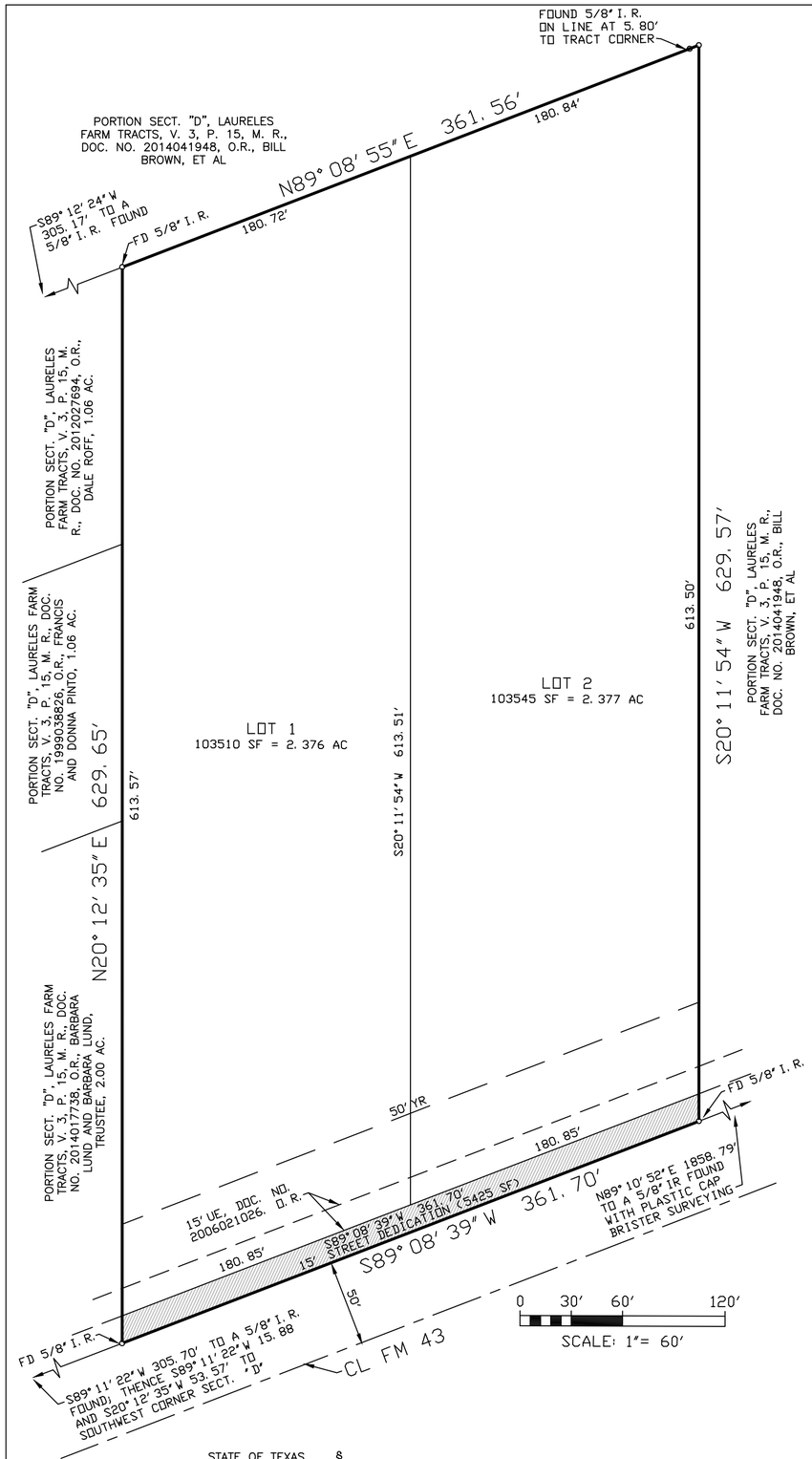


STATE OF TEXAS §

COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI–NUECES COUNTY HEALTH DEPARTMENT. THIS THE _____DAY OF_____, 20____. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI–NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

_____
PUBLIC HEALTH ADMINISTRATOR

STATE OF TEXAS §

COUNTY OF NUECES §

WE, LAWRENCE AND JONNA MOKRY, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____.

_____
LAWRENCE MOKRY

STATE OF TEXAS §

_____
JONNA MOKRY

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LAWRENCE AND JONNA MOKRY.

THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT.

THIS THE _____ DAY OF _____, 20_____.

_____
NIXON M. WELSH, R.P.L.S.

NOTES:

1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

2. SET 5/8" I.R. WITH PLASTIC CAPS BASS AND WELSH ENGINEERING AT ALL LOT CORNERS UNLESS INDICATED OTHERWISE.

3. THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0505 D, REVISED JUNE 4, 1987.

4. THE SUBJECT SITE CONTAINS 4.878 ACRES WITH STREET DEDICATION.

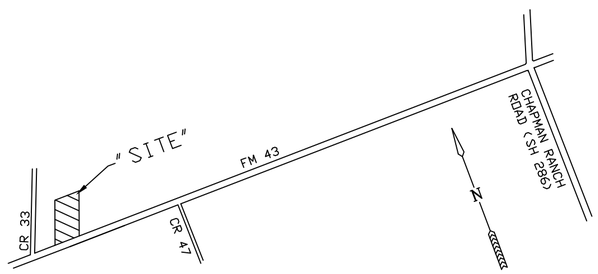
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

6. ALL PRIVATE DRIVEWAYS SHALL COMPLY WITH TXDOT DRIVEWAY REGULATIONS AND MUST BE APPROVED BY TXDOT PRIOR TO INSTALLATION.

7. SUBDIVIDER SHALL PROVIDE WATER SERVICE TO ALL LOTS.

8. SUBDIVIDER SHALL PROVIDE SEPTIC SYSTEM TO ALL LOTS.

9. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" ABOVE THE CROWN OF THE FRONTING ROAD.



LOCATION MAP
1"=1500'

PLAT OF
MOKRY ESTATES

A 4.878 ACRE TRACT OF LAND, MORE OR LESS, A PORTION SECTION "D", LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN V. 3, P. 15, MAP RECORDS, NUECES CO., TEXAS, SAID 4.878 ACRE TRACT BEING DESCRIBED BY DEED, DOC. NO. 2014017882, OFFICIAL RECORDS OF SAID COUNTY

NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 3/6/17
COMP. NO.: PLAT
JOB NO.: 16076
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §

COUNTY OF NUECES §

WE, _____(NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____,

THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

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

_____
DATE

STATE OF TEXAS §

COUNTY OF NUECES §

THE 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 _____, 20_____.

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

_____
INTERIM SECRETARY
JULIO DIMAS, CFM

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 _____, 20_____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20_____ AT _____ O'CLOCK _____,M., AND DULY RECORDED THE _____ DAY OF _____, 20_____ AT _____ O'CLOCK _____,M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

_____
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS