

LOTS 1-JR, 2-JR & 1-KR, BLOCK 2
WOOLDRIDGE CREEK CENTER

BEING A REPLAT OF LOTS 1-J & 1-K, BLOCK 2,
WOOLDRIDGE CREEK CENTER
IN VOLUME 65, PAGE 166 (M.R.N.C.T.)

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 DRAIN EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"4" DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE "C" ON FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL #485464-0303C, CITY OF CORPUS CHRISTI, TEXAS
WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO
BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL"
AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE OSO BAY AS "CONTACT
RECREATION" USE.
6. TOTAL PLATTED AREA IS 2.3052 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM
AS RECORDED IN VOLUME 65, PAGES 166 (M.R.N.C.T.)
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE
REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

WE, GILBERTO URESTI & MARIA OLGA C. URESTI, HEREBY CERTIFY THAT WE ARE THE OWNERS OF
LOTS 1-JR & 2-JR, BLOCK 2, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT IWE HAD SAID LAND
SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER;
THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE
OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND
DEDICATION,

THIS THE ____ OF _____, 2016,

GILBERTO URESTI,
OWNER & GENERAL PARTNER

MARIA OLGA C. URESTI
OWNER & GENERAL PARTNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED GILBERTO URESTI & MARIA OLGA C. URESTI AND KNOWN TO ME TO
BE THE PERSON WHOSE NAME 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

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

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.I.C.P., 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, P.E., LEED AP.

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

STATE OF TEXAS
COUNTY OF NUECES

WE, JESSE GARCIA & IRMA GARCIA, HEREBY CERTIFY THAT WE ARE THE OWNERS OF
LOT 1-KR, BLOCK 2, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT IWE HAD SAID LAND
SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER;
THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE
OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND
DEDICATION,

THIS THE ____ OF _____, 2016,

JESSE GARCIA,
OWNER

IRMA GARCIA
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED JESSE GARCIA & IRMA GARCIA AND KNOWN TO ME TO
BE THE PERSON WHOSE NAME 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



VICINITY MAP (N.T.S.)

STATE OF TEXAS
COUNTY OF NUECES

WE PROSPERITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN
ON LOT 1-KR OWNED BY J. GARCIA HOLDINGS, LLC AND THAT WE APPROVE
OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED

THIS THE ____ DAY OF _____, 2016

EXECUTIVE LOAN OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

THIS THE ____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT 1R, BLOCK 1
WOOLDRIDGE INDUSTRIAL PARK
VOL. 67, PG. 273-274
(M.R.N.C.T.)

LOT 14, TRACT C
LOKEY SUBDIVISION
VOL. 7, PG. 16
(M.R.N.C.T.)

LOT 1E, BLOCK 2
WOOLDRIDGE CREEK CENTER
VOL. 65, PG. 65
(M.R.N.C.T.)

LOT 1B, BLOCK 2
WOOLDRIDGE CREEK CENTER
VOL. 61, PG. 83
(M.R.N.C.T.)

