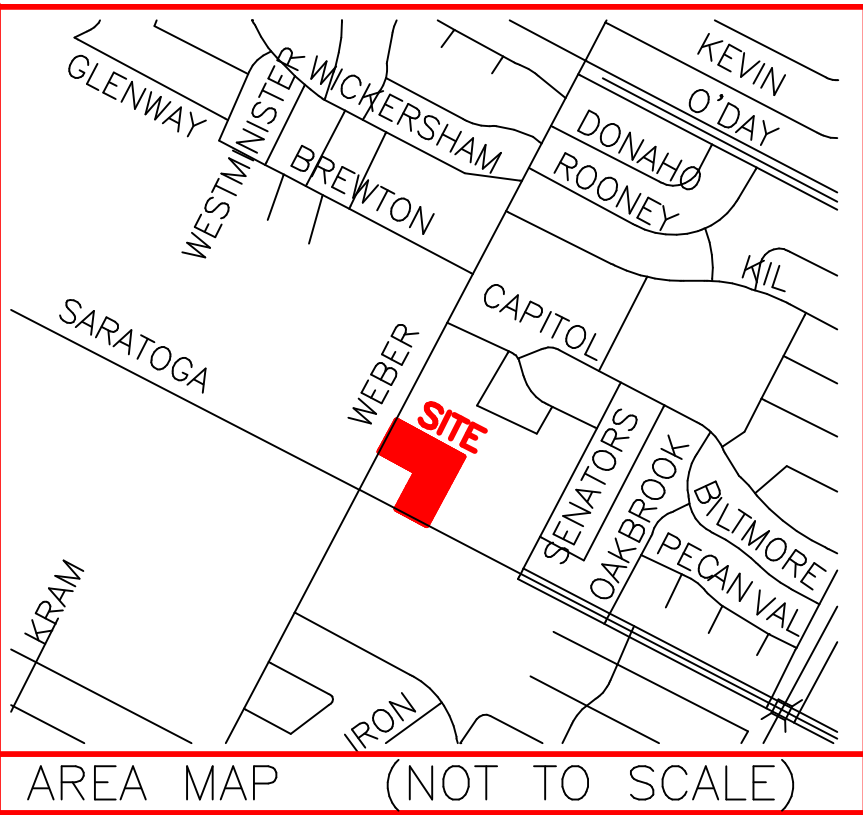
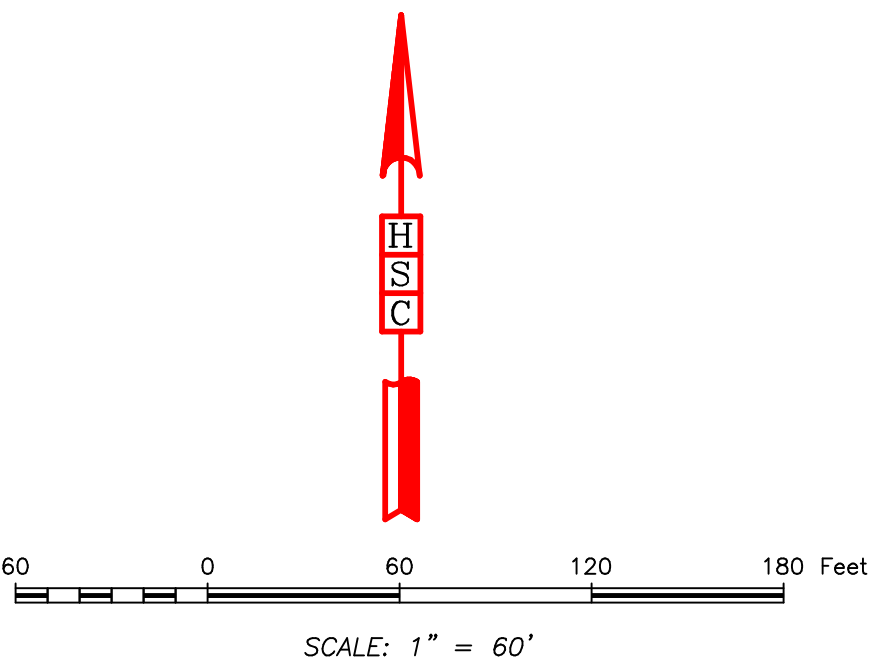


REPLAT OF  
CONGRESS PLACE UNIT 2  
BLOCK 6, LOTS 7A AND 7B  
BEING A REPLAT OF LOT 7, BLOCK 6,  
CONGRESS PLACE UNIT 2  
AS SHOWN ON MAP RECORDED IN  
VOLUME 41, PAGE 66, MAP RECORDS  
OF NUECES COUNTY, TEXAS



THE STATE OF TEXAS §  
COUNTY OF NUECES §

We, Corpus Christi Blended, LLC, a Delaware limited liability company, do hereby certify that we are the owners of Lot 7A, Block 6, Congress Place Unit 2, the property shown hereon, we have had said land surveyed as shown on the foregoing map, this map has been prepared for for the purpose of description and dedication.

