

PLAT OF:  
COUNTRY CLUB ESTATES UNIT 18  
BLOCK 1 -LOTS 2A AND 2B  
BEING A REPLAT OF COUNTRY CLUB ESTATES UNIT 18, BLOCK 1 – LOT 2  
RECORDED IN VOLUME 43, PAGE 133 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

MT. OLIVE LUTHERAN CHURCH OF CORPUS CHRISTI, TEXAS HEREBY CERTIFIES THAT WEARE THE  
OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT  
HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE  
DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC  
FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE  
FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

MR. CONSTANTINE VLISIDES, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
MR. CONSTANTINE VLISIDES.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 \_\_\_\_\_ 2019.

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

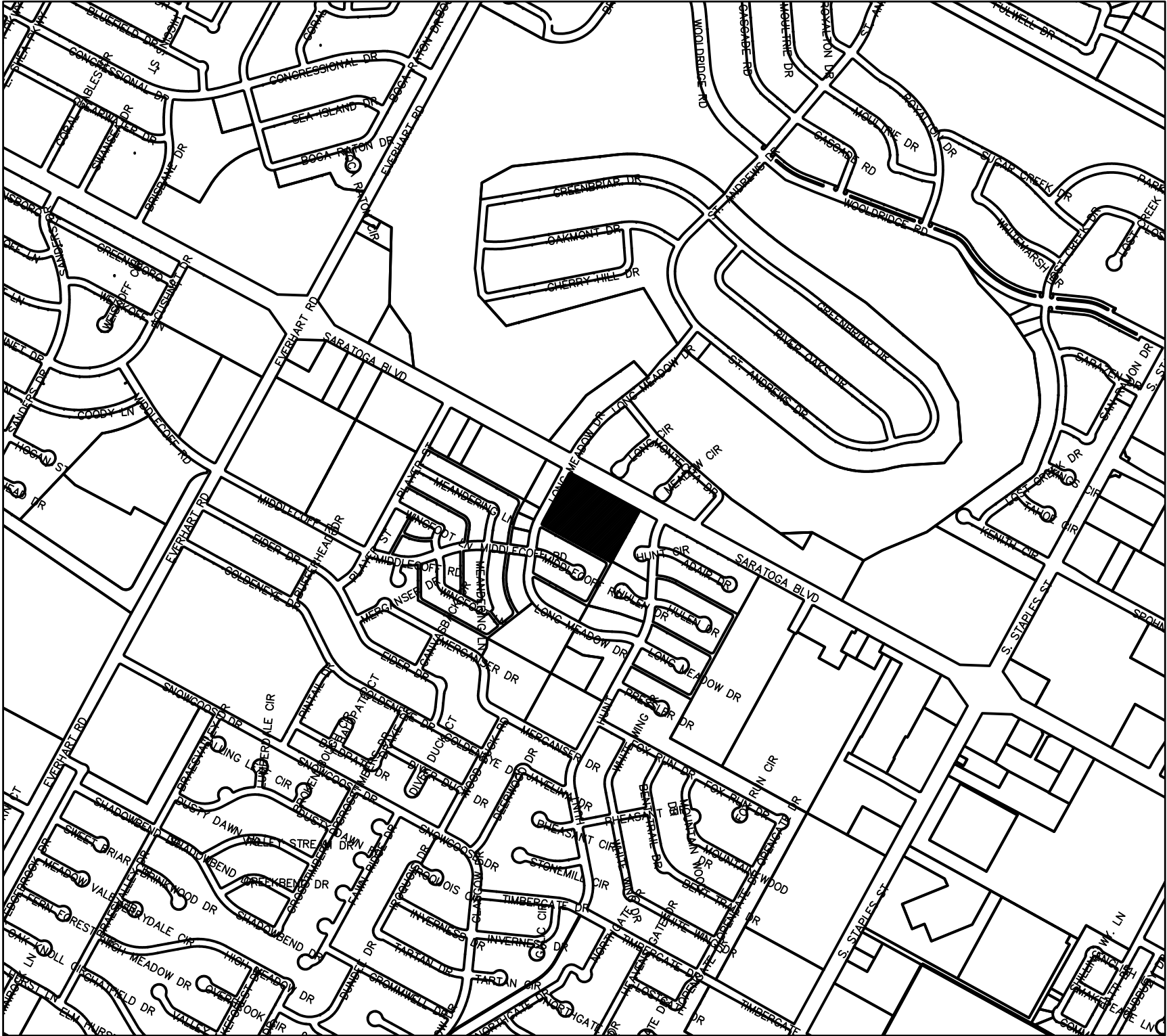
ERIC VILLARREAL P.E.  
CHAIRMAN

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 DEPARTMENT OF  
DEVELOPMENT SERVICES.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

WILLIAM J. GREEN P.E.  
DEVELOPMENT SERVICES ENGINEER  
19PL1062



LOCATION MAP  
1" = 900'

