

PLAT OF:
RODD VILLAGE BLOCK 9 - LOT 9R

BEING A REPLAT OF LOTS 9 AND 10, BLOCK 9 OF
THE RODD VILLAGE, A PLAT RECORDED IN VOLUME 66,
PAGES 85-93 MAP RECORDS NUECES COUNTY,
TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

UNLIMITED MANAGEMENT CORP LLC, HEREBY CERTIFIES THAT IT IS 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.

EDMUND L. DIAZ, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
EDMUND L. DIAZ.

THIS THE _____ DAY OF _____ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 PLANNING
COMMISSION.

THIS THE _____ DAY OF _____ 2019.

CARL CRULL
CHAIRMAN

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

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

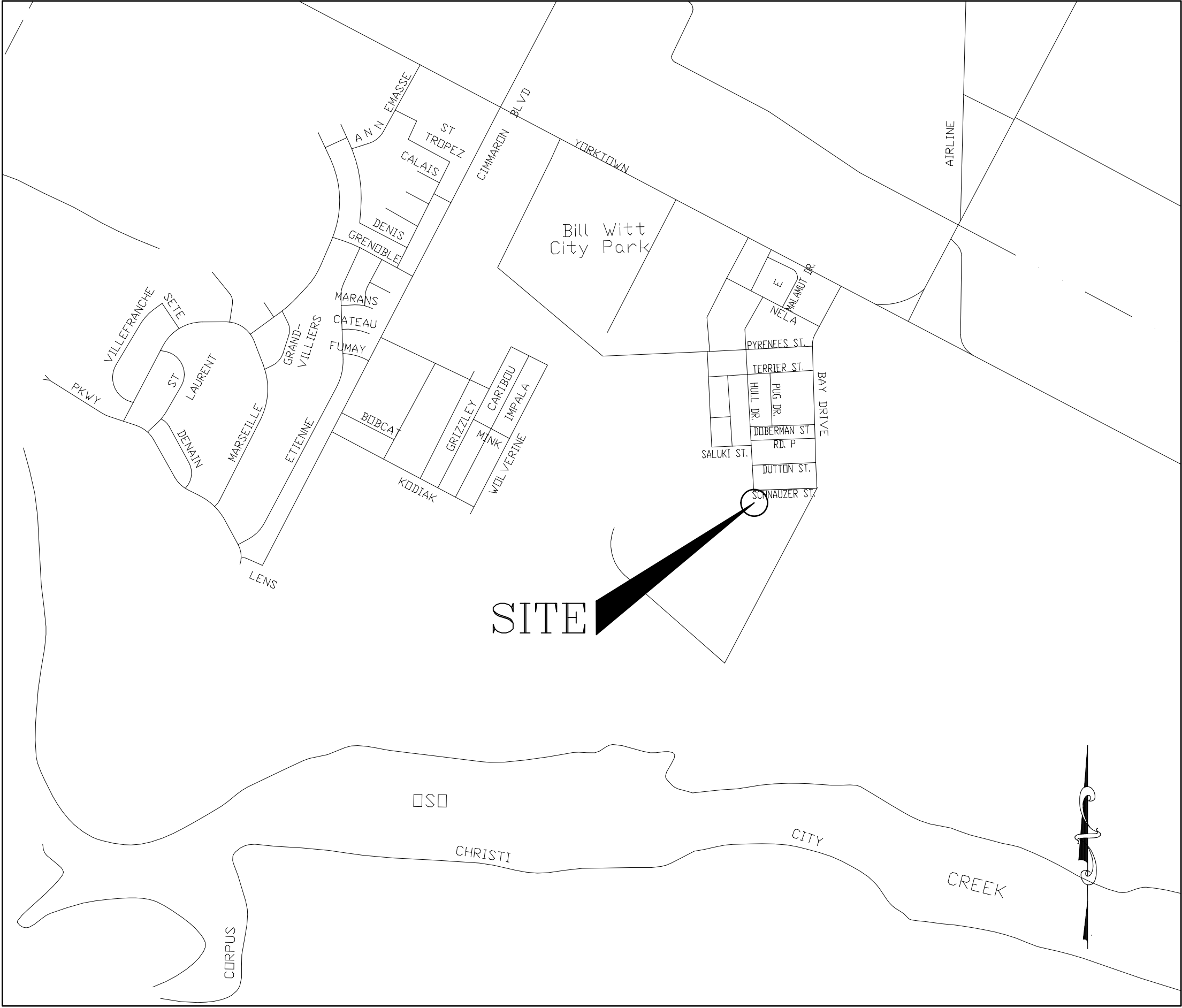
STATE OF TEXAS
COUNTY OF NUECES

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BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____ 2019.