IN TESTIMONY WHEREOF, the Corpus Christi Blended, LLC, a Delaware limited liability company has caused these presents to be signed by Jonathan Miller, Manager, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Corpus Christi Blended, LLC, a Delaware limited liability

BY: \_\_\_\_\_  
Jonathon Miller, Manager

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Miller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My Commission expires:

STATE OF TEXAS §  
COUNTY OF NUECES §

This final plat of the herein described property was approved by the Planning Commission of the City of Corpus Christi, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signed: \_\_\_\_\_  
William J. Green, PE  
Interim Secretary

Signed: \_\_\_\_\_  
Eric Villarreal, PE  
Chairman

THE STATE OF TEXAS §  
COUNTY OF NUECES §

We, Vaquero Saratoga Partners, LP acting by and through Vaquero Ventures Management, LLC, its General Partner, do hereby certify that we are the owners of Lot 7B, Block 6, Congress Place Unit 2, the property shown hereon, we have had said land surveyed as shown on the foregoing map, this map has been prepared for for the purpose of description and dedication.

IN TESTIMONY WHEREOF, the Vaquero Saratoga Partners, LP, acting by and through Vaquero Ventures Management, LLC, its General Partner has caused these presents to be signed by W.A. Landreth, Manager, thereunto authorized, attested by its Manager Brian C. Williams, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Vaquero Saratoga Pertners, LP

BY: \_\_\_\_\_  
W.A. Landreth, Manager

ATTEST: \_\_\_\_\_  
Brian C. Williams, Manager

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared W.A. Landreth and Brian C. Williams, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission expires:

STATE OF TEXAS §  
COUNTY OF NUECES §

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signed: \_\_\_\_\_  
Ratna Pottumhu. P.E., LEED, AP  
Development Services Engineer

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian K. Lunell, Registered Professional Land Surveyor No. 5954 in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

\_\_\_\_\_  
Brian K. Lunell  
Texas Registered Professional Land Surveyor No. 5954  
Hovis Surveying Company, Inc.  
5000 Cabbage Street  
Spring, Texas 77379

STATE OF TEXAS §  
COUNTY OF NUECES §

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, do hereby certify that the foregoing instrument Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, With its Certificate of Authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock, \_M in said county in Volume\_\_\_\_\_, Page\_\_\_\_\_ of the Map Records of Nueces County, Texas.

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

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, Clerk  
Nueces County, Texas

By: \_\_\_\_\_  
Deputy

At \_\_\_\_\_o'clock \_M

PREPARED BY:

**H**  
**S**  
**C** HOVIS  
SURVEYING  
COMPANY  
5000 Cabbage – Spring, Texas 77379  
(281) 320–9591 hovis@hovissurveying.com  
Texas Firm Registration No. 10030400

DATE: JANUARY, 2018 SCALE: 1" = 60' JOB NO. 16–020–00

1602000.DWG HSC 02797–E

SHEET 1 OF 2

NOTES

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Zone No. 4205), derived from CORS site TXCC.
- Based on graphical plotting this tract lies within Zone C and no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program – Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 485464 0283 C for the City of Corpus Christi, Texas dated July 18, 1985.

Based on graphical plotting this tract lies within Unshaded Zone X and no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program – Preliminary Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 485464 0510 G for the City of Corpus Christi, Texas dated October 23, 2015.

