

STATE OF TEXAS
COUNTY OF NUECES

I, CARLOS AND RHONDA GARCIA, DO HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF LOT 4, BLOCK 1, C.R. GARCIA SUBDIVISION, CORPUS CHRISTI, NUECES COUNTY, TEXAS; THAT I HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN ON THE FOREGOING MAP; THAT ALL STREETS AND ALLEYS SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC; THAT ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THE FOREGOING MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2018.

CARLOS GARCIA
STATE OF TEXAS
COUNTY OF NUECES

RHONDA GARCIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CARLOS GARCIA AND RHONDA GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES

I, EDWARD L. SAMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING REPLAT OF LOT 4, BLOCK 1, C. R. GARCIA SUBDIVISION, OUT OF A 1.615 ACRE TRACT OUT OF THE ORIGINAL 58.07 ACRE F.J. PICHA TRACT DESCRIBED IN VOLUME 326, PAGE 88, DEED RECORDS, NUECES COUNTY, TEXAS, FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THIS PLAT IS TRUE AND CORRECT AND THAT ALL LOT CORNERS ARE ESTABLISHED AS SHOWN HEREON,

THIS THE ____ DAY OF _____, 2018.

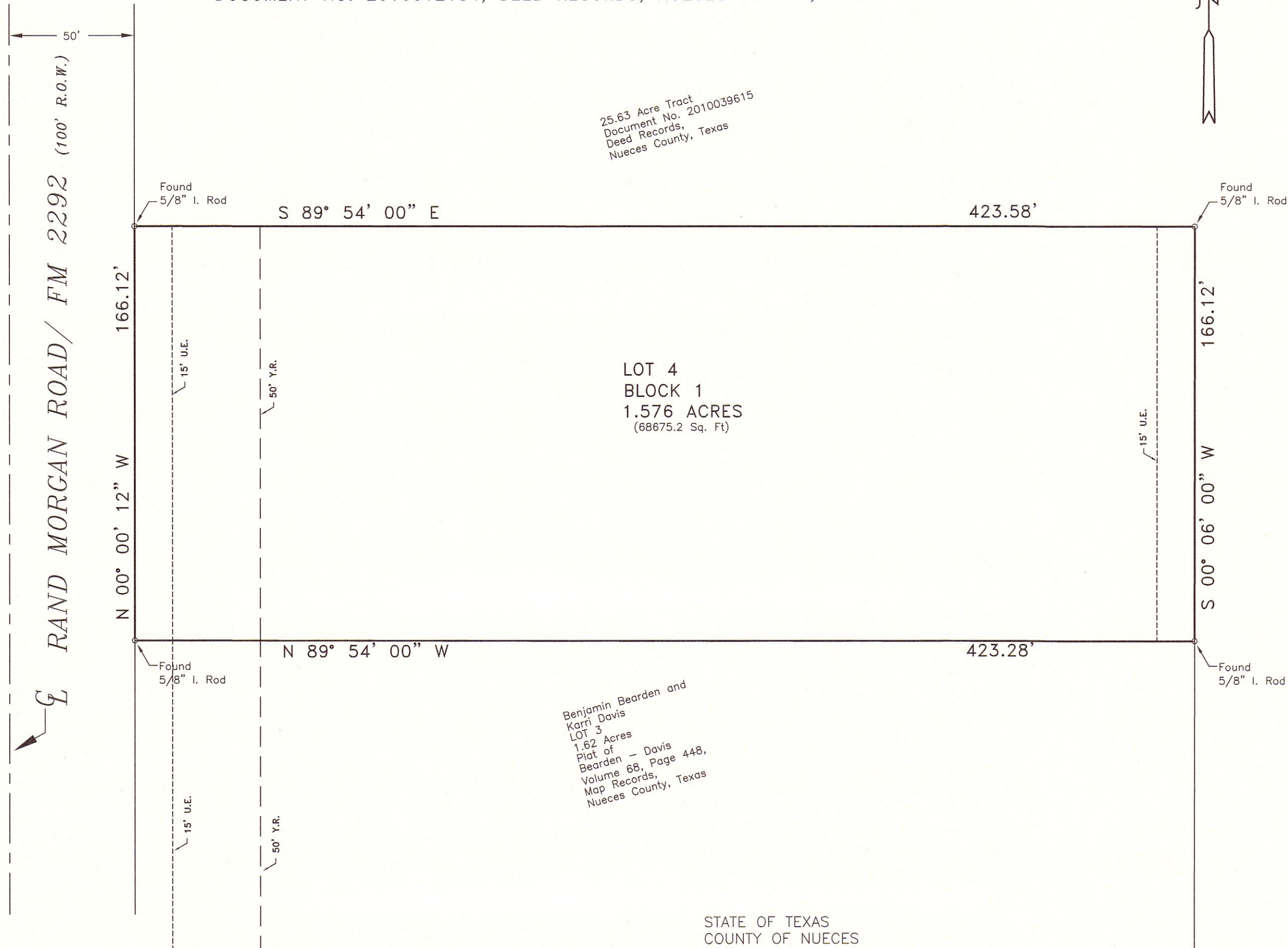
EDWARD L. SAMPLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE No. 3534

