

STATE OF TEXAS §
COUNTY OF NUECES §

WE, STAPLES TIMBERGATE HIGHWAY PROPERTY, LLC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____,

BY: GEORGE SHAHEEN, MANAGING PARTNER/MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GEORGE SHAHEEN, MANAGING PARTNER/MEMBER OF STAPLES TIMBERGATE HIGHWAY PROPERTY, LLC.

THIS THE ____ DAY OF _____, 20____,

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____,

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

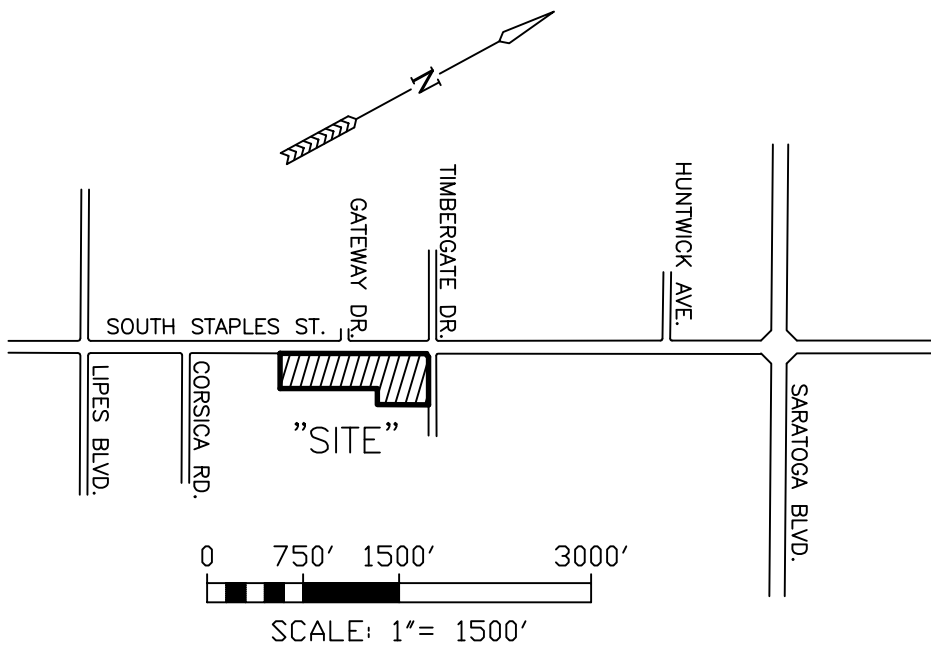
_____, (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____,

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

NOTES

1. 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.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C0520G (10/23/15).
4. LEGAL DESCRIPTION: AN 8.462 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 17, SECTION 11, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 – 43, MAP RECORDS, NUECES CO., TX.
5. THE TOTAL PLATTED AREA CONTAINS 8.462 ACRES OF LAND INCLUDING STREET DEDICATIONS.
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. SET 5/8" IRON RODS AT ALL LOT CORNERS EXCEPT AS INDICATED OTHERWISE. ALL SET 5/8" IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. ACCESS ONTO FM 2444 (SOUTH STAPLES ST.) TO MEET CURRENT TXDOT STANDARDS AND HAVE TXDOT APPROVAL.
10. ANY STORM WATER/DRAINAGE DISCHARGE TO FM 2444 RIGHT-OF-WAY TO HAVE TXDOT APPROVAL. IMPERVIOUS COVER BEYOND THE PLAT DRAINAGE IMPROVEMENTS MAY REQUIRE ONSITE DETENTION, ON A LOT BY LOT BASIS AND AS DETERMINED BY TXDOT, AT THE BUILDING PERMIT STAGE. INSTALLATION AND MAINTENANCE OF STORMWATER IMPROVEMENTS AND FACILITIES WITHIN DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE LOT OWNERS.
11. ALL LOTS FRONTING FM 2444 (SOUTH STAPLES STREET) WILL HAVE SHARED ACCESS AS THROUGH COMMON ACCESS EASEMENT, BY THIS PLAT.



