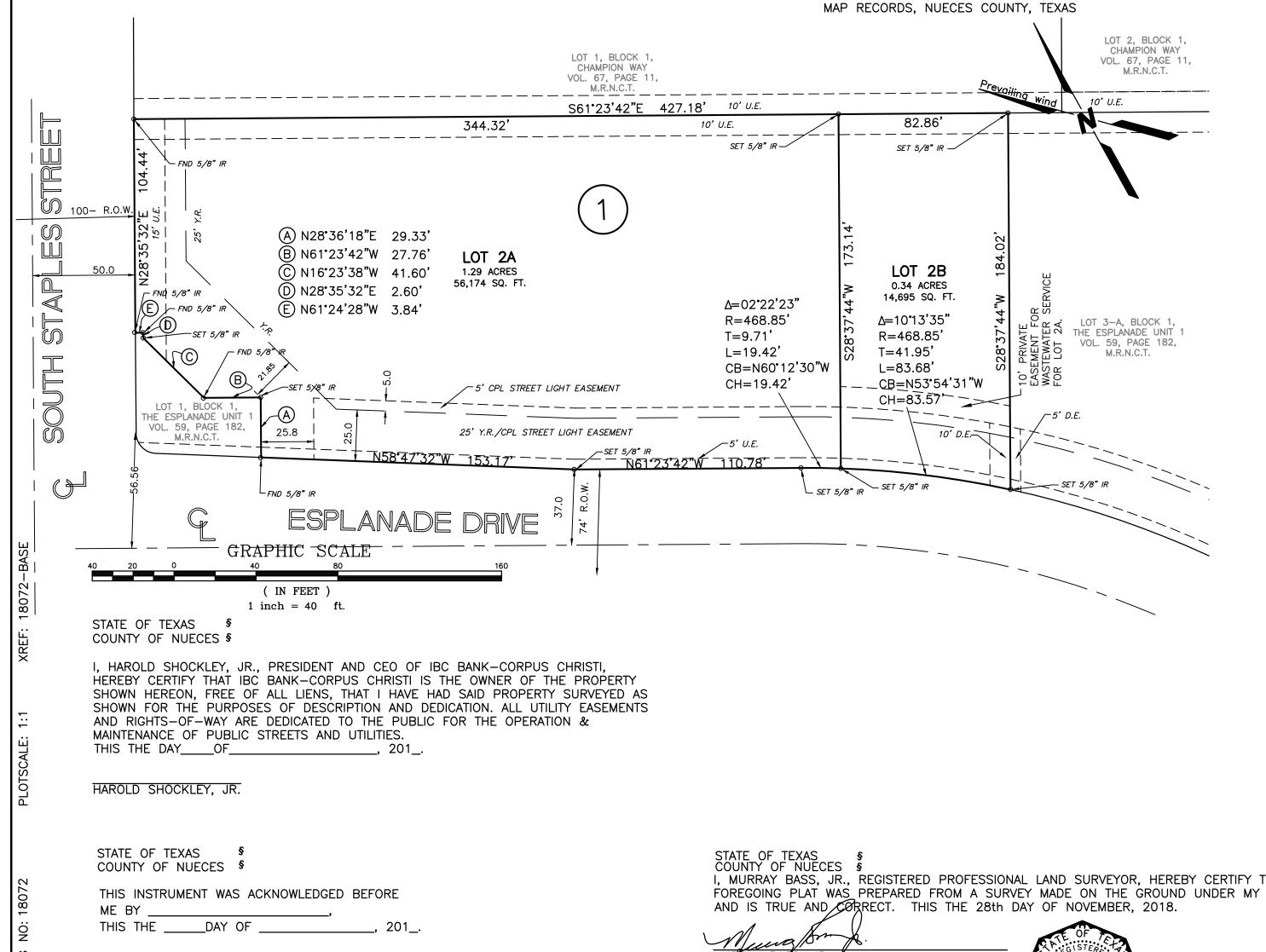
## THE ESPLANADE UNIT 1 BLOCK 1, LOTS 2A & 2B

BEING A REPLAT OF THE ESPLANADE UNIT 1, BLOCK 1, LOT 2, VOLUME 51, PAGES 123-124,



WOOLDRIDGE ROAD ESPLANADE DRIVE SPOHN DRIVE SARATOGA BOULEVARD LOCATION MAP

SCALE:1"=800'

STATE OF TEXAS

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

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

DATE

STATE OF TEXAS COUNTY OF NUECES

COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE \_\_\_\_\_, 201\_.

ERIC VILLARREAL, P.E. CHAIRMAN

NINA NIXON-MÉNDEZ, FAICP **SECRETARY** 

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- 5. THE SUBJECT SITE IS IN FEMA FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) PURSUANT TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0284 C, MAP REVISED JULY 18, 1985.
- 4. THE RECEIVING WATER FOR THE STORM WATER 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 RECREATIONAL" USE.
- 5. 5/8" IRON RODS AT ALL LOT CORNERS, UNLESS SHOWN OTHERWISE.
- 6. TOTAL PLATTED AREA CONTAINS 1.6277 ACRES OF LAND.
- 7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS\_PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 2128



PREPARED BY

## BASS & WELSH ENGINEERING

CORPUS CHRISTI, TEXAS

CONSULTING ENGINEERS AND SURVEYORS 3054 SOUTH ALAMEDA STREET 78404 P.O. BOX 6397 78466-6397 TELEPHONE: (361) 882-5521 FACSIMILE: (361) 882-1265 FIRM REGISTRATION NO. F-52 (ENGINEERING) FIRM REGISTRATION NO. 100027-00 (SURVEYING)

STATE OF	F TE	EXAS	§
COUNTY	OF	<b>NUECES</b>	§

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED
THEDAY OF, 201_ WITH ITS CERTIFICATE OF
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THEDAY
OF, 201_ ATO'CLOCKM. AND DULY RECORDED
THEDAY OF, 201_ ATO'CLOCKM. 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 COUNTY COURT
	NUECES COUNTY, TEXAS

BLOCK 1, LOTS 2A AND 2B, THE ESPLANADE

SHEET 1 OF 1