

WEDGEWOOD TERRACE UNIT 2
BLOCK 10, LOTS 1, 2, & 3

BEING A REPLAT OF BLOCK 10
WEDGEWOOD TERRACE UNIT 2
AS RECORDED IN VOLUME 43 PAGE 120 (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 5/8" I.R.
"±" DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C, PANEL #485464 0315D, CITY OF CORPUS CHRISTI, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 08/03/89
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIROMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 9.550 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM WEDGEWOOD TERRACE UNIT 2 AS RECORDED IN VOLUME 43, PAGE 120 (M.R.N.C.T.).
8. THE OWNERS OF LOT 2 AND LOT 3 WILL SHARE ACCESS AND MAINTENANCE TO PRIVATE ACCESS EASEMENT WITH REPLACEMENT COST TO OWNERS FOR MAINTENANCE TO ANY PUBLIC UTILITY WITHIN THE ACCESS EASEMENT.
9. THE HOME OWNERS OF LOT 2 AND LOT 3 AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO PRIVATE DRIVES REASONABLY USED BY GOVERNMENT VEHICLES AND INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF DRIVEWAY DESIGN OR CONSTRUCTION.

STATE OF TEXAS
COUNTY OF NUECES

I, ROLAND T. BRYANT, HEREBY CERTIFY THAT I AM THE OWNER OF BLOCK 10, LOTS 1, 2, & 3, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I 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 _____, 2017,

ROLAND T. BRYANT
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROLAND T. BRYANT KNOWN TO ME TO BE THE PERSONS 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 _____, 2017

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 _____, 2017,

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

14.772 AC. OUT OF
LOT 6, SECTION 38
F.B. & E.F. & G.T.
VOL. A, PGS. 41-43
(M.R.N.C.T.)
(OWNER-BJR VENTURES LLC)
DOC. NO. 2006013040
(G.W.D.R.N.C.T.)

18.9312 AC. OUT OF
LOT 7, SECTION 38
F.B. & E.F. & G.T.
VOL. A, PGS. 41-43
(M.R.N.C.T.)
(OWNER - BETTY H. TALLY)
DOC. NO. 2000001358
(W.D.R.N.C.T.)

LOT 2A, BLOCK 11
WEDGEWOOD TERRACE UNIT 2
VOL. 63, PGS. 70
(M.R.N.C.T.)

LOT 3
⑩
225,610.1 S.F.
5.179 AC.

LOT 2
⑩
136,370.9 S.F.
3.131 AC.

LOT 1
⑩
54,029.5 S.F.
1.240 AC.

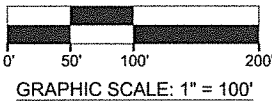
CURVE DATA ①
Δ= 89°58'17"
R= 10.00'
L= 15.70'
T= 10.0'
Lc= N 15° 56' 02" W 14.14'

LOT 3, BLOCK 11
WEDGEWOOD TERRACE UNIT 2
VOL. 63, PGS. 70
(M.R.N.C.T.)

YORKTOWN BOULEVARD
(120' R.O.W.)

VOSS ENGINEERING, INC.

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



DATE:

12/28/2016

REVISED:

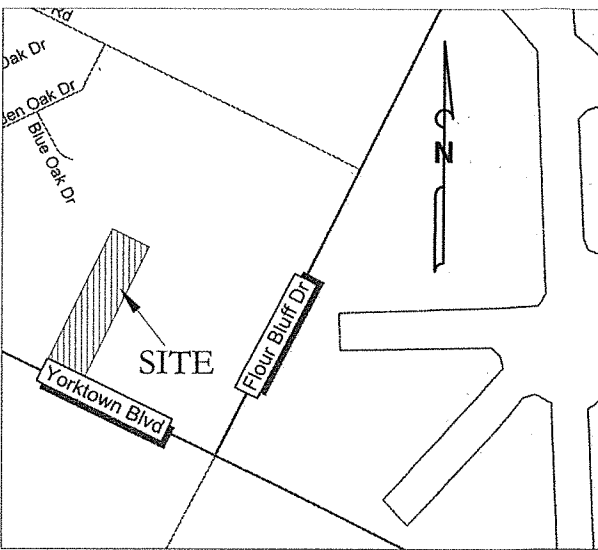
OFFICE:

RV & RG

JOB #:

13-0082

FIRM NO. F-166



VICINITY MAP (NTS)

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 _____, 2017,

DANIEL MCGINN, A.I.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 _____, 2017,

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 _____, 2017, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2017 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 _____, 2017.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT IN NUECES COUNTY, TEXAS, HAS BEEN APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUTNY HEALTH DEPARTMENT PRIOR TO INSTALLATION

THIS THE ____ OF _____, 2017,

NUECES COUNTY HEALTH DEPARTMENT

WEDGEWOOD TERRACE UNIT 2
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14.772 AC. OUT OF
LOT 6, SECTION 38
F.B. & E.F. & G.T.
VOL. A, PGS. 41-43
(M.R.N.C.T.)
(OWNER-BJR VENTURES LLC)
DOC. NO. 2006013040
(G.W.D.R.N.C.T.)