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 5.00 ACRES OF LAND. 2794.65 SQ. FT. STREET DEDICATION.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0510G, MAP REVISED OCTOBER 23, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, DEFINED AS AREA OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 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) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 8) NO ADDITIONAL ACCESS ONTO SH 357 (SARATOGA BLVD.). ALL LOTS ADAJECENT TO SH 357 MUST HAVE A TXDOT APPROVAL PERMIT.
- 9) DRAINAGE MUST MEET TXDOT GUIDELINES AND HAVE TXDOT APPROVAL.
- 10) DRAINAGE DETENTION IS REQUIRED AS PER TXDOT GUIDELINES AND SHALL HAVE A METERED DISCHARGE. DRAINAGE DETENTION SHALL BE PROVIDED AS A SUBDIVISION REGIONAL DETENTION OR INDIVIDUALLY PER LOT.
- 11) ACCESS ONTO SH 357 (SARATOGA BLVD.) SHALL BE SHARED ACCESS.

STATE OF TEXAS  
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT  
THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO  
SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY,  
TEXAS, 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  
\_\_\_\_\_, 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.,  
IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY,  
TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

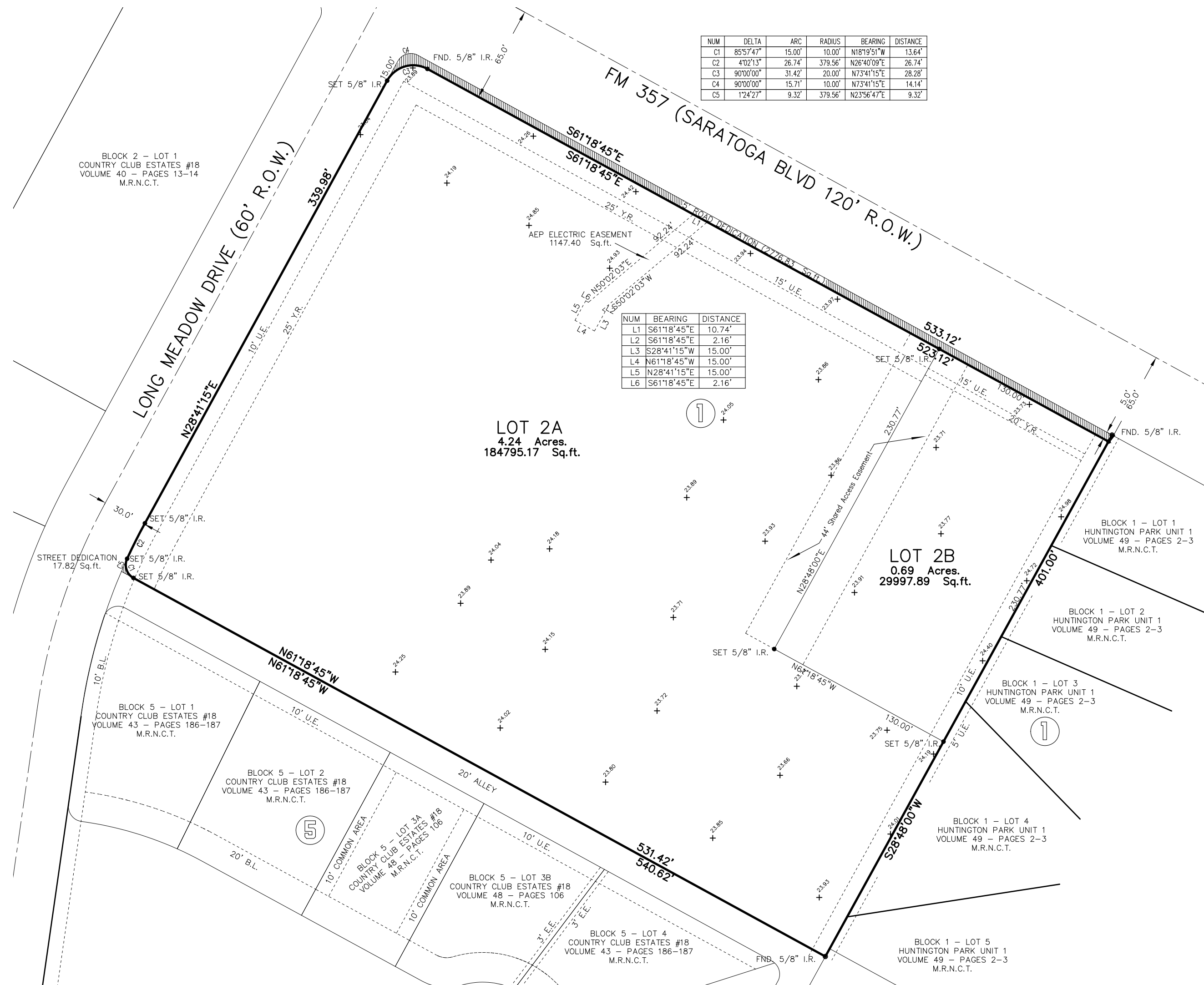
\_\_\_\_\_, 2019

BY: \_\_\_\_\_  
DEPUTY

TEXAS GEO TECH  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 190435  
JULY 01, 2019

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