OCATION MAP FINAL PLAT OF LEOPARD STREET STATE OF TEXAS ALFRED BARTHLOME'S ACRE TRACT COUNTY OF NUECES LOTS 3A And 3B WE, ROMAN SILGUERO AND WIFE MARIA SILGUERO, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED MUELLER STREET WITHIN ALFRED BARTHLOME'S ACRE TRACT, LOTS 3A AND 3B, BEING A REPLAT OF THE SOUTH ONE-HALF (S-1/2) OF THE EAST CORPUS CHRISTI, NUECES COUNTY, TEXAS; THAT WE HAVE HAD ONE-HALF (E-1/2) OF LOT THREE (3), THE NORTH ONE-HALF (N 1/2)SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN ON THE BARTHLOME STREET OF THE EAST ONE-HALF (E-1/2) OF LOT THREE AND THE NORTH FOREGOING MAP; THAT ALL STREETS AND ALLEYS SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC; THAT ALL UTILITY ONE-HALF (N 1/2) OF THE WEST ONE-HALF (W-1/2) OF LOT THREE (3), 117 2-8 4A EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC ALFRED BARTHLOME'S ACRE TRACTS, CORPUS CHRISTI, NUECES COUNTY, FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UP RIVER RD TEXAS, AS SHOWN BY MAP OF RECORD IN VOLUME 4, PAGE 18, UTILITIES; THAT THE FOREGOING MAP HAS BEEN PREPARED UP RIVER RD MAP RECORDS, NUECES COUNTY, TEXAS, SAVE AND EXCEPT THE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION, THIS THE_____, 2015. WEST 10 FEET OF THE NORTH ONE-HALF (N 1/2) OF SAID LOT THREE (3). E BARTHLOME STREET ROMAN SILGUERO /5/8" I. Rod S 71° 25' 00" E 110.00 SCALE: 1" = 600'MARIA SILGUERO \<u>F</u>ound 5/8" I. Rod 20' B.L.─\ STATE OF TEXAS COUNTY OF NUECES STATE OF TEXAS COUNTY OF NUECES THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS WE. ROMAN SILGUERO AND WIFE MARIA SILGUERO, DO HEREBY 15**'** For CHRISTI, TEXAS. THIS THE _____, 2015. BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROMAN SILGUERO AND WIFE MARIA SILGUERO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED RATNA POTTUMUTHU, P.E., LEAD AP TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME DEVELOPMENT SERVICES ENGINEER THAT THEY EXECUTED THE SAME IN CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 2015. LOT 4B LOT 2-A LOT 3B NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS 7,750 Sq. Ft. STATE OF TEXAS ALFRED BARTHLOME'S 0.178 Ac. ALFRED BARTHLOME'S ACRE TRACTS Volume 46, Page 221, MY COMMISSION EXPIRES: _____ COUNTY OF NUECES ACRE TRACTS Volume 34, Page 127, Map Records, Nueces County, 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 _____, 2015. STATE OF TEXAS Found $\sqrt{5/8}$ " I. Rod COUNTY OF NUECES Set 1/2" I. Rod√ DANIEL M. GRIMSBO, P.E., A.I.C.P. PHILIP J. RAMIREZ, A.I.A., LEED AP, CHAIRMAN I, EDWARD L. SAMPLE, A REGISTERED PROFESSIONAL LAND SECRETARY SURVEYOR, HAVE PREPARED THE FOREGOING REPLAT OF 0815112-P026 (15-22000031) 50.00 Found 5/8" I. Rod 71° 25' 00" ALFRED BARTHLOME'S ACRE TRACT, LOTS 3A AND 3B, FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ACRE TH ACTS 5, Page 7, THAT THIS PLAT IS TRUE AND CORRECT AND THAT ALL LOT CORNERS ARE ESTABLISHED AS SHOWN HEREON. THIS THE _____ DAY OF ______, 2015. STATE OF TEXAS COUNTY OF NUECES EDWARD L. SAMPLE I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO LOT 2-B LOT 3 LOT 3A LOT 4A HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF LAND SURVEYOR _____, 2015, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2015 ALFREDO GARCIA 18,600 Sq. Ft. TEXAS LICENSE No. 3534 ALERED BARTHLOME'S ALFRED BARTHLOME'S Volume 2153, Page 252, 0.427 Ac. ACRE TRACTS Volume 46, Page 221, ACRE TRACTS Volume 34, Page 127, Deed Records, Nueces County, Texas AT _____ O'CLOCK ____.M. AND DULY RECORDED THE _____ DAY OF Map Records, Nueces County, Texas Map Records, Nueces County, Texas _____, 2015 AT _____ O'CLOCK ___. M. IN SAID COUNTY IN VOLUME ____, PAGE ____, MAP RECORDS. NOTES: 1) SET 5/8 INCH IRON RODS AT CORNERS UNLESS OTHERWISE NOTED. 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. 2) THIS TRACT CONTAINS 0.605 ACRE. (26,350 Sq. Ft.) 힏턶 3) BY GRAPHIC SCALING ONLY, THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING) AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY No. 485464, PANEL No. KARA SANDS, COUNTY CLERK FILED FOR RECORD NUECES COUNTY, TEXAS 0166, SUFFIX "C", HAVING AN EFFECTIVE DATE OF JULY 18, 1985. 25' B.L.— 4) BEARINGS BASED ON THE NORTH R.O.W. LINE OF UP RIVER ROAD AT _____ O'CLOCK ____.M. AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 18, `— 10' U.E.— _____, 2015. RECORDS OF NUECES COUNTY, TEXAS, ALSO BEING THE 50.00 120.00 ORIGINAL NORTH RIGHT-OF-WAY LINE OF UP RIVER ROAD, 60.00 Found __/ 5/8" I. Rod Found __/ 1/2" I. Pipe HAVING A BEARING OF N 71° 25' 00" W. N 71° 25' 00" W 5) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE SCALE: 1" = 30'DATE: Oct. 15, 2015 UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ∠— £ UP RIVER ROAD ZONING MAY CHANGE. 30' 25' 20' 15' 10' 5' 0' 6) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS **LEGEND**

● = Found Corner

GRAPHIC SCALE

1" = 30'

○ = Set Corner **£** = Centerline

B.L. = Building Line

PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS

CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER

HARBOR AS "INTERMEDIATE".

TRADEWINDS CONSULTING GROUP

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