

BEING A FINAL RE-PLAT OF GEMINI SUBDIVISION BLOCK 4, LOT 4R

BEING A FINAL RE-PLAT OF LOT 4, BLOCK 4, GEMINI SUBDIVISION, AS SHOWN
BY THE MAP RECORDED IN VOLUME 66, PAGE 53; AND A PORTION OF THE
16.453 ACRE TRACT BEING REFERENCED IN A DEED RECORDED IN DOCUMENT
NO. 2016041090, DEED RECORDS, NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

We, IDV NPID, LP., A Texas limited partnership, do hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities. All streets, alley and rights-of-ways are hereby dedicated to the City of Corpus Christi for municipal purposes.

This the _____ day of _____, 2017.

By: _____
Timothy C. Harrington, Manager

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF NUECES

This Final Re-plat of Gemini Subdivision, Block 4, Lot 4R, is approved by the Department of Development Services Engineer of the City of Corpus Christi, Texas, this the _____ day of _____, 2017.

Ratna S. Pottumuthu, P.E., LEED AP
Major Project Engineer

STATE OF TEXAS
COUNTY OF NUECES

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This the _____ day of _____, 2017.

By: _____
Jarrad Coulter

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF NUECES

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This the _____ day of _____, 2017.

By: _____
Tyndall Yaap

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services Inc.

Date: _____

STATE OF TEXAS
COUNTY OF NUECES

This Final Re-plat of Gemini Subdivision, Block 4, Lot 4R, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 2017.

Eric Villarreal, P.E.
Chairman

William J. Green, P.E.
Interim Secretary

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 _____, 2017, at _____ o'clock _____ M., and duly recorded the _____ day of _____, 2017, 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, Clerk
County Court
Nueces County, Texas

