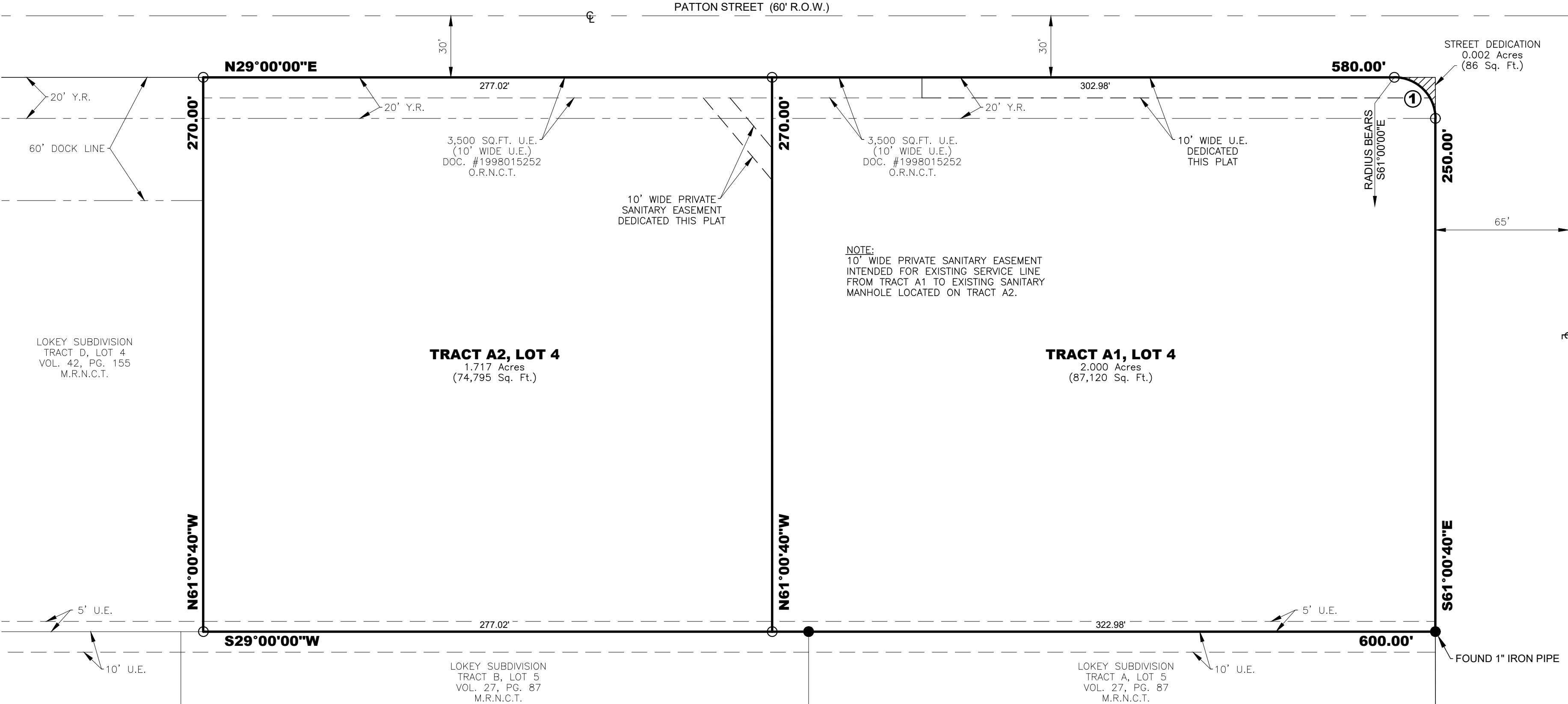




SCALE: 1"=40'

PREVAILING BREEZE



CURVE DATA

① $\Delta=89^{\circ}59'20''$
R=20.00'
L=31.41'
T=20.00'



VICINITY MAP N.T.S

NOTES:

