

WE, DIONICIO R. MONTES & VERONICA J. MONTES, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3, BLOCK 2, 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,

DIONICIO R. MONTES
OWNER

VERONICA J. MONTES
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DIONICIO R. MONTES & VERONICA J. MONTES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES 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.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

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.

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

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

**CHAIRMAN,
MICHAEL YORK**

SECRETARY,
MICHAEL DICE

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

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2025 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 _____, 2025.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

SPILLWAY TRACTS A & B
(OWNER: CITY OF CORPUS CHRISTI)

S 21° 51' 35" E 75.00'

LOT 3
②
22,484.31 S.F.
0.516 AC.

LOTS 1 & 2
GREGORIO FARIAS GRANT
DOC. #2016030594
(O.P.R.N.C.T.)

COUNTISS ADDITION
LOT 4, BLOCK 2
DOC. #1998020626
(O.R.N.C.T.)

N 68° 04' 49" E 299.84'

S 68° 05' 32" W 300.00'

0.5 ACRES
OUT OF GREGORIO
FARIAS GRANT

**A TRACT OUT OF
8.88 ACRES
OUT OF GREGORIO
FARIAS GRANT**

(115.70"
[115.72"]

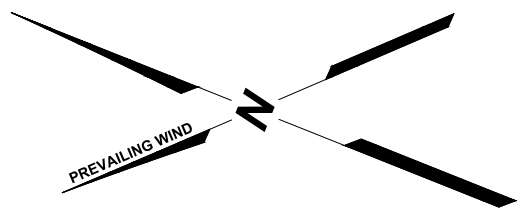
[115.72]

N 21° 44' 05" W 74.94'

(74.66')
[75.00']

[75.00']

4544 SHARPSBURG ROAD
(60' R.O.W.)



LEGEND:

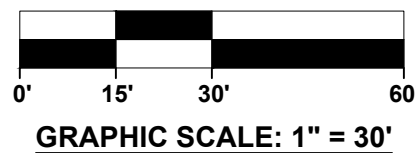
	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
	ROAD CENTERLINE	B.L.	BUILDING LINE
	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
	YARD REQUIREMENT / BUILDING LINE	E.E.	ELECTRICAL EASEMENT
		D.E.	DRAINAGE EASEMENT
	EASEMENT	B.C.	BLOCK CORNER
	FOUND PROPERTY CORNER	D.H.	DRILL HOLE
		I.R.	IRON ROD
'S'	SET PROPERTY CORNER	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
	CENTERLINE OF ROADWAY	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
'±'	GRADE ELEVATION	O.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TX

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE AE (12' & 13'), COMMUNITY #48355C, PANEL 0280G (CITY OF CORPUS CHRISTI), AND IS WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". THE TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION".
5. TOTAL PLATTED AREA IS 0.516 ACRE.
6. BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REQUIREMENT WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



**FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696**



DATE:

05/27/2025

REVISED:

OFFICE:

RV & PP

JOB #:

24-4823