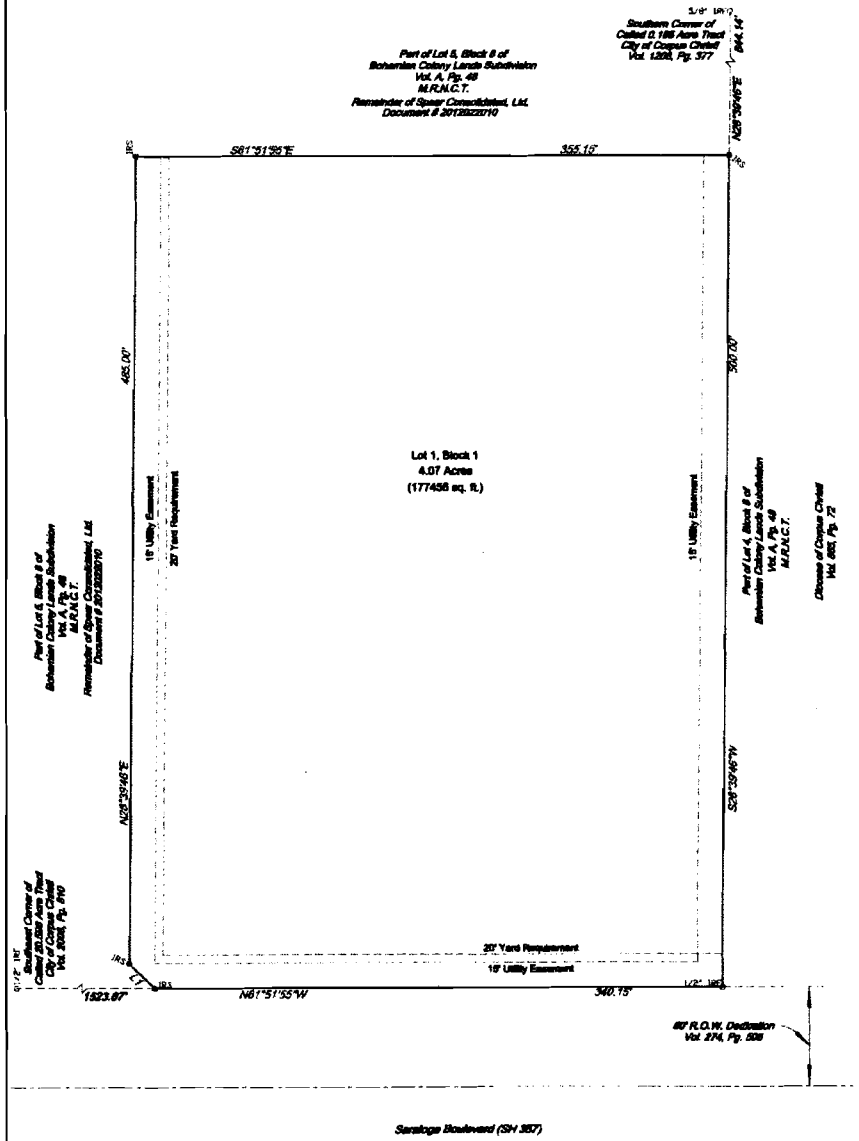


STATE OF TEXAS §
COUNTY OF NUECES §

I, Harry Morgan Spear, III, manager of Spear Consolidated, Ltd.hereby certify that I am the owner of the land embraced within the boundaries of Lot 1, Block 1 of Spear Subdivision, shown hereon, that I have had said land surveyed and subdivided as shown, that the streets and easements shown are hereby dedicated, or if not previously dedicated, are hereby dedicated to the public use forever, and that this plat was made for the purpose of description and dedication on this _____ day of _____, 2014.

_____
Owner
Harry Morgan Spear, III
Manager, Spear Consolidated, Ltd.

STATE OF TEXAS §
COUNTY OF NUECES §

This instrument was acknowledged before me by Harry Morgan Spear, III, manager of Spear Consolidated, Ltd. and attests that he is acting in his official capacity as manager of Spear Consolidated, Ltd. and with the authority to act on behalf of Spear Consolidated, Ltd. on this _____ day of _____, 2014.

