

STATE OF TEXAS
COUNTY OF NUECES

I, JULIO FERNANDEZ, 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 _____ 2026.

JULIO FERNANDEZ, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JULIO FERNANDEZ.

THIS THE _____ DAY OF _____ 2026.

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 _____ 2026.

CYNTHIA SALAZAR-GARZA, CHAIR PERSON

MICHAEL DICE, DIRECTOR

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 _____ 2026.

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 _____ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2026, 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

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT, THIS _____ DAY OF _____ 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

MANUEL GARCIA
ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

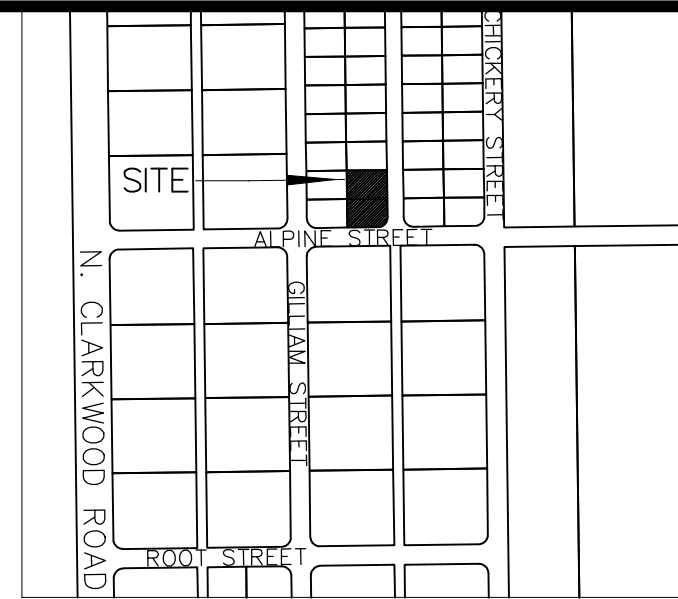
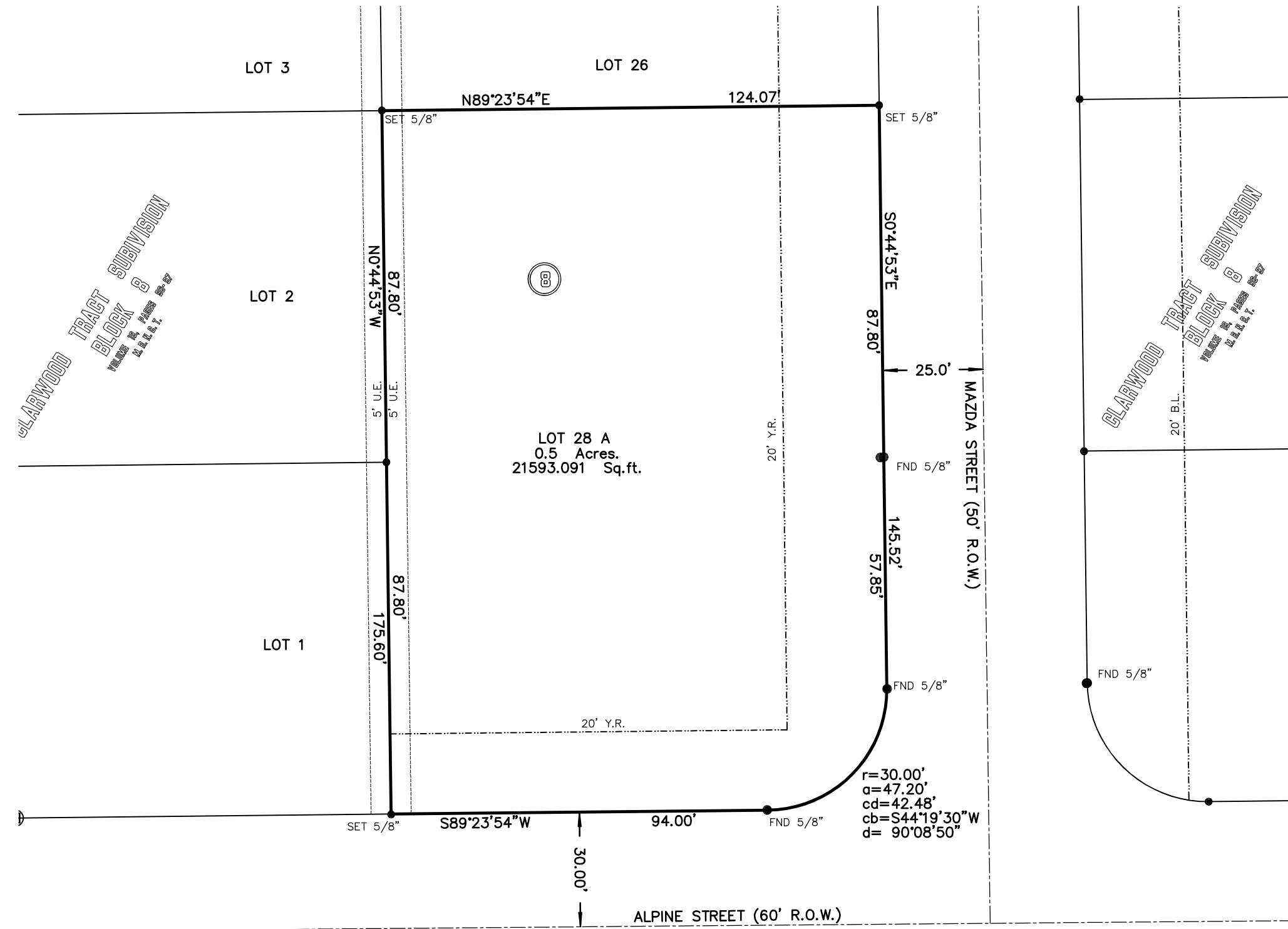
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 2026.

