

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF NUECES

WHEREAS, CN Ocean Drive, LP is the owner of a 2.829 acre tract of land situated in the Enriquez Villareal Survey, Abstract No. 1, Nueces County, Texas; said tract being part of Lot 1 and Lot 2, Block 1, Flour Bluff and Encinal Farm and Garden Tracts, an addition to the City of Corpus Christi, Texas according to the plat recorded in Plat Book A, Page 41 of the Plat Records of Nueces County, Texas and part of Lot 2–R, Block 4, Seaside Subdivision, an addition to the City of Corpus Christi, Texas according to the plat recorded in Volume 31, Page 57 of the Map Records of Nueces County, Texas; said tract also being part of that certain tract of land described as First Tract and all of that certain tract of land described as Second Tract in Special Warranty Deed to CN Ocean Drive, LP recorded in Document No. 2016047136 of the Official Public Records of Nueces County, Texas; said 2.829 acre tract being more particularly described as follows:

BEGINNING, at the remnants of a 4x4 wood fence post found for corner in the northeast right-of-way line of Ocean Drive (a variable width right-of-way), said point being in the southeast line of said First Tract, the west corner of Lot 1, Block 2, Ocean Village Estates, an addition to the City of Corpus Christi, Texas according to the plat recorded in Volume 48, Page 124–125 of said Map Records, and the east corner of that certain tract of land described in Warranty Deed to the City of Corpus Christi, recorded in Volume 1320, Page 422 of said Deed Records;

THENCE, in a northwesterly direction, along the said northeast line of Ocean Drive, the northeast line of said City of Corpus Christi tract, and over and across said First Tract, the following two (2) calls:

North 51 degrees, 11 minutes, 01 seconds East, a distance of 253.67 feet to a 1–inch iron pipe with "4828" cap found for corner; from said point a 5/8–inch iron rod with "BASS & WELCH" cap found bears North 41 degrees, 16 minutes East, a distance of 1.7 feet;

North 52 degrees, 50 minutes, 59 seconds West, a distance of 100.18 feet to a Mag Nail with "PACHECO KOCH" washer set for corner in the said northeast line of Ocean Drive and the southwest line of said First Tract; said point also being the west corner of said City of Corpus Christi tract; from said point a 5/8–inch iron rod with "BASS & WELCH" cap found bears North 42 degrees, 51 minutes East, a distance of 1.2 feet;

THENCE, North 51 degrees, 03 minutes, 16 seconds West, along the said northeast line of Ocean Drive and the said southwest line of said First Tract, a distance of 178.28 feet to a "+" cut in concrete found for corner; said point being the west corner of said First Tract and the southernmost south corner of said Lot 2–R;

THENCE, departing the said northeast line of Ocean Drive, and along the northwest line of said First Tract, a northwest line of said Second Tract, and a southeast line of said Lot 2–R, and over and across said Lot 2–R, the following three (3) calls:

North 38 degrees, 50 minutes, 51 seconds East, at a distance of 137.50 feet passing the westernmost north corner of said First Tract, the west corner of said Second Tract, and an ell corner of said Lot 2–R, continuing in all a total distance of 191.62 feet to a 5/8–inch iron rod with "BASS & WELSH" cap found for corner; said point being the westernmost north corner of said Second Tract;

South 51 degrees, 09 minutes, 09 seconds East, along an offset in the said northwest line of said Second Tract, a distance of 8.30 feet to a 5/8–inch iron rod with "BASS & WELSH" cap found for an ell corner of said Second Tract;

North 38 degrees, 50 minutes, 51 seconds East, a distance of 46.03 feet to a point for corner in the historic 1956 Mean Higher High Water (MHHW) line of Corpus Christi Bay; said point being in a wooden bulkhead; said point also being in the northeast line of said Lot 2–R

THENCE, South 50 degrees, 52 minutes, 49 seconds East, along said MHHW line of Corpus Christi Bay, said wooden bulkhead, said northeast line of Lot 2–R, and the northeast line of said First Tract, at a distance of 101.70 feet passing the east corner of said Lot 2–R and the easternmost north corner of said First Tract, continuing in all a total distance of 392.24 feet to a point for corner;

THENCE, departing said wooden bulkhead, over and across said First Tract, and along said MHHW line of Corpus Christi Bay and rip rap of Corpus Christi Bay, the following four (4) calls:

South 37 degrees, 19 minutes, 25 seconds East, a distance of 34.71 feet to a point for corner;

