

REPLAT ESTABLISHING

**GARDENDALE ADDITION NO. 3,  
BLOCK 11, LOT 15R**

BEING A 1.693 ACRE TRACT OF LAND COMPRISED OF LOT 15 AND 16, BLOCK 11, GARDENDALE ADDITION NO. 3, RECORDED IN VOLUME 12, PAGE 59, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND LOT 17, 18, 19, AND THE REMAINDER OF LOTS 20, 21, AND 22, BLOCK 11, REPLAT OF GARDENDALE ADDITION NO. 3, RECORDED IN VOLUME 21, PAGE 69 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS.

SCALE: 1"= 50'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: June 05, 2018

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOT 15R, BLOCK 11, AS SHOWN ON THE FOREGOING PLAT; THAT HE HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN:\_\_\_\_\_.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY:  
RANDOLPH BROOKS FEDERAL CREDIT UNION  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: \_\_\_\_\_

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NINA NIXON-MENDEZ, F.A.I.C.P.  
SECRETARY

ERIC VILLARREAL, P.E.  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND 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.

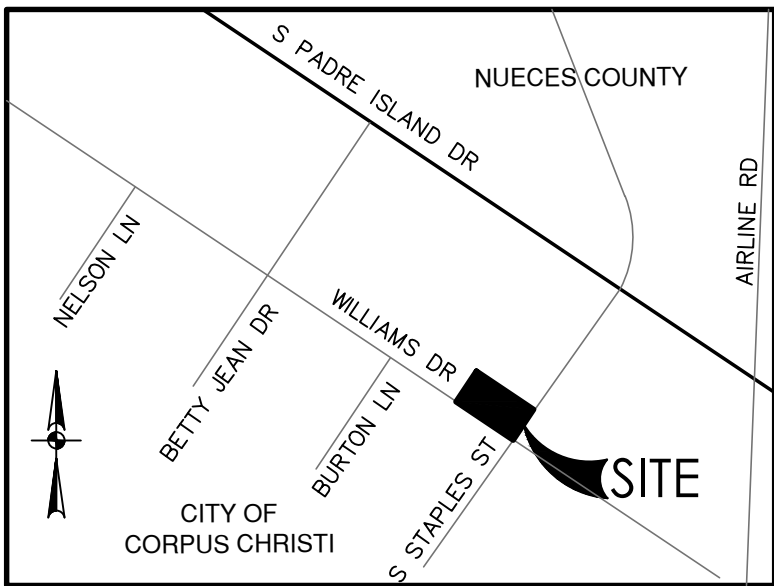
WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

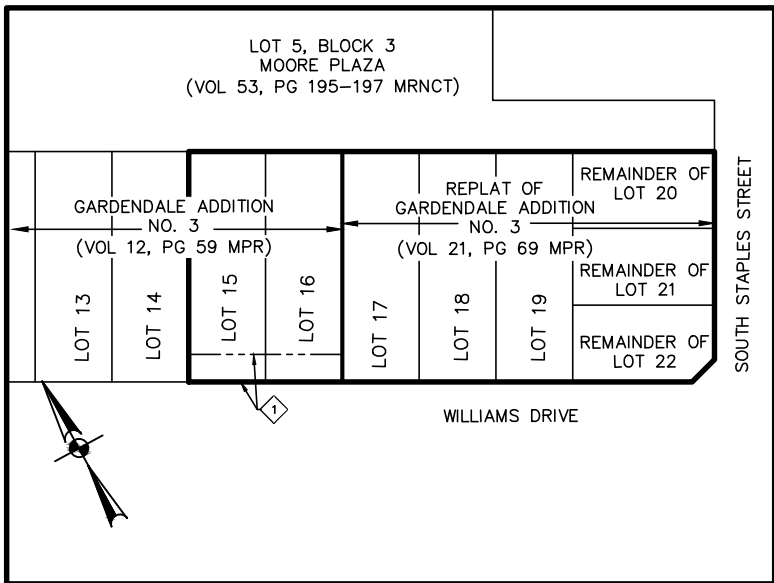
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,  
\_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY



**LOCATION MAP**  
NOT-TO-SCALE



**AREA BEING REPLATTED**

SCALE: 1"= 150'

1.693 ACRES PREVIOUSLY PLATTED AS LOT 15 AND 16, BLOCK 11, GARDENDALE ADDITION NO. 3, RECORDED IN VOLUME 12, PAGE 59, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND LOT 17, 18, 19, AND THE REMAINDER OF LOTS 20, 21, AND 22, BLOCK 11, REPLAT OF GARDENDALE ADDITION NO. 3, RECORDED IN VOLUME 21, PAGE 69 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND A 30' BUILDING SETBACK LINE RECORDED IN VOLUME 12, PAGE 59 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