_____
Notary Public in and For
The State of Texas
My Commission Expires _____

I, Kirk Raymond, Registered Professional Land Surveyor No. 4667, have prepared the foregoing map from a survey made on the ground under my direction and it 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 hereon and to complete such work with due and reasonable diligence consistent with sound professional practice.

Given Under My Hand and Seal this the __ day of _____, 2014.

_____
Kirk Raymond, R.P.L.S. 4667

STATE OF TEXAS §
COUNTY OF NUECES §

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the __ day of _____, 2014.

_____
Renee T. Couture, P.E.
Development Services Engineer

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 on this _____ day of _____, 2014.

_____
Mark E. Van Vleck, P.E.
Secretary

_____
Philip J. Ramirez, A.I.A., LEED AP
Chairman

STATE OF TEXAS §
COUNTY OF NUECES §

I, Diane T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the forgoing instrument dated the _____ day of _____, 2014 with its certificate of authentication, was filed for record in my office the _____ day of _____, 2014 at _____ o'clock ___M., and duly recorded the ____ day of _____, 2014 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.

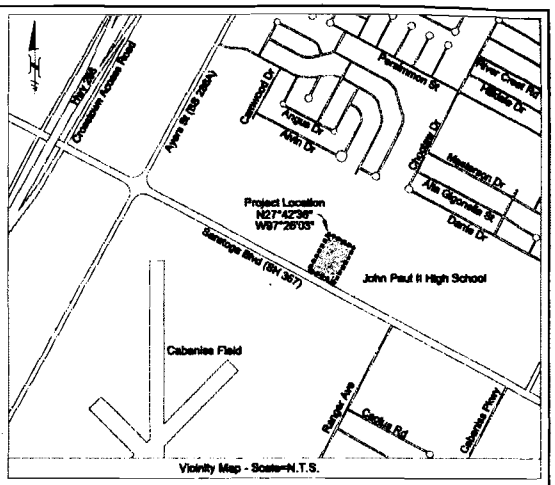
_____
Filed for Record

at _____ O'clock __ M.
_____, 2014

_____
Diane T. Barrera, Clerk
County Clerk
Nueces County, Texas

By: _____
Deputy

APPROVED
FEB 26 2014
PLANNING COMMISSION



Notes:

1. Bearings are based on the Texas State Plane Coordinate System, South Zone 4205 using GPS observations collected at the site.
2. The subject property lies within Zone "C", areas determined to be outside the 500 year flood plain, according to the FEMA Flood Insurance Rate Map for the City of Corpus Christi, Nueces and Kleberg Counties Panel Nos. 485494 0283 C and 485494 0280 C dated July 18, 1988.
3. 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 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.
4. If any lot is developed with residential uses, compliance with the public open space regulations will be required during the building permit phase.
5. Property must comply with TxDOT Traffic Access Management Plan.
6. Total platted area is 4.07 acres.
7. Iron rods are set at all property corners, parent tract corners are noted.
8. The yard requirements shown are a requirement of the Unified Development Code and are subject to change as the zoning may change.

Legend	
● IRS	Set 1/2" Iron Rod
○ IRF	Found Iron Rod
○ IPF	Found Iron Pipe
M.R.N.C.T.	Map Records Nueces County Texas
R =	Record Measurement

LINE TABLE		
NUM	BEARING	DISTANCE
L1	N18°36'04"W	21.12'

PRELIMINARY
(Not For Recording)

0 25 50 100
Scale: 1" = 50'

FINAL PLAT OF SPEAR SUBDIVISION, Block 1, Lot 1

Being a Replat of 4.07 Acres out of Part of Lot 5, Section 8, of Bohemian Colony Lands Subdivision, Shown on a Plat recorded in Volume A, Page 48, Map Records, Nueces County, Texas,

JANUARY, 2014

SURVEYOR/ENGINEER:
GOODWIN LABITER, INC.
4077 CROSS PARK DRIVE
SUITE 100
BRYAN, TEXAS 77802
TBPLS FIRM# 10110901

OWNER:
SPEAR CONSOLIDATED, LTD.
361-883-5586
225 SOUTH CARANCAHUA STREET
CORPUS CHRISTI, TEXAS 78401
TBPE FIRM# 413

JOB NO: 651902

EXHIBIT A