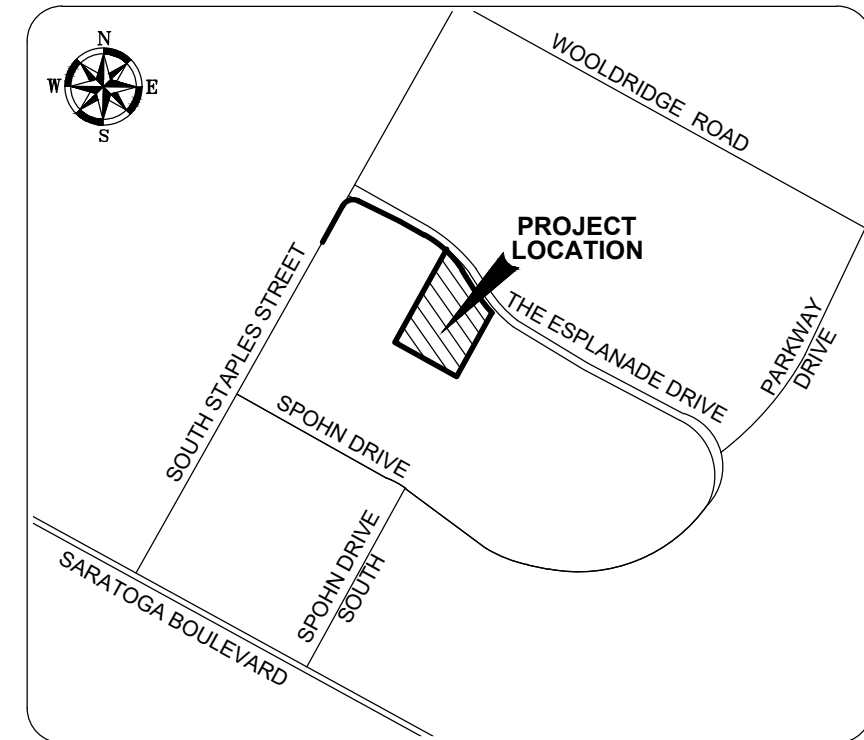
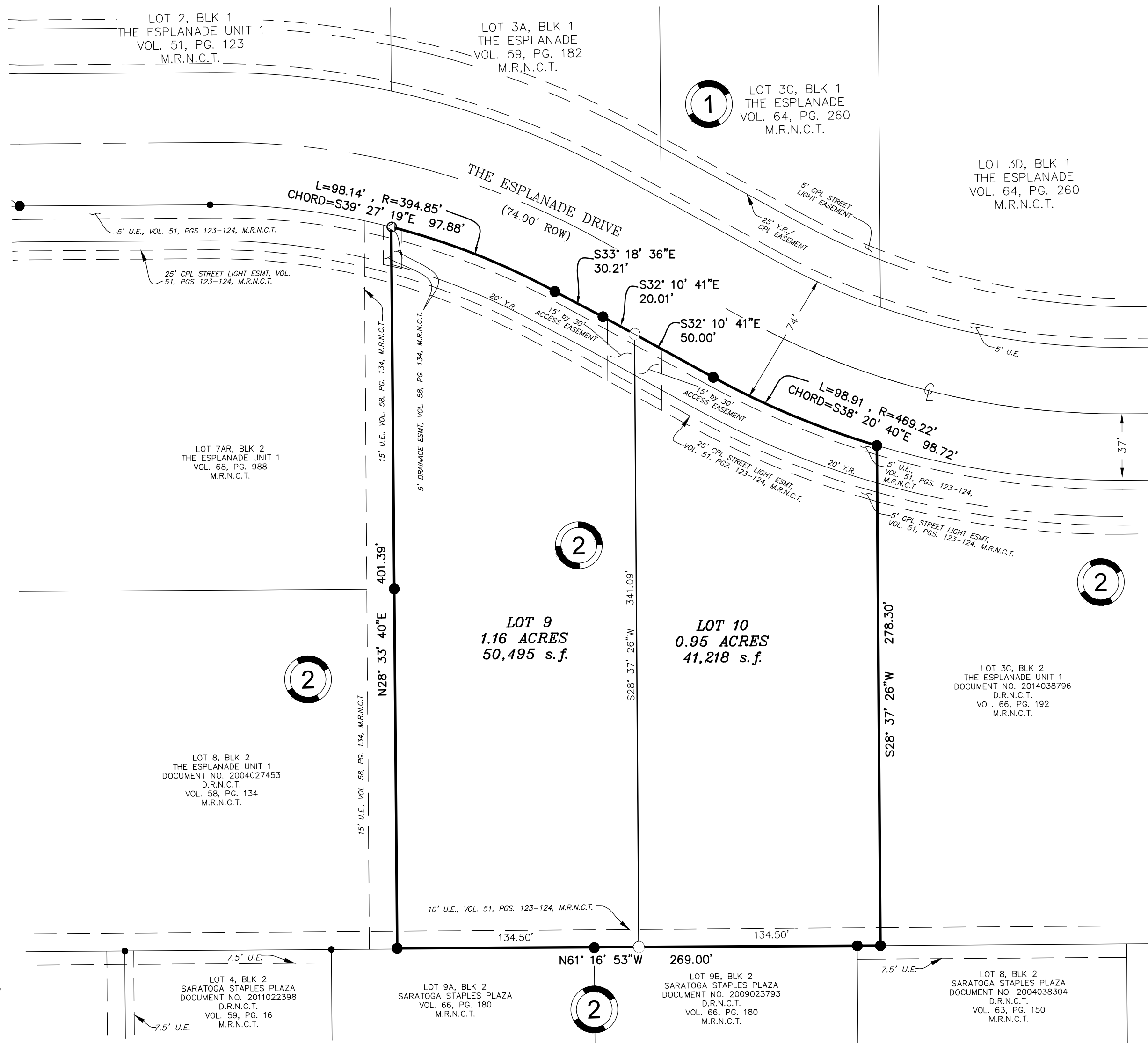


