

PLAT OF
FISHPOND AT BAY TERRACE P.U.D.
BLOCK 1, LOT 1

A TRACT OF LAND OUT OF LOTS 12-22, BLOCK 4, AND OUT OF LOTS 1-11, BLOCK 5, BAY TERRACE ADDITION
AS RECORDED IN VOLUME A, PAGE 23, MAP RECORDS, NUECES COUNTY, TEXAS
ACCORDING TO THE DEED RECORDED IN VOLUME 2195, PAGES 462-463, DEED RECORDS OF
NUECES COUNTY, TEXAS AND THAT PORTION OF SIXTH STREET CLOSED BY ORDINACE #XXXXX
CONTAINING 1.48 ACRES OF LAND

STATE OF TEXAS
COUNTY OF _____

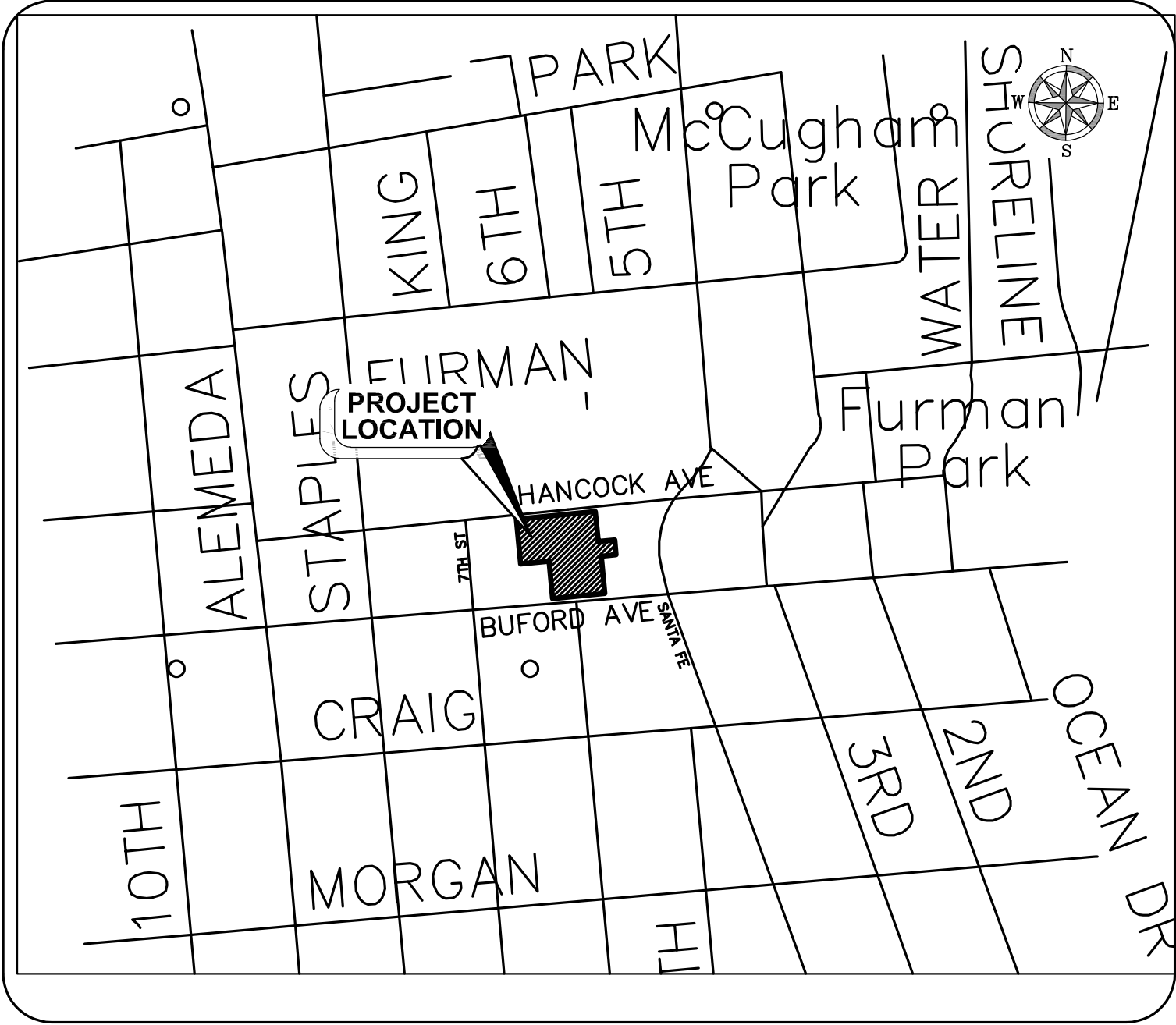
I, Fish Pond Development, LLC, do hereby certify that I am the owner of the
lands embraced within the boundaries of the foregoing map; easements and
streets shown hereon are hereby dedicated to the public for the installation,
operation and maintenance of public utilities.
This the _____ day of _____, 201__.

