

PORT ARANSAS CLIFFS
BLOCK 116, LOT 33R

BEING A REPLAT OF LOTS 33 TO 37, BLOCK 116, PORT ARANSAS CLIFFS AS RECORDED IN VOL. A, PAGE 27 & VOL. 4, PAGE 51 (M.R.N.C.T.) TOGETHER WITH THE ADJACENT 15' PORTION OF ARANSAS STREET CLOSED BY ORDINANCE NO. 2902, CLERK'S FILE NO. 820824 (O.P.R.N.C.T.) CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"A" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C, COMMUNITY #485464, PANEL 0169C, (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 07/18/85
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.4062 ACRE INCLUDING STREET DEDICATION.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM PORT ARANSAS CLIFFS AS RECORDED IN VOLUME 4, PAGE 51 (M.R.N.C.T.). GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
8. CONFORMANCE REQUIRED TO THE VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9. TO PREVENT VISION OBSTRUCTIONS AT CITY STREET INTERSECTIONS.

STATE OF TEXAS
COUNTY OF NUECES

WE, ELBERT DWIGHT DERRICK & SHARON MCCORMICK DERRICK, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 33R, BLOCK 116, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE ____ OF ____ 2018, SHARON MCCORMICK DERRICK
OWNER

ELBERT DWIGHT DERRICK
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELBERT DWIGHT DERRICK & SHARON MCCORMICK DERRICK, KNOWN TO ME TO BE THE PERSON WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____ 2018

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF ____ 2018, SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

WE, HOMETRUST MORTGAGE COMPANY, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE PROPERTY REFERRED TO AS BLOCK 116, LOT 33R PORT ARANSAS CLIFFS AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED.

THIS THE ____ DAY OF ____ 2018

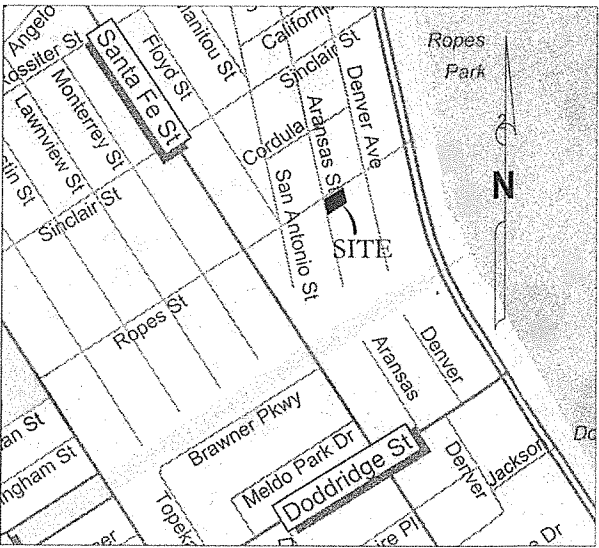
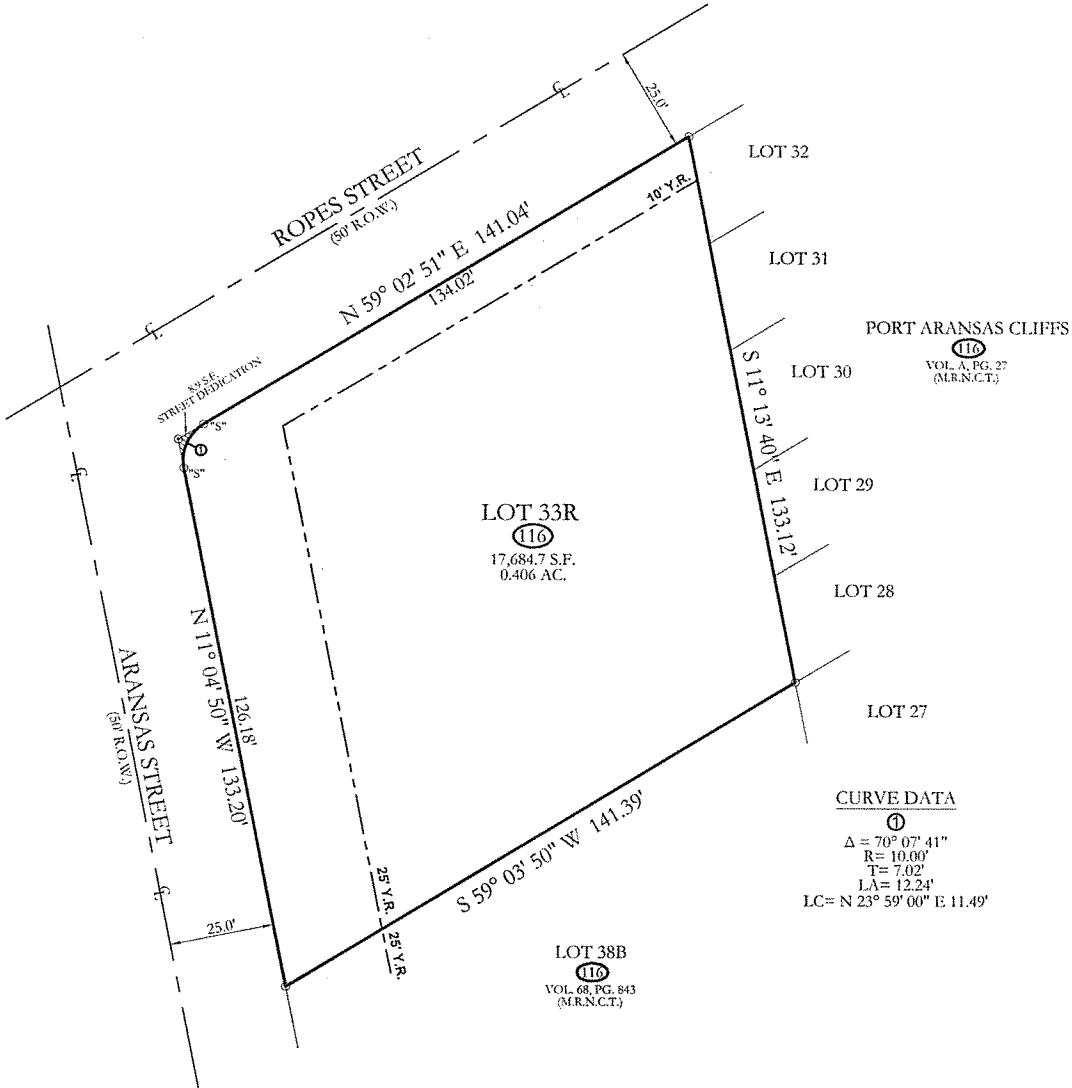
HOMETRUST MORTGAGE COMPANY
EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

THIS THE ____ DAY OF ____ 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP (NTS)

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,

NINA NIXON-MENDEZ, FAICP, SECRETARY

ERIC VILLARREAL, P.E., CHAIRMAN

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

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____ 2018, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF ____ 2018 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ___, PAGE ____ (M.R.N.C.T.)

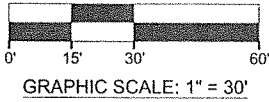
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____ 2018.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:

10/04/2018

FIRM NO. F-166

REVISED:

OFFICE:

RV & PP

JOB #:

09-2479