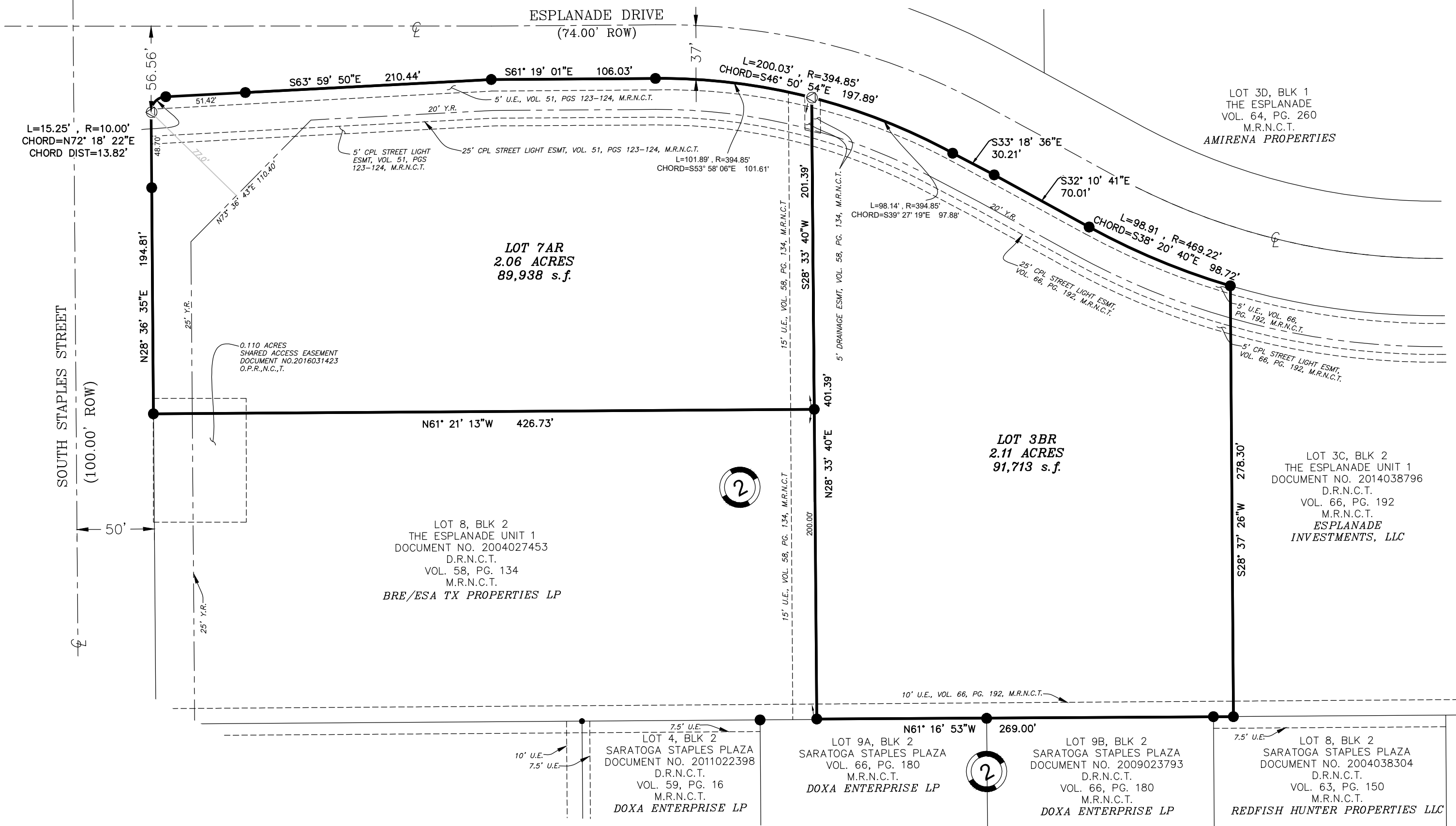


0 30 60
GRAPHIC SCALE IN FEET

PLAT OF THE ESPLANADE UNIT 1 BLOCK 2, LOTS 3BR & 7AR

BEING A REPLAT OF THE ESPLANADE UNIT 1, BLOCK 2, LOTS 1, 3B & 7A,
AS RECORDED IN DOCUMENTS #2015017929 & 2015021857, DEED RECORDS OF NUECES COUNTY, TEXAS
VOLUME 51, PAGES 123-124, VOLUME 66, PAGE 192 & VOLUME 64, PAGE 270, MAP RECORDS OF NUECES COUNTY, TEXAS
AND CONTAINING 4.17 ACRES OF LAND



GENERAL NOTES:

- TOTAL PLATTED AREA CONTAINS 4.17 ACRES OF LAND.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983) AND ALL DISTANCES ARE GRID DISTANCES.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP, TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- FEMA INFORMATION:
PLOT THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0284 C MAP, REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREAS OF MINIMAL FLOODING.
- PUBLIC OPEN SPACE:
IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

LEGEND:

- = 5/8" IRON ROD FOUND
- ⊙ = CALCULATED POINT
- U.E. = UTILITY EASEMENT
- Y.R. = YARD REQUIREMENT
- D.R. = DEED RECORDS
- M.R. = MAP RECORDS
- N.C.T. = NUECES COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- ℄ = CENTERLINE

STATE OF TEXAS
COUNTY OF NUECES

I, Theodore Dimopoulos, President of the Doxa Enterprises L.P., do hereby certify that I am the owner of Lot 7AR, Block 2 of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities. All streets, alley and rights-of-ways are hereby dedicated, to the public use forever.

