

LOCATION MAP
SCALE: 1"=500'

STATE OF TEXAS §
COUNTY OF NUECES §

I, ESTHER CASTILLO YBARRA, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE DAY _____ OF _____, 2019.

ESTHER CASTILLO YBARRA

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ESTHER CASTILLO YBARRA

THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASS, JR., 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, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS THE 12th DAY OF APRIL, 2019.



MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES

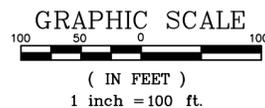
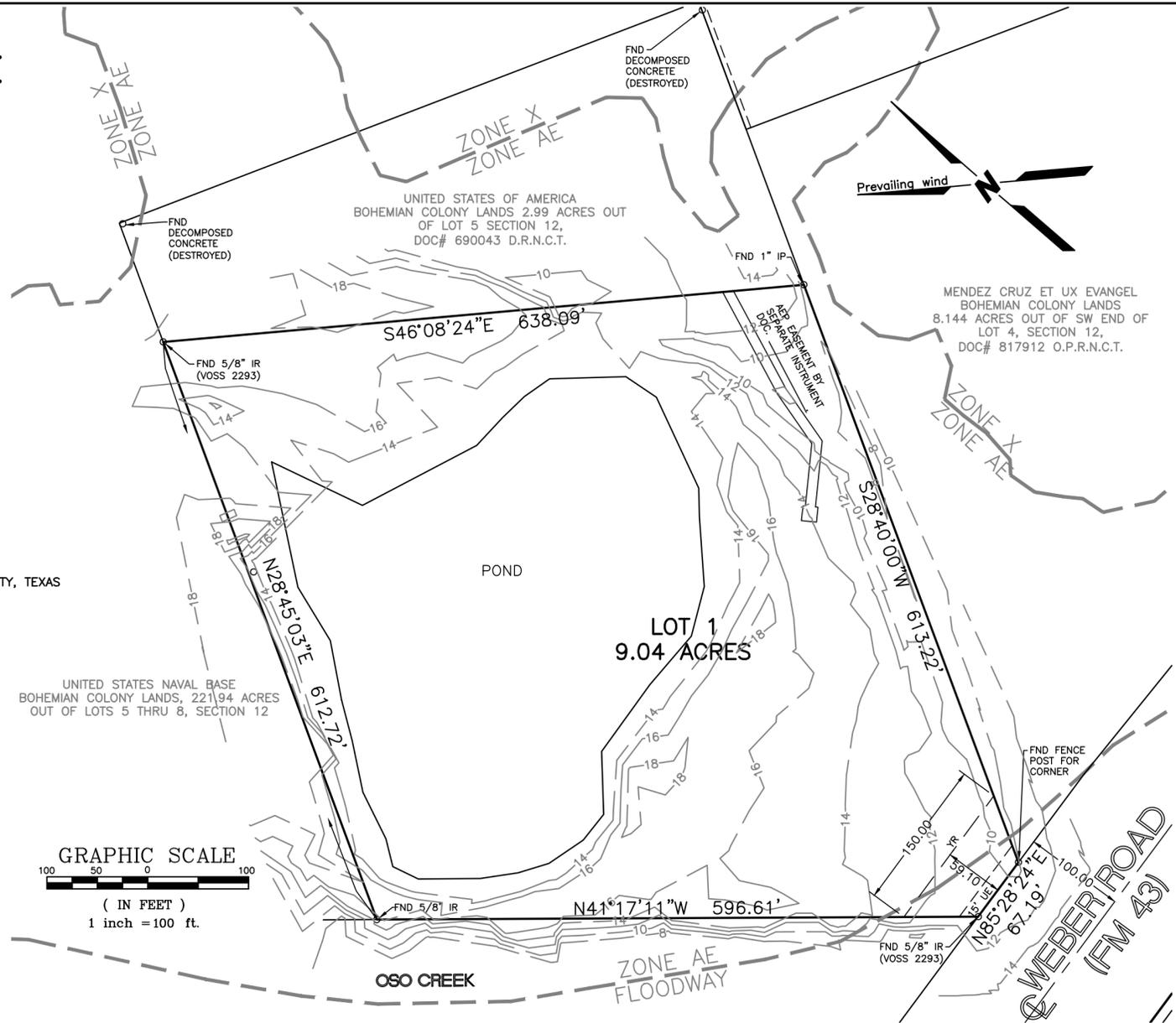
1. THE PROPERTY IS ZONED "FR" FARM RURAL.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
4. THE SUBJECT PROPERTY LIES IN ZONE AE, FLOOD PLAIN BOUNDARIES HAVE BEEN SCALED FROM FEMA PANEL 48355 C 0510 G DATED OCTOBER 23, 2016 (DRAFT REVISED PRELIMINARY)
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. IF THE PROPERTY WERE TO BE SUBDIVIDED, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED AS APPLICABLE.

PLAT OF
**YBARRA TERRACE
LOT 1**

BEING A TRACT OF A LAND BEING OUT OF LOT 5, SECTION 12, AND LOT 1, SECTION 18 OF THE BOHEMIAN COLONY LANDS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN DOC#396013 DEED RECORDS OF NUECES COUNTY, TEXAS; CONTAINING 9.04 ACRES.

LEGEND

- U.E. UTILITY EASEMENT
- Y.R. YARD REQUIREMENT
- I.P. IRON PIPE
- I.R. IRON ROD
- M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS
- D.R.N.C.T. DEED RECORDS NUECES COUNTY, TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF NUECES §

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

WILLIAM J. GREEN, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE 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 _____, 2019.

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MÉNDEZ, FAICP
SECRETARY

PREPARED BY

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS
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FACSIMILE: (361) 882-1265

FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE _____ DAY OF _____, 2019. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2019 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2019 AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2019 AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

XREF: BASE, CONTOURS EDITED 2

PLOTS SCALE: 1:1

DRAWING NO: 18044

PLOT DATE: 04-12-19 10:46 AM