0 25 50
GRAPHIC SCALE IN FEET

PLAT OF
**THE ESPLANADE UNIT 1
BLOCK 2, LOTS 9 & 10**
BEING A REPLAT OF THE ESPLANADE UNIT 1, BLOCK 2, LOT 3BR
AS RECORDED IN VOLUME 68, PAGE 988, MAP RECORDS OF NUECES COUNTY, TEXAS
AND CONTAINING 2.11 ACRES OF LAND



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. TOTAL PLATTED AREA CONTAINS 2.11 ACRES OF LAND.
2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983) AND ALL DISTANCES ARE GRID DISTANCES.
3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON GRP. TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
4. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
6. FEMA INFORMATION: PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0284 C MAP, REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREAS OF MINIMAL FLOODING.
7. PUBLIC OPEN SPACE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. RECEIVING WATERS: 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 CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

LEGEND:

- = A 5/8" DIAMETER BY 18" LONG IRON ROD SET WITH RED PLASTIC CAP STAMPED "HANSON GRP. TX."
- = 5/8" IRON ROD FOUND
- ⊙ = CALCULATED POINT
- U.E. = UTILITY EASEMENT
- Y.R. = YARD REQUIREMENT
- D.R.N.C.T. = DEED RECORDS, NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS, NUECES COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- ℄ = CENTERLINE

STATE OF TEXAS
COUNTY OF NUECES

This replat of The Esplanade Unit 1, Block 2, Lot 9 and Lot 10, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the ____ day of ____, 2019.

Eric Villarreal, P.E.
Chairman

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

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 ____, 20__, at ____ o'clock __M., and duly recorded the ____ day of ____, 2019, at ____ o'clock __M., in the map records of said County in Volume ____, Page ____, Instrument Number ____.

Witness my hand and seal of the County Court in and for said County at office in Corpus Christi, Nueces County, Texas, the day and year last written.

By: _____
Deputy

Kara Sands, Clerk
County Court
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Doca Enterprises, L.P., Owner, do hereby certify that I am the owner of Lot 9 & Lot 10 Block 2, of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities. All streets, alley and rights-of-ways are hereby dedicated, to the public use forever.

This the ____ day of ____, 2019.

By: _____
Theodore Dimopoulos
President

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the ____ day of ____, 2019.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services

Date: _____

STATE OF TEXAS
COUNTY OF NUECES

This replat of The Esplanade Unit 1, Block2, Lot 9 and Lot 10, is approved by the Department of Development Services Engineer of the City of Corpus Christi, Texas, this the ____ day of ____, 2019.

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



PLAT OF
**THE ESPLANADE UNIT 1
BLOCK 2, LOTS 9 & 10**
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS