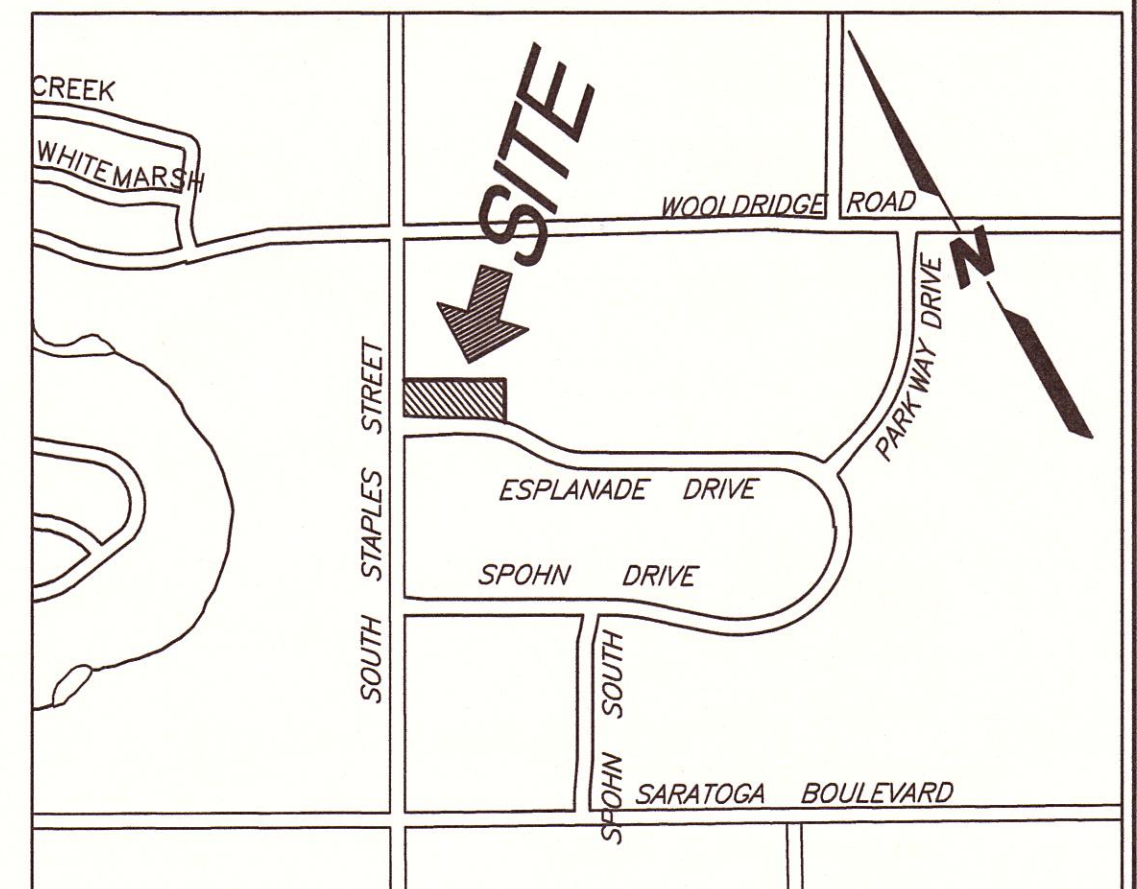
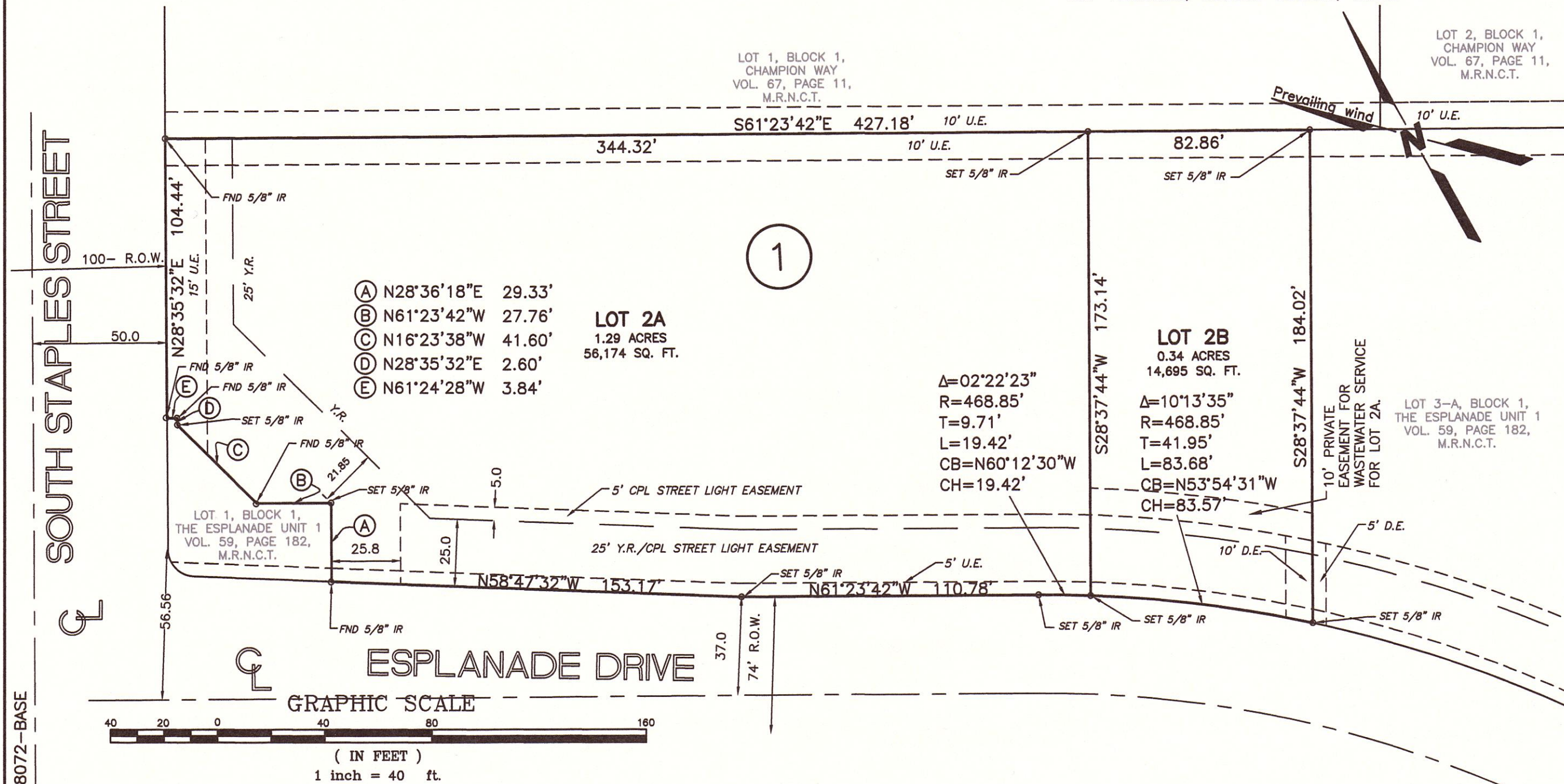


