

PLAT OF
FLOUR BLUFF SCHOOL TRACT
BLOCK 3

A TRACT OF LAND OUT OF LOTS 23 & 24, SECTION 49,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS,
AS RECORDED IN VOLUME A, PAGES 41-43,
FLOUR BLUFF SCHOOL TRACT, BLOCK 2, VOLUME 46, PAGES 175-176
AND GLENOAK PARK UNIT 2, BLOCK 2, LOT 2
VOLUME 41, PAGE 182,
MAP RECORDS, NUECES COUNTY, TEXAS
AND CONTAINING 44.79 ACRES OF LAND

STATE OF TEXAS
COUNTY OF NUECES

I, Joe Kelley, Superintendent of the Flour Bluff Independent School District, do hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities. All streets, alley and rights-of-ways are hereby dedicated, in fee simple, to the City of Corpus Christi for municipal purposes.

This the _____ day of _____, 2015.

By: _____
Joe Kelley, Superintendent

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Joe Kelley, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2015.

Notary Public

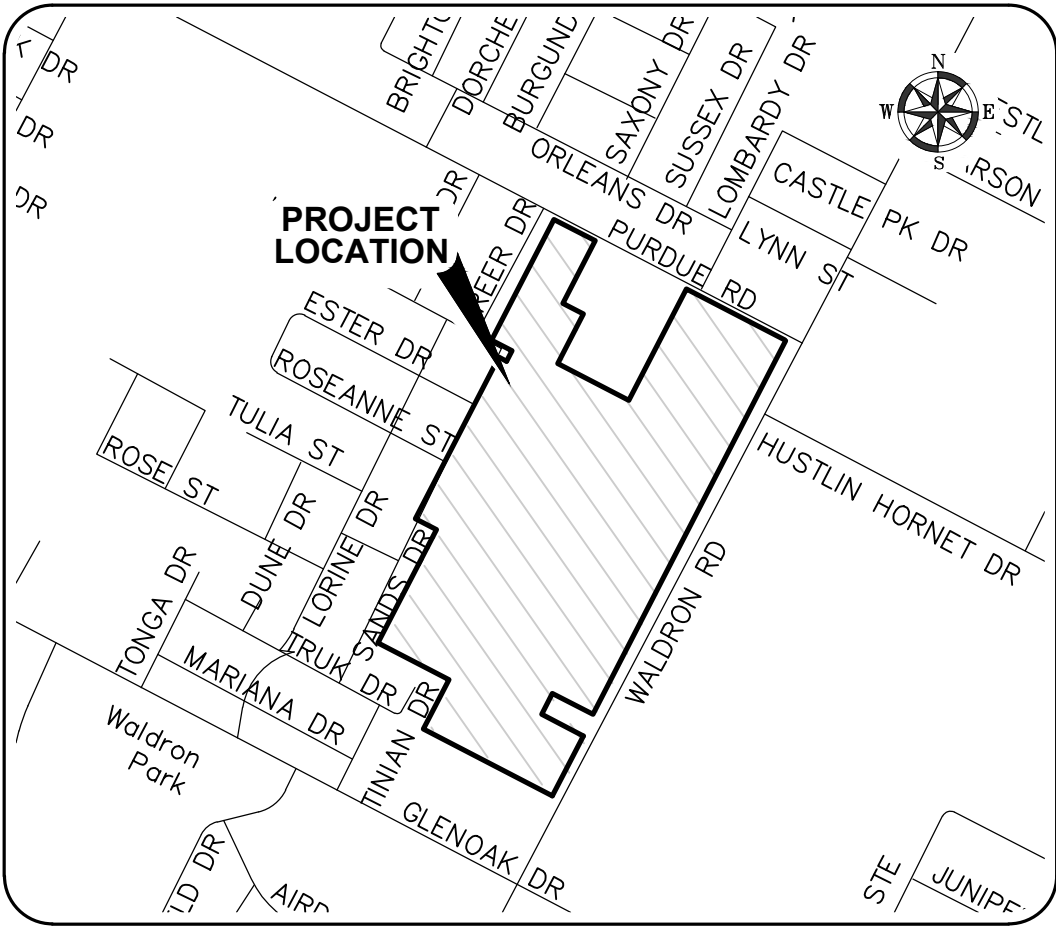
STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Naismith Engineering, Inc.

Date: _____



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

This replat of Flour Bluff School Tract, Block 3, approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 2015.

