

RAND MORGAN VILLAGE
BLOCK 1, LOT 4

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.),
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, COMMUNITY
#485464, PANEL 0130C, (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100
YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 07/18/85

5. 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".

6. TOTAL PLATTED AREA IS 12.746 ACRE.

7. BASIS OF BEARINGS ARE THE BEARINGS FROM
RAND MORGAN VILLAGE
AS RECORDED IN VOLUME 50, PAGES 165 (M.R.N.C.T.)

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

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
SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED
TO THE PUBLIC FOREVER AND 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.

JANET FORBES
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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 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.

SEAL

THIS THE ____ OF ____ 2017.

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

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.

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

JULIO DIMAS, C.F.M., INTERIM SECRETARY

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.

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

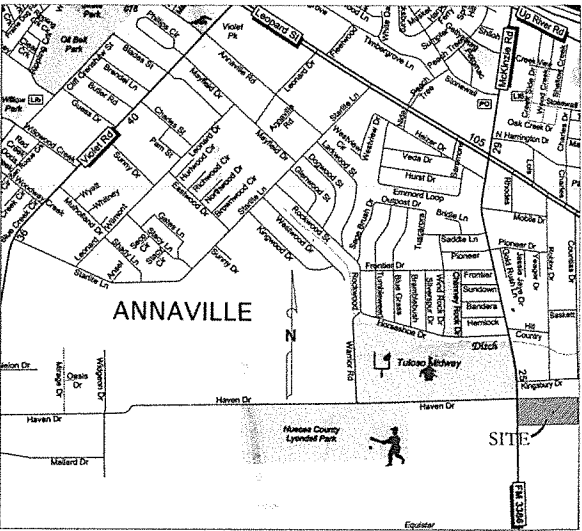
STATE OF TEXAS
COUNTY OF NUECES

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.)

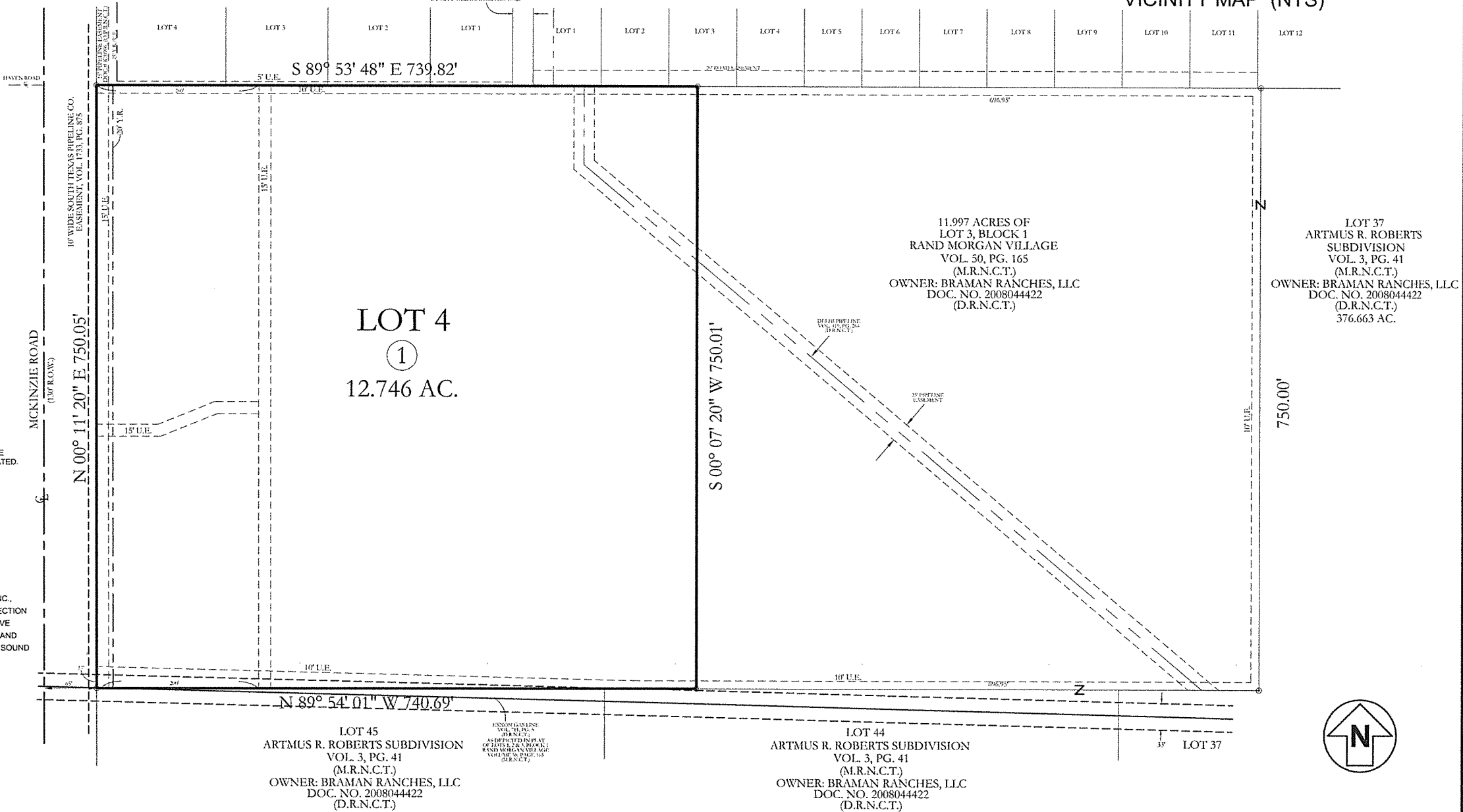
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF
____ 2017.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

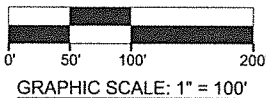


VICINITY MAP (NTS)



VOSS ENGINEERING, INC.

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



DATE:	REVISED:	OFFICE:	JOB #:
11/03/2016		RV & RG	08-2198
FIRM NO. F-166			