

STATE OF TEXAS
COUNTY OF NUECES

GANDY-ROBERTSON, INC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION

THIS THE _____ DAY OF _____, 20____.

FRANCIS I. GANDY, JR, EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, AS _____,

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF NUECES

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

JULIO DIMAS, CFM, INTERIM SECRETARY

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

STATE OF TEXAS
COUNTY OF NUECES

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

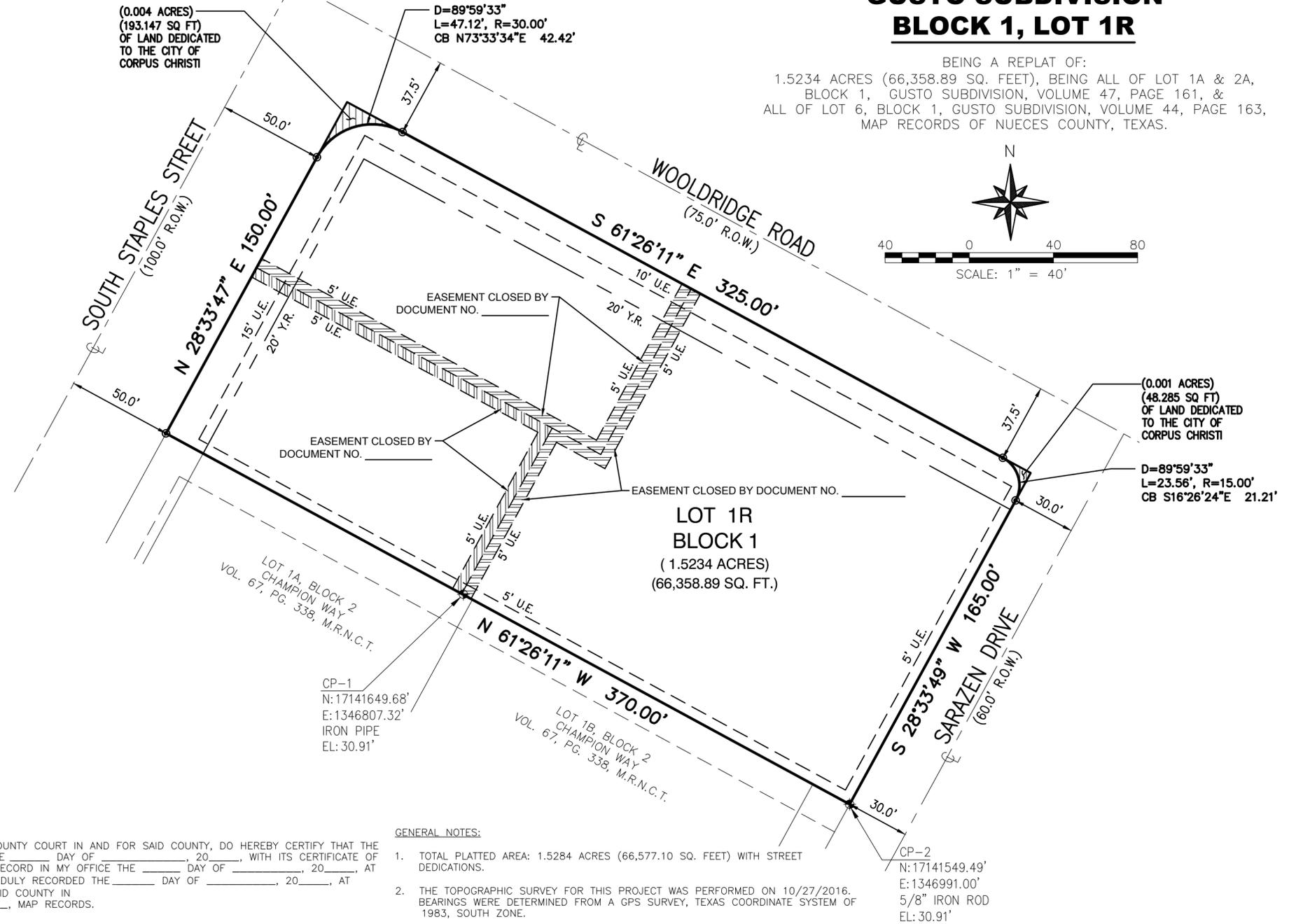
AT _____ O'CLOCK _____M. _____, 20____ BY: _____
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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.

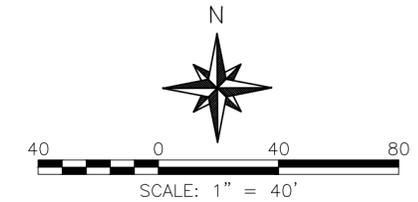
THIS THE _____TH DAY OF _____, 20____.

XAVIER D. SANDOVAL, R.P.L.S.
TEXAS LICENSE NO. 5886



GUSTO SUBDIVISION BLOCK 1, LOT 1R

BEING A REPLAT OF:
1.5234 ACRES (66,358.89 SQ. FEET), BEING ALL OF LOT 1A & 2A,
BLOCK 1, GUSTO SUBDIVISION, VOLUME 47, PAGE 161, &
ALL OF LOT 6, BLOCK 1, GUSTO SUBDIVISION, VOLUME 44, PAGE 163,
MAP RECORDS OF NUECES COUNTY, TEXAS.



GENERAL NOTES:

- TOTAL PLATTED AREA: 1.5284 ACRES (66,577.10 SQ. FEET) WITH STREET DEDICATIONS.
- THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS PERFORMED ON 10/27/2016. BEARINGS WERE DETERMINED FROM A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "C", KNOWN AS AN AREA OF MINIMAL FLOODING AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 485464 0284 C, MAP REVISED DATE: JULY 18, 1985, FOR NUECES COUNTY, TEXAS.
- 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.
- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- "IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE."

- Y.R. = YARD REQUIREMENT
- U.E. = UTILITY EASEMENT
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS.
- D.R.N.C.T. = DEED RECORDS NUECES COUNTY TEXAS.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON RODS WITH PLASTIC CAP STAMPED "XDS", ALL OTHER PROPERTY CORNERS ARE NOTATED.

XDS SURVEYING MAPPING XDS LAND SURVEYING, LLC. 308 SAN RAFAEL DRIVE PORTLAND, TX 78374 210.718.7189	 CIVIL • STRUCTURAL • MARINE TOPOGRAPHIC SURVEYING TYPE FIRM No. 1-1226 PHONE: 301-945-8842 EMAIL: me@munoze.com 8631 CW Brownville Rd CORPUS CHRISTI, TX, 78415	DRAWN BY: JA CHK BY: RA APP BY: XDS SCALE: AS NOTED DATE: NOVEMBER 2016	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	CHKD	DATE																				
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