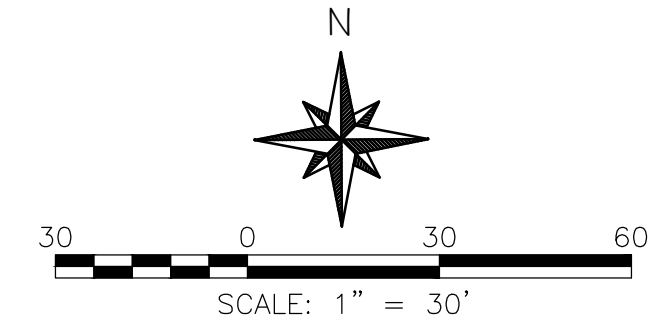


CORPUS CHRISTI, TEXAS

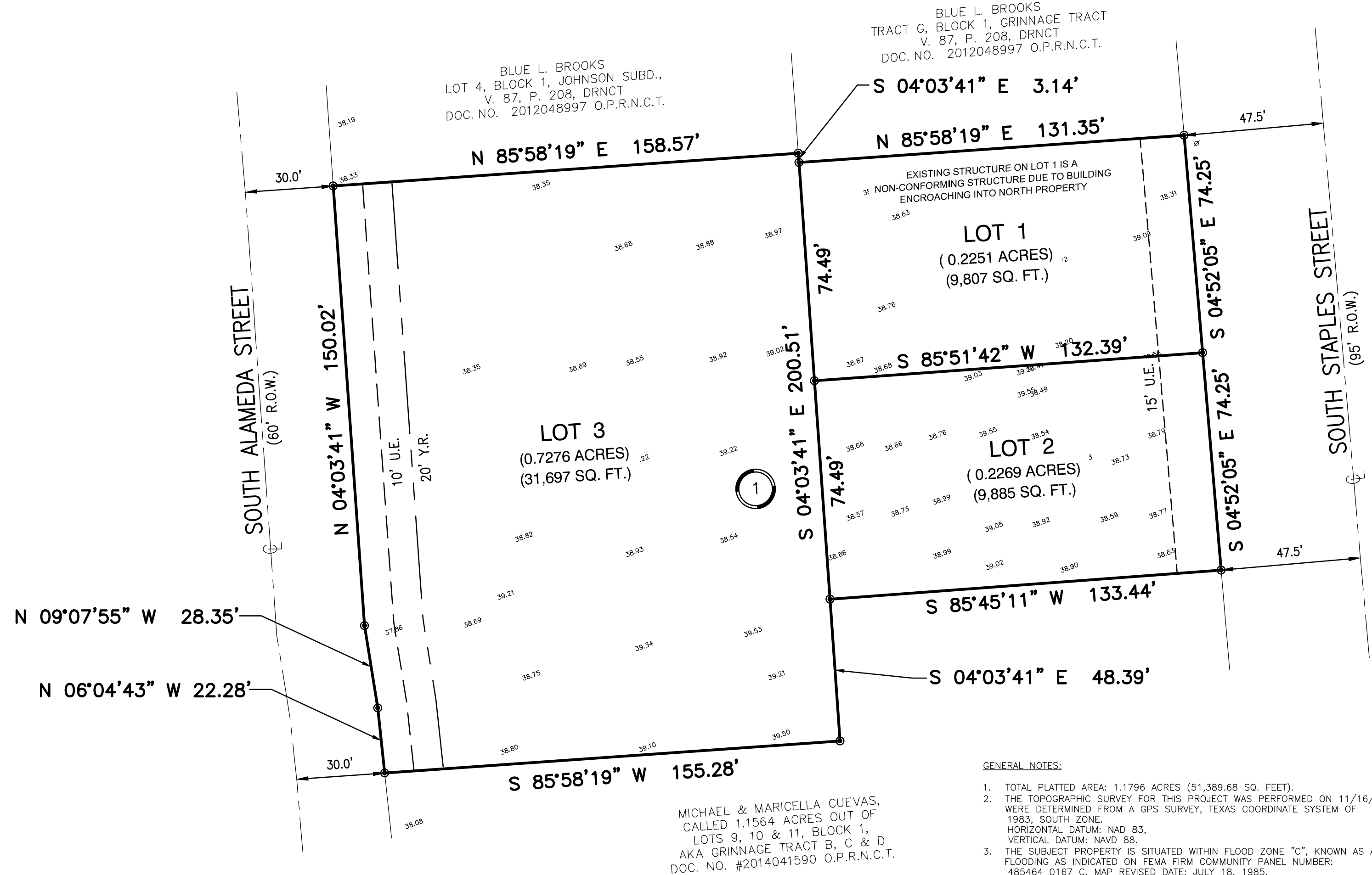
A PRELIMINARY PLAT OF
JOHNSON-GRINNAGE ADDITION
BLOCK 1, LOTS 1, 2 & 3

1.1796 ACRES OUT OF LOTS 5, 6, 7 & 8, BLOCK 1,
 JOHNSON ADDITION, VOLUME 8, PAGE 308-310,
 TRACT E, BLOCK 1, GRINNAGE TRACT, VOLUME 811, PAGE 120 &
 TRACT F, BLOCK 1, GRINNAGE TRACT, VOLUME 301, PAGE 120, D.R.N.C.T.,
 AS CONVEYED TO CHARLES & CLAUDIA ANASTOS,
 IN DOC. NO. #2011046910, O.P.R.N.C.T.



LOCATION PLAN

SCALE: NTS



BLUE L. BROOKS
 LOT 4, BLOCK 1, JOHNSON SUBD.,
 V. 87, P. 208, DRNCT
 DOC. NO. 2012048997 O.P.R.N.C.T.

BLUE L. BROOKS
 TRACT G, BLOCK 1, GRINNAGE TRACT
 V. 87, P. 208, DRNCT
 DOC. NO. 2012048997 O.P.R.N.C.T.

MICHAEL & MARICELLA CUEVAS,
 CALLED 1.1564 ACRES OUT OF
 LOTS 9, 10 & 11, BLOCK 1,
 AKA GRINNAGE TRACT B, C & D
 DOC. NO. #2014041590 O.P.R.N.C.T.

GENERAL NOTES:

- TOTAL PLATTED AREA: 1.1796 ACRES (51,389.68 SQ. FEET).
- THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS PERFORMED ON 11/16/2016. BEARINGS WERE DETERMINED FROM A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 83.
- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "C", KNOWN AS AN AREA OF MINIMAL FLOODING AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 485464 0167 C, MAP REVISED DATE: JULY 18, 1985, FOR NUECES COUNTY, TEXAS.
- 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.
- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND 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.

- Y.R. = YARD REQUIREMENT
- U.E. = UTILITY EASEMENT
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS.
- D.R.N.C.T. = DEED RECORDS NUECES COUNTY TEXAS.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON RODS WITH PLASTIC CAP STAMPED "XDS". ALL OTHER PROPERTY CORNERS ARE NOTATED.

OWNER INFORMATION:
 CHARLES H. AND CLAUDIA B. ANASTOS
 PO BOX 3883, CORPUS CHRISTI, TEXAS 78463
 361-884-4422
 CAAINCARCH@AOL.COM

XDS SURVEYING MAPPING XDS LAND SURVEYING, LLC. 308 SAN RAFAEL DRIVE PORTLAND, TX 78374 210.718.7189	 CIVIL*STRUCTURAL*MARINE TOPOGRAPHIC SURVEYING TSPE FIRM No. 7-12540 PHONE: 361-845-4842 EMAIL: info@munozeng.com 1628 S. BROWNE BLVD CORPUS CHRISTI, TX 78414	DRAWN BY: JA CHK BY: RA APP BY: XDS SCALE: AS NOTED DATE: NOVEMBER 2016	REVISIONS																										
		<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	CHKD	DATE																						
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