

Notes:

1. Total platted area contains 7.71 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Nueces River downstream of the Calallen Salt Water 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 "high". TCEQ also categorized the Nueces River as "contact recreation" use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designation as a "public water supply".
3. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.
4. Grid Bearings and 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.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0130 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.

Plat of  
Willowood Unit 9

7.71 Acres of Land out of a 22.590 Acre Tract of Land described in a Special Warranty Deed with Vendor's Lien, from Paisano Development, Inc., to Tierra Motors, LLC, as recorded in Document No. 2013045159, Official Public Records of Nueces County, Texas and being out of a 108.5 Acre Tract of Land out of the Gregorio Farias Grant, Abstract 592, Survey #304, described in Volume 199, Page 545, Deed Records of Nueces County, Texas.

State of Texas  
County of Nueces

Tierra Motors, LLC, a Texas limited liability company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: Tierra Motors, LLC

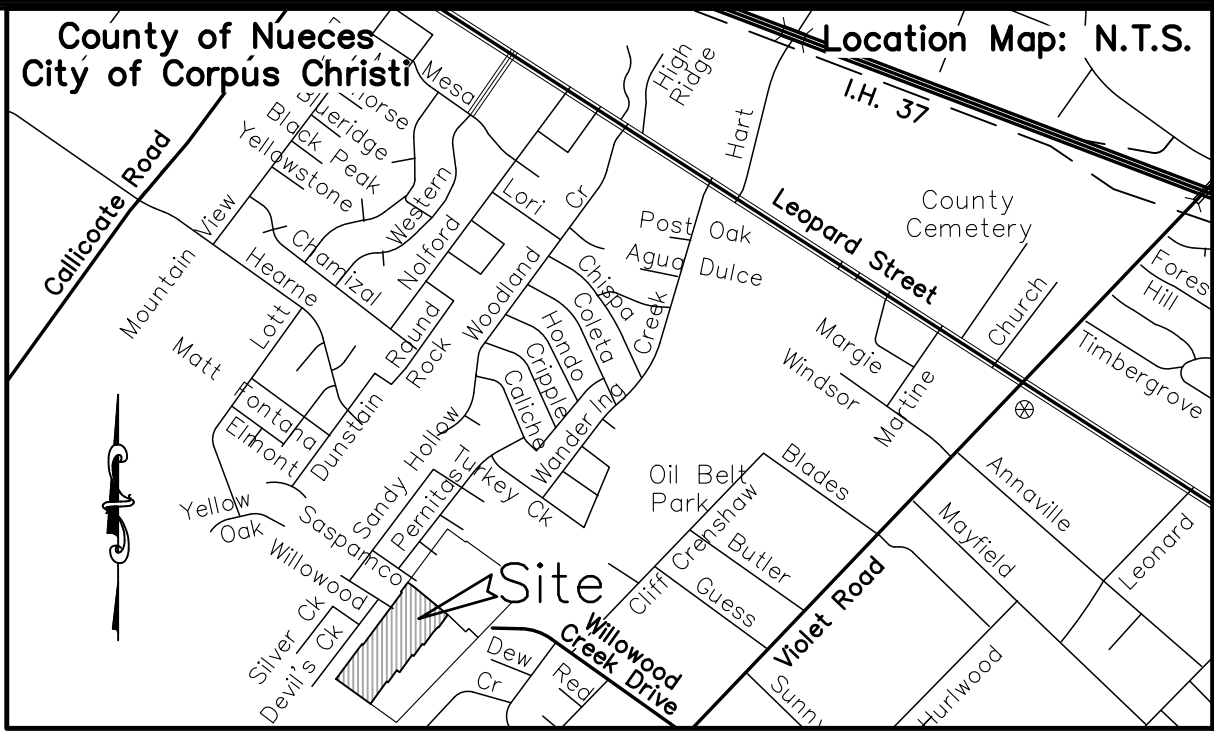
By: \_\_\_\_\_  
Eloy H. Salazar, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Eloy H. Salazar, as Managing Member of Tierra Motors, LLC, a Texas limited liability company, on behalf of said company.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Nina Nixon-Mendez, FAICP  
Secretary

\_\_\_\_\_  
Eric Villarreal, P.E.  
Chairman

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 \_\_\_\_\_, 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.

