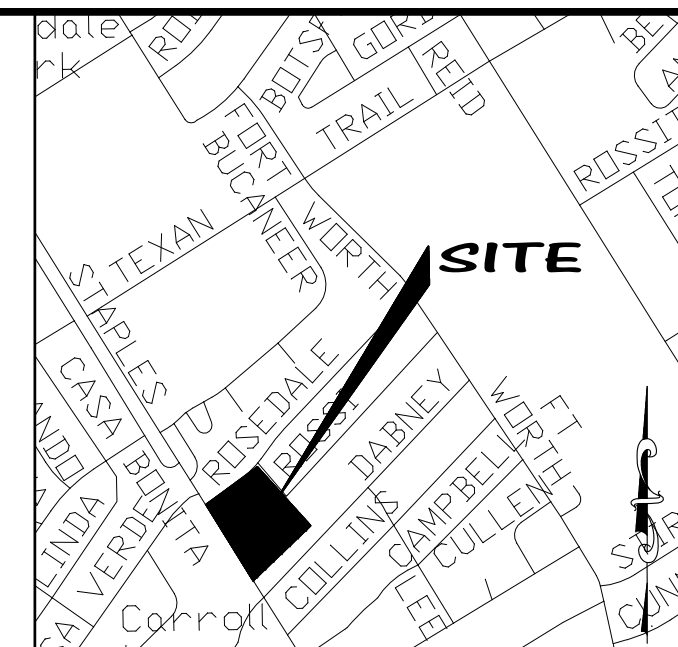


GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 2.87 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0285 C, MAP REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMAL FLOODING. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4) ALL BEARINGS AND DISTANCES 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 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.
- 6) PRIVATE DRIVEWAYS ALONG ROSSI DRIVE, SHALL BE PROHIBITED.
- 7) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 8) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

COOPERDALE ADDITION BLOCK "A" LOT 1R

BEING A REPLAT OF 2.87 ACRE TRACT OF LAND DEEDED TO SEBA LLC., IN DOCUMENT NUMBER 2016041936 OF WARRANTY DEED RECORDS OF NUECES COUNTY, TEXAS AND BEING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 INCLUDING PARKING AREA - BLOCK "A" OF THE COOPERDALE ADDITION AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS, AS RECORDED IN VOLUME 15, PAGE 25 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

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 _____ 2018.

Eric Villarreal, P.E.
Chairman

William J. Green, P.E.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services Engineer of the City of Corpus Christi, Texas.

This the _____ day of _____ 2018.

William J. Green, P.E.
Development Services 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 _____, 2018, with its certificate of authentication was filed for record in my office the _____ day of _____, 2018, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____
Filed for Record By: _____
Deputy
Kara Sands,
County Clerk
Nueces County, Texas