South 52 degrees, 41 minutes, 23 seconds East, a distance of 41.27 feet to a point for corner;

South 26 degrees, 26 minutes, 16 seconds East, a distance of 31.07 feet to a point for corner;

South 51 degrees, 16 minutes, 33 seconds East, a distance of 28.23 feet to a point for corner in the said southeast line of said First Tract;

THENCE, South 38 degrees 48 minutes, 41 seconds West, departing the said MHHW line of Corpus Christi Bay and along the said southeast line of said First Tract and the northwest line of said Lot 1, at a distance of 11.22 feet passing the north corner of said Lot 1, continuing in all a total distance of 201.66 feet to the POINT OF BEGINNING;

CONTAINING: 123,242 square feet or 2.829 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Kyle Coleman Harris, a Registered Professional Land Surveyor for Pacheco Koch, LLC, have prepared the foregoing map from a 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.

This the _____ day of _____, 2017.

Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Kyle Coleman Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Public

I, James M. Naismith, a Licensed State Land Surveyor for Naismith Marine Services, Inc., have prepared the littoral boundary along Corpus Christi Bay from a 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.

This the _____ day of _____, 2017.

James M. Naismith
Licensed State Land Surveyor
No. 4828

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared James M. Naismith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Public

SURVEYOR:
NAISMITH MARINE SERVICES, INC.
TBPLS FIRM NUMBER: 10078500
2007 FM 3036
ROCKPORT, TEXAS 78382
(361) 945–0248
CONTACT: JAMES NAISMITH

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

CN Ocean Drive, LP, hereby certifies that it is the owner of the lands within the boundaries of the foregoing plat; that it has had said land surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of descriptio and dedication.

This the _____ day of _____, 2017.

CN Ocean Drive, LP
By: Charlie Nicholas
Manager

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Public

CITY CERTIFICATE

STATE OF TEXAS
COUNTY OF NUECES

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

This the _____ day of _____, 2017.

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

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, CFM Interim Secretary

COUNTY CERTIFICATE

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated _____ day of _____, 2016 at _____ o'clock ____M. and duly recorded the _____ day of _____, 2017 at _____ o'clock ____M. in said County in Volume _____, Page _____, Map Records.

No. _____
Filed for Record

Kara Sands
County Clerk
Nueces County, Texas

At _____ o'clock ____M.

_____, 2017


PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 3/22/17.

