

W.R. GRIFFIN BLUEBONNET LOT 1C

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.26 ACRES OF LAND.
- 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 485464 0130C, MAP REVISED 07/18/1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE A 24, DEFINED AS AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATION AND FLOOD HAZARD FACTOR DETERMINED.
- 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 NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
- 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UNIFIED DEVELOPMENT CODE.

BEING A PLAT OF OF A 0.26 ACRE TRACT OF LAND, OUT OF LOT ONE (1), W.R. GRIFFIN BLUEBONNET SUBDIVISION, RECORDED IN VOLUME 8, PAGE 37 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

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

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

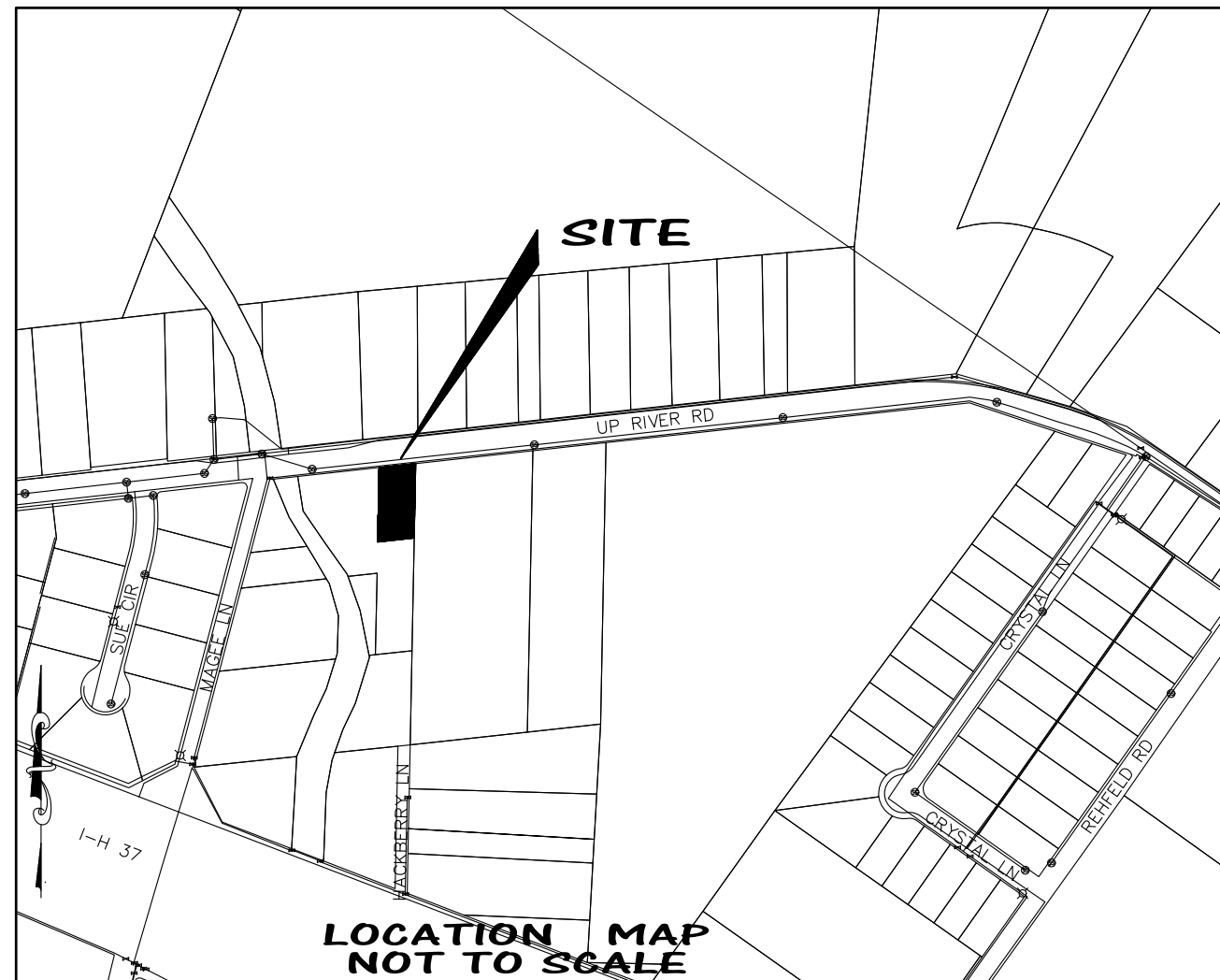
ERIC VILLARREAL P.E.
CHAIRMAN

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.

GABRIEL HINOJOSA P.E.
DEVELOPMENT SERVICES ENGINEER



STATE OF TEXAS
COUNTY OF NUECES

I, Ruby DuBose, hereby certify that I am the owner of Lot 1C, the property shown hereon, that we had said land / surveyed as shown on the foregoing map, this map has been prepared for the purpose of description and dedication.

This the _____ day of _____, 2019.

RUBY DuBOSE, OWNER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by RUBY DUBOSE.

This the _____ day of _____, 2019.