GABRIEL HINOJOSA, P.E.
DEVELOPMENT SERVICES ENGINEER

CARL CRULL
CHAIRMAN



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED ARE CONTAINS 1.10
ACRES OF LAND.
- 2) PER FLOOD INSURANCE RATE MAP, MAP
INDEX, COMMUNITY-PANEL NUMBER
4854940540C, MAP REVISED 03/18/1985,
THE SUBJECT PROPERTY IS LOCATED IN ZONE
C, DEFINED AS AREA OF MINIMUM FLOODING.
- 3) ALL BEARINGS AND DISTANCES REFER TO THE
TEXAS STATE PLANE COORDINATE SYSTEM OF
1983, TEXAS SOUTH ZONE.
- 4) 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.
- 5) THE YARD REQUIREMENT, AS DEPICTED, IS A
REQUIREMENT OF THE UNIFIED DEVELOPMENT
CODE AND IS SUBJECT TO CHANGE AS THE
ZONING MAY CHANGE.
- 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY
STREET SHALL COMFORM TO ACCES MANAGEMENT
STANDARDS OUTLINED IN ARTICLE 7 OF THE
UDC.
- 7) THE CITY WILL NOT RESTRICT VEHICULAR
TRAFFICEON STREET RESERVES, HOWEVER,
UNTIL THE STREET RESERVESARE
CONSTRUCTEDTO RODD VILLAGE STANDARDS. THE
CITY WILL NOT MAINTAIN SUCH STREET
RESERVES.
- 8) UTILITY LINES, OTHER THAN THOSE IN THE
STREET RIGHT-OF-WAY, INCLUDING STREET
RESERVES, ARE NOT OWNED OR THE CITY'S
RESPONSIBILITY.
- 9) 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, 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

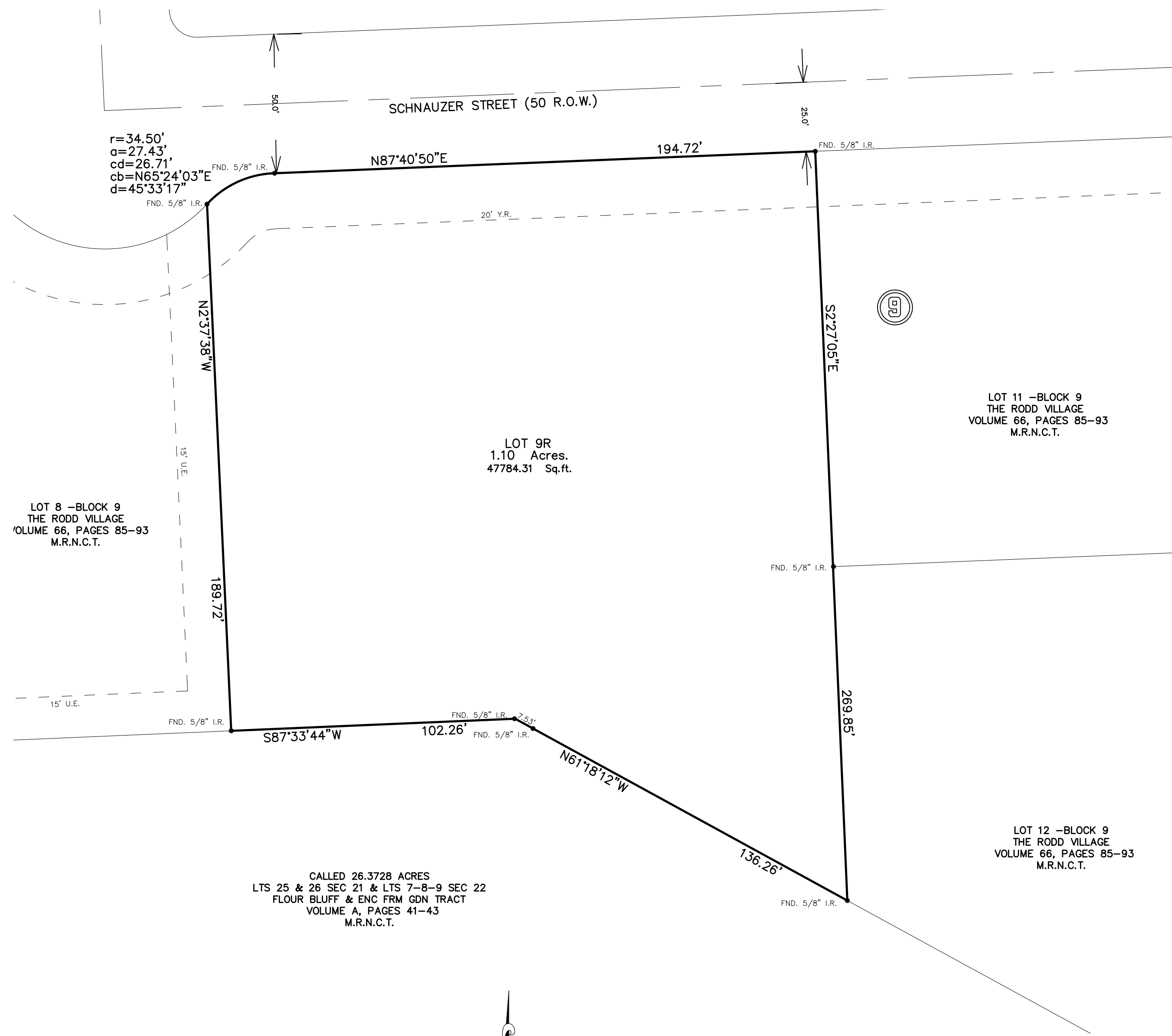
BY: _____
DEPUTY

TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 190537
SEPTEMBER 12, 2019

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