STATE OF TEXAS

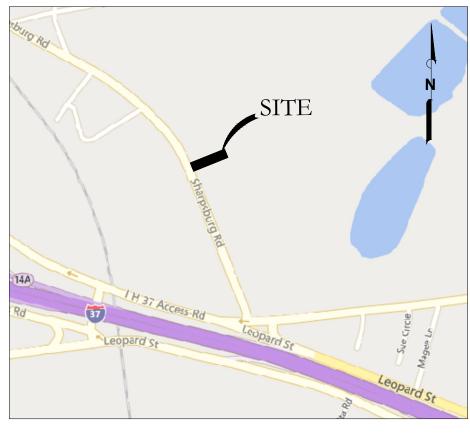
WE, DIONICIO R. MONTES & VERONICA J. MONTES, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3, BLOCK 2, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC VIILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION

THIS THE	OF	2025,		
DIONICIO R. I	MONTES		VERONICA J. MONTES OWNER	
STATE OF TE COUNTY OF I				
MONTES & VI SUBSCRIBED THEY EXECU	ERONICA J. MON TO THE FOREGO	TES, KNOWN TO ME 1 DING INSTRUMENT OF OR THE PURPOSES A	'HIS DAY PERSONALLY APPEAR 'O BE THE PERSONS WHOSE NA F WRITING AND ACKNOWLEDGE AND CONSIDERATION HEREIN E:	AMÉS ED TO ME THAT
GIVEN UNDE	R MY HAND AND	SEAL OF OFFICE, THI	S THEDAY OF	2025,
NOTARY PUB	BLIC IN AND FOR	NUECES CO., TEXAS	<del></del>	
STATE OF TE				
HAVE PREPA AND IS TRUE BEEN ENGAG TO COMPLE	ARED THE FORECE AND CORRECT GED UNDER CON	GOING MAP FROM SI TO THE BEST OF MY ITRACT TO SET ALL TIONS WITH DUE AN	AL LAND SURVEYOR OF VOSS JRVEY MADE ON THE GROUND YKNOWLEDGE, INFORMATION LOT AND BLOCK CORNERS AS D REASONABLE DILIGENCE CO	UNDER MY DIRECTION AND BELIEF; I HAVE SHOWN HEREIN ANI
THIS THE	OF	2025,	SEAL	
		L LAND SURVEYOR N	No. 2293	
STATE OF TE COUNTY OF I THIS FINAL P THE CITY OF	EXAS NUECES PLAT OF THE HER CORPUS CHRIST		PERTY WAS APPROVED ON BEI	HALF OF
STATE OF TE COUNTY OF I THIS FINAL P THE CITY OF	EXAS NUECES PLAT OF THE HER CORPUS CHRIST	REIN DESCRIBED PRO TI, TEXAS BY THE PLA	PERTY WAS APPROVED ON BEI	HALF OF
STATE OF TE COUNTY OF I THIS FINAL P THE CITY OF	EXAS NUECES PLAT OF THE HER CORPUS CHRIST	REIN DESCRIBED PRO TI, TEXAS BY THE PLA	PERTY WAS APPROVED ON BEI	HALF OF
STATE OF TE COUNTY OF ITHIS FINAL PTHE CITY OF THIS THE	EXAS NUECES PLAT OF THE HER CORPUS CHRISTDAY OF	REIN DESCRIBED PRO TI, TEXAS BY THE PLA	PERTY WAS APPROVED ON BEI INNING COMMISSION , SECRETARY,	HALF OF
STATE OF TE COUNTY OF ITHIS THE CITY OF THIS THE CHAIRMAN, MICHAEL YO STATE OF TE COUNTY OF MITHIS FINAL P	EXAS NUECES PLAT OF THE HER CORPUS CHRISTDAY OF  RK  XAS NUECES LAT OF THE HER	REIN DESCRIBED PRO II, TEXAS BY THE PLA 2025	PERTY WAS APPROVED ON BEI INNING COMMISSION , SECRETARY, MICHAEL DICE	
STATE OF TE COUNTY OF ITHIS FINAL POTENTIAL PO	EXAS NUECES PLAT OF THE HER CORPUS CHRISTDAY OF  RK  XAS NUECES LAT OF THE HER	REIN DESCRIBED PRO II, TEXAS BY THE PLA 2025	PERTY WAS APPROVED ON BEI INNING COMMISSION , SECRETARY, MICHAEL DICE	
STATE OF TE COUNTY OF ITHIS FINAL POTENTIAL PO	EXAS NUECES PLAT OF THE HER CORPUS CHRIST DAY OF  RK  XAS NUECES LAT OF THE HER IGINEER OF THE	EIN DESCRIBED PRO I, TEXAS BY THE PLA 2025  EIN DESCRIBED PRO CITY OF CORPUS CHI	PERTY WAS APPROVED ON BEI INNING COMMISSION , SECRETARY, MICHAEL DICE	
STATE OF TE COUNTY OF ITHIS FINAL POTENTIAL PO	EXAS NUECES PLAT OF THE HER CORPUS CHRIST DAY OF  RK  XAS NUECES LAT OF THE HER IGINEER OF THEOF	EIN DESCRIBED PRO I, TEXAS BY THE PLA 2025  EIN DESCRIBED PRO CITY OF CORPUS CHI	PERTY WAS APPROVED ON BEI INNING COMMISSION , SECRETARY, MICHAEL DICE	
STATE OF TE COUNTY OF ITHIS FINAL POTENTIAL PO	EXAS NUECES PLAT OF THE HER CORPUS CHRIST DAY OF  RK  XAS NUECES  LAT OF THE HER IGINEER OF THE OF  RE, P.E., C.F.M., C NT SERVICES ENG  EXAS	EIN DESCRIBED PRO I, TEXAS BY THE PLA 2025  EIN DESCRIBED PRO CITY OF CORPUS CHI	PERTY WAS APPROVED ON BEI INNING COMMISSION , SECRETARY, MICHAEL DICE	
STATE OF TE COUNTY OF I THIS FINAL P THE CITY OF THIS THE  CHAIRMAN, MICHAEL YO  STATE OF TE COUNTY OF N THIS FINAL P SERVICES EN THIS THE  BRIA WHITMII DEVELOPMEN  STATE OF TE COUNTY OF N I, KARA SANE CERTIFY THA IT'S CERTIFIC	EXAS NUECES PLAT OF THE HER CORPUS CHRIST DAY OF  RK  XAS NUECES LAT OF THE HER GINEER OF THE OF  RE, P.E., C.F.M., C NT SERVICES ENG  EXAS NUECES DS, CLERK OF TH IT THE FOREGOIN CATE OF AUTHEN	EIN DESCRIBED PRO  I, TEXAS BY THE PLA  2025  EIN DESCRIBED PRO CITY OF CORPUS CHI  2025,  C.P.M. GINEER  E COUNTY COURT, IN NG INSTRUMENT DAT ITICATION, WAS FILEI	PERTY WAS APPROVED ON BEHINNING COMMISSION  SECRETARY, MICHAEL DICE  PERTY APPROVED BY THE DEVENING THE DEVEN	ELOPMENT  XAS, HEREBY , 2025, WITH
STATE OF TE COUNTY OF I THIS FINAL P THE CITY OF THIS THE  CHAIRMAN, MICHAEL YO  STATE OF TE COUNTY OF N THIS FINAL P SERVICES EN THIS THE  BRIA WHITMII DEVELOPMEN  STATE OF TE COUNTY OF N I, KARA SANE CERTIFY THA IT'S CERTIFY THA IT	EXAS NUECES PLAT OF THE HER CORPUS CHRIST DAY OF  RK  XAS NUECES  LAT OF THE HER IGINEER OF THE OF  RE, P.E., C.F.M., C NT SERVICES ENG  EXAS NUECES  DS, CLERK OF TH IT THE FOREGOIN INT THE FOR	EIN DESCRIBED PRO I, TEXAS BY THE PLA  2025  EIN DESCRIBED PRO CITY OF CORPUS CHI  2025,  C.P.M. GINEER  E COUNTY COURT, IN NG INSTRUMENT DAT ITICATION, WAS FILEI  7. 20 PAGE (M.R.N.C.T	PERTY WAS APPROVED ON BEHINNING COMMISSION  SECRETARY, MICHAEL DICE  I AND FOR NUECES COUNTY TELED THE DAY OF D FOR RECORD IN MY 25 AT O'CLOCKM AND D	ELOPMENT  XAS, HEREBY , 2025, WITH

