

STATE OF TEXAS
COUNTY OF NUECES

WE, SPANISH EAGLE HOLDINGS, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2025.

CHRISTOPHER MONTALVO, MEMBER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER MONTALVO.

THIS THE _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT 11 - BLOCK 4
FLOUR BLUFF HEIGHTS
VOLUME 14, PAGE 9
M.R.N.C.T.

LOT 12 - BLOCK 4
FLOUR BLUFF HEIGHTS
VOLUME 14, PAGE 9
M.R.N.C.T.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

LOT 23 - BLOCK 4
FLOUR BLUFF HEIGHTS
VOLUME 14, PAGE 9
M.R.N.C.T.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ 2025.

BRIA WHITMIRE, P.E. CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A 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; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 23TH DAY OF FEBRUARY 2025.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

PLAT OF: FLOUR BLUFF HEIGHTS BLOCK 4, LOT 14R

BEING A RE-PLAT OF A LOTS 13 AND 14, BLOCK 4 FLOUR BLUFF HEIGHTS (UNRECORDED) AND BEING A PORTION OF LOT 8, SECTION 56, FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACT, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME "A", PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.29 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C05456, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF 2% ANNUAL CHANCE FLOOD;
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
- 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)
- 7) THIS PROPERTY IS SUBJECT TO AIRCRAFT OVER FLIGHTS, NOISE AND VIBRATIONS.
- 8) DURING THE DEVELOPMENT OF THE SITE ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.
- 9) THE ELECTRICAL TRANSMISSION LINES ALONG THE WEST BOUNDARY ARE WITHIN A BLANKET EASEMENT (VOL 578 PG 268).

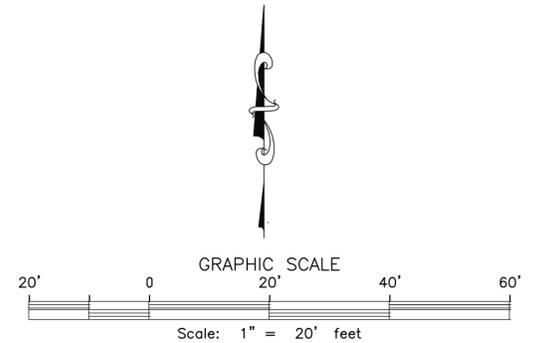
STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2024

BY: _____ DEPUTY



TEXAS GEO TECH
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FEBRUARY 25, 2025