**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.

STATE OF TEXAS  
COUNTY OF BEXAR

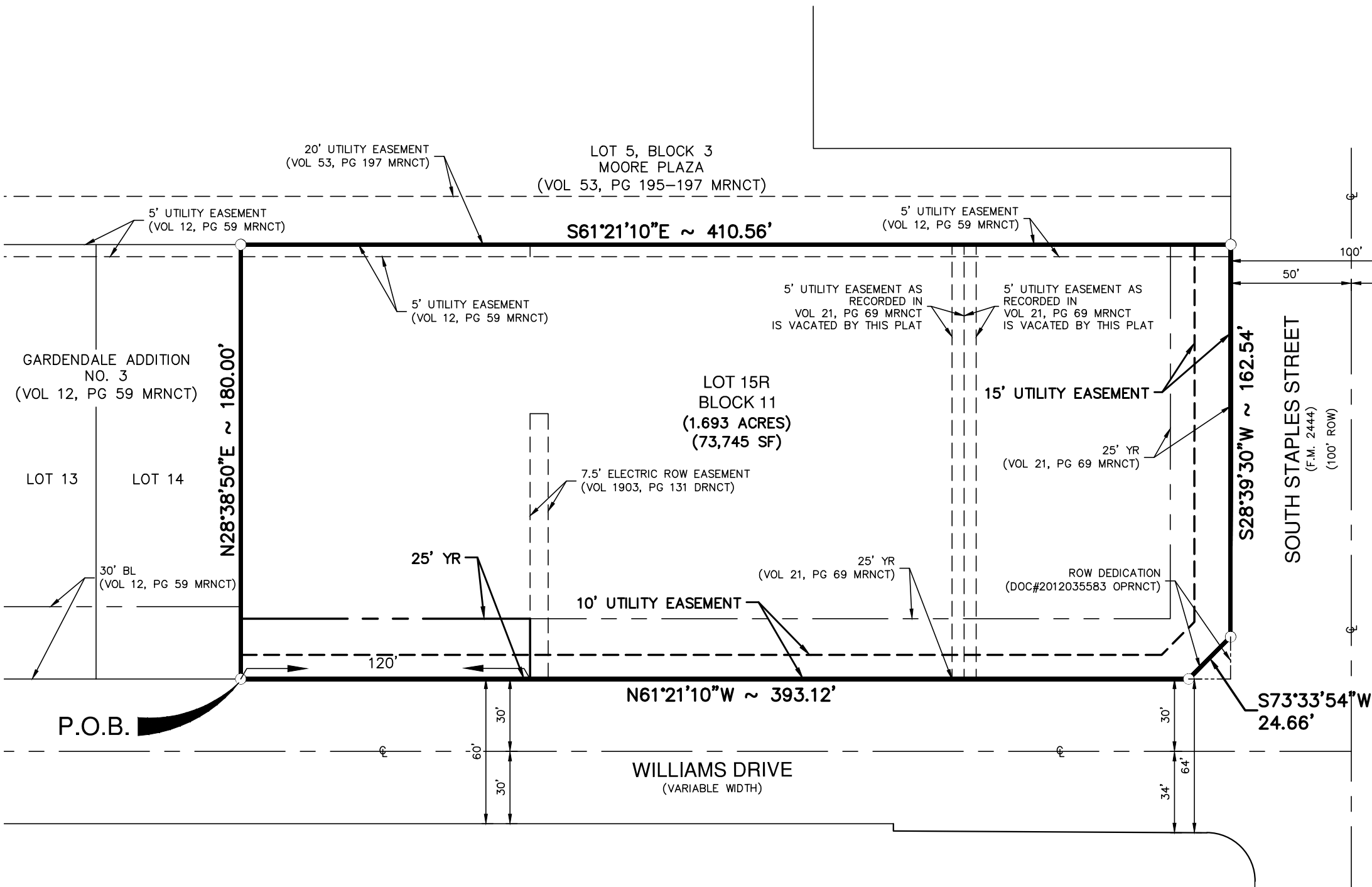
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CORPUS CHRISTI PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC UNDER MY DIRECTION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

REGISTERED PROFESSIONAL LAND SURVEYOR



**LEGEND**

DRNCT	DEED RECORDS OF NUECES COUNTY, TEXAS
MRNCT	MAP-RECORDS OF NUECES COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
CL	CENTERLINE
YR	YARD REQUIREMENT
BL	BUILDING LINE
○	SET 1/2" IRON ROD (PD)
◇	30' YR (VOL 12, PG59 MR)

**NOTES:**

- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 4854640303C, DATED JULY 18, 1985 FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AND INCORPORATED AREAS:  
ZONE C (NO SHADING), DEFINED AS: "AREAS OF MINIMAL FLOODING."
- 4) THIS SURVEY WAS BASED ON FOUND RECORD MONUMENTATION NOT SHOWN HEREON.
- 5) TOTAL PLATTED AREA CONTAINS 1.693 ACRES OF LAND.
- 6) THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.