

- NOTES:**
- BASIS OF BEARINGS IS GRID NORTH AS OBSERVED BY GPS, TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83, US SURVEY FEET.
 - DENOTES FOUND 5/8" STEEL ROD (OR AS NOTED)
 - DENOTES SET 5/8" STEEL ROD (OR AS NOTED)
 - TOTAL AREA OF THIS PLAT IS 120,826 SQUARE FEET OR 2.773 ACRES.
 - NO EASEMENT RESEARCH HAS BEEN PERFORMED BY LJA SURVEYING, INC. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, PANEL NO.: 485494 0257 C, EFFECTIVE DATE: MARCH 18, 1985.
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". T.C.E.Q. ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE. ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE T.C.E.Q. DESIGNATION AS A "PUBLIC WATER SUPPLY".
 - YARD REQUIREMENT (Y.R.), AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - THE NUECES COUNTY WATER & IMPROVEMENT DISTRICT NO. 3 FACILITIES OCCUPY MOST OF THE 50' WIDE UTILITY EASEMENT THAT PARALLELS NORTHWEST BLVD. (FM 624). ONLY TRANSVERSE UTILITY CROSSINGS ARE PERMITTED WITHIN THIS EASEMENT.
 - SHARED ACCESS ACROSS LOTS 1B, 1C, 2B & 3A SHALL NOT BE OBSTRUCTED.
 - NO ADDITIONAL DRAINAGE WILL BE ALLOWED FROM EITHER LOT WITHOUT TxDOT APPROVAL.
 - COMPLIANCE WITH THE TERMS OF THE PRIVATE WASTEWATER SYSTEM AGREEMENT APPROVED BY THE CITY COUNCIL ON AUGUST 23, 2005 IS REQUIRED.
 - PROPERTY MUST COMPLY WITH TxDOT'S TRAFFIC ACCESS MANAGEMENT PLAN. NO ADDITIONAL ACCESS TO FM 624 WILL BE ALLOWED FROM EITHER LOT.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS:
COUNTY OF NUECES:

I, David L. Nesbitt, a Registered Professional Land Surveyor for LJA Surveying, Inc., have prepared the foregoing map from surveys made on the ground under my direction & that it is true and correct to the best of my knowledge, information & belief; I have been engaged under contract to set all lot & block corners as shown hereon & to complete such operations with due & reasonable diligence consistent with sound professional practice.

LJA Surveying, Inc.

David L. Nesbitt, R.P.L.S., L.S.L.S.
License No. 5302

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, this _____ day of _____, 2019.

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

STATE OF TEXAS:
COUNTY OF NUECES:

This final plat of the herein described property was approved by the Planning Commission of the City of Corpus Christi, Texas, this _____ day of _____, 2019.

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

Eric Villarreal, P.E.
Chairman

STATE OF TEXAS:
COUNTY OF NUECES:

I, Kara Sands, Clerk of the County Court in & for Nueces County, Texas, hereby certify that the foregoing map of Martin Plaza Block 1, Lots 1B & 1C, Block 1 dated the _____ day of _____, 2019, with its certificate of authentication was filed for record in my office this _____ day of _____, 2019, at _____ o'clock _____ m. & duly recorded in Volume _____, Pages _____, Map Records of Nueces County, Texas. Witness my hand & seal of said Court at office in Corpus Christi, Texas, this _____ day of _____, 2019.

Kara Sands, Nueces County Clerk

Doc# _____

STATE OF TEXAS:
COUNTY OF NUECES:

We, Spoil Island, LLC, hereby certify that we are the owners of Martin Plaza Block 1, Lots 1B & 1C, Nueces County, Texas, & that all easements as shown are dedicated, to the public for the installation, operation, and maintenance of public utilities & we adopt this plat for the purposes of description & dedication this _____ day _____, 2019.

Brian Rich, President

Daniel Wagner

STATE OF TEXAS:
COUNTY OF NUECES:

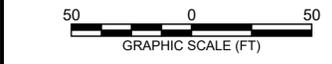
Before me, the undersigned authority, on this day personally appeared Brian Rich, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office, this _____ day of _____, 2019.

Notary Public

STATE OF TEXAS:
COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared Daniel Wagner, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office, this _____ day of _____, 2019.

Notary Public



5350 South Staples St., Suite 425 Phone 361.991.8550
Corpus Christi, Texas 78411 Fax 361.887.8855
TBPE Firm Reg. # F-19613 TBPLS Firm Reg. #10016600
Email: LJASouthcc@lja.com www.ljasurvey.com

SURVEY DATE: NOVEMBER 11, 2015
SURVEY PREPARED: June 14, 2019
LJA SURVEYING JOB No.: LJA223-18023.000
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SHEET 1 OF 1

FINAL PLAT OF
MARTIN PLAZA
BLOCK 1, LOTS 1B & 1C

BEING A REPLAT OF BLOCK 1, LOT 1A OF THE MARTIN PLAZA SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 68, PAGE 591, MAP RECORDS, NUECES COUNTY, TEXAS. (TO DIVIDE EXISTING LOT 1A INTO 2 LOTS)