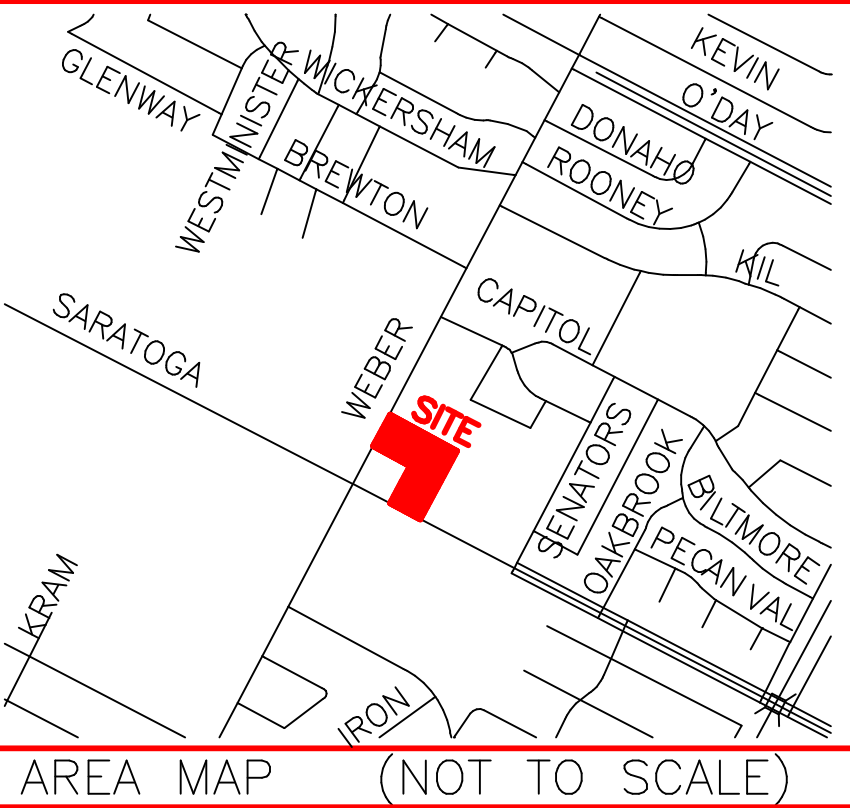
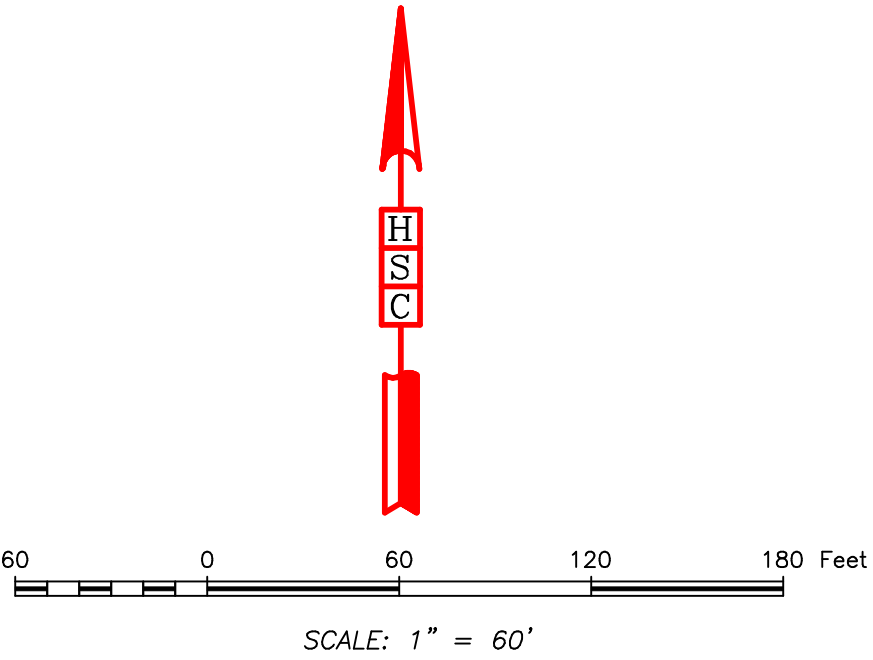
- Unless otherwise noted, all Building Lines and Utility Easements are by plat of Congress Place Unit 2, (Vol. 39, Pg. 156–157, M.R.N.C.)
- Lots 7A and 7B are subject to Cross Access Easement as set forth in Declaration of Easements, Covenants and Restrictions recorded under Document No. 2016043500, D.R.N.C..
- Based on U.S. Fish and Wildlife Wetlands Mapper no portion of this tract lies within a designated wetlands.
- Tract is Zoned CG–2 by the City of Corpus Christi, Texas.
- Lot 7A contains 0.4768 acres, Lot 7B contains 2.3873 acres.
- The receiving water for the storm water runoff from this property is Oso Creek. The TCEQ has classified the the aquatic life use for Oso Creek as "Exceptional" and "Oyster Waters". The TCEQ also categorized the receiving water as "Contact Recreation" use.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



