

GENERAL NOTES:

1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
2. TOTAL PLATTED AREA 12.28ACRES
3. BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464 0167C DATED 07/18/1985 , THIS PROPERTY IS ALL IN ZONE C, AREAS OF MINIMAL FLOODING. THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED RPROFESSIONAL ENGINEER.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "YSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
5. THE RESIDENTIAL DWELLING ON THE PROPERTY ARE CONSIDERED EXISTING NONCONFORMING STRUCTURES DUE TO STRUCTURES NOT MEETING YARD REQUIREMENTS.

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, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_ 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records. At \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_ 2017

No. \_\_\_\_\_ By: \_\_\_\_\_  
Filed for Record Deputy  
Kara Sands,  
Clerk County Court  
Nueces County, Texas  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_ 2017

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.

Phillip J. Ramirez, AIA, LEED AP  
Chairman of Planning Commission

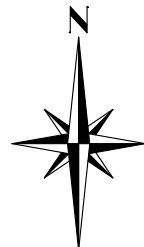
Julio Dimas, CFM  
Interim Secretary

STATE OF TEXAS  
COUNTY OF NUECES

This final plat of the herein described property was approved by the department of Development Services Engineer of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

Ratna Pottumuthu, P.E., Leed AP  
Development Services Engineer



Scale: 1" = 100' feet

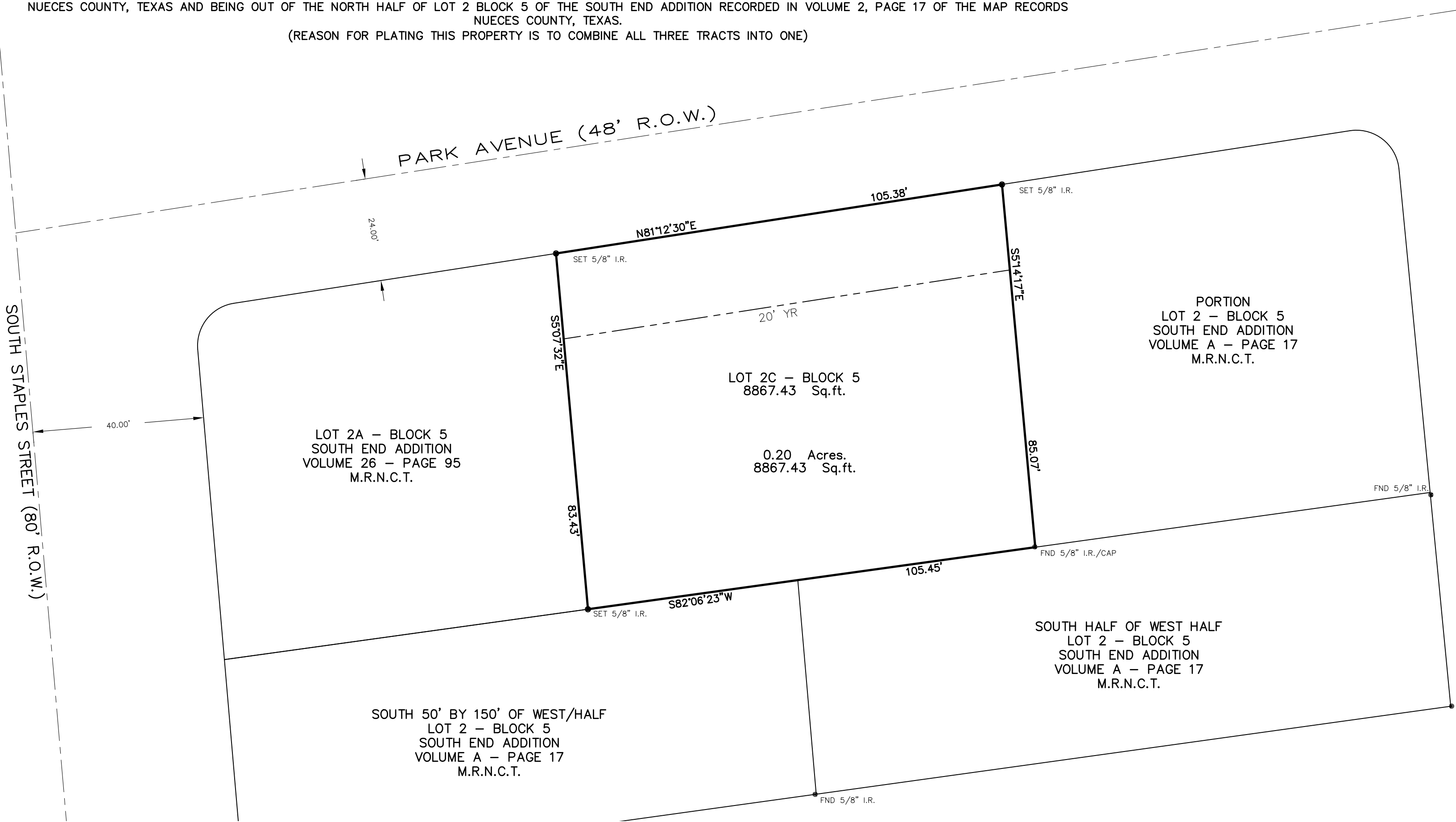
**TEXAS GEO TECH**  
ENGINEERING & LAND SURVEYING, INC

