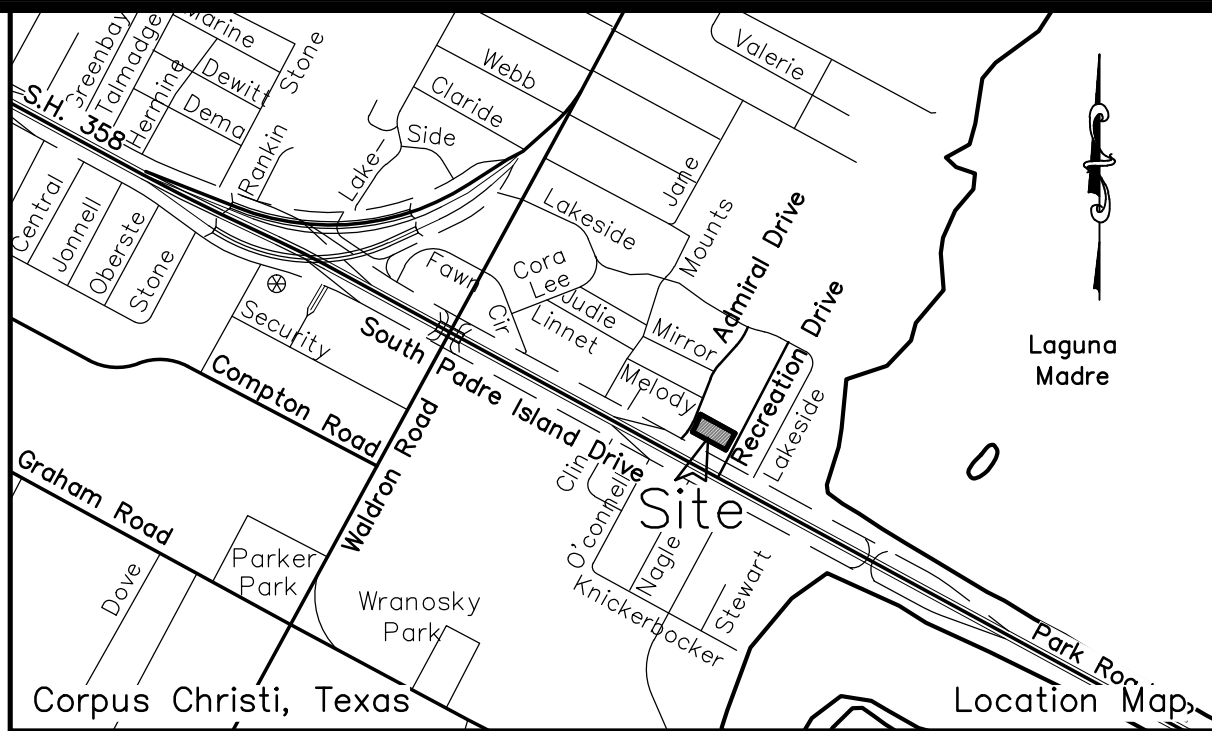


Notes:

- 1.) Total platted area contains 1.02 acres of land.
- 2.) The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
- 3.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zones "B" and "A15 (El 9)" 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 it is partially located in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.

*Plat of  
Flour Bluff Estates  
Block J, Lot 8A*

being a Re-plat of Lots 8, 15, 16 and 17, Block J, Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1 and 2, Map Records of Nueces County, Texas.



Legend:

- Fd. 5/ 8" I.R.
- ⊙ Fd. 1" I.P.
- Set 5 /8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx"

$\Delta=12^{\circ}00'01''$   
 $R=719.09'$   
 $L=150.61'$   
 $CB=N24^{\circ}38'36''E$   
 $CL=150.34'$

**Lot 8A**  
1.02 Acres  
44,639sf

State of Texas  
County of Nueces

Blue Sand Development, LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of 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: Blue Sand Development, LLC

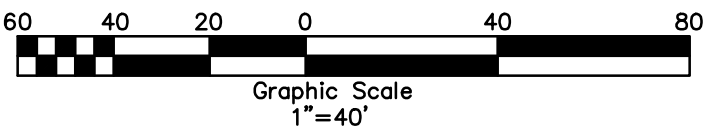
By: \_\_\_\_\_  
Crystal Dollar Allbritton, member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Crystal Dollar Allbritton, as member of Blue Sand Development, LLC.

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

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 by the Department of Development Services of the City of Corpus Christi, Texas.

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

\_\_\_\_\_  
Ratna Pottumuthu, P.E., LEED AP  
Development Services Engineer

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

\_\_\_\_\_  
Daniel M. McGinn, P.E., A.I.C.P.  
Interim Secretary

\_\_\_\_\_  
Philip J. Ramirez, A.I.A., LEED AP, 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\_\_\_\_. 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.

No. \_\_\_\_\_  
Filed for Record

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, James D. Carr, 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\_\_\_\_.

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



DATE: January 30, 2015  
SCALE: 1"=40'  
JOB NO.: 42951.B4.00  
SHEET: 1 of 1  
DRAWN BY: XG