



PLAT OF:
LOT 14, BLOCK 5 FLOUR BLUFF HEIGHTS
BEING 0.316 ACRES (13750.00 sq. ft.) OF LAND OUT OF LOT 8, SECTION 56, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A SUBDIVISION RECORDED IN VOLUME A, PAGES 41-43, NUECES COUNTY, TEXAS MAP RECORDS, SAME BEING DEEDED TO CLYDE MCCULLAR IN DOCUMENT NUMBER 2014044162 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

I, Clyde McCullar, hereby certify that I am owner the property embraced within the boundaries of the foregoing plat; that we have survey and subdivided as shown; that street 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 _____ 2015.

Clyde McCullar, owner

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me by
Clyde McCullar

This the_____ day of _____ 2015.

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 on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the_____ day of _____ 2015.

Phillip J. Ramirez, A.I.A., LEED AP, Chairman

Daniel M. Grimsbo P.E., A.I.C.P.
Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Joseph B. Crosby, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the_____ day of _____ 2015.

Joseph B. Crosby
Registered Professional Land Surveyor No. 5566

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 _____ 2015.

Ratna Pottumuthu, P.E., Leed AP
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 _____, 2015, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2015, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____ By: _____
Filed for Record Deputy

At _____ o'clock _____ M. _____ 2015
Kara Sands,
County Clerk
Nueces County, Texas

GENERAL NOTES:

- BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- TOTAL PLATTED AREA 0.32 ACRE (13750.00 SQ. FT.) INCLUDING THE STREET DEDICATION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "B" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 485464 0317 C, CITY OF CORPUS CHRISTI, TEXAS. WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS IN A SPECIAL FLOOD HAZARD DATE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- ALL BEARINGS AND DISTANCES IN () REFER TO THE RECORDED DEED DCC# 2014044162 O.P.R.N.C.T.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

TEXAS GEO TECH
LAND SURVEYING, INC
5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB #: JESTER