

**LOCATION MAP**  
SCALE: 1" = 1,000'

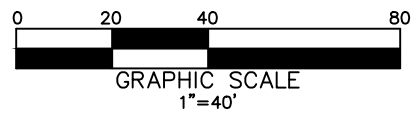
**FINAL PLAT  
OF**

**WATER BEACH ADDITION, BLOCK 6, LOTS 1A AND 2A**

BEING A REPLAT OF LOTS 1 THROUGH 12, WATER BLOCK 6, BAY FRONT WATER BEACH PORTION, A MAP WHICH IS RECORDED IN VOLUME 9, PAGES 38-41, MAP RECORDS OF NUECES COUNTY, TEXAS, INCLUDING THE 20' WIDE ALLEY CLOSED BY CITY ORDINANCE NO. 717305.

**LEGEND**

- ½ NCH IRON ROD SET  
W/ BLUE PLASTIC CAP "JCARR 6458"
- ⊗ DRILL HOLE SET
- ⊗ DRILL HOLE FOUND



**SURVEYOR'S NOTES:**

1. THE TOTAL AREA TO BE PLATTED CONTAINS 2.23 ACRES OF LAND.
2. A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
3. GRID COORDINATES, BEARINGS, AND/OR DISTANCES SHOWN HEREON ARE HORIZONTALLY REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN ZONE "X" SHADED, ZONE AE (EL7), ZONE AO (DEPTH 1'), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48355 C0320 G, NUECES COUNTY, TEXAS, EFFECTIVE DATE OCTOBER 13, 2022.

**GENERAL NOTES:**

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
2. DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
3. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
4. DURING DEVELOPMENT OF THE PROPERTY, ANY INCREASE IN RUN-OFF MUST BE MITIGATED IN ACCORDANCE WITH CITY CODES AND ORDINANCES.

STATE OF TEXAS  
COUNTY OF NUECES

WE, SHORELINE INVESTMENTS, INC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED 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 PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

RAJU BHAGAT

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RAJU BHAGAT

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

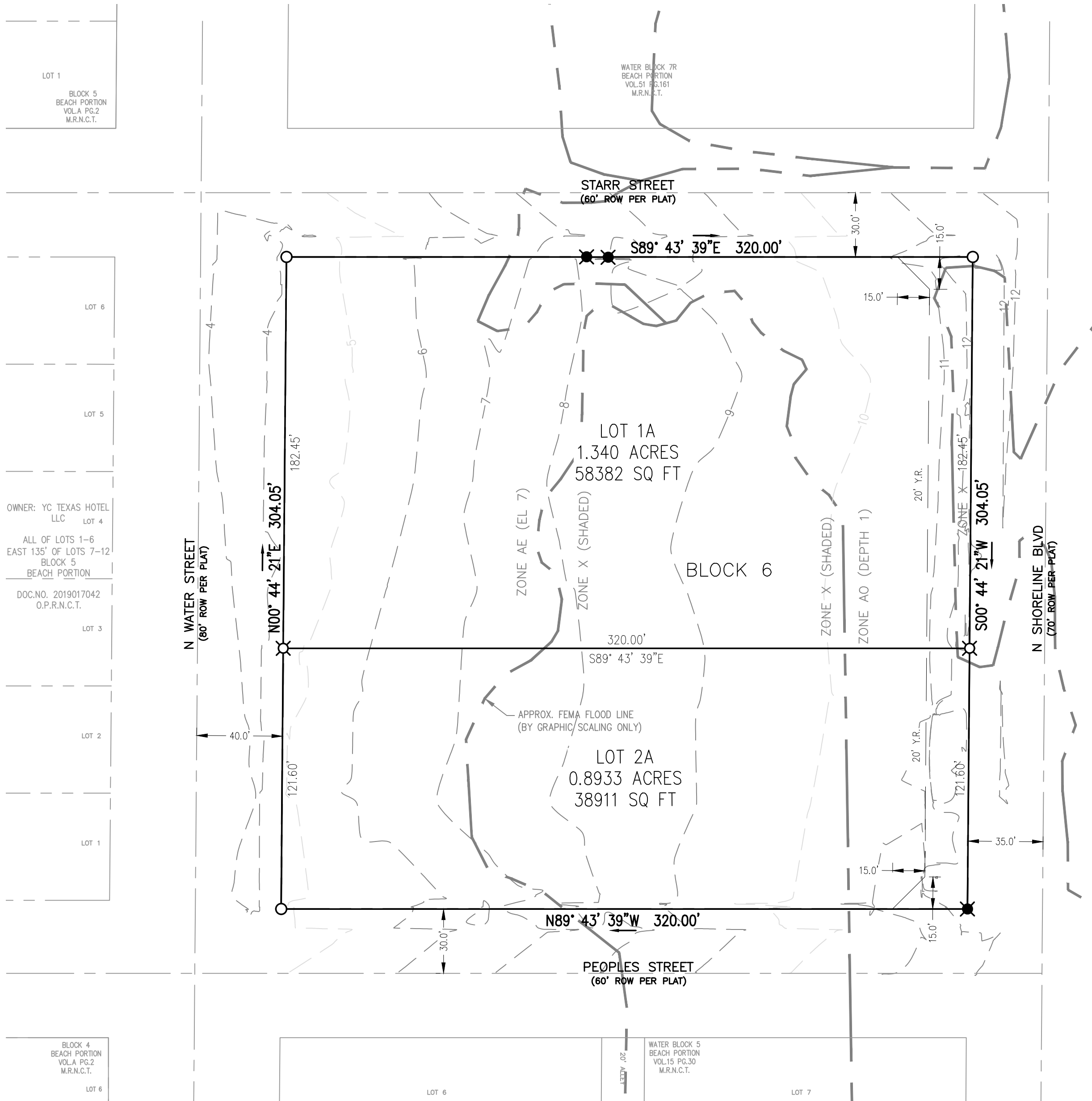
STATE OF TEXAS  
COUNTY OF NUECES

I, JAMES D. CARR, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR J. CARR LAND SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

JAMES D. CARR, R.P.L.S.

TEXAS LICENSE NO. 6458  
J.CARR LAND SURVEYING  
TBPELS FIRM NO. 10194750  
361-248-1850  
INFO@CARRLANDSURVEY.COM



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.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

CYNTHIA SALAZAR-GARZA  
VICE CHAIRMAN

MICHAEL DICE  
INTERIM SECRETARY

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 DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

BRIA WHITMIRE, PE, 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



9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418  
361-245-9100 | YORKENG.COM | TEXAS ENGINEERING FIRM # 22063  
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SUBMITTED: 1/1/2025