## FINAL PLAT OF COUNTISS BLOCK 2, LOT 3

BEING A FINAL PLAT OF A 75' X 300' TRACT OUT OF TRACT
26, GREGORIO FARIAS GRANT, ABSTRACT 592
DOCUMENT #2022055583 (O.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SPILLWAY TRACTS A & B (OWNER: CITY OF CORPUS CHRISTI) S 21° 51' 35" E 75.00' ZONE AE (13') ZONE AE (12') LOT 3 22,484.31 S.F. 0.516 AC. LOTS 1 & 2 **COUNTISS ADDITION GREGORIO FARIAS GRANT** LOT 4, BLOCK 2 DOC. #2016030594 DOC. #1998020626 (O.P.R.N.C.T.) (O.R.N.C.T.) W 300.00° \_\_25<u>'</u> Y<u>.</u>R. A TRACT OUT OF 8.88 ACRES OUT OF GREGORIO FARIAS GRANT N 21° 44' 05" W 74.94' (115<sup>′</sup>.70') [115.72'] (74.66') [75.00'] 4544 SHARPSBURG ROAD



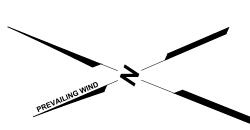
## **VICINITY MAP (NTS)**

## **LEGEND:**

	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
	ROAD CENTERLINE	B.L.	BUILDING LINE
	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
	VADD DECLUDEMENT / DUIL DING LINE	E.E.	ELECTRICAL EASEMENT
	YARD REQUIREMENT / BUILDING LINE	D.E.	DRAINAGE EASEMENT
	EASEMENT	B.C.	BLOCK CORNER
	FOUND PROPERTY	D.H.	DRILL HOLE
(o) / P.C.	CORNER	I.R.	IRON ROD
<b>'</b> S'	SET PROPERTY CORNER	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
٩	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:

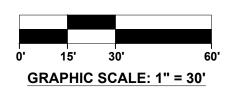
- 1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- 2. FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
- 3. THIS PROPERTY LIES 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
- 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 REGULATION 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

(60' R.O.W.)



DATE:	REVISED:	OFFICE:	JOB #:
05/27/2025		RV & PP	24-4823