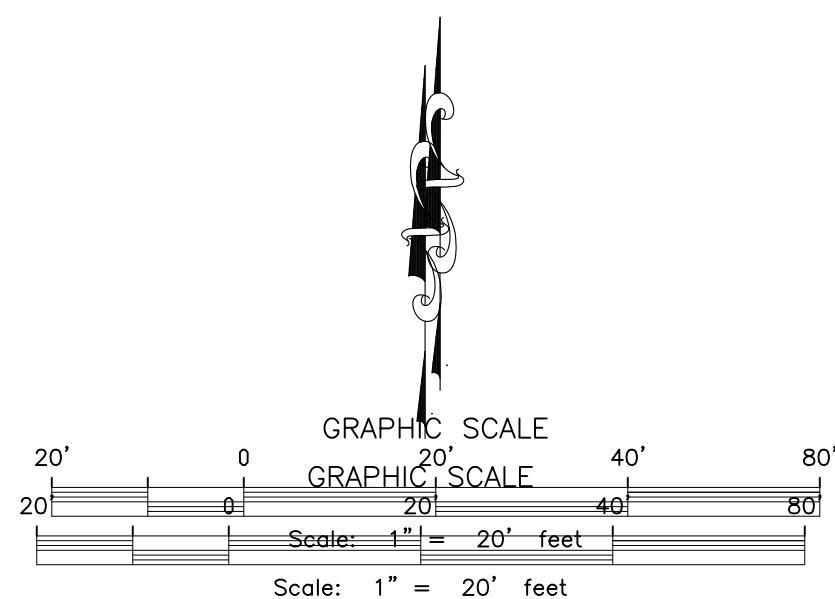
Notary Public in and for the State of Texas

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.

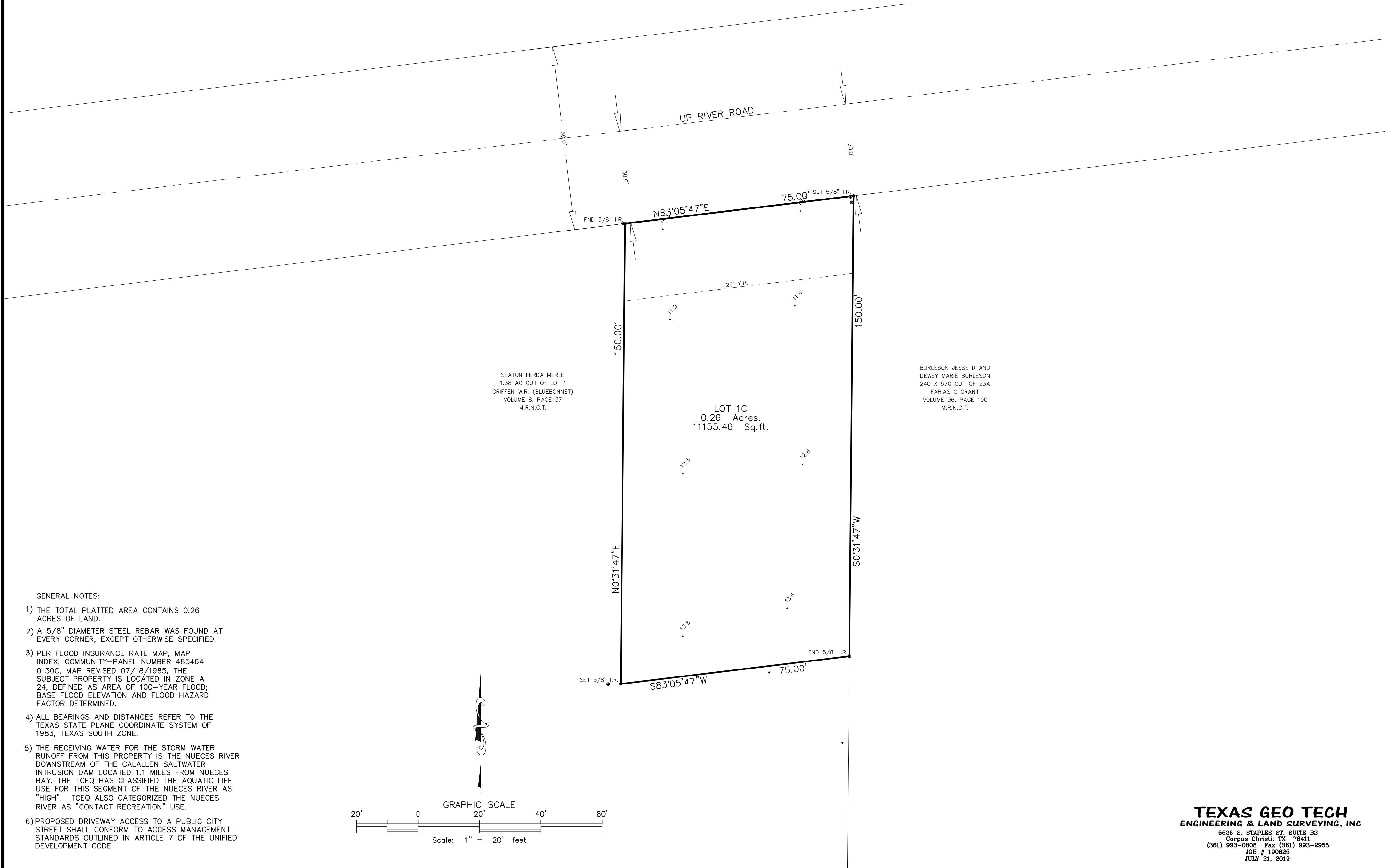
JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



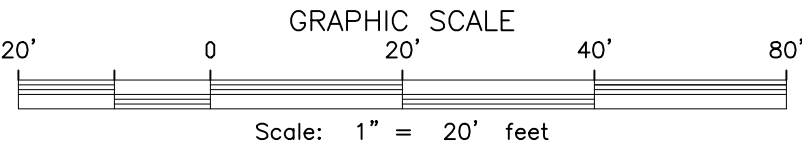
TEXAS GEO TECH
LAND SURVEYING, INC
5625 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 190625
JULY 21, 2019

W.R. GRIFFIN BLUEBONNET LOT 1C

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