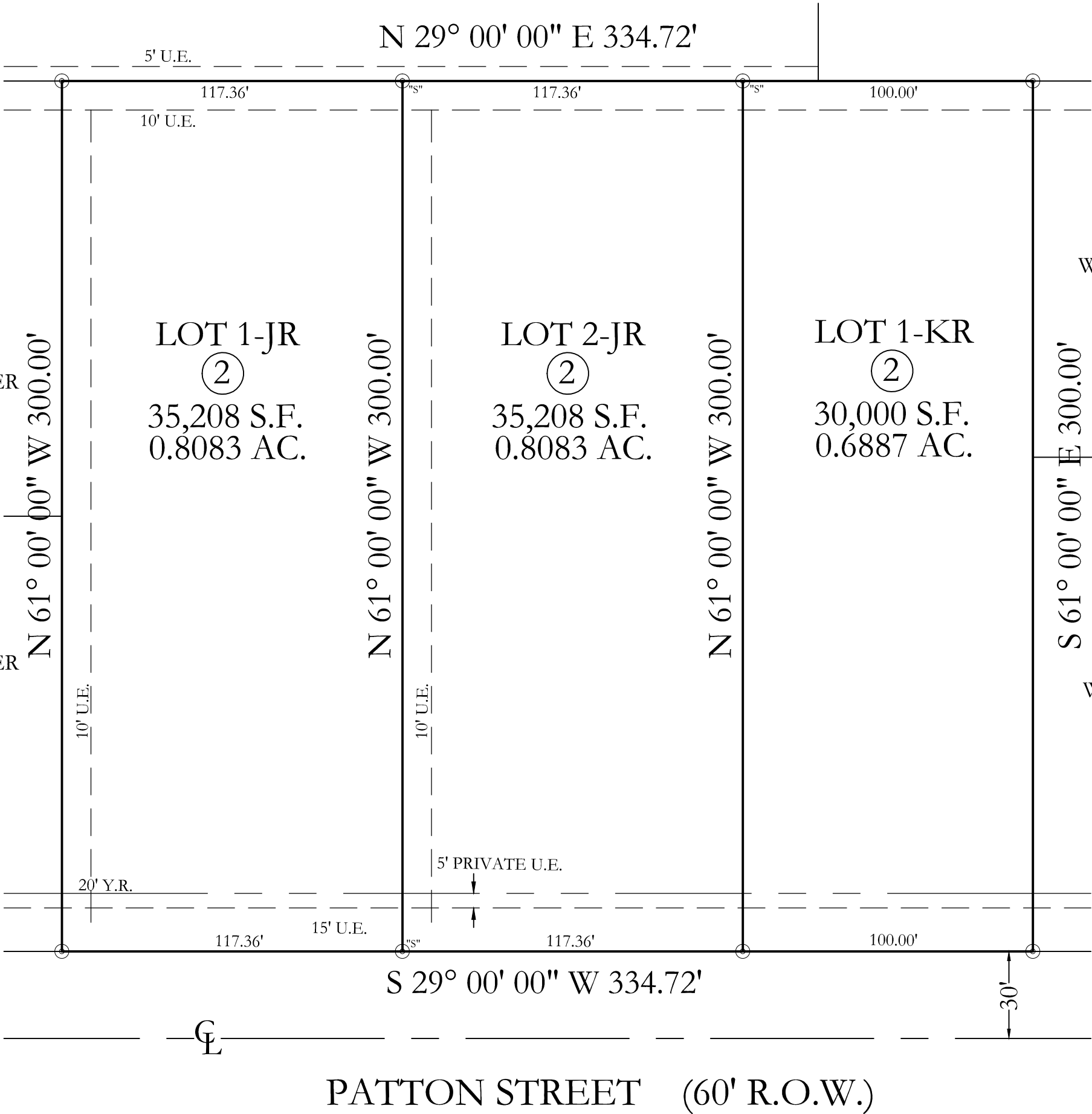
LOT 1-JR
②
35,208 S.F.
0.8083 AC.

LOT 2-JR
②
35,208 S.F.
0.8083 AC.

LOT 1-KR
②
30,000 S.F.
0.6887 AC.

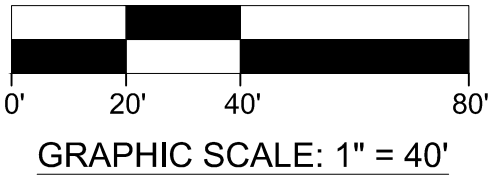
LOT 1G, BLOCK 2
WOOLDRIDGE CREEK CENTER
VOL. 65, PG. 65
(M.R.N.C.T.)

LOT 1H, BLOCK 2
WOOLDRIDGE CREEK CENTER
VOL. 65, PG. 65
(M.R.N.C.T.)



VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



GRAPHIC SCALE: 1" = 40'

DATE:

04/18/2016

REVISED:

OFFICE:

RV & RG

JOB #:

10-4873

FIRM NO. F-166