LOCATION MAP PLAT OF SCALE: 1" = 200'PRIOUR TRACT LOT F STATE OF TEXAS COUNTY OF NUECES BEING A FINAL PLAT OF A TRACT OF LAND SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS. COMMONLY KNOWN AS TRACT C AND TRACT D, PRIOUR TRACT, OUT OF I, JESSE MORALES., DO HEREBY CERTIFY THAT I AM THE OWNER OF LOT F, PRIOUR TRACT, CORPUS SURVEY No. 483, DESCRIBED IN DOCUMENT No. 2003025221, OFFICIAL RECORDS, NUECES CHRISTI, NUECES COUNTY, TEXAS: THAT I HAVE HAD COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 7 FEET OF SAID TRACTS AND A 0.53 ACRE SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN TRACT COMMONLY KNOWN AS TRACT F. PRIOUR TRACT. OUT OF SURVEY No. 483. ON THE FOREGOING MAP; THAT ALL STREETS AND LIPAN STREET DESCRIBED IN DEED RECORDED IN VOLUME 296, PAGES 474-475, DEED RECORDS, ALLEYS SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC; THAT ALL UTILITY EASEMENTS SHOWN NUECES COUNTY, TEXAS. HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC Brennan Addition
Volume 8, Page 3
Map Records,
Nueces County, Te
Brennan Addition
Volume 8, Page 33
Map Records,
Nueces County, Te Brennan Addition √ ← UTILITIES; THAT THE FOREGOING MAP HAS BEEN Volume 8, Page 33, Map Records, Nueces County, Texas LOT 4
nnan Addition
me, 8, Page
Records,
ces County, LOT 7 PREPARED FOR THE PURPOSE OF DESCRIPTION AND Addition 8, Page cords, County, Brennan Addition Volume 8, Page 33, Map Records, Nueces County, Texas THIS THE \_\_\_\_\_, 2017. LO man me & Rec LOT 8 5/8" I. Rod\ Brennan Addition Volume 8, Page 33, COMANCHE STREET Brennan Addition \_75° JESSE MORALES (OWNER) Map Records, Volume 8, Page 33, Nueces County, Texas Map Records, Nueces County, Texas STATE OF TEXAS LOT 9 127.02, Found COUNTY OF NUECES STATE OF TEXAS \_5/8" I. Rod COUNTY OF NUECES BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY ON THIS DAY PERSONALLY APPEARED JESSE WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT MORALES, KNOWN TO ME TO BE THE PERSON SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI. WHOSE NAME IS SUBSCRIBED TO THE FOREGOING TEXAS. INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE THIS THE \_\_\_\_\_, 2017. EXECUTED THE SAME IN CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017. RATNA POTTUMUTHU, P.E., LEED AP LOT G DEVELOPMENT SERVICES ENGINEER Priour Tract Volume 25, Page 30, Map Records, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nueces County, Texas LOT F PRIOUR TRACT MY COMMISSION EXPIRES: \_\_\_\_\_\_ STATE OF TEXAS LOT H-3COUNTY OF NUECES Priour Tract Volume 43, Page 118, I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND Map Records, Nueces County, Texas FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE 5/8" I. Rod STATE OF TEXAS FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF COUNTY OF NUECES \_\_\_\_, 2017, WITH ITS CERTIFICATE OF s 71° AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_, 2017 AT \_\_\_\_\_\_ I, EDWARD L. SAMPLE, A REGISTERED PROFESSIONAL —Found O'CLOCK \_.M. AND DULY RECORDED THE \_\_\_\_\_ DAY 5/8" I. Rod LAND SURVEYOR, HAVE PREPARED THE FOREGOING OF \_\_\_\_\_, 2017 AT \_\_\_\_ O'CLOCK \_. M. IN SAID COUNTY IN VOLUME \_\_\_, PAGE \_\_\_\_, MAP REPLAT OF LOT F, PRIOUR TRACT, A TRACT OF LOT A LAND SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS. COMMONLY KNOWN AS TRACT C Volume 24, Page 60, RECORDS. Map Records, AND TRACT D, DESCRIBED IN DOCUMENT No. Nueces County, Texas 2003025221, OFFICIAL RECORDS, NUECES COUNTY, WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN LOT B AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, SAVE AND EXCEPT THE SOUTH 7 FEET OF Priour Tract olume 23, Page 75, SAID TRACTS AND A 0.53 ACRE TRACT COMMONLY TEXAS, THE DAY AND YEAR LAST WRITTEN. Map Records, KNOWN AS TRACT F, PRIOUR TRACT, DESCRIBED IN Nueces County, Texas DEED RECORDED IN VOLUME 296, PAGES FILED FOR RECORD 474-475, DEED RECORDS, NUECES COUNTY, TEXAS. FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THIS PLAT IS TRUE AND LOT E CORRECT AND THAT ALL LOT CORNERS ARE KARA SANDS, COUNTY CLERK Volume 21, Page 38, ESTABLISHED AS SHOWN HEREON. NUECES COUNTY, TEXAS. Map Records, Nueces County, Texas THIS THE \_\_\_\_, DAY OF \_\_\_\_\_, 2017. DEPUTY EDWARD L. SAMPLE AT \_\_\_\_\_ O'CLOCK \_.M. E COMANCHE STREET REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS LICENSE No. 3534 STATE OF TEXAS COUNTY OF NUECES NOTES: 1) SET 5/8 INCH IRON RODS AT CORNERS UNLESS OTHERWISE NOTED. THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS 2) BY GRAPHIC SCALING ONLY CHRISTI, TEXAS, BY THE PLANNING COMMISSION. 5/8" I. Rod THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY No. 485464, PANEL No. 0167, SUFFIX "E", HAVING AN EFFECTIVE DATE OF JULY 18, 1985. THIS THE \_\_\_\_\_, 2017. LEGEND 3) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE O = Found 5/8" I. Rod ● = Set 5/8" I. Rod ZONING MAY CHANGE. CHAIRMAN: ERIC VILLAREAL, PE **€** = Centerline 4) LOT F CONTAINS 0.739 ACRE. (32202 Sq. Ft.). OF WHICH 560 Sq. Ft SCALE: 1" = 30'DATE: NOV. 11, 2017 ARE WITHIN STREET DEDICATION. INTERIM SECRETARY: WILLIAM J. GREEN, P.E. 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE INNER HARBOR BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE INNER HARBOR, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSATIVE AREA. THE INNER HARBOR BASIN FLOWS DIRECTLY INTO THE NUÉCES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE TRADEWINDS CONSULTING GROUP NUECES BAY AS "INTERMEDIATE". 5321 CRESTWICK DRIVE, GRAPHIC SCALE 6) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES , COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING CORPUS CHRISTI, TEXAS 78413 THE BUILDING PERMIT PHASE. 1" = 30'(361) 658-5353