

Hector J. Villarreal, hereby certifies that he is the owner of the lands embraced within the boundaries of the foregoing plat; that he 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.

By: _____
Hector J. Villarreal

This instrument was acknowledged before me by Hector J. Villarreal.

Notary Public in and for the State of Texas

- Fd. 5/8" Iron Rod
- ⦿ Fd. 1" Iron Pipe
- Set 5/8" Iron Rod with red plastic cap stamped "Urban Engr C.C. Tx"

2.36 Acres out of
Block 8, Palm Park
Vol. 5, Pg. 3, Map
Records of Nueces County, Texas
(Owner: KWM Investments, Ltd.)
(Doc. No. 2009049367, OP-R.N.C.T.)

0.52 Acres out of
Block 3, Palm Park
Vol. 5, Pg. 3, Map
Records of Nueces County, Texas
(Owner: Continental Batter Company, a Texas
Corporation)
(Doc. No. 2002000141. O.P.R.N.C.T.)

I.H. 37 (Access Road)

Graphic Scale
1"=40'

- 1.) Total platted area contains 1.55 acres of land.
- 2.) The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".
- 3.) Bearings based on GPS, NAD83 (2011), Texas Coordinate System of 1983, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0166 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not 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.

North East Portion of
Lots 9 and 10,
Block 8 of
John G. Hatch Add.
(Owner: Juan & Sara Saldaña)
(V. 1967, P. 755, D.R.N.C.T.)

Lot 9A, Block 8
John G. Hatch Add.
Vol. 39, Pg. 159, Map
Records of Nueces County, Texas

94.00'

S60°09'00"

close

Lot 9A, Block 8
John G. Hatch Add.
Vol. 39, Pg. 159, Map
Records of Nueces County, Texas

212.63'

Portion of Minton Street
 Ordinance No. 14280
 retained as Utility Easement

Portion of Minton Street
 Ordinance No. 14280
 retained as Utility Easement

Lot 1R 
1.55 Acres
67,673sf

Lot 7, Block 21,
Craven Heights
Vol. A, Pg. 7, Map
Records of Nueces County,
Texas
(Owner: Maribel Maxwell)
(Doc. No. 2004013292,
O.P.R.N.C.T.)

Lot 6, Block 21,
Craven Heights
Vol. A, Pg. 7, Map
Records of Nueces County, Texas
(Owner: Maribel Maxwell)
(Doc. No. 2003069016, O.P.R.N.C.T.)

N/3 of Lot 2 and W 1/5 of
N 1/3 of Lot 3, Block 21,
Craven Heights
Vol. A, Pg. 7, M.R.N.C.T.
(Owner: Herminia Salinas)
(Vol. 1586, Pg. 398, D.R.N.C.T.)

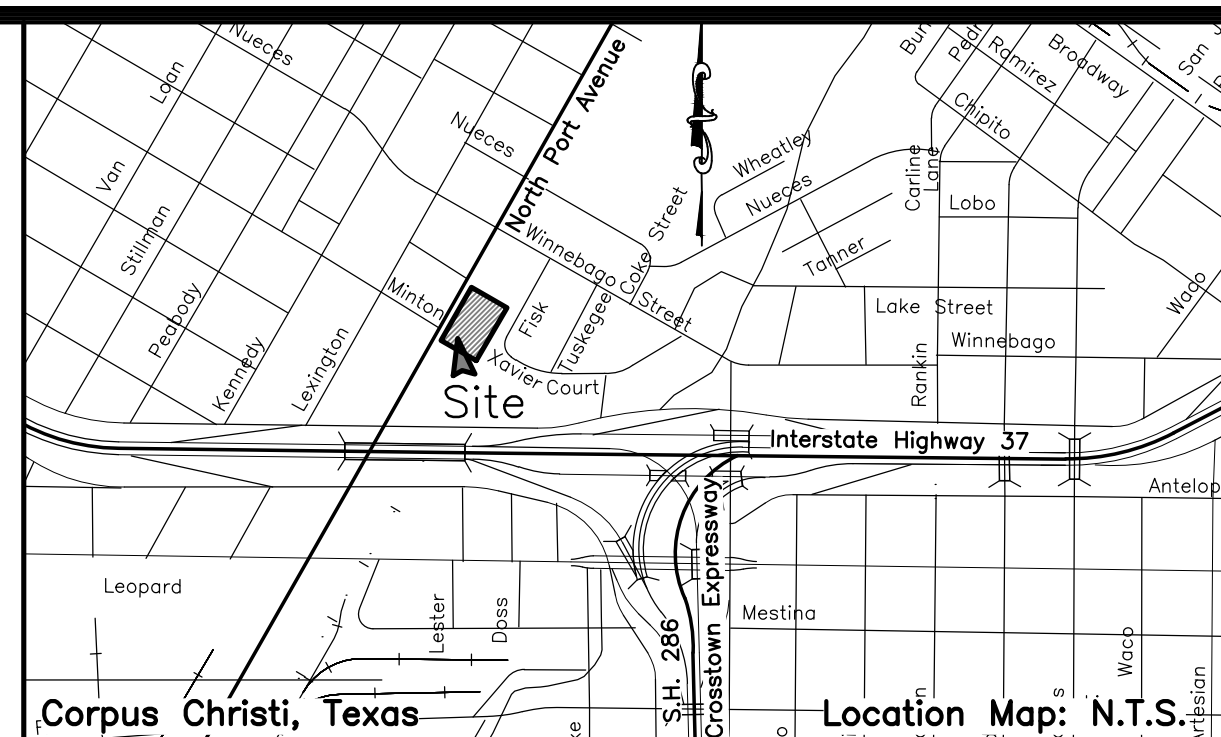
62.5'x37.1' out of
Lots 2 and 3, Block 21,
Craven Heights
Vol. A, Pg. 7, M.R.N.C.T.
(Owner: Geneva Gutierrez)
(Vol. 2193, Pg. 529, D.R.N.C.T.)

62.5'x37.1' out of
Lots 2 and 3, Block 21,
Craven Heights
Vol. A, Pg. 7, M.R.N.C.T.
(Owner: Martin and Imelda Perez)
Doc. No. 2010025395, O.P.R.N.C.T.)

Lot 1, Block 21,
Craven Heights
Vol. A, Pg. 7, Map
Records of Nueces County, Texas
(Owner: Flint Hills Resources)
(Doc. No. 2011010311 O.P.R.N.C.T.)

Plat of
Palmer Park
Block 3, Lot 1R

being a replat of 1.55 acres of land, comprised of a portion of Block 3, Palm Park, a map of which is recorded in Volume 5, Page 3, Map Records of Nueces County, Texas and that portion of Minton Street, closed by City Ordinance No. 14280; said 1.55 acres being the same land described as Tract I - A/K/A Tract "B", Tract II - A/K/A - Tract "C" and Tract III - A/K/A Tract "D", in Special Warranty Deed from Frank Manning and Bruce Callaway to Hector J. Villarreal, recorded in Document No. 2015011695, Official Public Records of Nueces County, Texas.



This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

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

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

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

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

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

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock _____ M.
_____, 20_____

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: July 15, 2015
SCALE: 1"=40'
JOB NO.: 42995.00.00
SHEET: 1 of 1
DRAWN BY: XG

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