

NOTES:

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE SUBJECT SITE IS LOCATED IN ZONE B, AREA BETWEEN 100 YR. AND 500 YR. FLOOD, AND IS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY (FIRM) PANEL NUMBER 485494 0520 D, DATED JUNE 4, 1987.
4. 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.
5. UNTIL ALL STORM DRAINAGE IS ENCLOSED IN CONDUIT, OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN DITCHES.
6. WATER & WASTEWATER FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
7. STORM WATER INFRASTRUCTURE WITHIN LOT 2 IS PRIVATE UNLESS SHOWN WITHIN A PUBLIC DRAINAGE EASEMENT.
8. "TOTAL PLATTED AREA" THE TOTAL PLATTED AREA CONTAINS 6.43 ACRES OF LAND INCLUDING STREET DEDICATION.
9. 10. THE BASIS OF BEARING IS STATE PLANE, TEXAS SOUTH ZONE, NAD 1983.

BEING A 14.89 ACRES TRACT, A PORTION OF THAT 41.32 ACRE TRACT OF LAND OUT OF LOT 5, 6, AND 7, SECTION 6, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON THE MAP THERE OF RECORDED IN VOLUME A, AT PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE NO. 2018003823 OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, TG 110 VILLAGE AT HENDERSON GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HEREBY CERTIFIES THAT IT IS THE OWNER OF LOT 2, BLOCK 2, EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT I HAVE 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 _____ 2018.

GILBERT M. PIETTE, EXECUTIVE DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GILBERT M. PIETTE, EXECUTIVE DIRECTOR OF TG 110 VILLAGE AT HENDERSON GP, LLC, A TEXAS LIMITED LIABILITY COMPANY

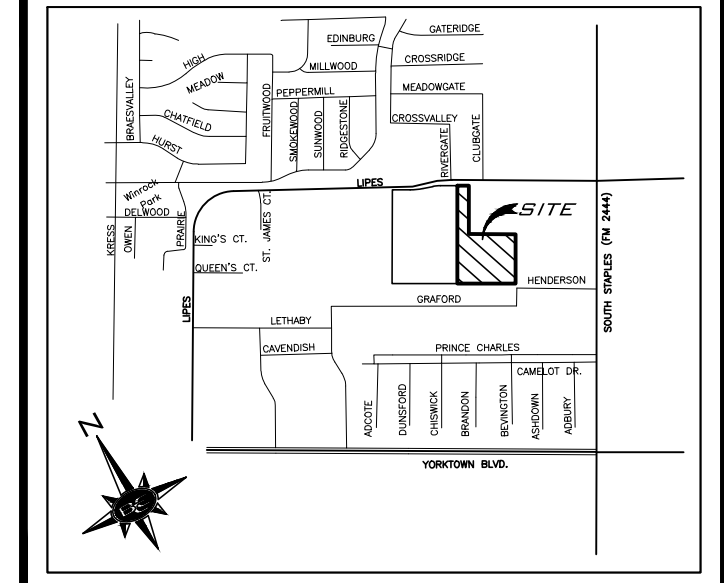
DATED THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT OF

VILLAGE AT HENDERSON SUBDIVISION, BLOCK 2, LOT 2

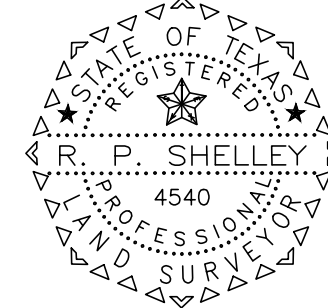
BEING A 6.43 ACRE TRACT, A PORTION OF THAT 41.32 ACRE TRACT OF LAND OUT OF LOT 5, 6, AND 7, SECTION 6, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON THE MAP THERE OF RECORDED IN VOLUME A, AT PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS, DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE NO. 2018003823 OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

LEGEND

- FOUND IRON ROD
- 1/2" IRON ROD SET W/ RED PLASTIC CAP MARKED "BCE, LTD RPLS 4540"
- (DR) DEED RECORDS NUECES COUNTY, TEXAS
- (MR) MAP RECORDS NUECES COUNTY, TEXAS
- Y.R. YARD REQUIREMENTS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

R.P. SHELLEY, R.P.L.S.
TEXAS LICENSE NO. 4540

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF CORPUS CHRISTI, TEXAS.

DATED THIS _____ DAY OF _____ 2018.

WILLIAM J. GREEN, P.E.,
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.

DATED THIS _____ DAY OF _____ 2018.

WILLIAM J. GREEN, P.E.,
INTERIM SECRETARY

ERIC VILLARREAL, P.E.,
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

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2018.

BY: _____
DEPUTY TO THE COUNTY CLERK

BC&E, LLC.

4515 BRIAR HOLLOW PL. STE. 106
HOUSTON, TX 77027
TBLF FIRM NO. 10194252

(713) 539 6408
(713) 583 5306 fax



DATED: October 05, 2016
SCALE: 1"=100'
SHEET 1 OF 1
DRAWN BY: JM