Ratna S. Pottumuthu, P.E., LEED AP
Major Project Engineer

STATE OF TEXAS
COUNTY OF NUECES

This replat of Flour Bluff School Tract, Block 3, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 2015.

Philip J. Ramirez, AIA, LEED AP
Chairman

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

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the replat of Flour Bluff School Tract, Block 3, dated the _____ day of _____, 2015, with its certificate of authentication was filed for record in my office this the _____ day of _____, 2015, at _____ o'clock __.M. and duly recorded in Volume _____, Page _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said office in Corpus Christi, Texas, this the _____ day of _____, 2015.

No. _____

Filed for record
At _____ o'clock __.M.
_____, 2015.

Kara Sands
County Clerk
Nueces County, Texas

By: _____
Deputy

ENGINEER/SURVEYOR
STACEY KING MORA
PHONE: 361-814-9900
FAX: 361-814-4401

PROJECT ID: 9151-01
DRAWING NAME: 9151 PLAT-TOPO
DRAWING DATE: 3/12/2014

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING
NAISMITH ENGINEERING, INC.
4501 GOLLICHER ROAD
CORPUS CHRISTI, TX 78411
PH: (361) 814-9900
TBAE F-13553 ■ TBPGE F-50017 ■ TBPGLS F-100395-00 ■ NAISMITH-ENGINEERING.COM

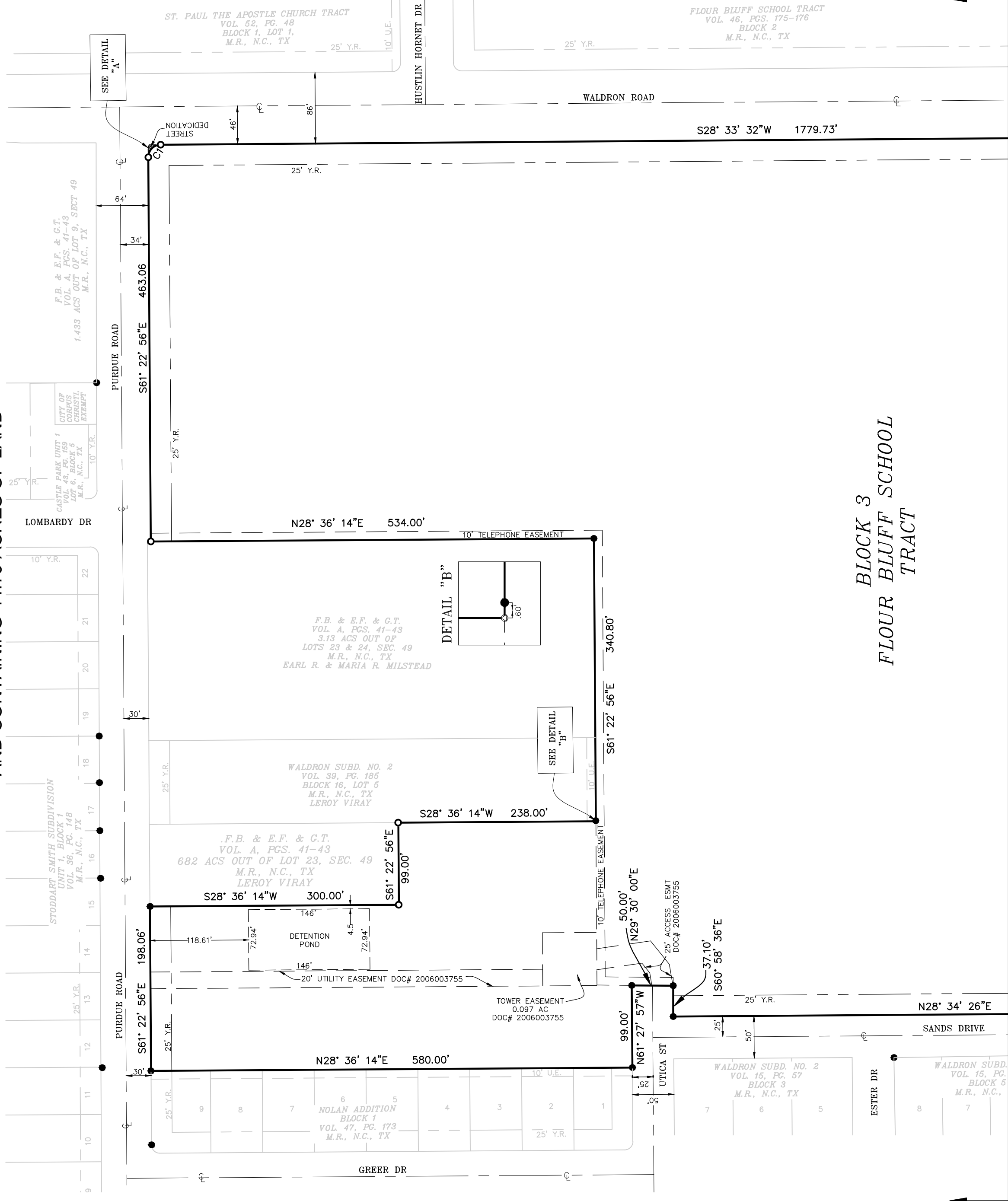
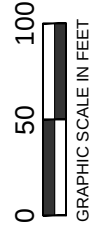
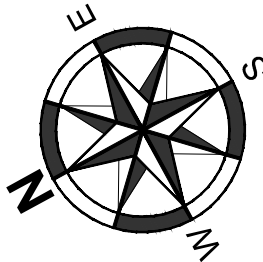
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SHEET 1 OF 3