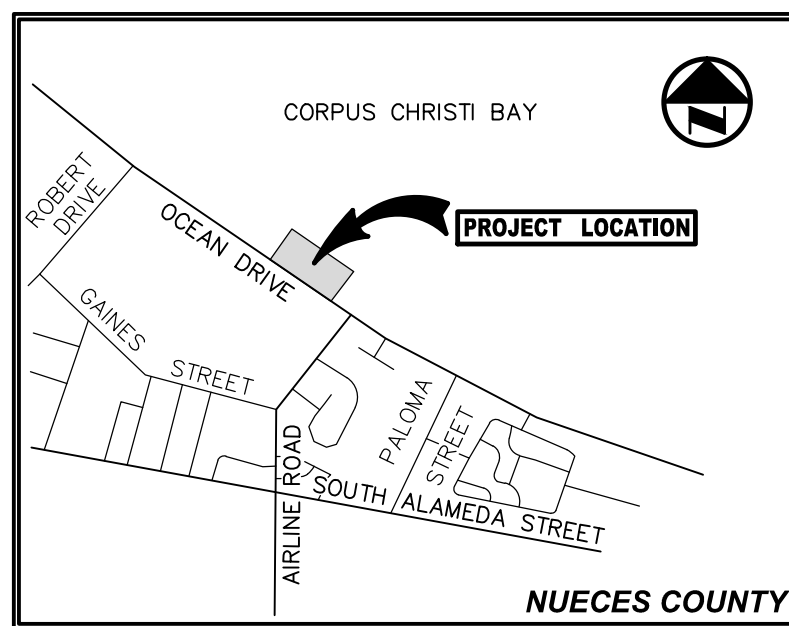
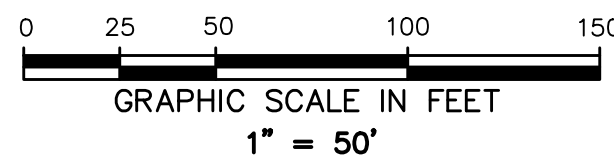
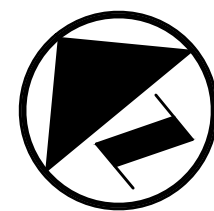
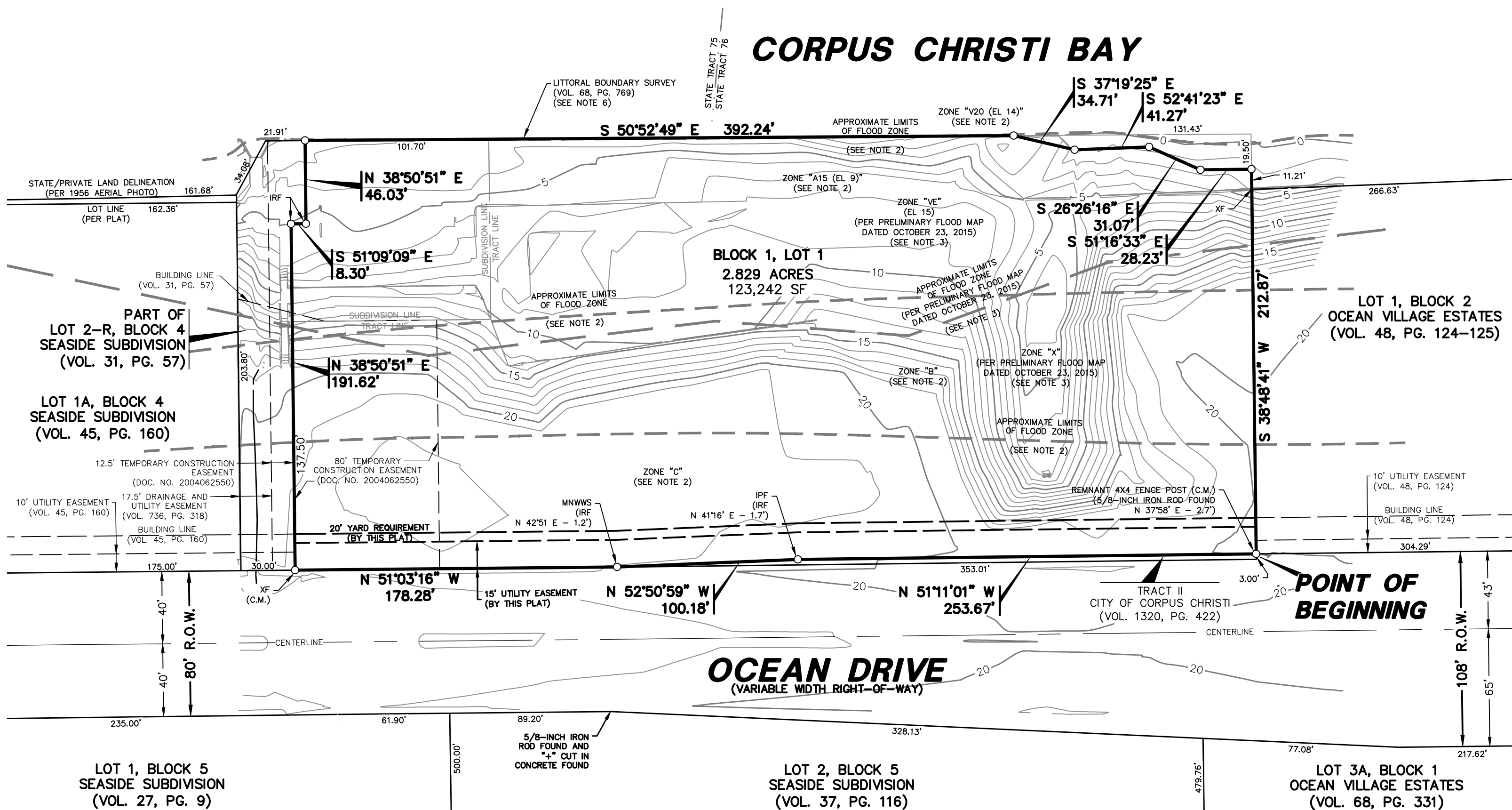
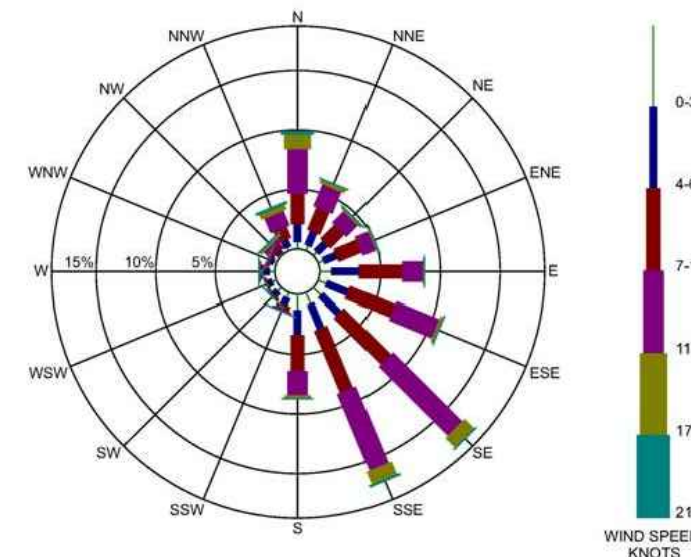
SURVEYOR / ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
(972) 235–3031
CONTACT: KYLE HARRIS

