## Notes:

- 1. Total platted area contains 7.77 Acres of Land. (Includes Street Dedication)
- 2. The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water 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 Zones "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas which bears and effective date of March 18, 1985 and it is not located 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 shall conform to access management standard outline in Article 7 of the UDC.
- 7. Access across lot lines shall not be obstructed.
- 8. If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.

State of Texas County of Nueces

Wayne A. Lundquist, Jr., hereby certifies that he holds a 10% undivided interest of the lands embraced within the boundaries of the foregoing plat; that he has had said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, 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 o	of,	20
By: Wayne A. Lundquis		
State of Texas County of Nueces		
This instrument was a	cknowledged before me by Wayr	ne A. Lundquist, Jr.
This the day o	of,	20
Notary Public in and fo	or the State of Texas	
State of Texas County of Nueces		
undivided interest of the has had said lands su fee simple, to the published for the installation	he lands embraced within the trveyed and subdivided as show olic use forever; that easement	ership, hereby certifies that holds a 55% boundaries of the foregoing plat; that it in; that streets shown are dedicated, in s as shown are dedicated to the public utilities; and that this map was made
This the day o	of,	20
By: Nuss Family Partn	ership, Ltd.	
By: Henry Nuss,	General Partner	
By: Patricia Ray I	Peterson Nuss, General Partner	
State of Texas County of Nueces		
This instrument was a Family Partnership, Ltd	cknowledged before me by Her I., a Texas Limited Partnership,	nry Nuss, as a General Partner of Nuss on behalf of said partnership.
This the day o	of,	20
Notary Public in and fo	or the State of Texas	
State of Texas County of Nueces		
	cknowledged before me by Her I., a Texas Limited Partnership,	nry Nuss, as a General Partner of Nuss on behalf of said partnership.

Notary Public in and for the State of Texas

## Plat of

## Rodd Plaza Block 1, Lots 1 and 2

7.77 Acres of Land, being a portion of Lot 16, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41—43, Map Records of Nueces County, Texas; said 7.77 Acres, being a portion of a 9.8005 Acre Tract of Land described in a General Warranty Deed from Charles L. Milks and Mary A. Milks to Nuss Family Partnership, Ltd., GSC Holdings, Ltd and Wayne A. Lundquist, Jr., recorded in Document No. 2010003983, Official Public Records of Nueces County, Texas.

State of Texas County of Nueces

GSC Holdings, Ltd., a Texas General Partnership, hereby certifies that holds a 35% undivided interest 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, in fee simple, 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,	20
By: GSC Holdings, Ltd., a Texas General Partnership	
By: GSC, LLC, its General Partner	
By: Bill J. Brown, Member	-

By: \_\_\_\_\_\_ Christy Ann Peterson Brown, Member

State of Texas County of Nueces

This instrument was acknowledged before me by Bill J. Brown, as a Member of GSC, LLC, General Partner of GSC Holdings, Ltd., a Texas General Partnership, on behalf of said entity, in said capacity.

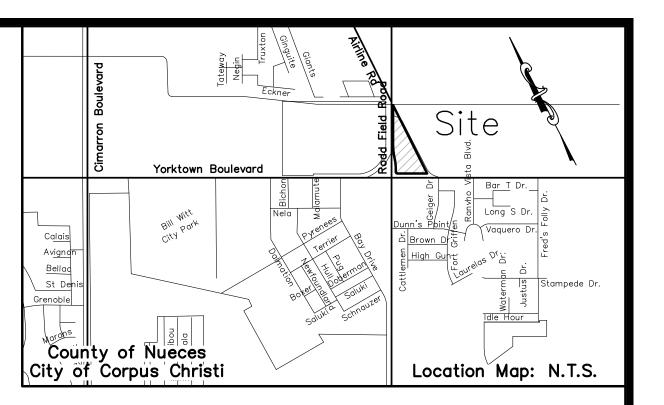
This the	 day of	,	20

Notary Public in and for the State of Texas

State of Texas County of Nueces

This instrument was acknowledged before me by Christi Ann Peterson Brown, as a Member of GSC, LLC, General Partner of GSC Holdings, Ltd., a Texas General Partnership, on behalf of said entity, in said capacity.

This	the			day	of					,	20	
												_
Note	ıry f	Public	in	and	for	the	State	of	Texas			



State of Texas County of Nueces	
This final plat of the herein described property wo Services of the City of Corpus Christi, Texas.	as approved by the Department of Development
This the day of,	20
Jalal Saleh, P.E. Development Services Engineer	
State of Texas County of Nueces	
This final plat of the herein described property was Texas by the Planning Commission.	approved on behalf of the City of Corpus Christi,
This the day of,	20
Al Raymond, III, AIA, CBO Secretary	Carl Crull, P.E. Chairman
State of Texas County of Nueces	
l, Kara Sands, Clerk of the County Court in and for instrument dated the day of, 2 filed for record in my office the day of, 20 duly recorded the day of, 20 Volume, Page, Map Records.	O, with its certificate of authentication was, 2O At O'clockM., and
Witness my hand and seal of the County Court, in Texas, the day and year last written.	and for said County, at office in Corpus Christi,
No Filed for Record	Kara Sands, County Clerk Nueces County, Texas
atM. , 20	By: Deputy
	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: 2/10/20
Submitted: 12/18/19
SCALE: 1"=100'
JOB NO.: 43198.B9.01
SHEET: 1 of 2
DRAWN BY: XG
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