By: _____
David M. Fournier, Owner

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me by Fish Pond Development, LLC,
proven to me to be the person whose signature is made on the foregoing
instrument of writing, and he acknowledged to me that he executed the same for
the purpose and considerations therein expressed and in the capacity stated.
Given under my hand and seal of office, this the _____ day of
_____, 201__.

Notary Public
My commission expires: _____



LOCATION MAP
1" = 500'

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that
this survey map was prepared from an actual on the ground survey made under
my direction and supervision, and represents the facts found at the time of
survey, and that this survey substantially complies with the current standards
adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services Inc.

Date: _____

STATE OF TEXAS
COUNTY OF NUECES

This plat of Bay Terrace, Block 12, Lot 1, approved by the Department of
Development Services of the City of Corpus Christi, Texas, this the _____ day
of _____, 201__.

Ratna Pottumuthu, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of Bay Terrace, Block 12, Lot 1, approved by the Planning Commission
on the behalf of the City of Corpus Christi, Texas, this the _____ day of
_____, 201__.

Carl Crull, P.E.
Chairman

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

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas,
hereby certify that the foregoing map of the plat of Bay Terrace, Block 12, Lot 1,
dated the _____ day of _____, 201__, with its certificate of
authentication was filed for record in my office this the _____ day of
_____, 201__, at _____ o'clock __.M. and duly recorded in
Volume _____, Page _____, Map Records of Nueces County,
Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this
the _____ day of _____, 201__.

No. _____

Filed for record
At _____ o'clock __.M.
_____, 201__.

Kara Sands
County Clerk
Nueces County, Texas

By: _____
Deputy

ENGINEER/SURVEYOR:	STACEY KING MORA	PHONE:	361-814-9900	FAX:	361-814-4401
ENGINEER/SURVEYOR EMAIL:	SKMORA@HANSON-INC.COM	CHECKED BY:	CBT	APPROVED BY:	CBT
DRAWN BY:	MTG	DATE:	130047A	DATE:	10/2019

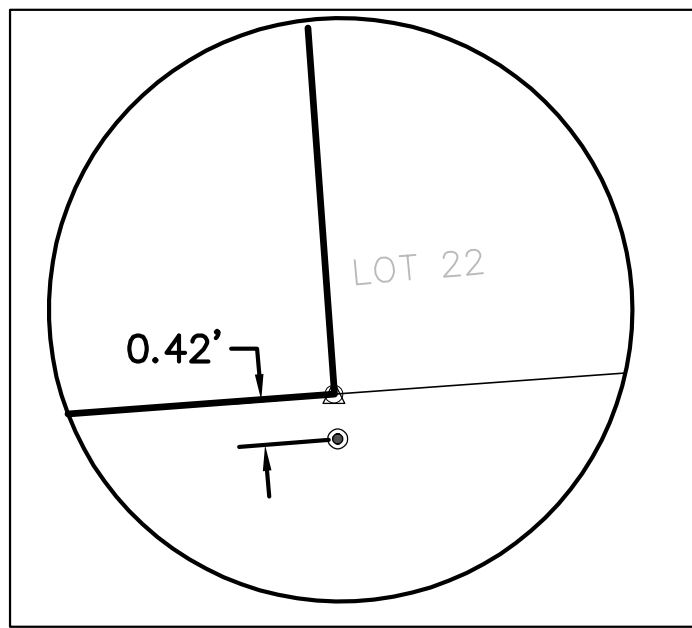
Hanson Professional Services Inc.
4501 Gollilar Rd.
Corpus Christi, Texas 78411
TBPE F-417 / TBPLS F-10039500 / TBALE F-BR 2468


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GENERAL NOTES

1. TOTAL PLATTED AREA CONTAINS 1.48 ACRES OF LAND INCLUDING STREET DEDICATION.
2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).
3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY OTHERWISE NOTED.
4. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
6. THE DEVELOPER HAS GRANTED AND CONVEYED, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, IT'S SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A DRAINAGE EASEMENT, LABELED AS SUCH. TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING A PUBLIC DRAINAGE FACILITY, AND FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.
7. RECEIVING WATERS:
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 RECEIVING WATER AS "CONTACT RECREATION" USE.
8. FEMA INFORMATION:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0167 C, MAP REVISED JULY 18,1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X, DEFINED AS AREA OF MINIMAL FLOODING.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMIT PHASE.

