

STATE OF TEXAS
COUNTY OF NUECES

I, RUTH PALOMINO RIVERA., HEREBY CERTIFIES THAT I AM THE OWNER OF THE FOREGOING PLAT AND THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2025.

RUTH PALOMINO RIVERA

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
RUTH PALOMINO RIVERA.

THIS THE_____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES
COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT DATED THE _____ DAY OF _____, 2025, WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____M.
AND DULY RECORDED THE _____ DAY OF _____ 2025, AT
_____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP
RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

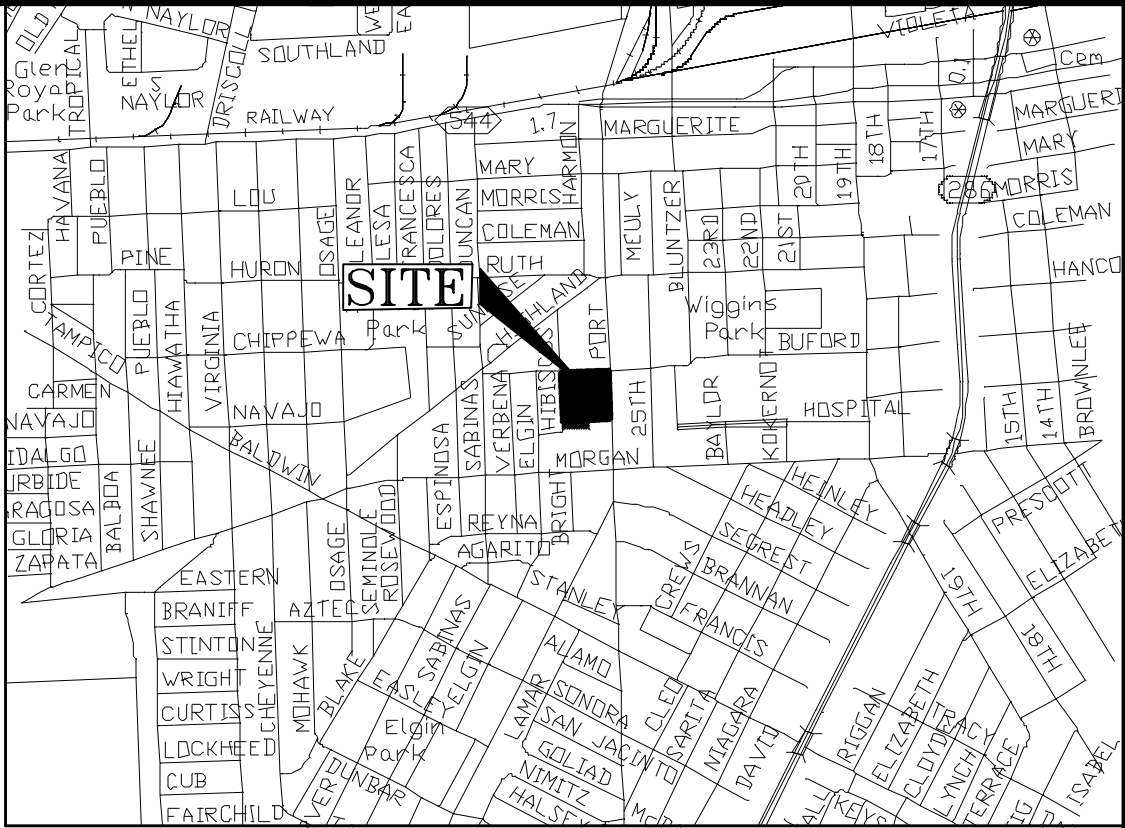
AT _____ O'CLOCK _____M.

_____ 2025

BY: _____
DEPUTY

FINAL PLAT OF: SIKORA ADDITION LOTS 1B-A AND 1B-B

BEING A RE-PLAT OF LOT 1B SIKORA ADDITION, RECORDED IN VOLUME 44, PAGE 50
MAP RECORDS NUECES COUNTY TEXAS.

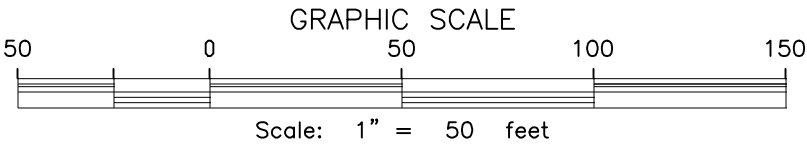


LOCATION MAP: N.T.S.

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 2.16 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 4) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY, THE RECEIVING WATERS ARE NOT CLASSIFIED AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- 5) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C03206, EFFECTIVE DATE 10/13/2022
- 6) STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 7) DURING TH DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

NUM	BEARING	DISTANCE
L1	N39°14'48"E	15.25'
L2	S46°29'02"E	14.33'



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 241118
DECEMBER 4, 2025

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND
CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL
LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT
DELAY.

THIS ___ DAY OF _____, 2025.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854