5525 SOUTH STAPLES – SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB #: 160522

# PLAT OF: SOUTH END ADDITION, BLOCK 5, LOT 2C

BEING A TOTAL OF 0.20 ACRES (8867.43 SQ. FT.) MADE UP OF ALL OF THAT TRACT CALLED 0.097 ACRES RECORDED IN DOCUEMENT NUMBER 2014013062 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS AND BEING OUT OF THE NORTH HALF OF LOT 2, BLOCK 5 OF THE SOUTH END ADDITION RECORDED IN VOLUME 2, PAGE 17 OF THE MAP RECORDS NUECES COUNTY, TEXAS AND MADE UP OF A CALLED NORTH 57.20 FEET BY 83.70 FEET RECORDED IN DOCUMENT NUMBER 2014005956 OF THE OF THE DEED RECORDS OF NUECES COUNTY, TEXAS AND BEING OUT OF THE NORTH HALF OF LOT 2, BLOCK 5 OF THE SOUTH END ADDITION RECORDED IN VOLUME 2, PAGE 17 OF THE MAP RECORDS NUECES COUNTY, TEXAS AND MADE UP OF THAT TRACT CALLED 0.053 ACRES RECORRDED IN DOCUMENT NUMBER 2017037113 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS AND BEING OUT OF THE NORTH HALF OF LOT 2 BLOCK 5 OF THE SOUTH END ADDITION RECORDED IN VOLUME 2, PAGE 17 OF THE MAP RECORDS NUECES COUNTY, TEXAS.

(REASON FOR PLATING THIS PROPERTY IS TO COMBINE ALL THREE TRACTS INTO ONE)



STATE OF TEXAS  
COUNTY OF NUECES

WE RUSSELL CANALES AND THELMA CANALES , hereby certifies that we are the owners of the property embraced within the boundaries of the foregoing plat; that we have surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that streets as shown are dedicated in fee simple to the 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 \_\_\_\_\_ 2017.

RUSSEL CANALES, CO-OWNER

THELMA CANALES, CO-OWNER

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by RUSSEL CANALES AND THELMA CANALES

This the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

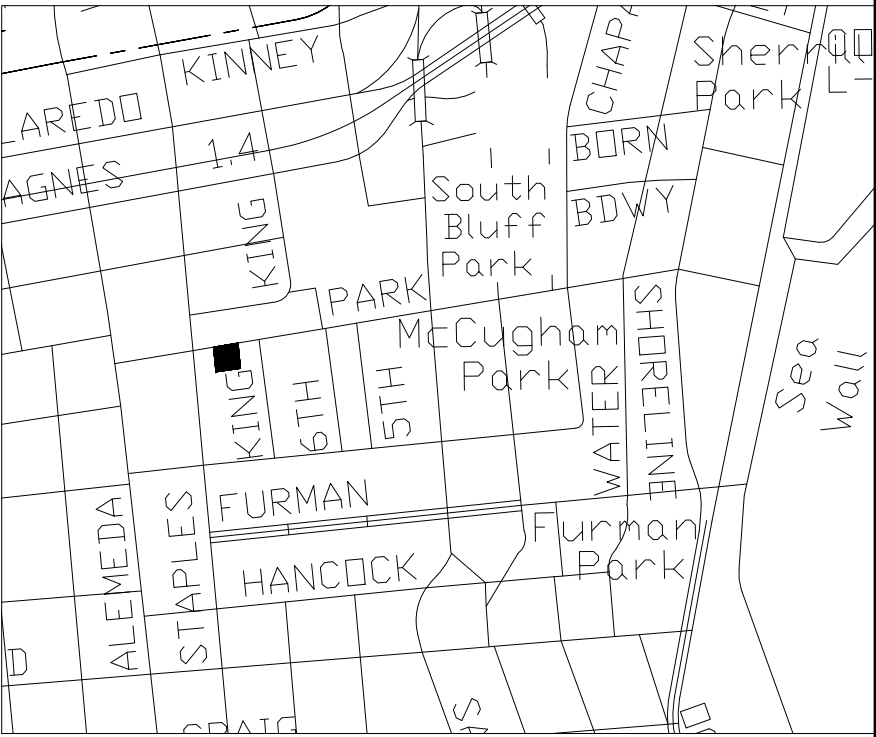
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

JARREL L. MOORE  
Registered Professional Land Surveyor No. 4854



VICINITY MAP  
NOT TO SCALE