NOTES:

- 1) SET 5/8 INCH IRON RODS AT CORNERS UNLESS OTHERWISE NOTED.
- 2) BY GRAPHIC SCALING ONLY
THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY No. 485464, PANEL No. 0133, SUFFIX "C", HAVING AN EFFECTIVE DATE OF JULY 18, 1985.
- 3) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 4) THIS TRACT CONTAINS 1.615 ACRE. (70331.69 Sq. Ft.).
- 5) THE RECIEVING 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 SENSATIVE 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.
- 6) PUBLIC IMPROVEMENTS ARE REQUIRED FOR WATER AND WASTEWATER. PUBLIC IMPROVEMENTS SHALL MEET WITH CITY REQUIREMENTS AND A UTILITY INSTALLATION REQUEST (UIR) PERMIT IS REQUIRED FOR CONSTRUCTION OF UTILITIES WITHIN THE STATE RIGHT OF WAY. PUBLIC IMPROVEMENTS WILL BE COMPLETED PRIOR TO PLAT RECORDATION.
- 7) FUTURE DRIVEWAY AND DRAINAGE INTO RAND MORGAN Rd. / F.M. 2292 SHALL COMPLY WITH TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS IN ADDITION THAT A PERMIT IS REQUIRED FOR THE DRIVEWAY AND THE DRAINAGE.

C.R. GARCIA SUBDIVISION
BLOCK 1, LOT 4,

BEING A REPLAT OF 1.615 ACRES, BLOCK 1, LOT 4, OUT OF THE ORIGINAL 58.07 ACRE F. J. PICHA TRACT DESCRIBED IN DEED OF RECORD IN VOLUME 326, PAGE 88, DEED RECORDS, NUECES COUNTY, TEXAS, AND BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2016012184, DEED RECORDS, NUECES COUNTY, TEXAS.



Benjamin Bearden and
Karri Davis
LOT 3
1.62 Acres
Plat of
Bearden - Davis
Volume 68, Page 448,
Map Records,
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE ____ DAY OF _____, 2018. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

LAUREN RABE, MPA
NUECES COUNTY HEALTH DEPARTMENT

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 _____, 2018.