REVISION-2=12/01/2017
REVISION-1=11/09/2017

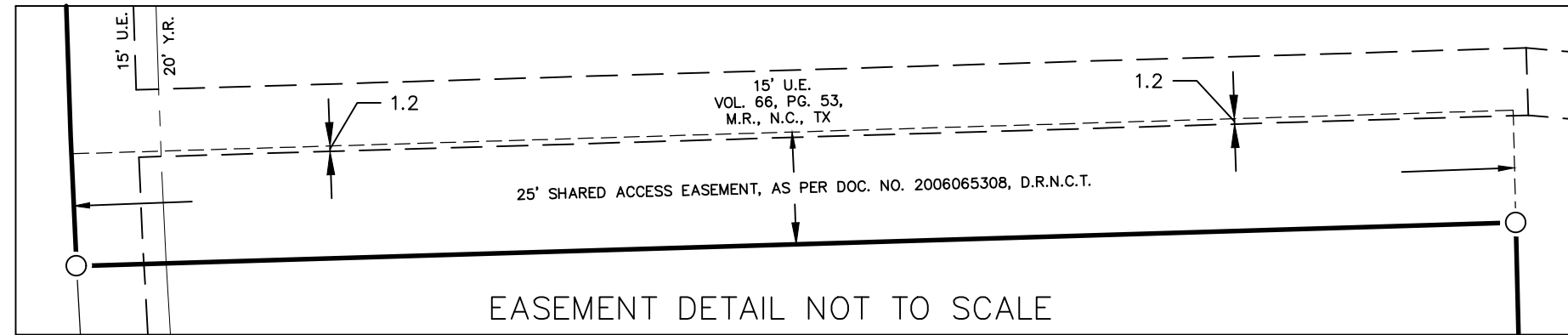
SHEET 1 OF 2

**BEING A FINAL RE-PLAT OF
GEMINI SUBDIVISION
BLOCK 4, LOT 4R**
CORPUS CHRISTI, NUECES COUNTY, TEXAS

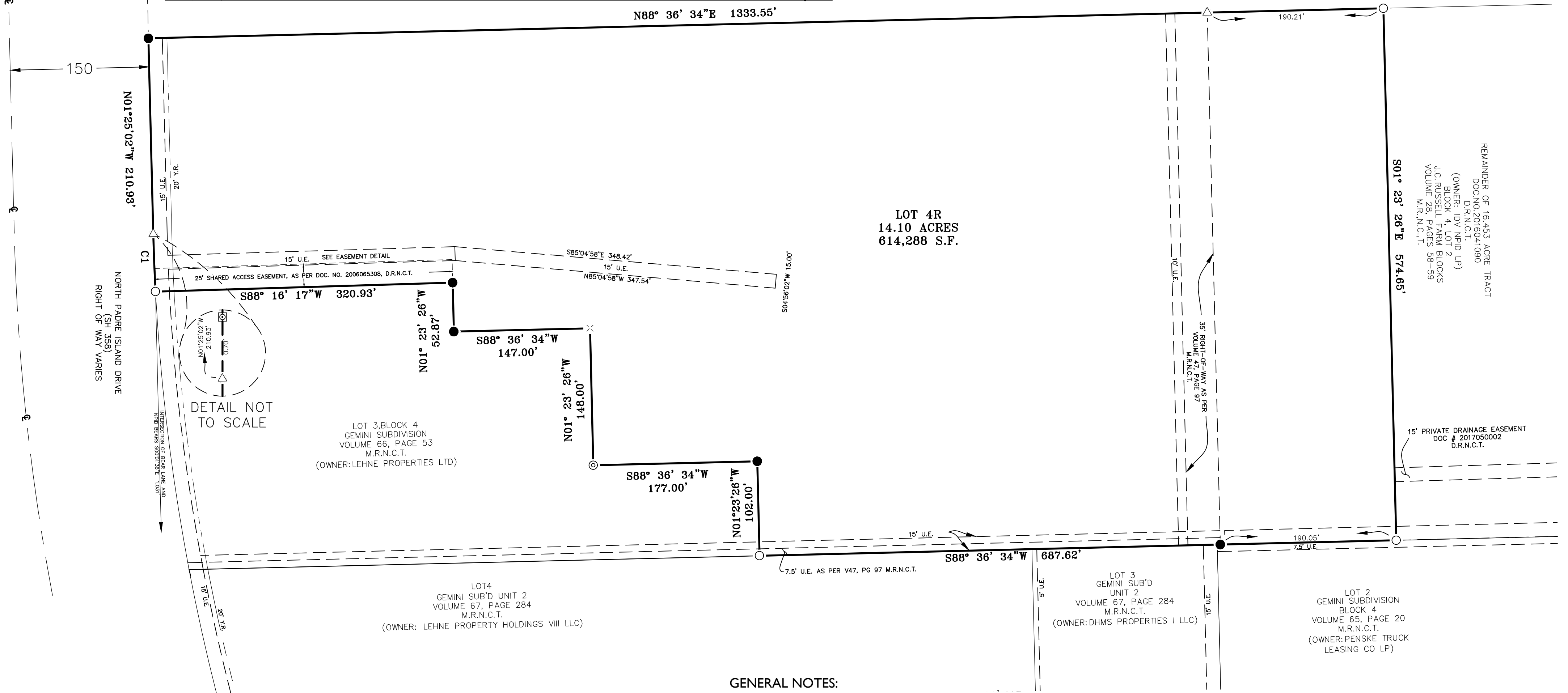
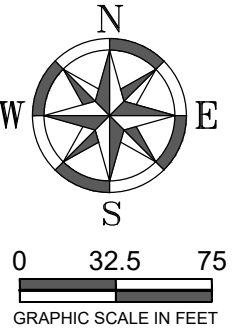


TBPE FIRM #335 4501 GOLLIHAR RD. TBPLS FIRM #100395-00 CORPUS CHRISTI, TEXAS 78411 PH. NO. 361-814-9900

ENGINEER / SURVEYOR: STACEY MORA			
PHONE: 361-814-9900	FAX: 361-814-4401		
ENGINEER / SURVEYOR EMAIL: SMORA@HANSON-INC.COM			
DRAWN BY: CDO	CHECKED BY: SM	APPROVED BY: SM	SURVEY DATE: 7/27/2016
PROJECT ID: 1710178	DRAWING NAME: L4 GEMINI REPLAT	DRAWING DATE: 09/15/2017	



34.45 ACRE TRACT
 DOC.NO. 2017035617
 D.R.,N.C.,T.
 (OWNER: IDV DEVELOPMENT SERVICES, LLC.)
 BLOCK 4, LOT 1
 J.C.RUSSELL FARM BLOCKS
 VOLUME 28, PAGES 58-59
 M.R.,N.C.,T.



GENERAL NOTES:

- TOTAL PLATTED AREA CONTAINS 14.10 ACRES OF LAND
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C. TX." SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNER, REFERENCE POINTS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- PLOTTING THE PROPERTY BY SCALE ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 485464 0165 C, MAP REVISED JULY 18, 1985 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ 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 TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

C1

L: 62.75'

R: 2245.000'

CHORD BEARING: N02°13'05"W

CHORD DISTANCE: 62.75'

LEGEND:

- ⊙ = FENCE POST FOUND TO BE ON CORNER
- = A 5/8" DIAMETER BY 18" LONG IRON ROD SET WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." SET
- = 5/8" IRON ROD FOUND
- × = DRILL HOLE FOUND
- ⊗ = TX DOT MONUMENT FOUND
- △ = CALCULATED CORNER
- Y.R. = YARD REQUIREMENT
- D.R. = DEED RECORDS
- M.R. = MAP RECORDS

REVISION-2=12/01/2017
 REVISION-1=11/09/2017

SHEET 2 OF 2

BEING A FINAL RE-PLAT OF GEMINI SUBDIVISION BLOCK 4, LOT 4R

NAI Naismith/Hanson
 Engineering | Planning | Architecture | Allied Services
 Now part of Hanson Professional Services Inc. www.hanson-inc.com

TBPE FIRM #417 4501 GOLLIHAR RD. CORPUS CHRISTI, TEXAS 78411 TBPLS FIRM #100395-00 PH. NO. 361-814-9900

ENGINEER / SURVEYOR: STACEY MORA			
PHONE: 361-814-9900	FAX: 361-814-4401		
ENGINEER / SURVEYOR EMAIL: SMORA@HANSON-INC.COM			
DRAWN BY: CDO	CHECKED BY: SM	APPROVED BY: SM	SURVEY DATE: 7/27/2016
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