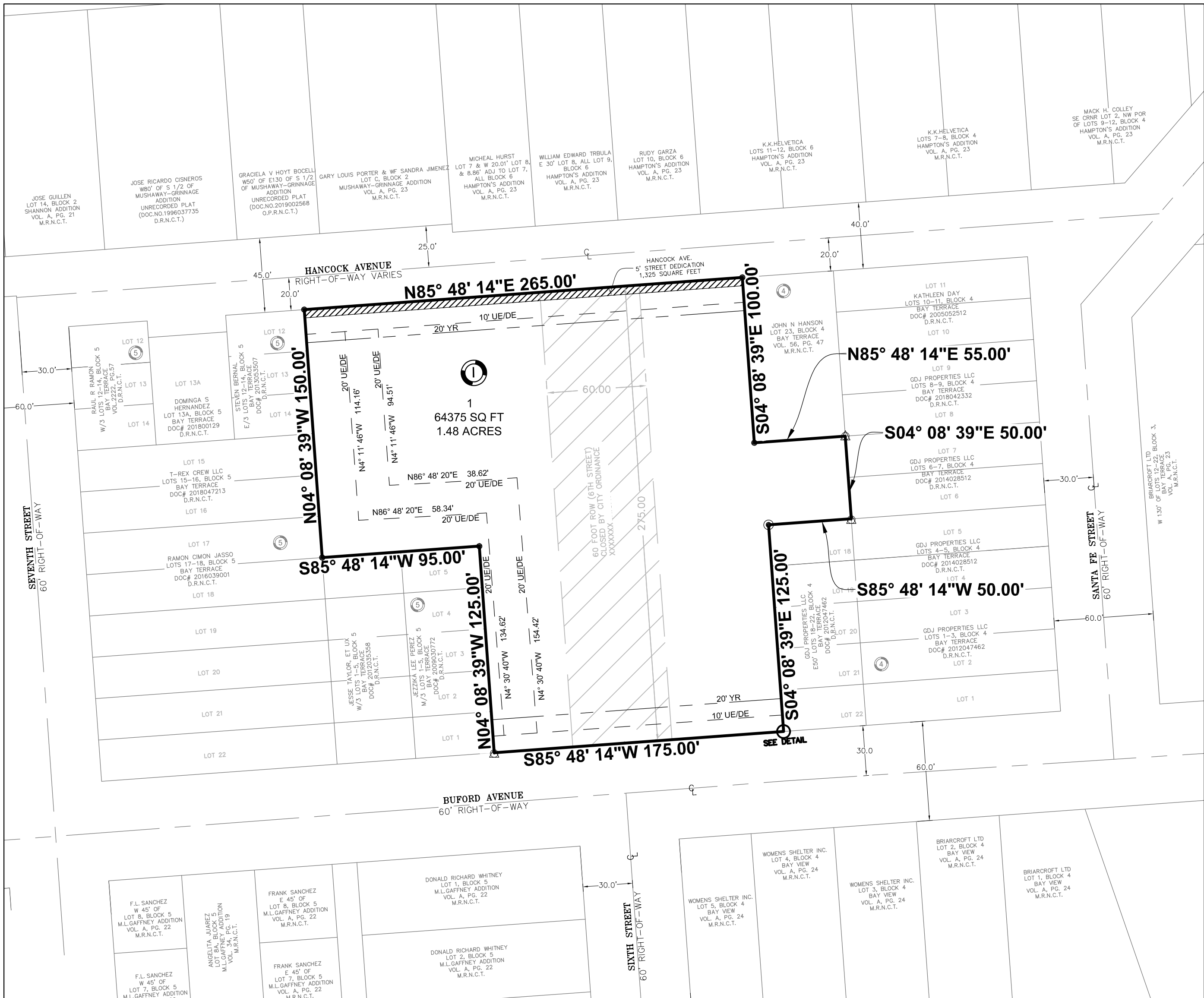
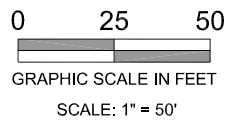
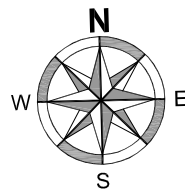
DETAIL



N.T.S.

LEGEND

	5/8" IRON ROD WITH RED PLASTIC CAP SET STAMPED "HANSON CRP., TX."		DRAINAGE EASEMENT - D.E.
	IRON ROD FOUND		ROAD CENTERLINE - C
	CALCULATED POINT		ACCESS EASEMENT - A.E.
	IRON PIPE FOUND		VOLUME
	BLOCK SYMBOL		MAP RECORDS
	PROPERTY LINE		DEED RECORDS
	UTILITY EASEMENT - U.E.		NUECES COUNTY, TEXAS
	YARD REQUIREMENT - Y.R.		



PLAT OF FISHPOND AT BAY TERRACE, P.U.D.

BLOCK 1, LOT 1

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



Hanson Professional Services Inc.
4501 Gollinar Rd.
Corpus Christi, Texas 78411
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ENGINEER/SURVEYOR EMAIL	SMORA@HANSON-INC.COM	PROJECT	MITG	CLIENT	CBT
PROJECT	1910047A	DRAWING NAME	PLAT	SHEET	2 OF 2
SURVEY DATE	10/2019	DRAWING DATE	10/2019		