

Notes:

1. Total platted area contains 0.45 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre 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 "C" on Flood Insurance Rate Map, Community Panel No. 485464 0285 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is not in a Special Flood Hazard Area.
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. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
7. 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

KCR Development Partners LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has 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: _____
Richard Banks, Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Richard Banks, as Member.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

This the _____ day of _____, 20_____.

By: _____
Christine Banks, Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Christine Banks, as Member.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

This the _____ day of _____, 20_____.

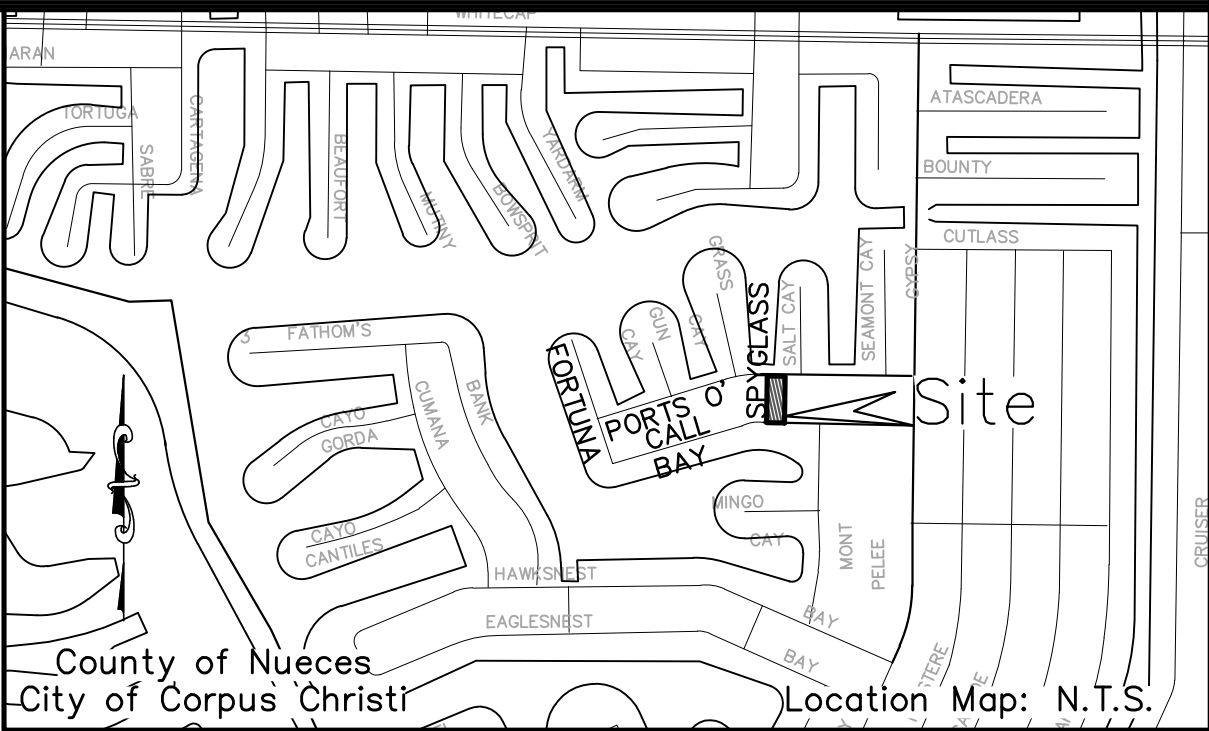
By: _____
Kimberly D. Alexander, Co-Owner

State of Texas
County of Nueces

This instrument was acknowledged before me by Christine Banks, as owner.

This the _____ day of _____, 20_____.

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 by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____.

Pablo Martinez, 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_____.

Al Raymond III, AIA
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

at _____ O'clock ____M.
_____, 20_____

Kara Sands, County Clerk
Nueces County, Texas

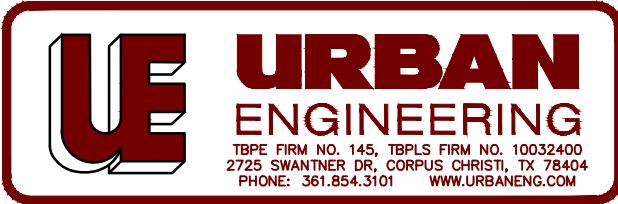
By: _____
Deputy

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_____.

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



DATE: OCT 08, 2019
SCALE: 1"=30'
JOB NO.: 43353.B9.00
SHEET: 1 OF 2
DRAWN BY: JAB
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urbansurvey1@urbaneng.com