LOCATION MAP
1"=1500'

PLAT OF
THE VILLAGE AT TIMBERGATE UNIT 1,
BLOCK 1, LOTS 4 – 12
AN 8.462 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 17, SECTION 11,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN
V. "A", P. 41 – 43, MAP RECORDS, NUECES CO., TX
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 8/13/19
COMP. NO.: PLAT-SHT1.DWG
JOB NO.: 19007
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

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

GABRIEL HINOJOSA, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
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 ____ DAY OF _____, 20____,

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MÉNDEZ, FAICP
SECRETARY

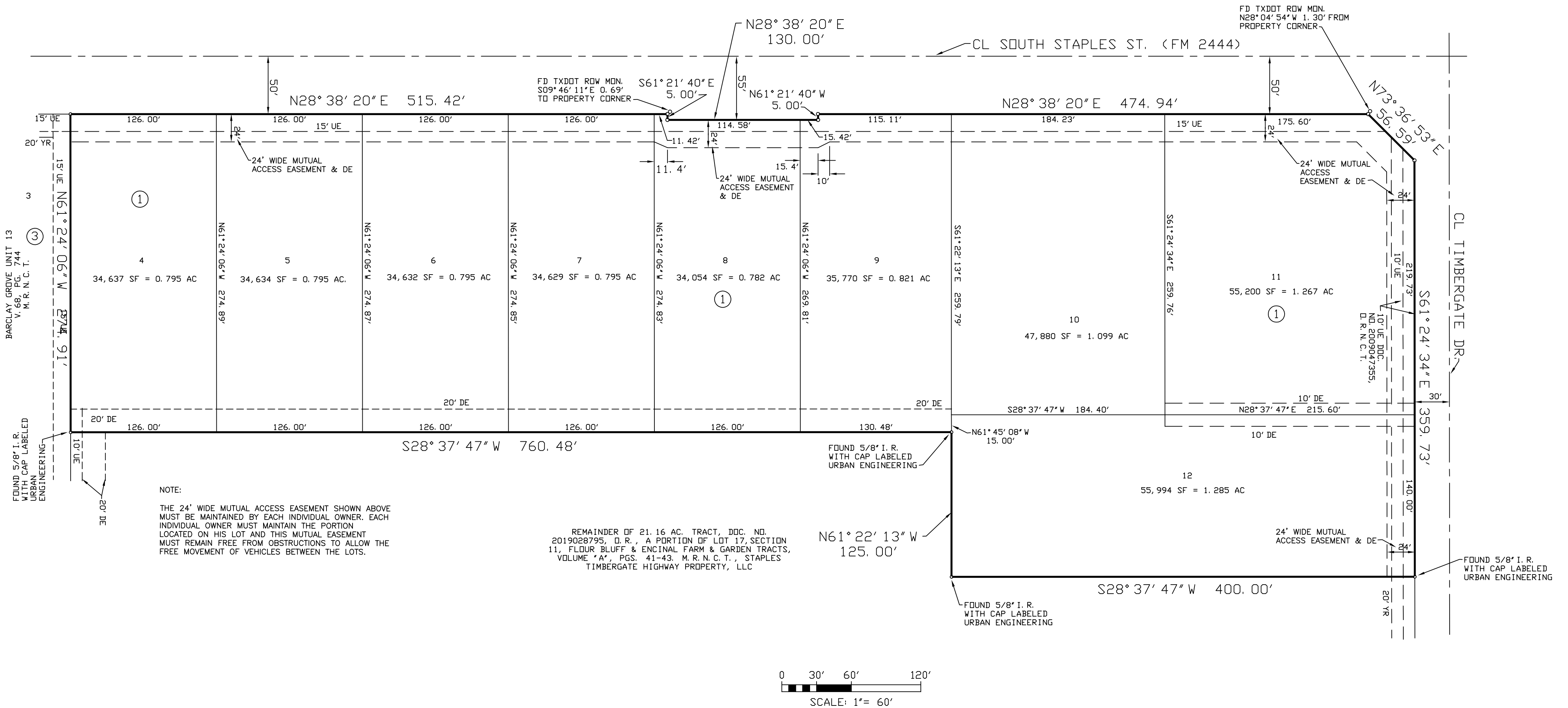
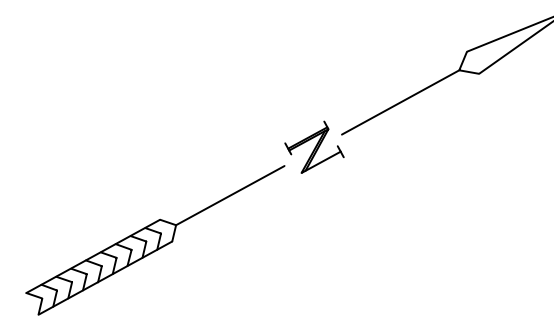
STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 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 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



PLAT OF
THE VILLAGE AT TIMBERGATE UNIT 1,
BLOCK 1, LOTS 4 – 12
AN 8.462 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 17, SECTION 11,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED
IN V. 4A, P. 41 – 43, MAP RECORDS, NUECES CO., TX
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/26/19
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 19007
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 2