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

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458

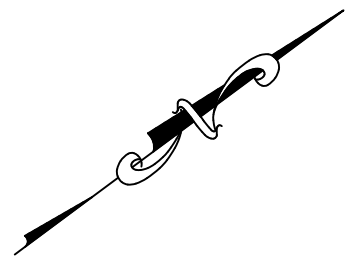


Submitted: 3/6/19  
SCALE: 1"=60'  
JOB NO.: 31338.B8.05  
SHEET: 1 of 2  
DRAWN BY: XG

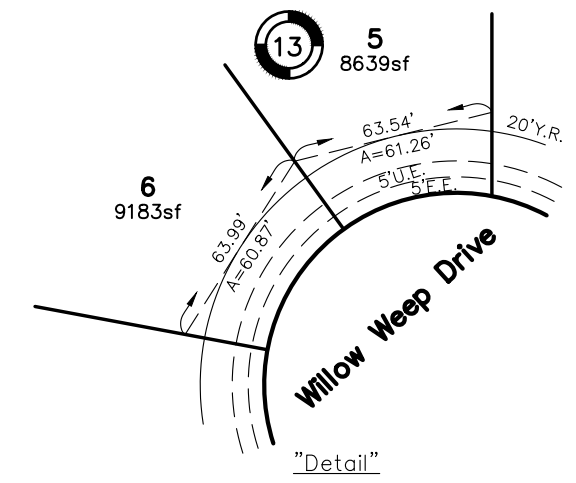
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urbansurvey1@urbaneng.com

**Legend:**

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod Found
- MAG Nail with washer stamped "URBAN ENGR CCTX" Set



108.5 Acres out of the South One-Half of a 217 Acre Tract of Land out of the Gregorio Farias Grant, Abstract 592, Survey #304 (Owner: The Mary Hutchins Trustman Limited Partnership) (Doc. No. 2001007773, O.P.R.N.C.T.)



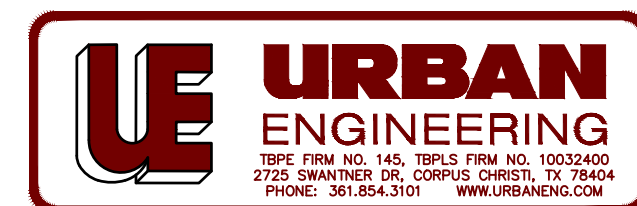
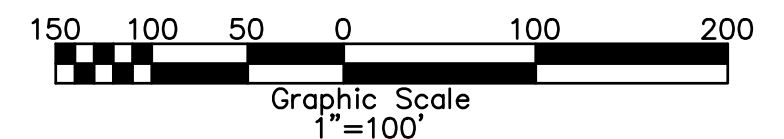
LINE	BEARING	DISTANCE
L1	S53°24'06"E	10.00'
L2	N53°24'06"W	10.00'
L3	N47°01'49"W	5.42'
L4	S42°58'11"W	60.00'
L5	N54°10'50"W	14.90'
L6	N54°10'50"W	14.50'
L7	N54°10'50"W	27.35'
L8	N54°10'50"W	12.62'
L9	N53°24'06"W	39.62'
L10	N53°24'06"W	39.62'
L11	S53°24'06"E	39.62'
L12	S47°01'49"E	23.57'
L13	S42°58'11"W	38.30'
L14	N42°58'11"E	38.30'
L15	N36°35'54"E	30.60'
L16	N53°24'06"W	50.00'
L17	N36°35'54"E	62.69'
L18	S53°24'06"E	60.00'
L19	S53°24'06"E	30.00'
L20	N53°24'06"W	20.00'

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°22'16"	330.00'	36.70	N50°12'57"W	36.68	
C2	6°22'16"	300.00'	33.36	S50°12'57"E	33.34	
C3	6°22'16"	270.00'	30.02	N50°12'57"W	30.01	
C4	90°00'00"	15.00'	23.56	N02°01'49"W	21.21	
C5	6°22'16"	325.00'	36.14	N39°47'03"E	36.12	
C6	28°04'21"	25.00'	12.25	S50°38'05"W	12.13	
C7	146°55'26"	60.00'	153.86	N08°47'28"W	115.04	
C8	28°04'21"	25.00'	12.25	S68°13'00"E	12.13	
C9	90°46'44"	10.00'	15.84	N08°47'28"W	14.24	
C10	6°22'16"	275.00'	30.58	N39°47'03"E	30.56	
C11	6°22'16"	300.00'	33.36	N39°47'03"E	33.34	
C12	90°00'00"	15.00'	23.56	S87°58'11"W	21.21	
C13	90°46'44"	15.00'	23.77	N08°47'28"W	21.36	
C14	89°13'16"	15.00'	23.36	S81°12'32"W	21.07	

## Plat of Willowood Unit 9

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