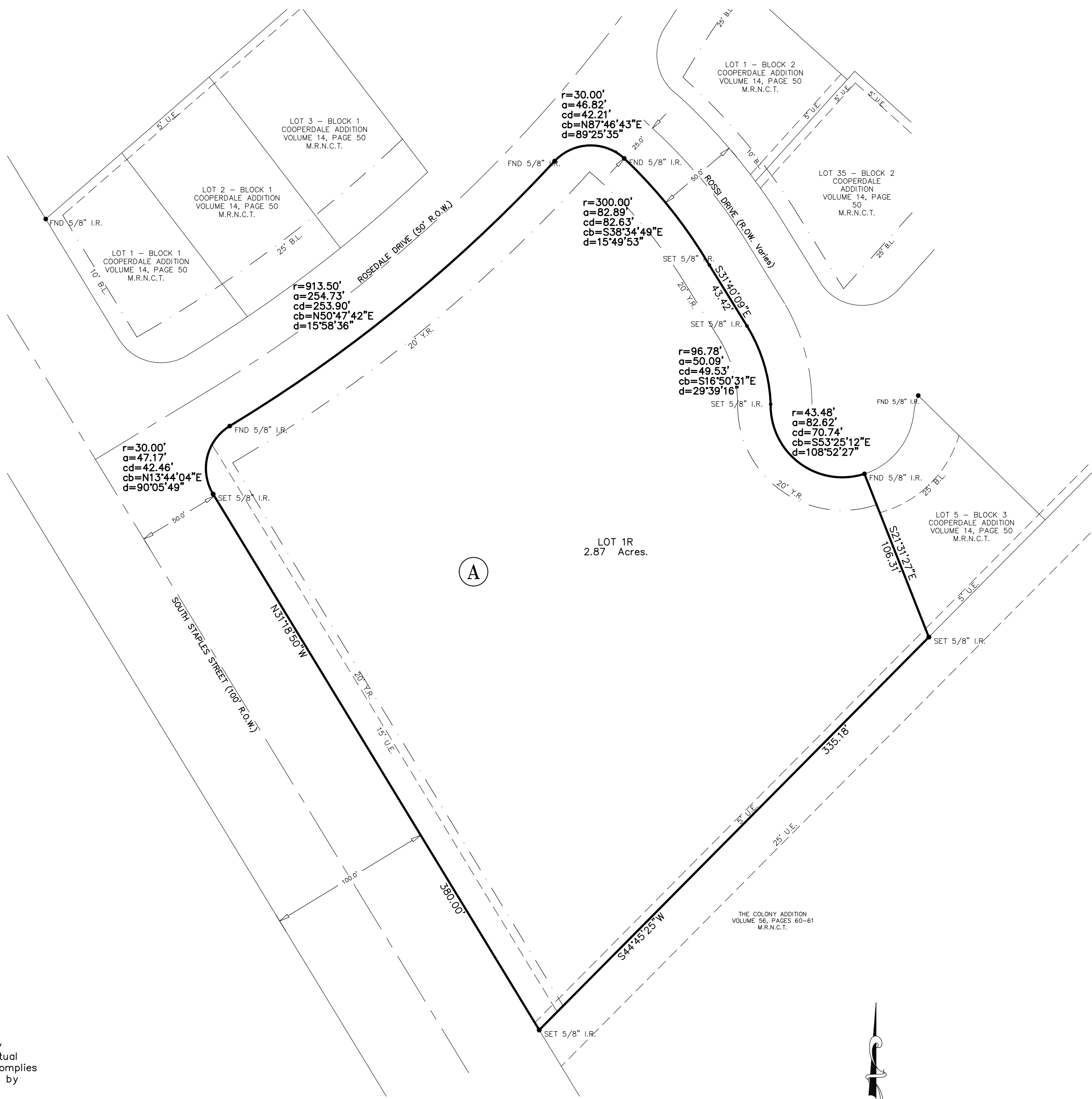
At _____ o'clock _____ M. _____ 2018

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveyors.

This the _____ day of _____ 2018.

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



STATE OF TEXAS
COUNTY OF NUECES

We, ZEBBA, LLC., hereby certify that we are the owners of Lot 1R, the property shown hereon, that we had said land / surveyed as shown on the foregoing map, this map has been prepared for the purpose of description and dedication.

This the _____ day of _____ 2018.

MOHAMMAD R. MOTAGHI, ORGANIZER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by MOHAMMAD R. MOTAGHI.

This the _____ day of _____ 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

We, THE FIRST NATIONAL BANK OF BEEVILLE., hereby certify that we are the lien holders on of Lot 1R, the property shown hereon.

This the _____ day of _____ 2018.

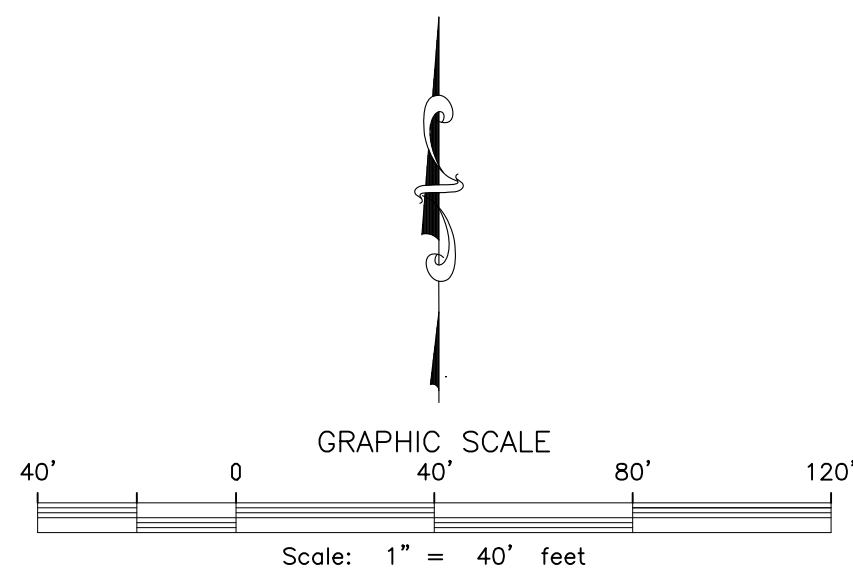
KENT FRYE, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by KENT FRYE.

This the _____ day of _____ 2018.

Notary Public in and for the State of Texas



TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 171213
MARCH 14, 2018