

LOTS 12A, 12B & 12C BLOCK 221
PADRE ISLAND-CORPUS CHRISTI
SECTION NO. 4

BEING A REPLAT OF LOT 12, BLOCK 221
PADRE ISLAND-CORPUS CHRISTI
SECTION NO. 4
AS RECORDED IN VOLUME 33 PAGE 44 - 47 (M.R.N.C.T.),
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"-S" DENOTES SET 58" I.R.
"-*" DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE A-13 (10'), COMMUNITY #485464, PANEL 0405D, (CITY OF CORPUS CHRISTI), AND IS WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 05/04/92
5. 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.
6. TOTAL PLATTED AREA IS 0.2211 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM PADRE ISLAND-CORPUS CHRISTI, SECTION NO. 4 AS RECORDED IN VOLUME 33, PAGES 44 - 47 (M.R.N.C.T.)
8. LOT 12C (COMMON SHARED ACCESS) PROVIDES PUBLIC RIGHT-OF-WAY ACCESS AND YARD REQUIREMENT SETBACK FOR LOTS 12A & 12B.
9. LOT 12C IS JOINTLY OWNED & MAINTAINED BY LOTS 12A & 12B.

STATE OF TEXAS
COUNTY OF NUECES

WE, VALTEX INVESTMENTS, LLC HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 12A & 12B, BLOCK 221, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP THAT WE HAD SAID LAND SURVEYED AS SHOWN, THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER, AND THAT WE HAVE NO OTHER INTERESTS IN THE SAID LAND, AND WE HAVE NO OTHER PUBLIC UTILITIES, THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2016,

RAUL VALDEZ
PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL VALDEZ, OWNER OF VALTEX INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR NUECES CO., 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 _____, 2016,

DANIEL MCGINN, A.T.C.P., INTERIM SECRETARY

PHILIP J. RAMIREZ, A.I.A., LEED AP, CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY, APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ OF _____, 2016,

DEVELOPMENT SERVICES ENGINEER
RATNA POTTUMUTHU, LEED AP, P.E.

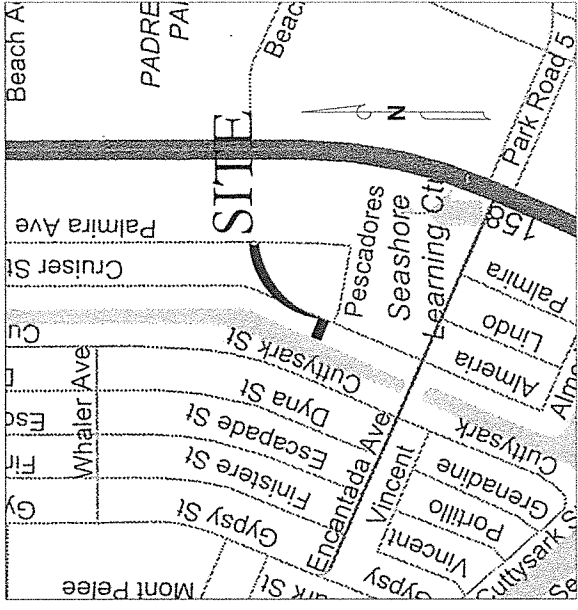
STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2016, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2016 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME _____, PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2016.

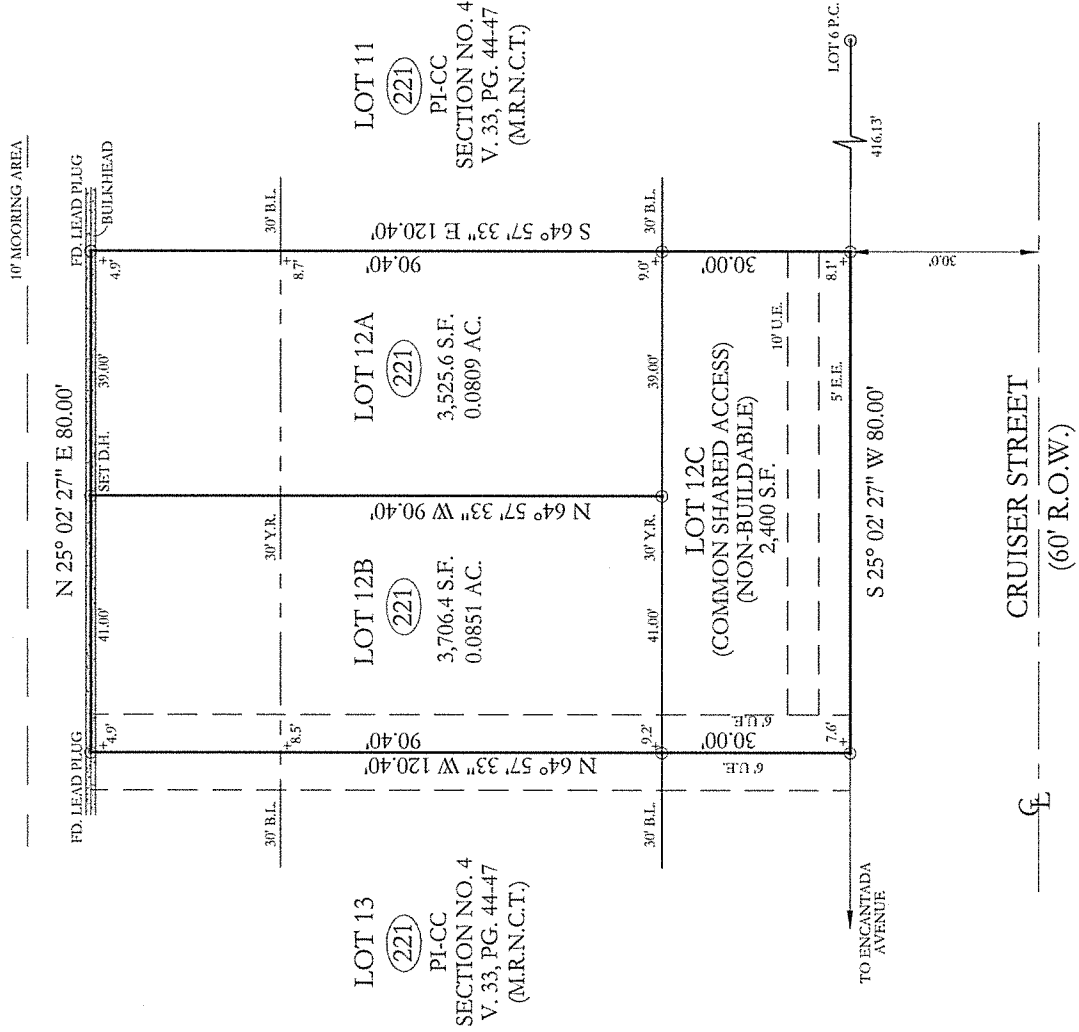
KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK



VICINITY MAP (NTS)

NAVIGATION CHANNEL



STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM 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 ____ OF _____, 2016,

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6338 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE: 11/24/2015
REVISED:
OFFICE: RV & RG
FIRM NO. F-166

JOB #:
15-4349