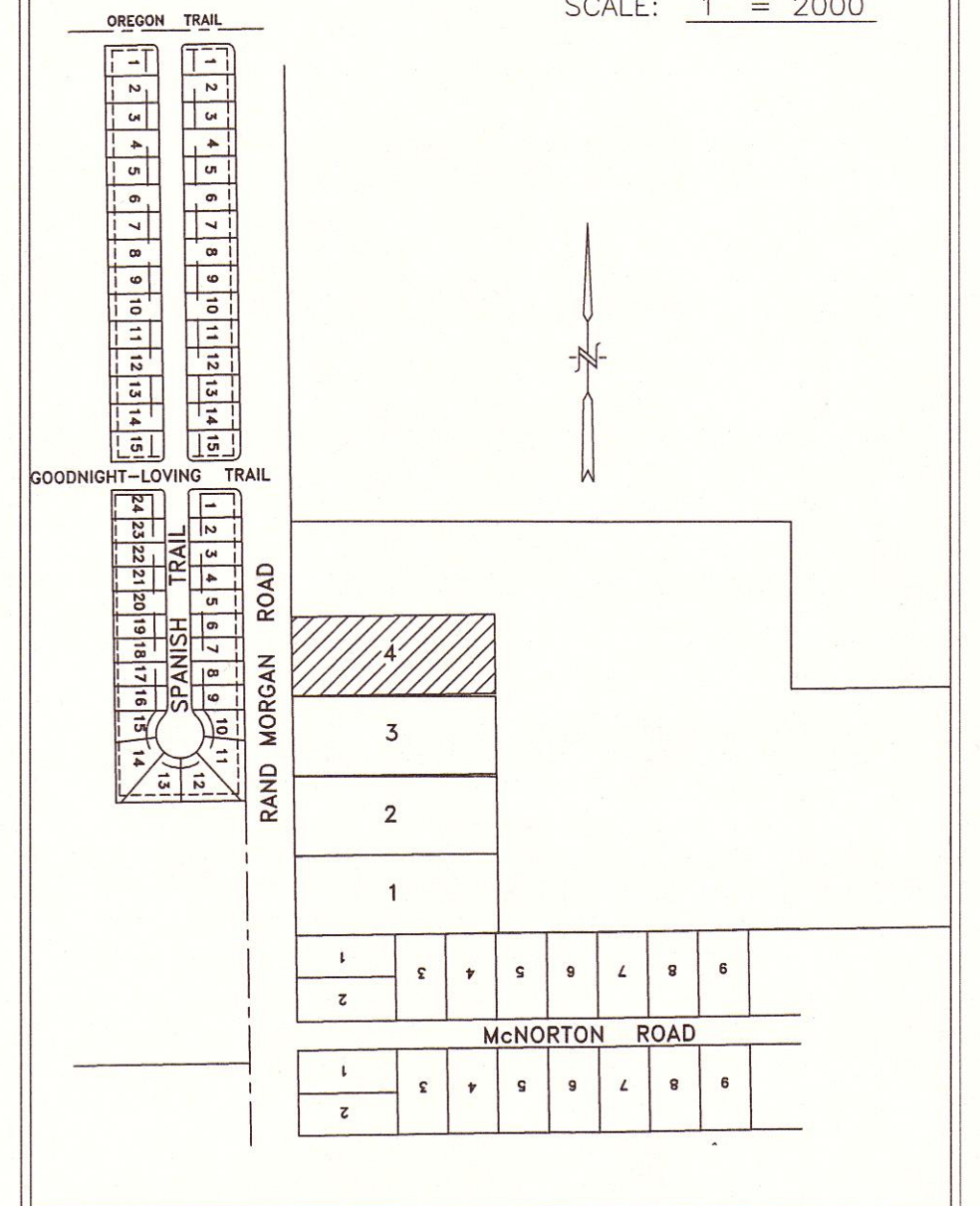
CHAIRMAN: ERIC VILLARREAL, PE.

INTERIM SECRETARY: WILLIAM J. GREEN, PE.



LOCATION MAP

SCALE: 1" = 2000'



STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2018.

RATNA POTTUMUTHU, P.E., LEED AP
DEVELOPMENT SERVICES ENGINEER

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 _____, 2018 AT ____ O'CLOCK ____M. AND DULY RECORDED THE ____ DAY OF _____, 2018 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.

BY: _____
DEPUTY

AT ____ O'CLOCK ____M.

LEGEND

○ = Found 5/8" I. Rod
● = Set 5/8" I. Rod
— = Centerline

SCALE: 1" = 40'
DATE: JAN 8, 2018



GRAPHIC SCALE
1" = 40'

TRADEWINDS CONSULTING GROUP
5321 CRESTWICK DRIVE,
CORPUS CHRISTI, TEXAS 78413
(361) 658-5353