

CURVE DATA	
(A)	
I=3°56'02"	
R=850.00'	
T=29.19'	
L=58.36'	
CB=N42°20'41\"W	
CH=58.35'	

STATE OF TEXAS §
COUNTY OF NUECES §

I, RAYMOND SALLOUM, HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT I 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____.

RAYMOND SALLOUM

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RAYMOND SALLOUM.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

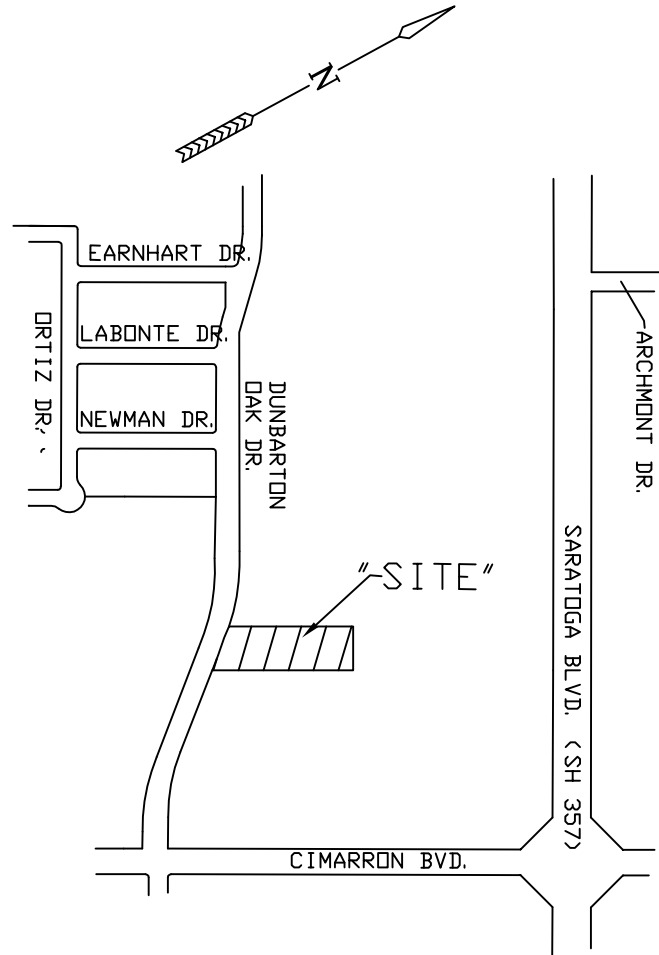
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

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. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSD BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR OSD BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE".
4. THE SUBJECT SITE IS IN FEMA FLOOD ZONE "C" (AREA OF MINIMAL FLOODING), PURSUANT TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0540 C, MAP REVISED MARCH 18, 1985 AND PANEL 485494 0520D, MAP REVISED JUNE 4, 1987.
5. THE SUBJECT SITE CONTAINS 1.301 ACRES.
6. SET 5/8" IRON RODS WITH PLASTIC CAPS LABELED "BASS AND WELSH ENGINEERING" AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE.
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. LOTS 8E & 8F ARE SHARING PRIVATE DRAINAGE VIA UNDERGROUND PIPES AND INLETS AND VIA SURFACE DRAINAGE.



LOCATION MAP
1" = 600' (APPROX.)

PLAT OF CIMARRON CENTER, BLOCK 1, LOTS 8E & 8F

A 1.301 ACRE TRACT OF LAND, MORE OR LESS, A REPLAT OF
CIMARRON CENTER, BLOCK 1, LOT 8D, A MAP OF WHICH IS RECORDED
IN VOLUME 68, PAGE 350, MAP RECORDS, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 2/16/18
COMP. NO.: PLAT AS PLAT
JOB NO.: 17020
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 1

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____.

ERIC VILLARREAL, P.E.
CHAIRMAN

WILLIAM J. GREEN, P.E.
INTERIM SECRETARY

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