1. BASIS OF BEARING OF THIS SURVEY MATCH THOSE AS SHOWN ON THE PLAT OF LOKEY SUBDIVISION, TRACTS A & C, LOT 4, A MAP OF WHICH IS RECORDED IN VOL. 35, PG. 85, M.R.N.C.T.
2. PARENTHESIS INDICATE CALLED BEARINGS AND / OR DISTANCES.
3. ● FOUND 5/8" STEEL ROD (OR AS NOTED)
○ SET 5/8" STEEL ROD
4. TOTAL AREA OF THIS PLAT IS 162,000 SQUARE FEET OR 3.719 ACRES, WITH STREET DEDICATION.
5. NO EASEMENT RESEARCH HAS BEEN PERFORMED BY COYM, REHMET, AND GUTIERREZ ENGINEERING, L.P.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, PANEL NO.: 485464 0303 C, EFFECTIVE DATE: JULY 18, 1985.
7. 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". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
8. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
10. EXPANSION OF A NONCONFORMING STRUCTURE SHALL BE PERMITTED PROVIDED THAT SUCH EXPANSION DOES NOT INCREASE THE EXTENT OF THE NONCONFORMITY. RELIEF BY A VARIANCE MAY BE REQUIRED FOR AN EXPANSION TO THE NON-CONFORMING STRUCTURE THAT DOES MEET THE UNIFIED DEVELOPMENT CODE PROVISIONS (UDC SECTION 9.4).

STATE OF TEXAS:
COUNTY OF NUECES:

I, David L. Nesbitt, a Registered Professional Land Surveyor for Coym, Rehmet & Gutierrez Engineering, L.P., have prepared the foregoing map from surveys made on the ground under my direction & that it is true and correct to the best of my knowledge, information & belief; I have been engaged under contract to set all lot & block corners as shown hereon & to complete such operations with due & reasonable diligence consistent with sound professional practice.

Coym, Rehmet & Gutierrez Engineering, L.P.

David L. Nesbitt R.P.L.S., L.S.L.S.
License No. 5302

STATE OF TEXAS:
COUNTY OF NUECES:

The final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this _____ day of _____, 2016.

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 by the Planning Commission of the City of Corpus Christi, Texas, this _____ day of _____, 2016.

Daniel M. McGinn, AICP
Interim Secretary

Philip J. Ramirez, AIA, LEED AP
Chairman

STATE OF TEXAS:
COUNTY OF NUECES:

I, Kara Sands, Clerk of the County Court in & for Nueces County, Texas, hereby certify that the foregoing map of Lokey Subdivision, Tracts A1 & A2, Lot 4, dated the _____, day of _____, 2016, with its certificate of authentication was filed for record in my office this _____, day of _____, 2016, at _____ o'clock _____m. & duly recorded in Volume _____, Pages _____, Map Records of Nueces County, Texas. Witness my hand & seal of said Court at office in Corpus Christi, Texas, this _____ day of _____, 2016.

Kara Sands, Nueces County Clerk

Doc#

STATE OF TEXAS:
COUNTY OF NUECES:

We, Howard and Lili Karsh, owners of Revstart Management, LLC., hereby certify that we are the owners of Lokey Subdivision, Tracts A1 & A2, Lot 4, Nueces County, Texas, & that all easements as shown are dedicated, to the public for the installation, operation, and maintenance of public utilities & we adopt this plat for the purposes of description & dedication this _____ day _____, 2016.

Howard Karsh

Lili Karsh

STATE OF TEXAS:
COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared Howard Karsh, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office, this _____ day of _____, 2016.

Notary Public

STATE OF TEXAS:
COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared Lili Karsh, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office, this _____ day of _____, 2016.

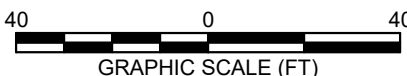
Notary Public

Coy, Rehmet & Gutierrez Engineering, L.P.
TBPE Firm Reg. No. F-388
TBPLS Firm Reg. No. 101040-01
5656 South Staples, Suite 230
Corpus Christi, Texas 78411
Phone (361) 991-8550 Fax 993-7569
E-Mail crg@crgel.com

SURVEY DATE: APRIL 13, 2016
SURVEY PREPARED: JUNE 10, 2016
CRG JOB: 20979C

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SHEET 1 OF 1



**PLAT OF
LOKEY SUBDIVISION
TRACTS A1 & A2, LOT 4**

BEING A REPLAT OF TRACT A, LOT 4, OF LOKEY SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 35, PAGE 85, MAP RECORDS, NUECES COUNTY, TEXAS.