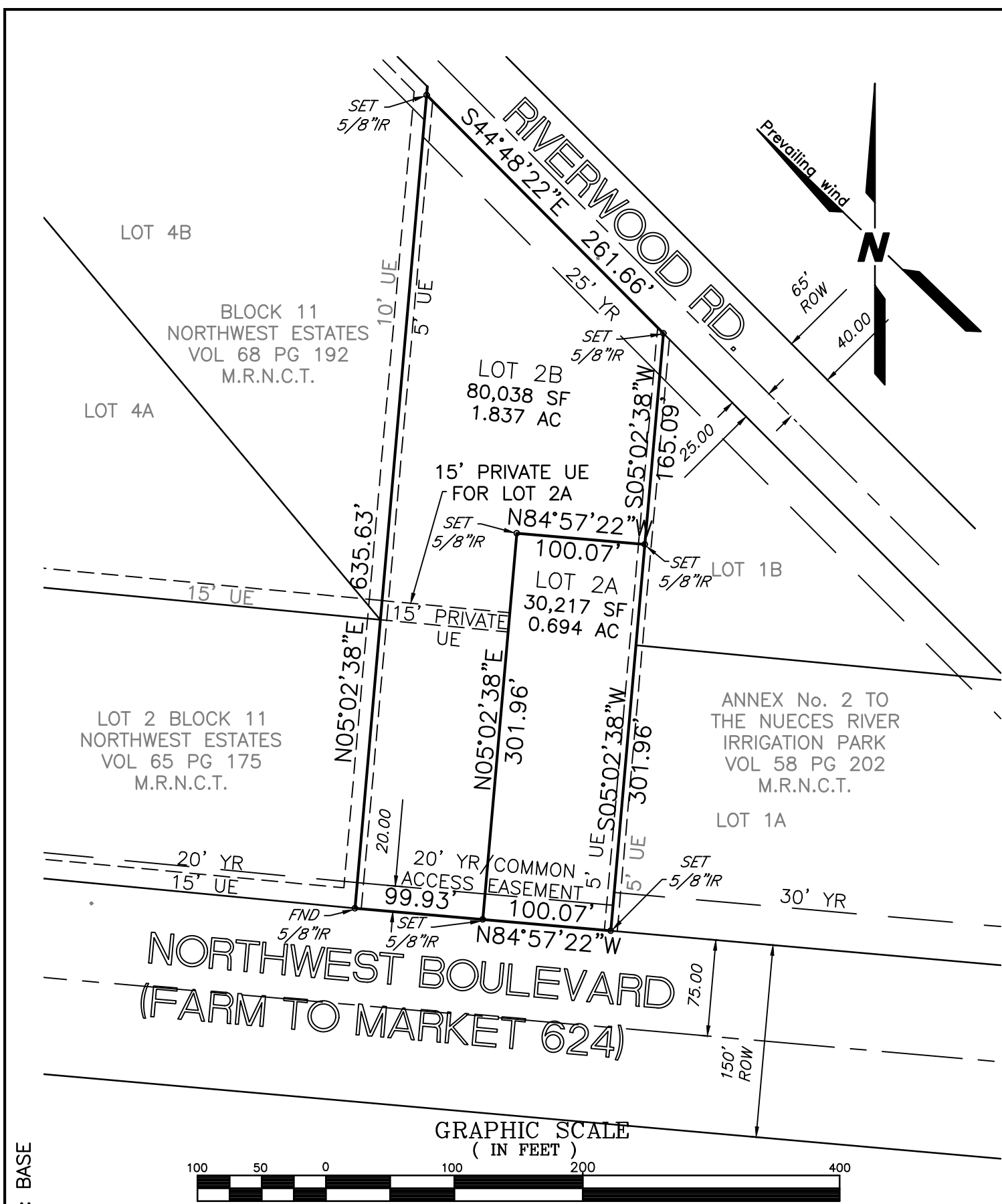


PLAT OF

NUECES RIVER IRRIGATION PARK, ANNEX NO. 2, LOTS 2A & 2B

BEING A REPLAT OF NUECES RIVER IRRIGATION PARK, ANNEX NO. 2, VOLUME 41 PAGE 53 OF MAP RECORDS NUECES COUNTY TEXAS



STATE OF TEXAS §
COUNTY OF NUECES §

WE DOUGLAS NEIL POSEY AND WIFE, JOYE POSEY HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE 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 _____, 2022.

DOUGLAS NEIL POSEY

JOYE POSEY

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
DDUGLAS NEIL POSEY AND JOYE POSEY.

THIS THE _____ DAY OF _____, 2022.
NOTARY PUBLIC IN AND FOR THE STATE OF 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

BRIA WHITMIRE 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 _____, 2022.

KAMRAN ZARGHOUNI
CHAIRMAN

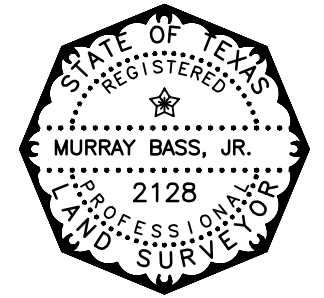
AL RAYMOND A.I.A.
SECRETARY

PREPARED BY
BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

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, TO THE BEST OF MY KNOWLEDGE & BELIEF,
THIS THE 21st DAY OF APRIL JULY.

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 _____, 2022 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2022 AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2022 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

DRAWING NO: 22015-PLAT
PLOTS: 1:1
XREF: BASE
PLOTDATE: 07-22-22 8:06 AM

NOTES

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE C, AS SHOWN ON FEMA PANEL 485494 0257 C DATED JULY 17, 1985, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES UPSTREAM OF U.S. HIGHWAY 77/INTERSTATE HIGHWAY 37 NUECES RIVER BRIDGE CROSSING. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
5. TOTAL PLATED AREA IS 2.53 ACRES
6. ALL CORNERS SHOWN AS A 5/8" IRON ROD WITH YELLOW CAP STAMPED "BASS & WELSH"