OWNER:
CN OCEAN DRIVE, LP
865 N. COWAN AVENUE
LEWISVILLE, TEXAS 75057
(469) 899–8000
CONTACT: KEN LOKEY

SHEET 1 OF 2
FINAL PLAT
**ALEXA ADDITION
BLOCK 1, LOT 1**
BEING A REPLAT OF
PART OF LOT 1 AND LOT 2, BLOCK 1,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS,
RECORDED IN PLAT BOOK A, PAGE 41 OF THE PLAT
RECORDS OF NUECES COUNTY, TEXAS AND
PART OF LOT 2–R, BLOCK 4,
SEASIDE SUBDIVISION,
RECORDED IN VOLUME 31, PAGE 57 OF THE MAP
RECORDS OF NUECES COUNTY, TEXAS
AND BEING OUT OF THE
ENRIQUEZ VILLAREAL SURVEY, ABSTRACT NO. 1,
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F–14439 TX REG. SURVEYING FIRM LS–10193805		
DRAWN BY GMP	CHECKED BY KCH	SCALE NONE	DATE MARCH 2017	JOB NUMBER 3779–16.042

CORPUS CHRISTI BAY

VICINITY MAP
(NOT TO SCALE)Figure 1
Wind Rose for Corpus Christi, TX

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Nueces County, Texas and Incorporated Areas, Map No. 4854640301C, Community-Panel No. 485464 0301 C, Map Revised: July 18, 1985. All of the subject property is shown to be located in Zones "C", "B", "A15 (EL9)" and "V20 (EL14)" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "C" - Areas of minimal flooding.
 - Zone "B" - Areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
 - Zone "A1-30" - Areas of 100-year flood; base flood elevation and flood hazard factors determined.
 - Zone "V1-30" - Areas of 100-year coastal flood with velocity; base flood elevations and flood hazard factors determined.
- Subject property is also shown on the National Flood Insurance Program Flood Insurance Rate Map for Nueces County, Texas and Incorporated Areas, Map No. 48355C0530G, Community-Panel No. 485464 0530 G, Effective Date: Preliminary October 23, 2015. All of the subject property is shown to be located in Zones "X" and VE (EL15) on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone "VE" - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- State ownership boundary is based on the Mean Higher High Water (MHHW) contour as determined with onsite tide gauge and NOAA Standard Method Transfer of Tidal Datums from NOAA Tide Gauge USS Lexington. MHHW elevation for the project site was 1.21' NAVD88.
- The littoral boundary survey along Corpus Christi Bay was performed by James M. Naismith, RPLS (No. 4828), LSLs (No. 4828) on February 23 and March 1, 8, 17, and 22, 2016. The field notes for the survey have been approved by the Texas General Land Office (GLO). The survey has been recorded in Volume 68, Page 769 of the Official Records of Nueces County.
- The total platted area contains 2.829 acres of land.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- 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". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.

LEGEND

- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- 1-INCH IRON PIPE W/ "4828" CAP FOUND
- 5/8-INCH IRON ROD W/ "BASS & WELSH" CAP FOUND
- XF "4" CUT IN CONCRETE FOUND
- MAG NAIL W/ "PACHECO KOCH" WASHER SET (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - LOT LINE
- - - STATE TRACT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - CENTERLINE

PRELIMINARY

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RELEASED 3/22/17.

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TBPLS FIRM NUMBER: 10078500
2007 FM 3036
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(469) 899-8000
CONTACT: KEN LOKEY

SHEET 2 OF 2
FINAL PLAT
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DRAWN BY GMP		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
CHECKED BY KCH	SCALE 1"=50'	DATE MARCH 2017	JOB NUMBER 3779-16.042