PLAT OF
**THE ESPLANADE UNIT 1
BLOCK 1, LOTS 2A & 2B**
BEING A REPLAT OF THE ESPLANADE UNIT 1, BLOCK 1, LOT 2,
VOLUME 51, PAGES 123-124,
MAP RECORDS, NUECES COUNTY, TEXAS



LOCATION MAP
SCALE: 1"=800'

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

WILLIAM J. GREEN, 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 _____, 201__.

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 _____, 201__ WITH ITS CERTIFICATE OF
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY
OF _____, 201__ AT _____ O'CLOCK _____ M. AND DULY RECORDED
THE _____ DAY OF _____, 201__ 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
COUNTY COURT
NUECES COUNTY, TEXAS

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

SHEET 1 OF 1

STATE OF TEXAS §
COUNTY OF NUECES §

I, HAROLD SHOCKLEY, JR., PRESIDENT AND CEO OF IBC BANK-CORPUS CHRISTI,
HEREBY CERTIFY THAT IBC BANK-CORPUS CHRISTI IS THE OWNER OF THE PROPERTY
SHOWN HEREON, FREE OF ALL LIENS, THAT I HAVE HAD SAID PROPERTY SURVEYED AS
SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS
AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION &
MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE DAY _____ OF _____, 201__.

HAROLD SHOCKLEY, JR.

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME BY _____
THIS THE _____ DAY OF _____, 201__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, 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
AND IS TRUE AND CORRECT. THIS THE 28th DAY OF NOVEMBER, 2018.

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



PREPARED BY

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS

3054 SOUTH ALAMEDA STREET 78404

P.O. BOX 6397 78466-6397

TELEPHONE: (361) 882-5521

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FIRM REGISTRATION NO. F-52 (ENGINEERING)

FIRM REGISTRATION NO. 100027-00 (SURVEYING)

CORPUS CHRISTI, TEXAS

NOTES

1. 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.
3. 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.

PLATSCALE: 1:1

DRAWING NO: 18072

DATE: 02-08-19 10:47 AM

XREF: 18072-BASE