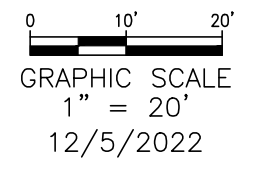
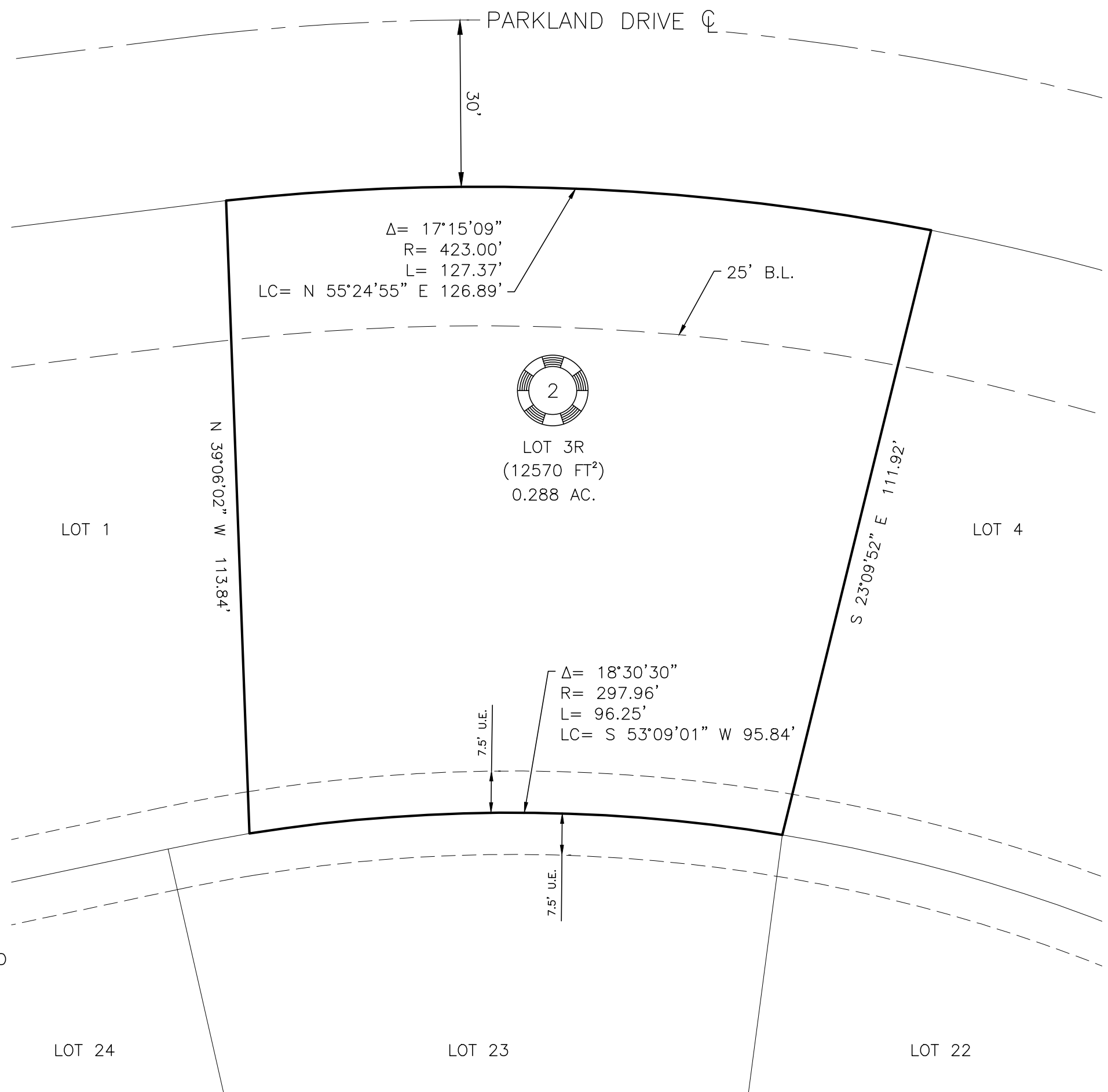


FINAL PLAT OF COUNTRY CLUB ESTATES, UNIT 7 BLOCK 2, LOT 3R

BEING A RE-PLAT OF BLOCK 2, NORTHEAST HALF OF LOT 2 AND ALL OF LOT 3, COUNTRY CLUB ESTATES UNIT 7 AS RECORDED IN VOLUME 42, PAGE 134 AND 135, MAP RECORDS OF NUECES COUNTY, TEXAS. AND DOCUMENT #2012402421, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS



THE STATE OF TEXAS
COUNTY OF NUECES

WE, CARLOS RENE MALDONADO AND CATHERINE AMELIA MALDONADO HEREBY CERTIFY THAT WE ARE THE OWNERS OF BLOCK 2, LOT 3R COUNTRY CLUB ESTATES UNIT 7 AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING PLAT, THAT WE HAD SAID LAND SURVEYED 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 THE PUBLIC FACILITIES; THAT THIS PLAT WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2023.

CARLOS RENE MALDONADO CATHERINE AMELIA MALDONADO

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS RENE MALDONADO AND CATHERINE AMELIA MALDONADO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THIS ____ DAY OF _____ 2023

NOTARY PUBLIC IN AND FOR NUECES COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF NUECES

I GEORGE RUBALCABA, A REGISTERED PROFESSIONAL LAND SURVEYOR OF GOVIND DEVELOPMENT HAVE PREPARED THE FOREGOING MAP FROM 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 _____, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
GEORGE RUBALCABA RPLS#4229
9510 LEOPARD
CORPUS CHRISTI, TX. 78410

- GENERAL NOTES:
1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
 2. FOUND 5/8-INCH IRON RODS AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
 3. AC DENOTES ACRES OF LAND
 4. S.F. DENOTES SQUARE FEET OF LAND
 5. Y.R. DENOTES YARD REQUIREMENTS
 6. U.E. DENOTES UTILITY EASEMENT.
 7. D.E. DENOTES DRAINAGE EASEMENT.
 8. THIS PROPERTY LIES IN FLOOD ZONE X, COMMUNITY #485464, PANEL 48355C0510G (CITY OF CORPUS CHRISTI), INDEXED 10/13/2022.
 9. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 10. TOTAL PLATTED AREA IS 12,570 FT² (0.288 ACRES).
 11. BASIS OF BEARINGS ARE EAST BOUNDARY OF LOT 3, BEING S23°09'52"E AS SHOWN IN PLAT RECORDED IN VOLUME 42, PAGES 134 AND 135, M.R.N.C.T.

THE 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 ____ OF _____, 2023,

AL RAYMOND III, SECRETARY KAMRAN ZARGHOONI, PC CHAIRMAN

THE STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2023,

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

THE STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2023 AT ____ O'CLOCK ____M AND DULY RECORDED IN VOLUME ____ PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2023.

KARA SANDS, COUNTY CLERK DEPUTY TO THE COUNTY CLERK

GOVIND DEVELOPMENT, LLC
9510 LEOPARD
CORPUS CHRISTI, TEXAS, 78410
PH: 361-241-2777 FIRM NO. 10193800