



PLAT OF WOOD ESTATES UNIT 4 BLOCK 50, LOT 10R

BEING A REPLAT OF BLOCK 50, LOT 15, WOOD ESTATES UNIT 6, AS SHOWN ON A MAP RECORDED IN VOLUME 65, PAGES 29 - 30, MAP RECORDS OF NUECES COUNTY, TEXAS AND BLOCK 50, LOT 10, WOOD ESTATES UNIT 4, AS SHOWN ON A MAP RECORDED IN VOLUME 62, PAGES 60 - 61, MAP RECORDS OF NUECES COUNTY, TEXAS.



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STATE OF TEXAS
 COUNTY OF NUECES

WE, JERRY L. BATEK AND WENDY L. BATEK, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF, BLOCK 50, LOT 10R, WOOD ESTATES UNIT 4, THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2018

 JERRY L. BATEK, OWNER

 WENDY L. BATEK, OWNER

STATE OF TEXAS
 COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION 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

WE, FEARON FINANCIAL, LLC, DO HEREBY CERTIFY THAT WE ARE HOLDERS OF A LIEN ON THE PROPERTY REFERRED TO AS BLOCK 50, LOT 10, WOOD ESTATES UNIT 4, AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS.

THIS THE _____ DAY OF _____, 2018

 FEARON FINANCIAL, LLC

STATE OF TEXAS
 COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION 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

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

THIS THE _____ 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 BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2018

 ERIC VILLARREAL, P.E.
 CHAIRMAN

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

STATE OF TEXAS
 COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, 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 IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

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

NO. _____
 FILED FOR RECORD

 KARA SANDS, CLERK
 NUECES COUNTY, TEXAS

BY: _____
 DEPUTY:

AT _____ O'CLOCK __M

STATE OF TEXAS
 COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2018

 RONALD E. BRISTER
 REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

1. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALLALEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "CONTACT RECREATIONAL" USE. ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATED AS A "PUBLIC WATER SUPPLY".
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0256 C, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 0.584 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

