

**OAK TERRACE UNIT 1  
BLOCK 2, LOT 7**

BEING A FINAL PLAT OUT OF LOT 16, SECTION 48,  
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS,  
AS RECORDED IN VOLUME A, PAGES 41-43 (M.R.N.C.T.),  
AND AS CONVEYED IN DOCUMENT NO. 2017037956 (W.D.R.N.C.T.)  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

**NOTES:**

1. YARD REQUIREMENTS AS DEPICTED MEET THE MINIMUM 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, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND  
S.F. DENOTES SQUARE FEET OF LAND  
Y.R. DENOTES YARD REQUIREMENTS  
B.L. DENOTES BUILDING LINE  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
C.L. DENOTES CENTERLINE OF ROADWAY  
B.C. DENOTES BLOCK CORNER  
D.H. DENOTES DRILL HOLE  
\*S\* DENOTES SET 5/8" I.R.  
\*+\* DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C, PANEL #485464 0316C, CITY OF CORPUS CHRISTI, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 07/18/85
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 WATER". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.996 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM OAK TERRACE UNIT 1 AS RECORDED IN VOLUME 58, PAGE 111 (M.R.N.C.T.)

STATE OF TEXAS  
COUNTY OF NUECES

WE, SUNCREST CONSTRUCTION, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF BLOCK 2, LOT 7, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP, 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 UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2018,

KAMAL ASHOUR  
PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAMAL ASHOUR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ OF \_\_\_\_\_, 2018 SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., 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 \_\_\_\_ OF \_\_\_\_\_, 2018,

SEAL

RONALD A. VOSS  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS  
COUNTY OF NUECES

WE FIRST COMMUNITY BANK DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON LOT 3, BLOCK 1 OWNED BY SUNCREST CONSTRUCTION, INC., AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

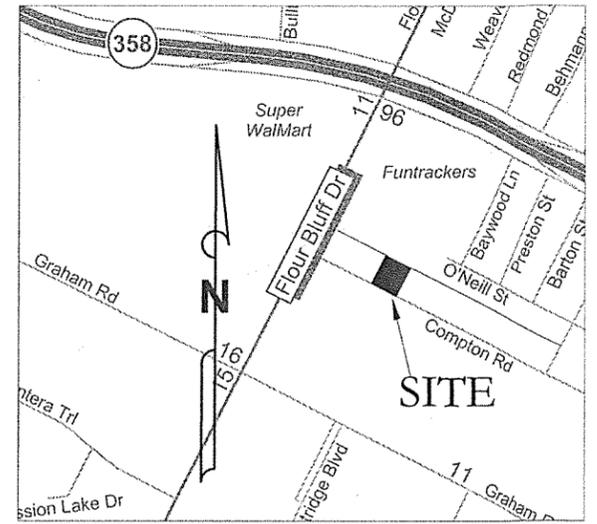
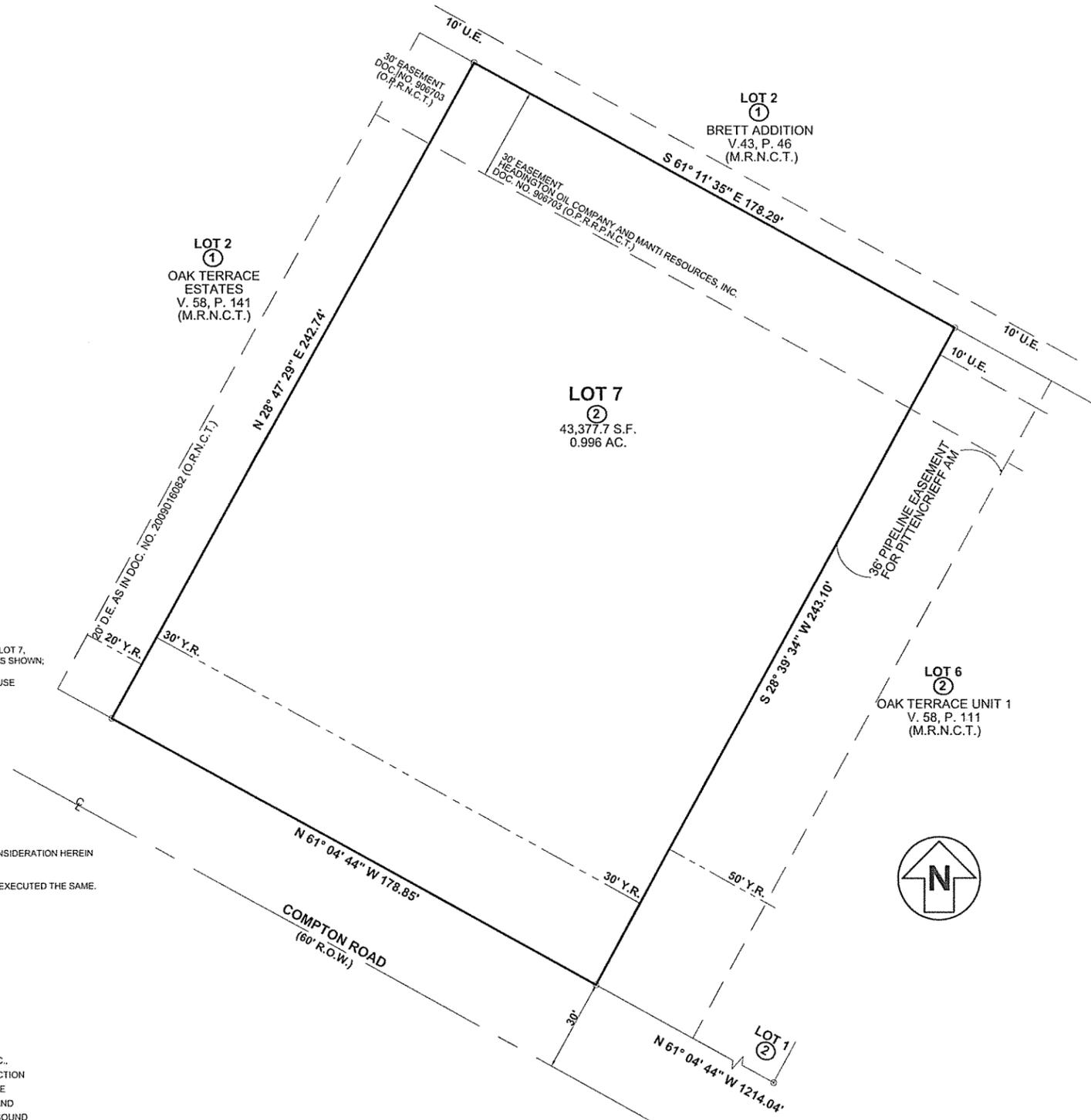
EXECUTIVE LOAN OFFICER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP (NTS)