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GENERAL NOTES:

- TOTAL PLATTED AREA CONTAINS 44.79 ACRES OF LAND, INCLUDING STREET DEDICATION.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983) AND ALL DISTANCES ARE SURFACE DISTANCES.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

LEGEND:

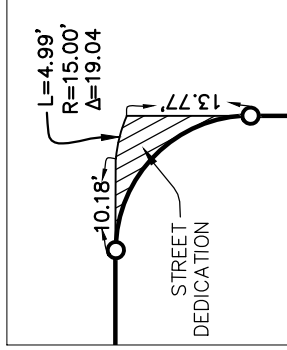
- = 5/8" IRON ROD FOUND
- = A 5/8" DIAMETER BY 18" LONG IRON ROD SET WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX."
- ⊙ = CALCULATED POINT
- E.U.E. = UTILITY EASEMENT
- Y.R. = YARD REQUIREMENT
- D.R. = DEED RECORDS
- M.R. = MAP RECORDS
- N.C., TX. = NUECES COUNTY, TEXAS
- PG. = PAGE
- F.B. & E.F.G.T. = FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT
- ℄ = CENTERLINE

- FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- RECEIVING WATERS: 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 CATERGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION". USE.
- FEMA INFORMATION: PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0318 C MAP, REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING.

NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

LINE	BEARING	LENGTH
L1	S 61°22'56" E	209.06'
L2	S 56°37'07" E	150.52'
L3	S 61°22'56" E	100.00'
L4	S 16°24'42" E	21.22'

DETAIL "A"



CURVE#	DELTA	RADIUS	TANGENT	LENGTH
C1	89°56'24"	15.00'	14.99	23.55'

MATCHLINE "A"

