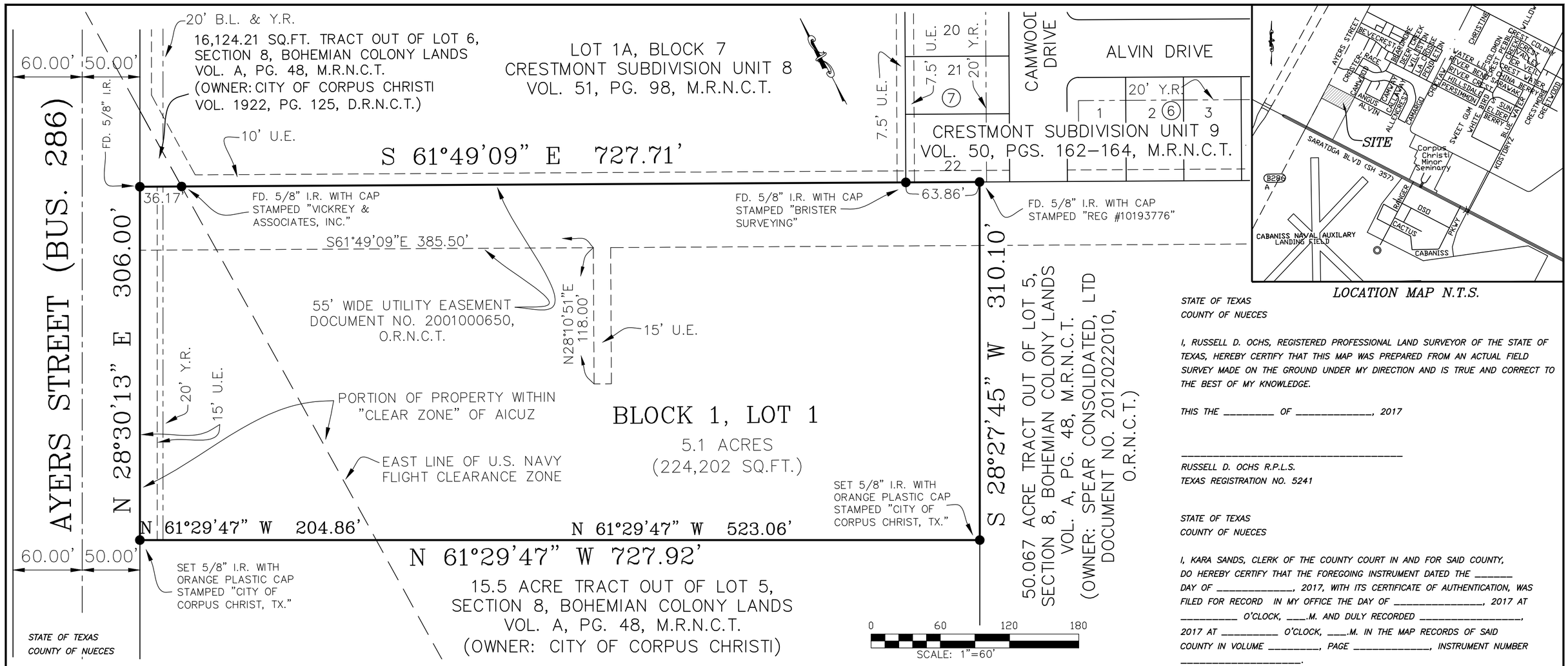

LOCATION MAP N.T.S.

STATE OF TEXAS
COUNTY OF NUECES

I, RUSSELL D. OCHS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS THE _____ OF _____, 2017

_____
RUSSELL D. OCHS R.P.L.S.
TEXAS REGISTRATION NO. 5241

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 _____, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF _____, 2017 AT _____ O'CLOCK, ___.M. AND DULY RECORDED _____, 2017 AT _____ O'CLOCK, ___.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____ DEPUTY

BY:_____ KARA SANDS COUNTY COURT NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THE CITY OF CORPUS CHRISTI, HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN HEREON; THAT ALL STREETS AND EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC USE FOREVER; AND THAT THE FOREGOING PLAT WAS PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2017.

_____
MARGIE C. ROSE, CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGIE C. ROSE, CITY MANAGER OF THE CITY OF CORPUS CHRISTI, TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED THEREIN AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2017

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

LEGEND:
I.R.– IRON ROD
U.E.– UTILITY EASEMENT
Y.R.– YARD REQUIREMENT
B.L.– BUILDING LINE
SQ.FT.– SQUARE FEET
O.R.N.C.T.– OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
D.R.N.C.T.– DEED RECORDS OF NUECES COUNTY, TEXAS
M.R.N.C.T.– MAP RECORDS OF NUECES COUNTY, TEXAS
VOL.– VOLUME
PG.– PAGE
PGS.– PAGES
℄ – CENTERLINE

NOTES:
1. *TOTAL PLATTED AREA = 5.1 ACRES (224,202 SQUARE FEET).*
2. *THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.*
3. *BEARINGS ARE BASED ON GPS BEARINGS, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).*
4. *SET 5/8" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "CITY OF CORPUS CHRISTI, TX." AT ALL LOT CORNERS, EXCEPT WHERE NOTED.*
5. *THE RECEIVING WATERS FOR 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 ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.*
6. *FEMA FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NUMBER 485464 0280C, DATED JULY 18, 1985, SHOWS SUBJECT PROPERTY TO BE WITHIN FLOOD ZONE " C", AREA OF MINIMAL FLOODING.*
7. *PROPERTY MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN.*
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

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.

_____
JULIO DIMAS, CFM
INTERIM SECRETARY

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

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2017.

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

REVISED: 1/23/2017 – PLAT REVIEW COMMENTS

PLAT OF
FIRE STATION 18 TRACT
BLOCK 1, LOT 1

BEING A REPLAT OF 5.1 ACRES (224,202 SQUARE FEET) OF LAND OUT OF LOT 5, SECTION 8, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGE 48, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO THE CITY OF CORPUS CHRISTI, TEXAS PER WARRANTY DEED DATED MARCH 31, 1986 AND RECORDED IN VOLUME 2006, PAGES 810 THRU 816, DEED RECORDS OF NUECES COUNTY, TEXAS.

CITY of CORPUS CHRISTI, TEXAS
Engineering Services
Survey Division
361-826-3551

Date: December 28, 2016 Drawn By: JJS	Checked By: RO\ON Project: 5246-FIRE STATION 18	SHEET 1 OF 1

K:\Engineering\Survey\PROJECTS\JN5246-FIRE STATION 18-AYERS-TOPO-2016\JN5246-FIRE STATION 18-TOPO-2016.dwg, PLAT-18X24-SCALE60, 1/23/2017 1:18:29 PM, DWG To PDF.pc3, 11

K:\Engineering\Survey\PROJECTS\JN5246-FIRE STATION 18-AYERS-TOPO-2016\JN5246-FIRE STATION 18-TOPO-2016dwg