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2018,

NINA NIXON-MENDEZ, F.A.I.C.P.  
SECRETARY

ERIC VILLARREAL, P.E., CHAIRMAN

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 \_\_\_\_\_, 2018,

WILLIAM J. GREEN, P.E.

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 \_\_\_\_\_, 2018, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 AT \_\_\_\_ O'CLOCK \_\_\_\_ M AND DULY RECORDED IN VOLUME \_\_\_\_, PAGE \_\_\_\_ (M.R.N.C.T.)

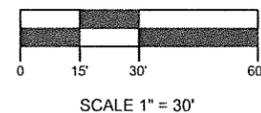
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

**VOSS ENGINEERING, INC.**

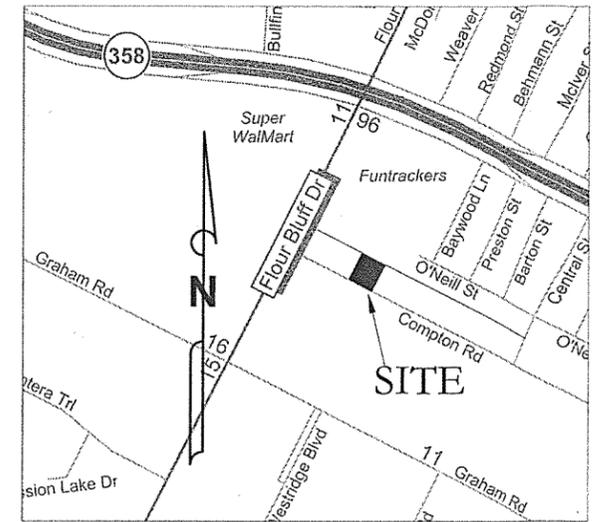
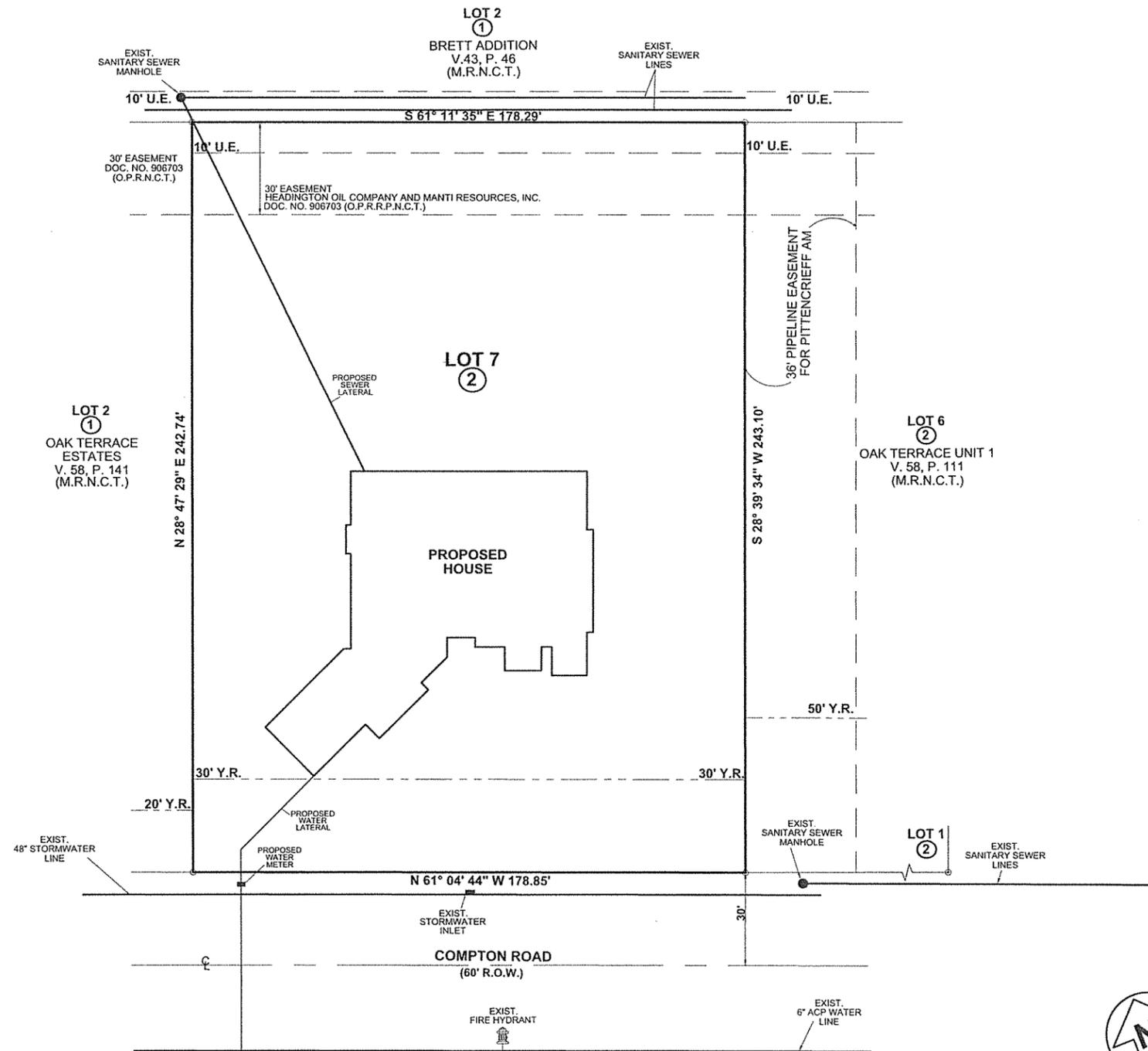
ENGINEERING AND LAND SURVEYING  
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415  
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
03/14/2018		RV & PP	18-1549
FIRM NO. F-166			

OAK TERRACE UNIT 1  
BLOCK 2, LOT 7

# UTILITY PLAN



VICINITY MAP (NTS)



<b>VOSS ENGINEERING, INC.</b> ENGINEERING AND LAND SURVEYING 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415 PHONE: (361)854-6202 FAX: (361)853-4696	 SCALE 1" = 30'	DATE:	REVISED:	OFFICE:	JOB #:
		03/14/2018		RV & PP	18-1549
		FIRM NO. F-166			