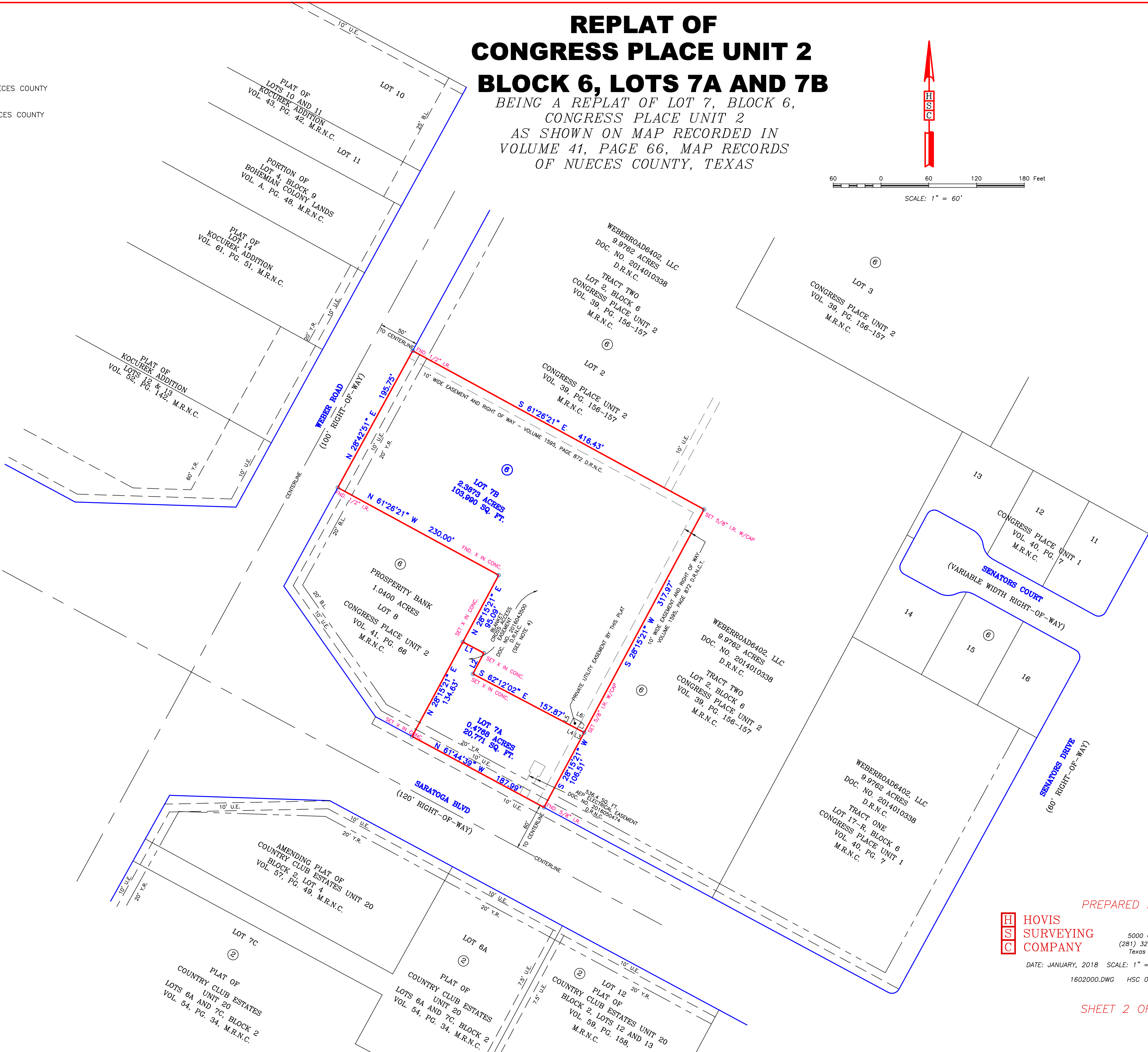
REPLAT OF  
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LEGEND:

B.L. = BUILDING LINE  
D.R.N.C. = DEED RECORDS OF NUECES COUNTY  
FND = FOUND  
I.R. = IRON ROD  
M.R.N.C. = MAP RECORDS OF NUECES COUNTY  
PG. = PAGE  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT



LINE	DISTANCE	BEARING
L1	29.89'	S 62°11'56" E
L2	29.62'	S 27°47'58" W
L3	10.00'	N 62°12'02" W
L4	10.45'	N 62°12'02" W
L5	10.00'	N 28°15'21" E
L6	10.45'	S 61°44'39" E
L7	9.92'	S 28°15'21" W



PREPARED BY:

5000 Cabbage - Spring, Texas 77379  
(281) 320-9591 hovis@hovissurveying.com  
Texas Firm Registration No. 10030400  
DATE: JANUARY, 2018 SCALE: 1" = 60' JOB NO. 16-020-00  
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SHEET 2 OF 2