150

REPLAT OF

OF A ACRE TRACT OF LAND BEING ALL OF LOT 1-R, BLOCK 1, GUTH

PARKSIDE ANNEX, AN ADDITION IN THE CITY OF CORPUS CHRISTI, TEXAS,

AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 36 PAGE 79, MAP RECORDS OF NUECES COUNTY, TEXAS, A 0.451 OF A ACRE

TRACT OF LAND BEING ALL OF LOT 2A, BLOCK 1, GUTH PARKSIDE ANNEX,

AN ADDITION IN THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY

MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 94, MAP

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 01, 2019

BIG DIAMOND, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT HI IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF A 0.555 ACRE LOT 1-R, BLOCK 1, GUTH PARKSIDE ANNEX, (VOL 36, PG 79, MR), AND A 0.451 ACRE

LOT 2A, BLOCK 1, GUTH PARKSIDE ANNEX, (VOL 63, PG 94, MR) AS SHOWN ON THE FOREGOING PLAT. THAT HE HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED.

SCALE: 1"= 50'

100'

RECORDS OF NUECES COUNTY, TEXAS.

NOT-TO-SCALE

DRNCT DEED RECORDS OF VOL VOLUME NUECES COUNTY, TEXAS PG PAGE(S) OPR OFFICIAL PUBLIC RECORDS OF ROW RIGHT-OF-WAY NUECES COUNTY, TEXAS YARD REQUIREMENT FOUND 1/2" IRON ROD MRNCT MAP RECORDS OF NUECES COUNTY, TEXAS (SURVEYOR) (UNLESS NOTED OTHERWISE)

LEGEND

15' UTILITY EASEMENT

NOTES:

- $\frac{1}{2}$ " Iron rod with yellow cap marked "pape-dawson" set at subject
- PROPERTY CORNERS UNLESS NOTED OTHERWISE. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2) 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 4854640303C, DATED JULY 18, 1985 FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AND INCORPORATED AREAS:
- ZONE C (NO SHADING), DEFINED AS: "AREAS OF MINIMAL FLOODING."
- THIS SURVEY WAS BASED ON FOUND RECORD MONUMENTATION NOT SHOWN
- TOTAL PLATTED AREA CONTAINS 3.075 ACRES OF LAND.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNITED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

N: 299036.13

(VOL. 60, PG 33,

10' UTILITY EASEMENT (VOL. 63, PG 94, M.R.N.C.T.)

(6,394 S.F.) BY THIS PLAT"

(3,041 S.F.)

315374.42

AREA BEING REPLATTED

A 3.075 ACRES PREVIOUSLY PLATTED AS, A 1.425 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 1, GUTH PARKSIDE ANNEX, AN ADDITION IN THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 60, PAGE 33, MAP RECORDS OF NUECES COUNTY, TEXAS, A 0.644 OF AN

ACRE TRACT OF LAND BEING ALL OF LOT 2B, BLOCK 1, GUTH PARKSIDE ANNEX, AN ADDITION IN THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN THE REPLAT

THEREOF IN VOLUME 63, PAGE 94, MAP RECORDS, NUECES COUNTY, TEXAS, A 0.555 OF A ACRE TRACT OF LAND BEING ALL OF LOT 1-R, BLOCK 1, GUTH

PARKSIDE ANNEX, AN ADDITION IN THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 36, PAGE 79, MAP RECORDS OF NUECES COUNTY, TEXAS, A 0.451 OF A ACRE TRACT OF LAND BEING ALL OF LOT 2A, BLOCK 1, GUTH PARKSIDE ANNEX, AN ADDITION IN THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 94, MAP RECORDS OF NUECES COUNTY, TEXAS. TO

INCLUDE EASEMENT: 20' YR, 15' UTILITY EASEMENT, 10' UTILITY EASEMENT & 20' BUILDING LINE (VOL 63, PG 94, MR) 5' UTILITY EASEMENT (VOL 36, PG 79, MR) 5'

R.O.W. DEDICATION

S41°46'36"E

(VOL. 60, PG 33, M.R.N.C.T.)

(6,394 S.F.)

(VOL. 63, PG 94, M.R.N.C.T.)-

"TO BE VACATED BY THIS

M.R.N.C.T.)

129.69

(VOL. 60, PG 33,

(DOC. NO. 840134 O.P.R.)

66'x20' CONSTRUCTION EASEMENT

UP RIVER ROAD

15' UTILITY EASEMENT (VOL. 63, PG 94,

10' UTILITY EASEMENT (VOL. 63, PG 94, M.R.N.C.T.)

"TO BE VACATED BY THIS 198.21

M.R.N.C.T.)

LOT 5

BLOCK 1

(3.075 ACRE)

(133,940.63 S.F.)

ACCESS TO FM 2292 AND IH 37 SHALL COMPLY WITH THE TXDOT ACCESS

DRAINAGE DISCHARGE TO TXDOT RIGHT-OF-WAY SHALL COMPLY WITH TXDOT HYDRAULIC DESIGN MANUAL AND WILL REQUIRE APPROVAL FROM

LINE TABLE			
INE #	BEARING	LENGTH	
L3	S26*09'23"E	29.35	

STATE OF TEXAS

SAM KANE BEEF PROCESSORS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF A 1.425 ACRE LOT 3, BLOCK 1, GUTH PARKSIDE ANNEX, (VOL 60, PG 33, MR) AS SHOWN ON THE FOREGOING PLAT. THAT HE HAS HAD SAID LANDS SURVEYED AND

THIS THE DAY OF	, 20
	BY:CHARLES R. JACKSON
	TITLE: PRESIDENT

STATE OF TEXAS COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY_

THIS THE ____ DAY OF ___

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF

THIS THE ____ DAY OF ___

FD. TXDOT (TYPE II)

FD. I.R.(BASS&WELSH

THE LOLLIPOP TREE DAYCARE, INC., A TEXAS CORPORATION , HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF A 0.644 ACRE LOT 2B, BLOCK 1, GUTH PARKSIDE ANNEX, (VOL 63, PG 94, MR) AS SHOWN ON THE FOREGOING PLAT. THAT SHE HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED.

THIS THE __ DAY OF __

TITLE: PRESIDENT/OWNER

STATE OF TEXAS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY___

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____ DAY OF ___

TITLE: VP OF OPERATIONS TEXAS

PAUL RODRIGUEZ

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY_

THIS THE ____ DAY OF ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 ___

WILLIAM J. GREEN, P.E. DEVELOPMENT SERVICES ENGINEER

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 _

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

CHAIRMAN

ERIC VILLARREAL, P.E.

STATE OF TEXAS COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ___ DAY OF _____, 20___, AT ____O'CLOCK __M., AND DULY RECORDED THE ___ DAY OF ____, 20___, 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.

FILED FOR RECORD

KARA SANDS, COUNTY CLERK NUECES COUNTY, TEXAS

SHEET 1 OF 1

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CORPUS CHRISTI PLANNING COMMISSION.

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC UNDER

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

5' UTILITY EASEMENT (VOL. 60, PG 33, M.R.N.C.T.) "TO BE VACATED BY THIS

(VOL. 60, PG 33, M.R.N.C.T.) 50' 50' S8916'57"W ~ 338.18' _N: 298567₁15 GUTH PARKSIDE ANNEX E: 315717.96 (VOL. 46, PG. 48, M.R.N.C.T.)

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Song Tan, P.E. #79798 on 3/1/2019 This document is not to be

used for CONSTRUCTION.