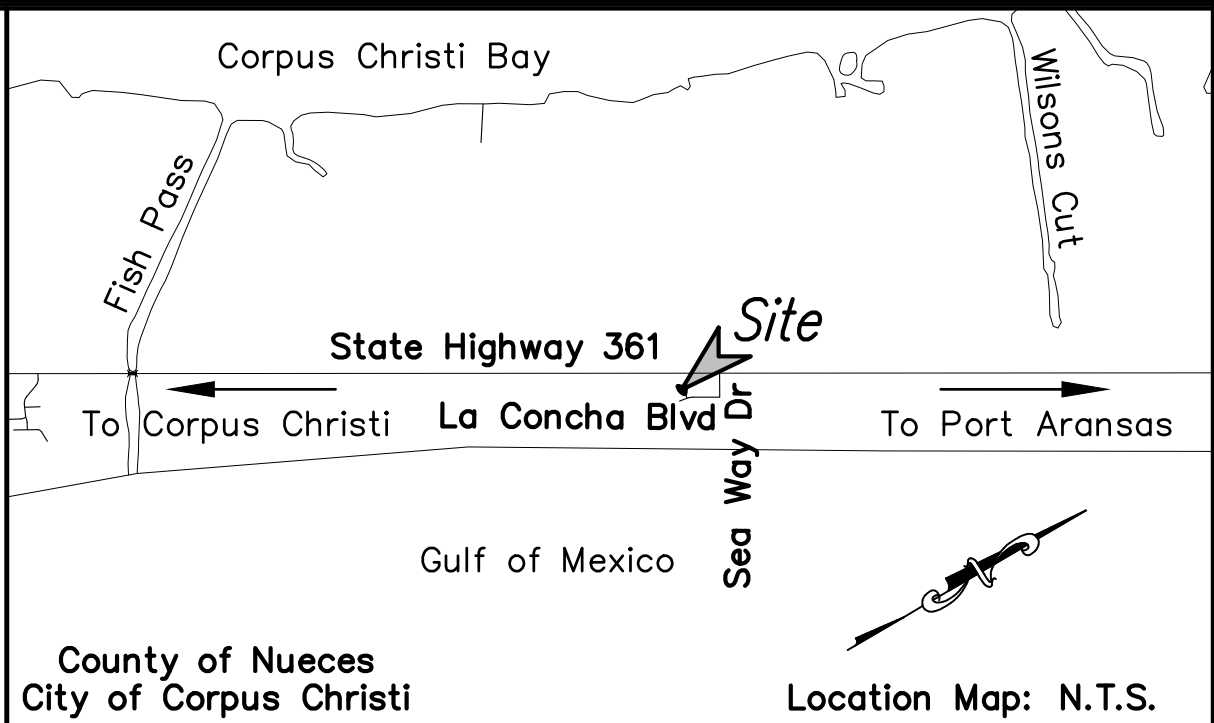
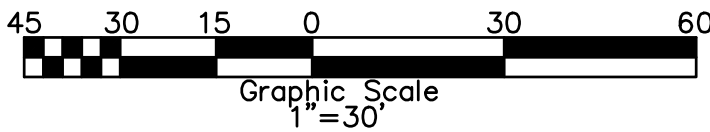


Notes:

1. Total platted area contains 0.425 acres of land.
2. The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "A12 (EI 9)" on Flood Insurance Rate Map, Community Panel No. 485464 0335 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is located in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0560G, Nueces County, Texas, the property is in Zone "AE (EL 10)", The more stricter of the two designations shall be considered.
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. Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
7. Maintenance of Lot 10, Block 4, is the sole responsibility of the property owners of Lots 1A through 9, Block 4 and Lot 11, Block 4
8. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

Legend:

- 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Found
- 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX' Set
- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with cap stamped "BRISTER SURVEYING"



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Ratna Pottumuthu, P.E.  
Development Services Engineer

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 \_\_\_\_\_, 20\_\_\_\_

Nina Nixon-Mendez, FAICP  
Secretary

Carl Crull, P.E.  
Chairman

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 said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Deputy

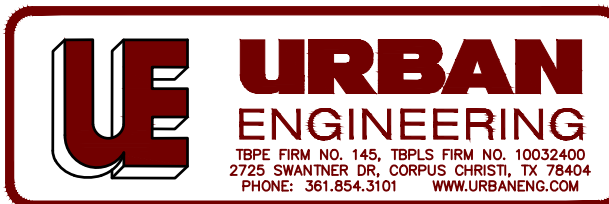
State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

James D. Carr, R.P.L.S.  
Texas License No. 6458



Revised: 9/10/19  
Submitted: 8/28/19  
SCALE: 1"=30'  
JOB NO.: 43354.00.00  
SHEET: 1 of 1  
DRAWN BY: XG

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urbansurvey1@urbaneng.com

State of Texas  
County of Nueces

Carroll D. Ewers and Sandra F. Ewers, hereby certifies that they are the owners of the lands embraced within the boundaries of the foregoing plat; that they have had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_  
Carroll D. Ewers, Owner Sandra F. Ewers, Owner

State of Texas  
County of Nueces

This instrument was acknowledged before me by Carroll D. Ewers and Sandra F. Ewers, as owners.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

Plat of  
**La Concha Estates Unit 3**  
**Block 4, Lots 1A and 1B**

being a Re-plat of Lot 1, Block 4, La Concha Estates Unit 3, a map of which is recorded in Volume 65, Page 125, Map Records of Nueces County, Texas.