

Notes:

- 1.) Total platted area contains 1.02 acres of land.
- 2.) The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
- 3.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zones "B" and "A15 (El 9)" on Flood Insurance Rate Map, Community Panel No. 485464 0317 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is partially located in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.

Legend:

- Fd. 5/8" I.R.
- ⊙ Fd. 1" I.P.
- Set 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx"

$\Delta=12^{\circ}00'01''$
 $R=719.09'$
 $L=150.61'$
 $CB=N24^{\circ}38'36''E$
 $CL=150.34'$

Lot 8A
1.02 Acres
44,639sf

State of Texas
County of Nueces

Blue Sand Development, LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that 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 description and dedication.

This the _____ day of _____, 20____.

By: Blue Sand Development, LLC

By: _____
Crystal Dollar Allbritton, member

State of Texas
County of Nueces

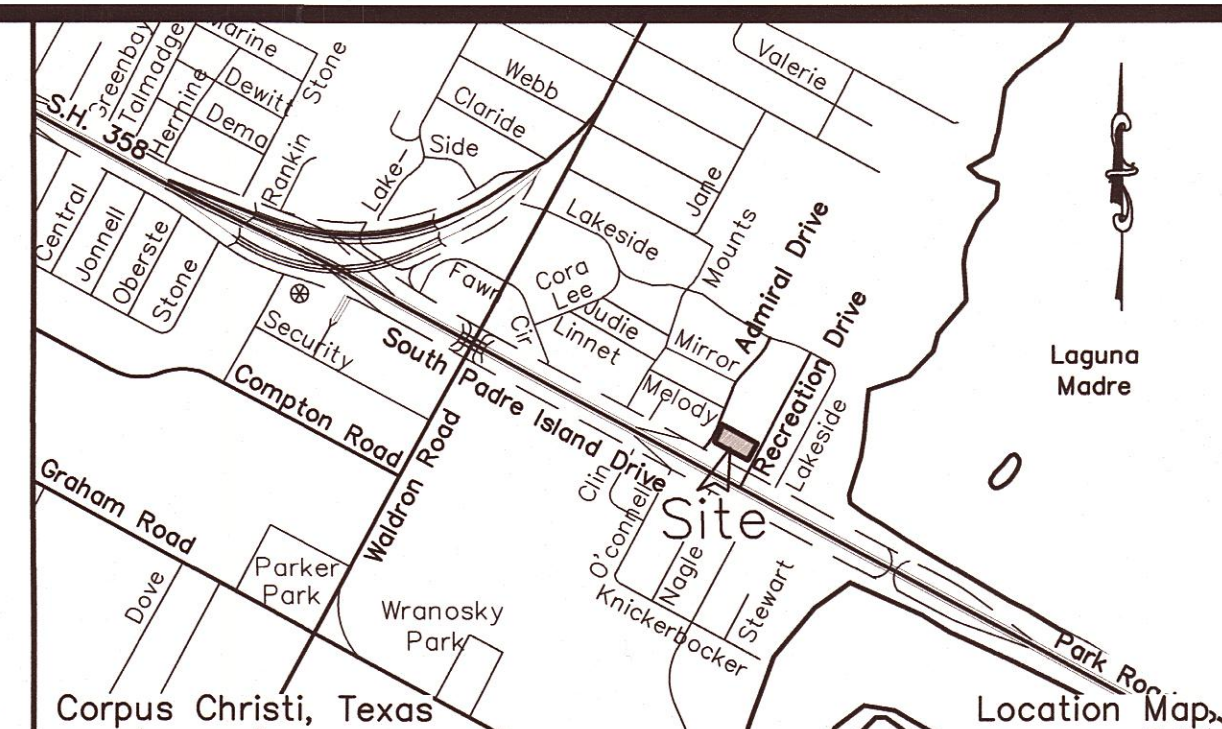
This instrument was acknowledged before me by Crystal Dollar Allbritton, as member of Blue Sand Development, LLC.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Plat of
Flour Bluff Estates
Block J, Lot 8A

being a Re-plat of Lots 8, 15, 16 and 17, Block J, Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1 and 2, Map Records of Nueces County, Texas.



State of Texas
County of Nueces

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

This the _____ day of _____, 20____.

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 _____, 20____.

Daniel M. McGinn, P.E., A.I.C.P.
Interim Secretary

Philip J. Ramirez, A.I.A., LEED AP, Chairman

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 said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

at _____ O'clock _____ M.
_____, 20____

Kara Sands, County Clerk
Nueces County, Texas

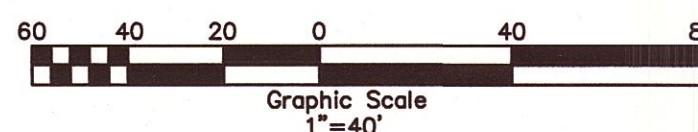
By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, 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 _____, 20____.

James D. Carr, R.P.L.S.
Texas License No. 6458



DATE: January 30, 2015
SCALE: 1"=40'
JOB NO.: 42951.B4.00
SHEET: 1 of 1
DRAWN BY: XG