| RAND MORGAN VILLAGE | STATE OF TEXAS | | | | STATE OF TEXAS | | | | | | one of the state o | | |
|---|---|--|---|---|--|-------------|------------------|---|--|-----------|--|--|--|
| BLOCK 1, LOT 4 | COUNTY OF NUECES | | | | COUNTY OF NUECES | | | | | | | | |
| 22001., 2011 | THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION. | | | | I. KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF | | | | | | | | |
| BEING A PLAT OF LOT 1, 2, & 9.62 ACRES OF LOT 3, BLOCK 1, RAND MORGAN VILLAGE AS RECORDED IN VOLUME 50 PAGE 165 (M.R.N.C.T.), | GE 165 (M.R.N.C.T.), | | | | | | | | | | | Out Grant of Management of Man | |
| CORPUS CHRISTI, NUECES COUNTY, TEXAS | PHILIP J. RAMIREZ | Z, A.I.A, LEED AP, CHAI | IRMAN | | WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THEDAY OF | | | | | | | Consort Loop Consort Loop | |
| NOTES: | JULIO DIMAS, C.F.M., INTERIM SECRETARY KARA SANDS, COUNTY CLERK DEPUTY TO THE COUNTY CLERK | | | | | | | | | | | Sadde La Poner Co | |
| YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE. | STATE OF TEXAS | | | | | | | | | | ANNAVILLE | Frederic C | |
| FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. | THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE | | | | | | | | | | N | Direct Course | |
| 3. AC. DENOTES ACRES OF LAND S.F. DENOTES SQUARE FEET OF LAND | | EEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. | | | | | | | | | | 1 acceptant to | |
| Y.R. DENOTES YARD REQUIREMENTS B.L. DENOTES BUILDING LINE U.E. DENOTES UTILITY EASEMENT | THIS THEOF | F201 | 7, | | | | | | | Haven Dr | filetos Lysodel | County SITE | |
| D.E. DENOTES DRAINAGE EASEMENT C.L. DENOTES CENTERLINE OF ROADWAY | RATNA POTTUMUT DEVELOPMENT SE | THU, P.E., LEED AP. ERVICES ENGINEER | — | ILL COUNTRY ESTATES | | | ŀ | HGHWAY VILLAG | SE SECTION 3 | Medard Dr | | S | |
| B.C. DENOTES BLOCK CORNER D.H. DENOTES DRILL HOLE 'S' DENOTES SET 5/8" I.R. | | BLOCK 3 BLOCK 17 VOL. 68, PG. 183 VOL. 13, PG. 24 | | | | | | | | | Equitor | | |
| The Denotes Grade Elevations This property lies within Flood Zone C. Community This property lies within Flood Zone C. Community | 1 | lea l | į | (M.R.Ň.C.T.) | 35 OF ROBBY DRIVE CLOSED BY CITY ORDINANCE NO. 1923 | . | ı | (M.R.N.C. | T.) | | VICINITY MAP | (NTS) | |
| #485464, PANEL 0130C, (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 07/18/85 | | TN-TA- | 1.077-4 | LOT 3 LOT 2 | LOT 1 | LOT 1 LOT 2 | 1.013 £.014 | LOT 5 LOT | 6 LOT7 | LOTS LOT9 | LOT 10 LOT 11 | LOT 12 | |
| THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE". | HAVEN ROAD | CHAIR S. | 200 | 5 U.E. S 89 53' 48" E | 739.82' | <u> </u> | 74 80 mF 2F mE24 | | | | | Control line and the graph and the | |
| 6. TOTAL PLATTED AREA IS 12.746 ACRE, | | NE CO. | A district plant plants proven green service service. | | | | | THE STATE AND STATE STATE STATE STATE STATE STATE STATE | 696,95 | | | | |
| 7. BASIS OF BEARINGS ARE THE BEARINGS FROM RAND MORGAN VILLAGE AS RECORDED IN VOLUME 50, PAGES 165 (M.R.N.C.T.) | i ! | NS PIPELLII | | | | | | | | | | | |
| 8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BULDING PERMIT PHASE. | | NUTH THEK, | | | | | | | | | | | |
| STATE OF TEXAS COUNTY OF NUECES | | WIDE SOU EASEMEN | | | | | | | 11.997 ACRES | | 14 | LOT 37 | |
| I, JANET FORBES, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 4, BLOCK 1, RAND MORGAN VILLAGE AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND | | N.01 | | ************************************** | | | | | LOT 3, BLOC RAND MORGAN VOL. 50, PG. | VILLAGE | | ARTMUS R. ROBERTS SUBDIVISION VOL. 3, PG. 41 | |
| THE BOUNDS OF THE FURGEOING MAP, THAY WE PAU SAIL DAVID SURVEYED AS SHOWN, THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND | | | | | | | | C | W.R.N.C.T M.R.N.C.T) WNER: BRAMAN RA | `.) | on pass team | (M.R.N.C.T.) OWNER: BRAMAN RANCHES, LLC | |
| USE OF THE PUBLIC UTILITIES: THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. | | | | T O' | T' 1 | | | | DOC. NO. 2008 (D.R.N.C.T | 044422 | | DOC. NO. 2008044422 (D.R.N.C.T.) 376.663 AC. | |
| THIS THEOF2017, | ₽ I | 50.05 | | LO' | 1 4 | | 50.01 | DELSE PETEINE VOC. 19- PG. 201 (DRNET) | | | | 3/0.003 AC. | |
| JANET FORBES OWNER | E RO. | E 75 | | (1) |) | | 750 | | | | 1 1 | | |
| | INI | 0. | | 12.746 | S AC. | | ≫ = | | 35 POTTANG ICREMENT | | See and | .00. | |
| STATE OF TEXAS COUNTY OF NUECES | MCK | 151 | ice | | | | , 20, | | \checkmark | | គ ក ភា | 750 | |
| BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JANET FORBES KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED! FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HE | THE SAME | 000 | Odin | | | | 000 021 | <i>></i> | | | | | |
| GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THEDAY OF201 | ا الح. ا | Z | | | | | S 0 | | | | con and were | | |
| NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS | 1 | man personal and land their con- | | | | | | | | | | | |
| STATE OF TEXAS COUNTY OF NUECES | 1 | | | | | | | | | | 1 | | |
| I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINE | ERING, INC., | | | | | | | | | | 1 | | |
| HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BE | .IEF; I HAVE | | | 1 | | | | | | | | | |
| BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTE PROFESSIONAL PRACTICE. | | | | | | | | | | `` | | | |
| PROFESSIONAL FRACTICE. SEAL | <u> </u> | | 30 | JJ | | | | 10° U.E. | | | | | |
| THIS THEOF2017, | Ŧ | | | N-89° 54' 01" W_ | 740.69' | | | | | | | | |
| | | 1 | | LOT 45 ARTMUS R. ROBERTS SUB | ESSON GASLINE VOL 71, PG 3 DINICIT AND OPPORTUDING TO | | ART | LOT 44 MUS R. ROBERTS S | SUBDIVISION | | 33 LOT 37 | $\langle\langle N \rangle\rangle$ | |
| RONALD A. VOSS REGISTERED PROFESSIONAL LAND SURVEYOR №. 2293 | | Particular de la constitución de | | VOL. 3, PG. 41 (M.R.N.C.T.) | Village of Page as Cernica | | 1001 | VOL. 3, PG. (M.R.N.C.T | 41 | - | 1.013 | | |
| | | | | OWNER: BRAMAN RANC DOC. NO. 20080444 (D.R.N.C.T.) | CHES, LLC 422 | | OW | NER: BRAMAN RA DOC, NO. 20080 (D.R.N.C.T | NNCHES, LLC 044422 | | | | |
| | | | VO | SS ENGIN | EERING, | INC. | | | DATE: | REVISED: | OFFICE: | JOB #: | |
| | | | | ENGINEERING ANI | D LAND SURVEYING | | 0' 50' 100' | 200' | 11/03/2016 | | RV & RG | 08-2198 | |
| | | | | 6838 GREENWOOD DRIVE, C PHONE: (361)854-620 | ORPUS CHRISTI, TEXAS 7 02 FAX: (361)853-4696 | 8415 | GRAPHIC SCAL | <u>: 1" = 100'</u> | FIRM NO. | F-166 | | | |