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

CLARKWOOD TRACT SUBDIVISION BLOCK 8, LOT 28A

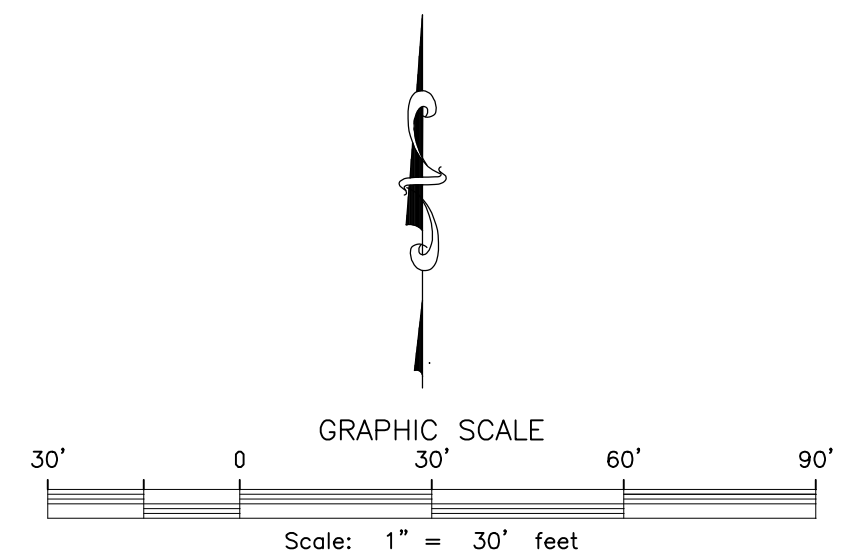
BEING A REPLAT OF LOTS 27 AND 28, BLOCK 8, CLARKWOOD TRACT SUBDIVISION, AN ADDITION ON NUECES COUNTY, TEXAS AS SHOWN IN MAP RECORDED IN VOLUME 19, PAGE 96-97 MAP RECORDS OF NUECES COUNTY, TEXAS SAME BEING DESCRIBED IN DEED 2024023970 OF DEED RECORDS OF NUECES COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.5 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PRIVATE ON SITE SANITARY SEWER SYSTEM WILL BE PROVIDED BY OWNER AS AN ALTERNATIVE TO CONNECTING TO PUBLIC SERVICE. A WASTE WATER WAIVER APPLICATION WILL BE SUBMITTED FOR THIS PLAT.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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 THE 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.
- 6) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C0300 G, REVISED OCTOBER 13, 2022.
- 7) PRIVATE DRIVEWAYS AND CULVERTS ONTO CITY ANNEXED ROADS MUST BE REVIEWED AND APPROVED ROW MANAGEMENT WITH THE CITY OF CORPUS CHRISTI PRIOR TO INSTALLATION.
- 8) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.



TEXAS GEO TECH
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MAY 27, 2026