## General Notes:

- 1. Total platted area contains 19.32 Acres of Land. (Includes Street Dedication)
- 2. The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- 3. Grid Bearings and Distances shown hereon are 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. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 5. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

- Surveyor's Notes:
- 1. Grid Bearings and Distances shown hereon are 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.
- 2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM). Community Panel Number 485494 0520 D, Nueces County, Texas, which bears an revised date of June 4, 1987 and it is not located in a Special Flood Hazard Area. The existing FIRM Panel 485494 0520 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
- 3. Proposed Flood Map, this property is proposed to lie within Zones "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0520G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0520G is based on the North American Vertical Datum of 1988 (NAVD88).

State of Texas County of Nueces

RFW AG LIMITED, a Texas Limited Partnership, hereby certifies that it is the owner of Lot 14-C as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

By: RFW AG LIMITED, a Texas Limited Partnership

By: AG GP, LLC

By: \_\_\_\_\_ Raymond F. Wetegrove, Member

State of Texas County of Nueces

This instrument was acknowledged before me by Raymond F. Wetegrove, as Member of RFW AG LIMITED, a Texas Limited Partnership, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

Notary Public in and for the State of Texas

State of Texas County of Travis

Corpus S & S Storage, LLC, a Texas Limited Liability Company, hereby certifies that it is the owner of Lot 15-B as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

By: Corpus S & S Storage, LLC, a Texas Limited Liability Company

By: \_\_\_\_\_ Clayton M. Klutts, Manager

State of Texas County of Travis

This instrument was acknowledged before me by Clayton M. Klutts, as Manager of Corpus S & S Storage, LLC, a Texas Limited Liability Company, on behalf of said company.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

State of Texas County of Cameron

First Community Bank, hereby certifies that it holds a lien on the property owned by Corpus S & S Storage, LLC, a Texas Limited Liability Company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

Plat of

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

28, Map Records of Nueces County, Texas.

By: First Community Bank

By:\_ Michael Scott, CEO/President

State of Texas County of Cameron

This instrument was acknowledged before me by Michel Scott, as CEO/President of First Community Bank, on behalf of said bank.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas



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 \_\_\_\_\_, 20\_\_\_\_\_,

Al Raymond, III, AIA Secretary

Dan Dibble Chairman

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 \_\_\_\_\_, 20\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_. At \_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ O'clock \_\_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

Filed for Record at \_\_\_\_\_ O'clock \_\_\_\_\_M. \_\_\_\_\_, 20\_\_\_\_\_ Kara Sands, County Clerk Nueces County, Texas

Deputy

State of Texas County of Nueces

I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, 20\_\_\_\_\_,

By: \_\_

Approved by the Planning Commission on March 23, 2022

Brian D. Lorentson, R.P.L.S. Texas License No. 6839

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Revised: 02/11/22 Submitted: 01/19/22 SCALE: N.T.S. JOB NO.: 43517.C1.00 SHEET: 1 of 2 DRAWN BY: JAB © 2022 by Urban Engineering urbansurvey1@urbaneng.com

## Flour Bluff and Encinal Farm and Garden Tracts Block 21, Lots 14-C and 15-B

being a Re-plat of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas and Lot 15–A. Section 21. Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 50, Page

