

BASS SUBDIVISION BLOCK 7, LOTS 2R-1, AND 2R-2

BEING A REPLAT OF BLOCK 7, LOTS TWO (2) AND THE SOUTHEAST ONE-HALF (SE 1/2) OF LOT THREE (3), BASS SUBDIVISION, RECORDED
IN VOLUME 39, PAGE 122 OF THE M.R.N.C.T.

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.50 ACRES OF LAND (21,887.26 SQ. FT.)
- 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 485464 0315 D, MAP REVISED 08/03/1985, 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 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.
- 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) ALL DRIVEWAY SURFACES SHALL BE OF A PAVED SURFACE BUILT TO THE MINIMUM CONSTRUCTION REQUIREMENTS OF THE CITY OF CORPUS CHRISTI STANDARDS
- 8) INGREGES/EGREGES EASEMENT SHALL NOT BE OBSTRUCTED.

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
18PL1122

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 21 day of September 2019.

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

BLOCK 28 – LOTS K
BASS SUBDIVISION
VOLUME 39, PAGE 122
M.R.N.C.T.

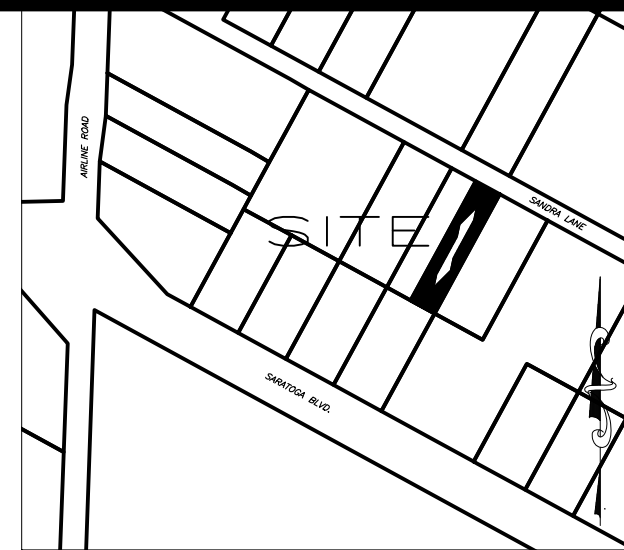
BLOCK 7 – W 1/2 OF LOT 3
BASS SUBDIVISION
VOLUME 39, PAGE 122
M.R.N.C.T.

LOT 2R-2
0.25 Acres.
10944.72 Sq.ft.

BLOCK 7 – LOT1
BASS SUBDIVISION
VOLUME 39, PAGE 122
M.R.N.C.T.

LOT 2R-1
0.25 Acres.
10942.54 Sq.ft.

BLOCK 28 – LOTS F THRU I
LOT L AND PART OF LOT M
BASS SUBDIVISION
VOLUME 39, PAGE 122
M.R.N.C.T.



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

We, MIRABAL DEVELOPMENT GROUP, LC, hereby certify that we are the owners the property shown hereon, that we 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.

ROBERT J. MIRABAL

JAMES A. MIRABAL

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by ROBERT L. MIRABAL and JAMES A. MIRABAL.

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 # JAMES
JANUARY 29, 2019

