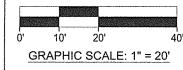
STATE OF TEXAS **OCEAN DRIVE ADDITION** BLOCK 2, LOT 3R THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF Montclair THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION ES. Parade Dr BEING A REPLAT OF LOT 3 & THE NORTHWEST 3' OF LOT 4, BLOCK 2 OCEAN DRIVE ADDITION AS RECORDED IN VOLUME 6 PAGE 22 (M.R.N.C.T.), CORPUS CHRISTI, NUECES COUNTY, TEXAS THIS THE DAY OF __2017, PHILIP J. RAMIREZ, A.I.A, LEED AP, CHAIRMAN JULIO DIMAS, C.F.M, INTERIM SECRETARY 1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED Parade Dr 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. STATE OF TEXAS Idylv 3. AC. DENOTES ACRES OF LAND S.F. DENOTES SQUARE FEET OF LAND THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES Rio Vista Dr Y.R. DENOTES YARD REQUIREMENTS B.L. DENOTES BUILDING LINE Glennore Sr. 1 U.E. DENOTES UTILITY EASEMENT D.E. DENOTES DRAIN EASEMENT C.L. DENOTES CENTERLINE OF ROADWAY RATNA POTTUMUTHU, LEED AP DEVELOPMENT SERVICES ENGINEER B.C. DENOTES BLOCK CORNER D.H. DENOTES DRILL HOLE "S" DENOTES SET 5/8" I.R. Oso Beach Municipal STATE OF TEXAS Golf Course "+" DENOTES GRADE ELEVATIONS R.C. DENOTES RECORD CORNER Del Osc 4. THIS PROPERTY LIES WITHIN FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #485464 0302 C, CITY OF CORPUS CHRISTI, TEXAS WHICH BEARS AN EFFECTIVE DATE OF OF JULY 18, 1985 AND IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. 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 RECORDED IN VOLUME ____, PAGE ____(M.R.N.C.T.) , 2017 AT __O'CLOCK __M AND DULY 5. 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 "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE. **VICINITY MAP (N.T.S.)** WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ___ DEPUTY TO THE COUNTY CLERK KARA SANDS, COUNTY CLERK 6. TOTAL PLATTED AREA IS 0.358 ACRE. BASIS OF BEARINGS ARE THE BEARINGS FROM OCEAN DRIVE ADDITION AS RECORDED IN VOLUME 6, PAGES 22 (M.R.N.C.T.) **CORPUS CHRISTI BAY** 8. THIS PLAT HAS BEEN PREPARED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF CORPUS CHRISTI, AND IS NOT SUBMITABLE TO THE TEXAS GENERAL LAND OFFICE. STATE OF TEXAS SUBMERGED LAND TRACT 77 REC. COR. STATE OF TEXAS COUNTY OF NUECES s 70° 41′ 08″ E 104.49′ I, HOSSEIN G. MOSTAGHASI, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 3R, BLOCK 2, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT IWE HAD SAID LAND SURVEYED AS SHOWN: THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; 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. REC. COR. HOSSEIN G. MOSTAGHASI OWNER 0.1194 AC. SUBMERGED 12.52' VARAS (34.78') S 44° 26' 35" E 7.41' VARAS (20.59') STATE OF TEXAS COUNTY OF NUECES BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOSSEIN G. MOSTAGHASI AND KNOWN TO ME TO BE THE PERSON WHOSE NAME 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. 57° 50' 56" E 18.36' VARAS (50.99') WATER'S EDGE SUBMERGED LAND BOUNDARY WATER'S EDGE R.C. SUBMERGED LAND BOUNDARY R.C. SUBMERGED LAND BOUNDARY R.C. (32.36')/S S 60° 20' 28" E 11.65' VARAS (32.36')/S GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS LOT 2 LOT 3R LOT 4 STATE OF TEXAS COUNTY OF NUECES (S.E. 97') 2 2 193.28 210.40 OCEAN DRIVE ADDITION V. 6, P. 22 2 WE, KLEBERG BANK DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON LOT 3R, BLOCK 2 OWNED BY HOSSEIN G. MOSTAGHASI AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED 15,587.3 S.F. OCEAN DRIVE ADDITION ZONE A-15(9') 0.358 AC SET 5/8" I.R. @ 112.29' (M.R.N.C.T.) 口 (M.R.N.C.T.) \mathbb{X} THIS THE _____ DAY OF _ 29° 00' 00" .00 EXECUTIVE LOAN OFFICER .50 149.00 00 5 158. 29° BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED ZONE B 82 S ×15.1 THIS THE_ DAY OF × 15 ZONE C .82 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ENRIQUEZ VILLAREAL GRANT 15. STATE OF TEXAS COUNTY OF NUECES ABSTRACT 1 ×16. THE STATE OF TEXAS LAND BOUNDARY AS SHOWN ON THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT 8 Ø DAVID L NESSITT R.P.L.S. 5302 40 S. COR. OF LOT 5 STATE OF TEXAS N 61° 15' 20" W 103.00' 94.39 197.12 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 CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITHOUT DELAY. THIS THE ____OF ___ OCEAN DRIVE RONALD A. VOSS (80' R.O.W.) REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

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 #:
11/30/2016		RV & RG	15-3622
FIRM NO.	F-166		