

# GARDENDALE BLOCK 8, LOT 24C

BEING A REPLAT OF BLOCK 8, LOT 24 GARDENDALE, AS RECORDED IN VOLUME 8, PAGE 21 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

## GENERAL NOTES:

- 1) THE TOTAL PLATTED ARE CONTAINS 0.19 ACRES OF LAND, INCLUDING 65.06 SQ. FT. STREET DEDICATION.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 4854640284C, MAP REVISED 07/18/1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) 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 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 \_\_\_\_\_ 2019.

Eric Villarreal, P.E.  
Chairman

Nina Nixon-Mendez, F.A.I.C.P.  
Secretary  
18PL1137

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 \_\_\_\_\_ 2019.

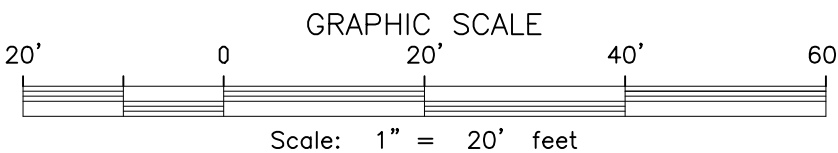
William J. Green, P.E.  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

I, Jarrel L. Moore, a Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveyors.

This the 27 day of November 2019.

JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 4854



LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF NUECES

I, CORINA MONTALVO, hereby certify that I am the owner of Lot 24C, the property shown hereon, that I 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 \_\_\_\_\_ 2019.

CORINA MONTALVO

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by CORINA MONTALVO.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Notary Public in and for the State of Texas

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 \_\_\_\_\_, 2019, with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_ 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_ Map Records.

No. \_\_\_\_\_  
Filed for Record

At \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
\_\_\_\_\_ 2019

By: \_\_\_\_\_  
Deputy  
Kara Sands,  
County Clerk  
Nueces County, Texas

**TEXAS GEO TECH**  
LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 181112  
JANUARY 24, 2019