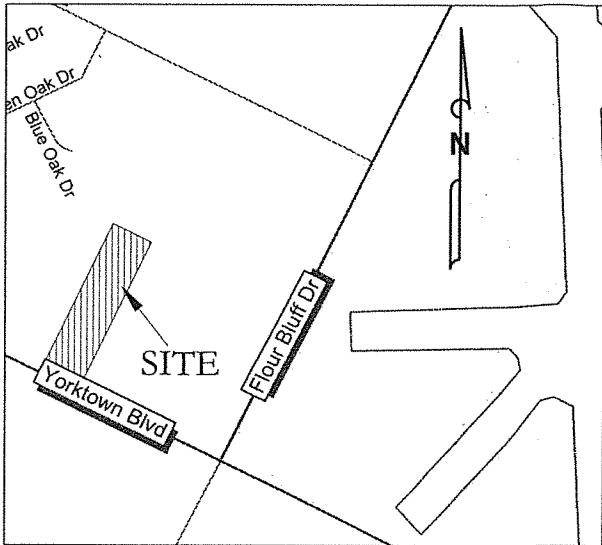
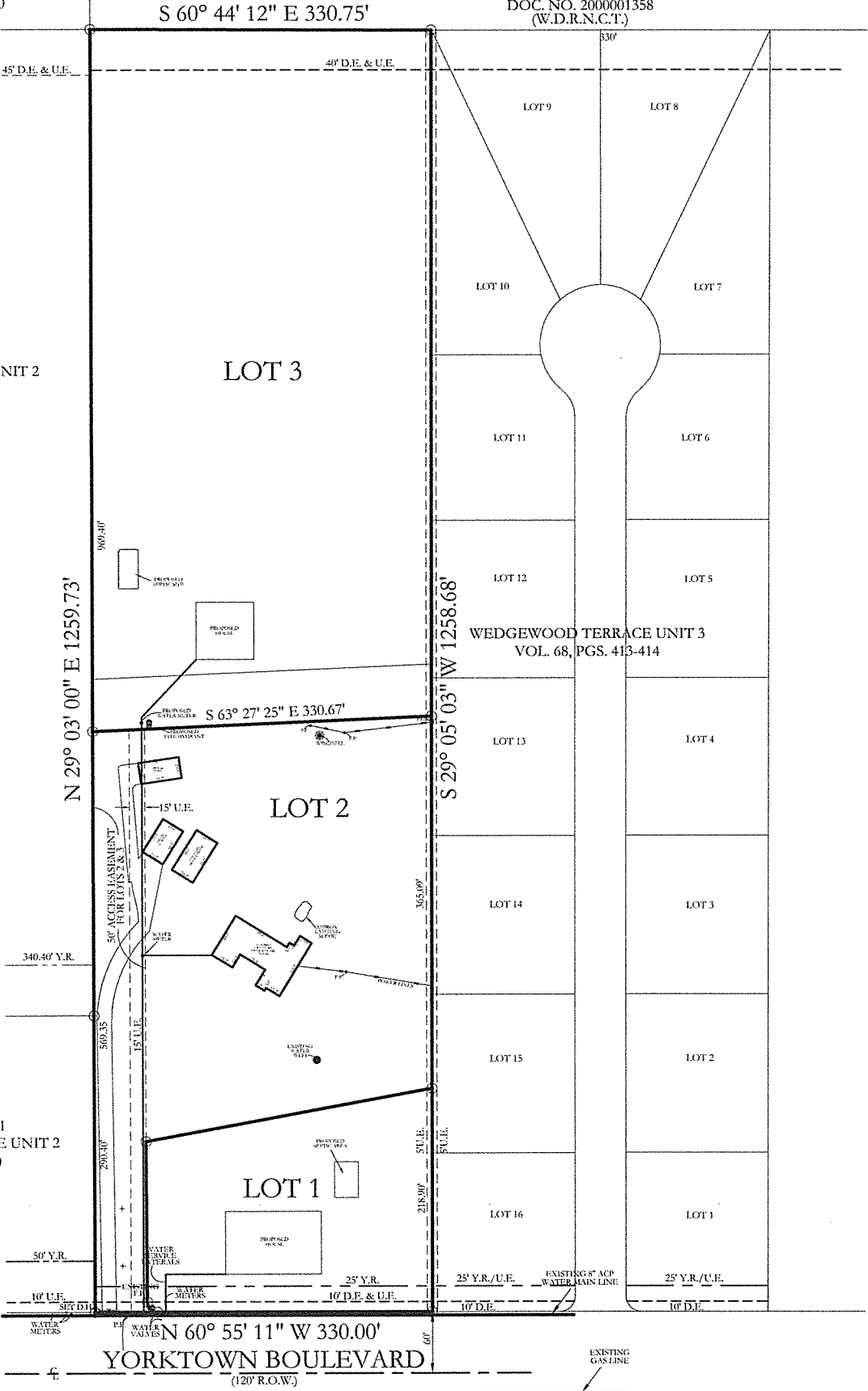
UTILITY PLAN

18.9312 AC. OUT OF
LOT 7, SECTION 38
F.B. & E.F. & G.T.
VOL. A, PGS. 41-43
(M.R.N.C.T.)
(OWNER - BETTY H. TALLY)
DOC. NO. 2000001358
(W.D.R.N.C.T.)

LOT 2A, BLOCK 11
WEDGEWOOD TERRACE UNIT 2
VOL. 63, PGS. 70
(M.R.N.C.T.)

LOT 3, BLOCK 11
WEDGEWOOD TERRACE UNIT 2
VOL. 63, PGS. 70
(M.R.N.C.T.)

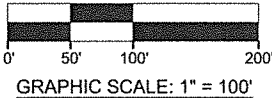
*NOTE: LOTS WILL BE SERVICED WITH
SEPTIC SYSTEM MEETING
CITY & COUNTY REQUIREMENTS
(LOT 2 ALREADY HAS A SEPTIC SYSTEM)



VICINITY MAP (NTS)

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