Notes: 1.) Total platted area contains 0.292 Acres of Land. Plat of 2.) 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 receiving <u>Legend:</u> Cayo Del Oso water as "contact recreation" use. ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX", Found 3.) Grid Bearings and Distances shown hereon are referenced to the Texas **ESTATE WATERFRONT HOMESITES** Coordinate System of 1983, Texas South Zone 4205, and are based on the ● 5/8 Inch Iron Rod, Found North American Datum of 1983(2011) Epoch 2010.00. 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0316 C, City of Corpus Christi, Block 10, Lot 1A Texas, which bears an effective date of July 18, 1985 and is not in a being a final plat of Lot 1, Block 10, Shoreline Special Flood Hazard Area. Vista, a map of which is recorded in Volume 68, 5.) The yard requirement, as depicted is a requirement of the Unified County of Nueces Pages 370 and 371, Map Records of Nueces Development Code and is subject to change as the zoning may change. County, Texas and 0.064 Acres of Land out Lot 8, City of Corpus Christi Location Map: N.T.S. Section 40, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 0.064 Acres described in Warranty Deed from Ronald A. Voss to Live Oak Construction, Inc., a Texas corporation, recorded under Document No. \*\*\*\*\*\*\*\*, Official Public County of Nueces  $\Delta = 14^{\circ}55'20''$ Records of Nueces County, Texas. R=310.00' This final plat of the herein described property was approved by the Department of Development L=80.74' Services of the City of Corpus Christi, Texas. CB=N21°03'31"E CL=80.51' Ratna Pottumuthu, P.E., LEED AP Development Services Engineer 0.292 Acres  $\Delta = 12^{\circ}22^{\circ}25^{\circ}$ State of Texas R=440.00' County of Nueces → L=95.02' CB=S2219'58"W This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission. 5 CL=94.84 Daniel McGinn, A.I.C.P. Philip J. Ramirez, A.I.A., LEED AP, Chairman Interim Secretary  $\Delta = 90^{\circ}00'00''$ State of Texas County of Nueces R=10.00' L=15.71'I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing CB=S73'31'11"W instrument dated the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, with its certificate of authentication was CL=14.14' 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. State of Texas State of Texas County of Nueces County of Nueces Filed for Record Kara Sands, County Clerk Nueces County, Texas Live Oak Construction, Inc., a Texas corporation, hereby certifies that it is the owner of the First Community Bank, hereby certifies that it holds a lien on the property owned by Live at \_\_\_\_\_ O'clock \_\_\_ lands embraced within the boundaries of the foregoing plat; that it has had said lands Oak Construction, Inc., a Texas corporation, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed. 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 This the \_\_\_\_\_, 20\_\_\_\_\_, description and dedication. This the \_\_\_\_\_, 20\_\_\_\_. State of Texas By: First Community Bank County of Nueces By: Live Oak Construction, Inc., a Texas corporation 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 Miles Graham, Executive Vice-President Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice. Ronald A. Voss. President State of Texas County of Nueces This the \_\_\_\_\_, 20\_\_\_\_\_, State of Texas This instrument was acknowledged before me by Miles Graham, as Executive Vice—President County of Nueces of First Community Bank, on behalf of said bank. Preliminary, this document shall not be recorded This instrument was acknowledged before me by Ronald A. Voss, as President of Live Oak James D. Carr, R.P.L.S. for any purpose and shall not be used or viewed Construction, Inc., a Texas corporation, on behalf of said corporation. Texas License No. 6458 or relied upon as a final survey document. This the \_\_\_\_\_, 20\_\_\_\_\_. This the \_\_\_\_\_, 20\_\_\_\_\_, DATE: July 27, 2016 SCALE: 1"=30" Notary Public in and for the State of Texas Notary Public in and for the State of Texas ENGINEERING JOB NO.: 23808.B6.01 SHEET: 1 of 1

DRAWN BY: XG

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