
PLOTDATE: 01-10-17 9:58 AM



I, ALONZO ESCOBAR & CYNTHIA PEREZ ESCOBAR, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT WE HAVE HAD SAID SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHT-OF-WAY ARE DEDICATED TO THE PUBLIC USE FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE DAY OF ,2017.

ALONZO ESCOBAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
ALONZO ESCOBAR & CYNTHIA PEREZ ESCOBAR

THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 5th DAY OF AUGUST, 2016.

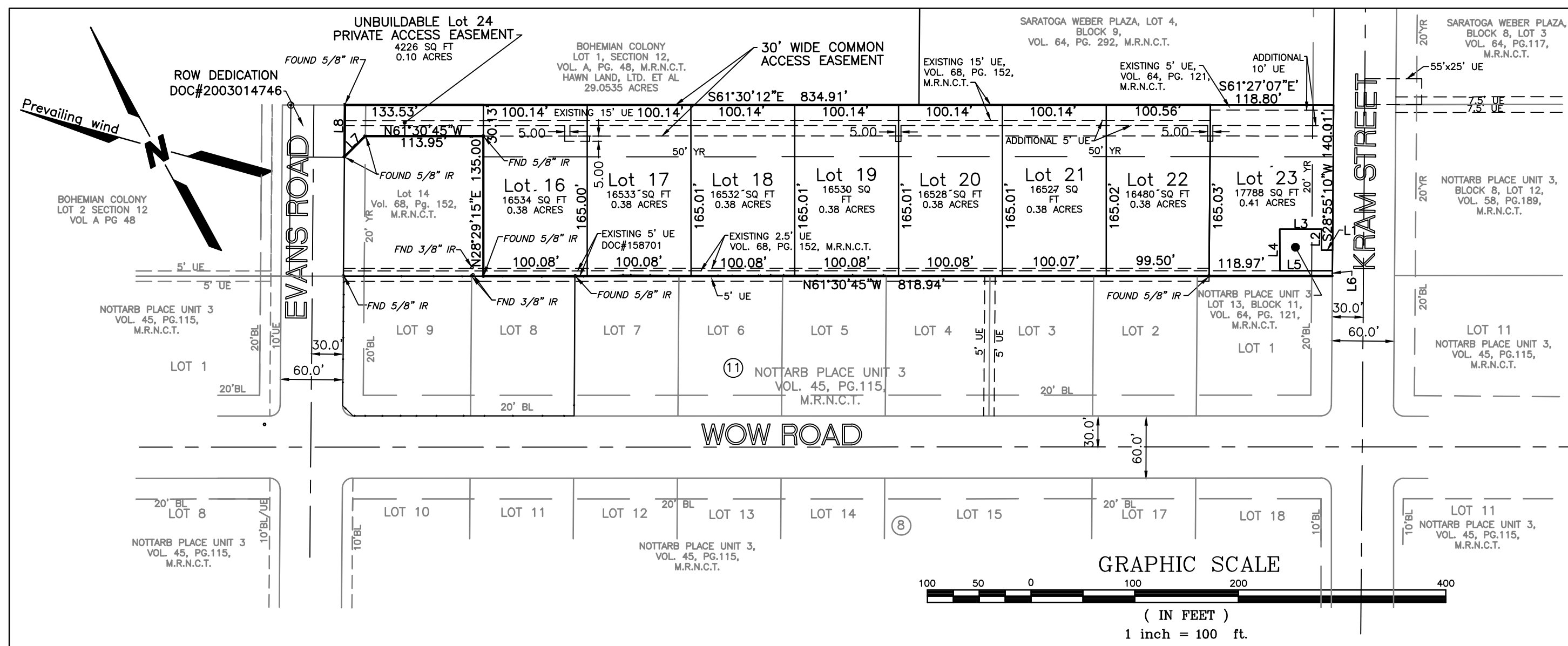


NOTES

1. THE PROPERTY IS ZONED "IL" LIGHT INDUSTRIAL, AND LIES WITHIN FLIGHT ZONE APZ-2.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. THE BASIS OF BEARING IS THE NORTH BOUNDARY LINE OF BLOCK 11, NOTTARB PLACE, UNIT 3, AS SHOWN IN VOLUME 45, PAGES 114-115, M.R.N.C.T.
4. THE SUBJECT PROPERTY LIES IN ZONE C [AREAS OF MINIMAL FLOODING] AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 485464 0283 C DATED JULY 18, 1985.
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 ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE 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. 5/8" IRON RODS AT ALL LOT CORNERS, UNLESS SHOWN OTHERWISE.
7. OWNERS OF LOTS WILL SHARE ACCESS AND MAINTENANCE TO PRIVATE ACCESS EASEMENT WITH REPLACEMENT COST TO OWNERS FOR MAINTENANCE TO ANY PUBLIC UTILITY WITHIN THE ACCESS EASEMENT.
8. PROPERTY OWNER(S) OF LOT 24 AND THE 30' WIDE COMMON ACCESS EASEMENT TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
 - A. PRIVATE DRIVES REASONABLY USED BY GOVERNMENT VEHICLES.
 - B. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF DRIVEWAY DESIGN OR CONSTRUCTION.

NOTTARB PLACE, UNIT 3,
BLOCK 11, LOTS 16-24,

BEING A REPLAT OF LOTS 12 & 15, BLOCK 11, NOTTARB PLACE UNIT 3,
AS SHOWN ON THE PLATS RECORDED IN VOL. 64, PG. 121 AND VOL. 68, PG. 152,
RESPECTIVELY, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; CONTAINING 3.16 ACRES



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

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

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

THE 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.

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

JULIO DIMAS, CFM
INTERIM SECRETARY

PREPARED BY

BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

LINE TABLE

L1	N61°45'01"W	10.68
L2	N28°30'55"E	20.23
L3	N61°33'20"W	40.26
L4	S28°15'00"W	40.17
L5	S61°30'45"E	50.61
L6	S28°50'54"W	5.00
L7	N73°45'01"E	28.19
L8	N28°59'50"E	50.00

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 THE ____ DAY OF _____, 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 OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE
DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

NOTTARB PLACE, UNIT 3, BLOCK 11, LOTS 16-24 SHEET 1 OF 1