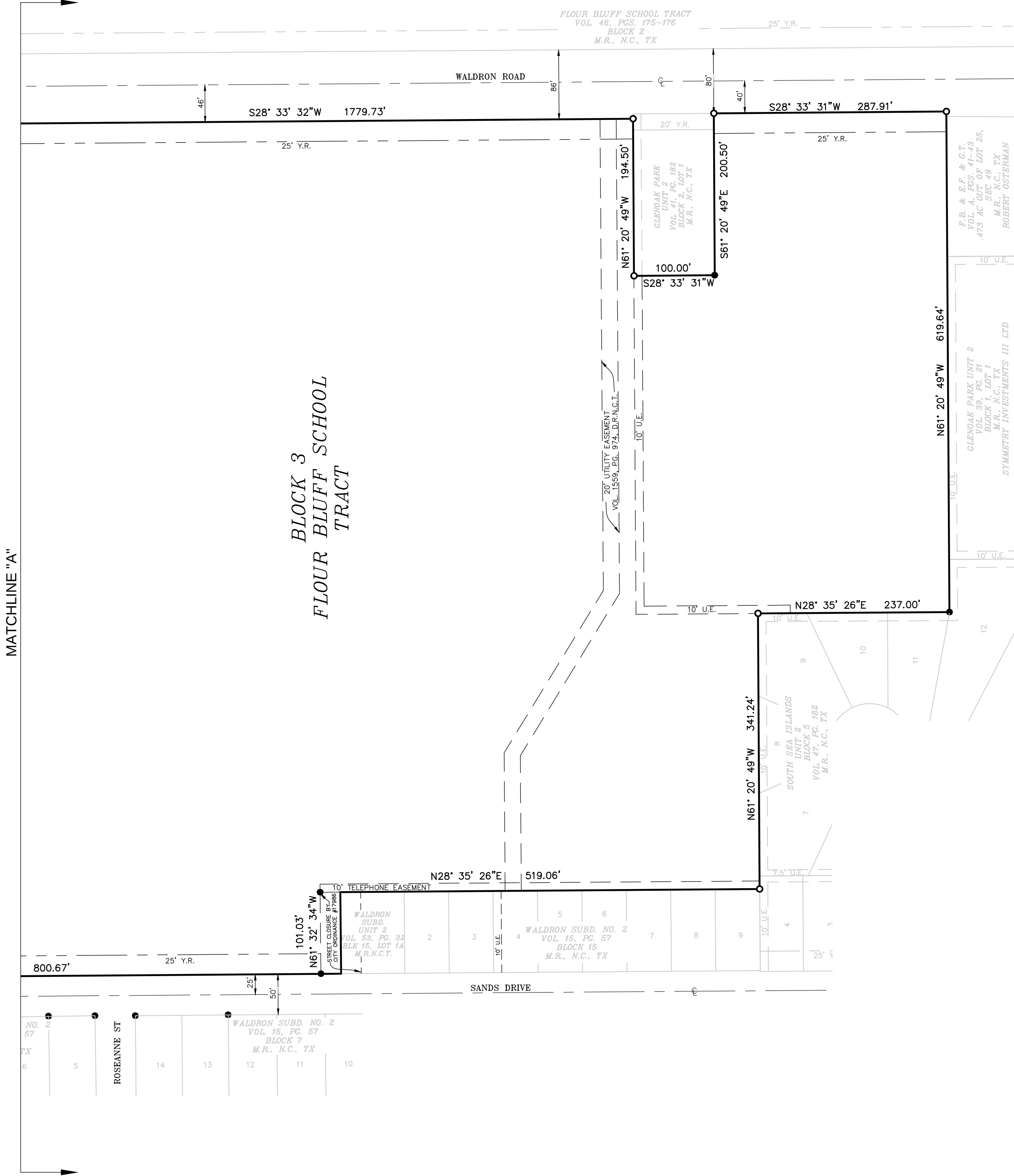
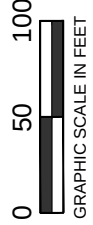
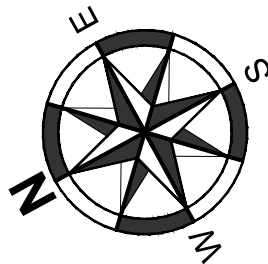
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NaismithEngineering, Inc.
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING
4501 GOLLIHAR ROAD 600 W 8TH SUITE 300 789 E WASHINGTON
CORPUS CHRISTI, TX 78411 AUSTIN, TX 78701 BROWNSVILLE, TX 78523 VICTORIA, TX 77901
PH: (361) 814-9900 PH: (512) 708-9322 PH: (956) 541-1155 PH: (800) 677-2831
TBAE F-13553 ■ TBE F-355 ■ TBE F-500.7 ■ TBAE F-100395-00 ■ NAISMITH-ENGINEERING.COM

ENGINEER/SURVEYOR	STACEY MORA	PHONE	361-814-9900	FAX	361-814-4401
ENGINEER/SURVEYOR EMAIL	SWORK@NAISMITH-ENGINEERING.COM	PROJECT	CITY OF CORPUS CHRISTI	PROJECT NO.	01/27/14
PROJECT ID	RWC	DRAWING NAME	SM	DRAWING DATE	3/12/2014
PROJECT ID	9151-01	PROJECT ID	9151-01	PROJECT ID	9151-01

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ENGINEER/SURVEYOR: STACEY MORA
PHONE: 361-814-9900 FAX: 361-814-4401
ENGINEER/SURVEYOR EMAIL: SMORA@NAISMITHENGINEERING.COM
DESIGNED BY: RMC
CHECKED BY: RMC
APPROVED BY: RMC
DATE: 01/27/14
PROJECT ID: 9151-01
DRAWING NAME: PLAT
DRAWING DATE: 3/12/2014