This the _____ day of _____, 2018.

By: _____
President

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2018.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

I, Theodore Dimopoulos, Owner, do hereby certify that I am the owner of Lot 3BR, Block 2, of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities. All streets, alley and rights-of-ways are hereby dedicated, to the public use forever.

This the _____ day of _____, 2018.

By: _____
Owner

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2018.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

I, Maria Robledo Karaca NMLS #689771, Navy Army Community Credit Union, do hereby certify that we are the holders of a lien on the land shown on the foregoing map of which Theodore Dimopoulos, are the owners, and we approve of the subdivision and dedication for the purposes and considerations therein expressed..

This the _____ day of _____, 2018.

By: _____
Maria Robledo Karaca NMLS #689771
SVP Member Business Services

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2018.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services

Date: _____

STATE OF TEXAS
COUNTY OF NUECES

This replat of The Esplanade Unit 1, Block2, Lot 3BR and Lot 7AR, is approved by the Department of Development Services Engineer of the City of Corpus Christi, Texas, this the _____ day of _____, 2018.

Ratna S. Pottumuthu, P.E., LEED AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This replat of The Esplanade Unit 1, Block 2, Lot 3BR and Lot 7AR, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 2018.

Eric Villarreal, P.E.
Chairman

William J. Green, P.E.
Interim Secretary

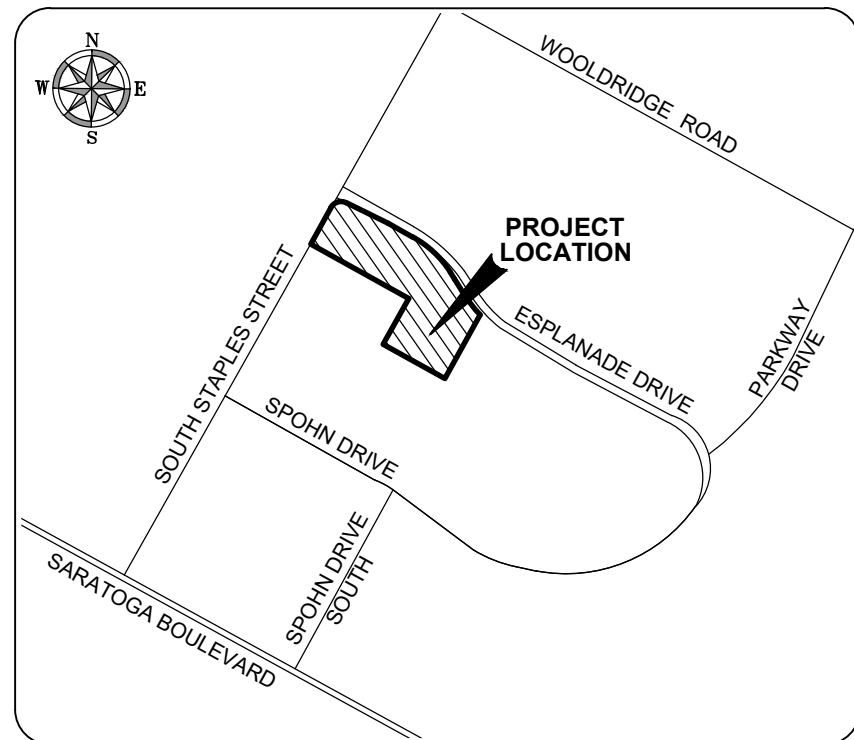
STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2018, 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 _____, 2018, 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



LOCATION MAP
NOT TO SCALE

R1-20180125-UPDATED ESMT

ENGINEER/SURVEYOR: STACEY KING MORA	PHONE: 361-414-6498	FAX: 361-814-4401
ENGINEER/SURVEYOR EMAIL: SMORA@HANSON-INC.COM	PROJECT NO: 1700236	PLAT BOUNDARY
DRAWN BY: SM	APPROVED BY: SM	SURVEY DATE: 12/4/2017
PROJECT ID: 1700236	DRAWING NAME: PLAT BOUNDARY	DRAWING DATE: 2/9/2018

HANSON	www.hanson-inc.com
TRIP & FIRM #40395-00	TRIP & FIRM #40395-00
TRIP & FIRM #40395-00	TRIP & FIRM #40395-00
TRIP & FIRM #40395-00	TRIP & FIRM #40395-00

PLAT OF
THE ESPLANADE UNIT 1
BLOCK 2, LOTS 3BR & 7AR
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS