

1" = 1000'

THE STATE OF TEXAS COUNTY OF NUECES

I, CHAD DAVIS, DBA CA DAVIS 2019, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF BLOCK 1, LOT 19R MAHAN ACRES AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING PLAT, THAT I HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS, AS SHOWN, ARE DEDICATED TO THE PUBLIC FOREVER AND THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC FACILITIES; THAT THIS PLAT WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE\_\_\_\_\_OF\_\_\_\_\_,2020.

CHAD DAVIS - OWNER

THE STATE OF TEXAS COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THIS \_\_\_\_\_DAY OF \_\_\_\_

NOTARY PUBLIC IN AND FOR NUECES COUNTY, TEXAS

THE STATE OF TEXAS COUNTY OF NUECES

I GEORGE RUBALCABA, A REGISTERED PROFESSIONAL LAND SURVEYOR OF GOVIND DEVELOPMENT HAVE PREPARED THE FOREGOING MAP FROM 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 \_\_\_\_\_\_\_\_,2020.

REGISTERED PROFESSIONAL LAND SURVEYOR GEORGE RUBALCABA RPLS#4229 9510 LEOPARD STREET

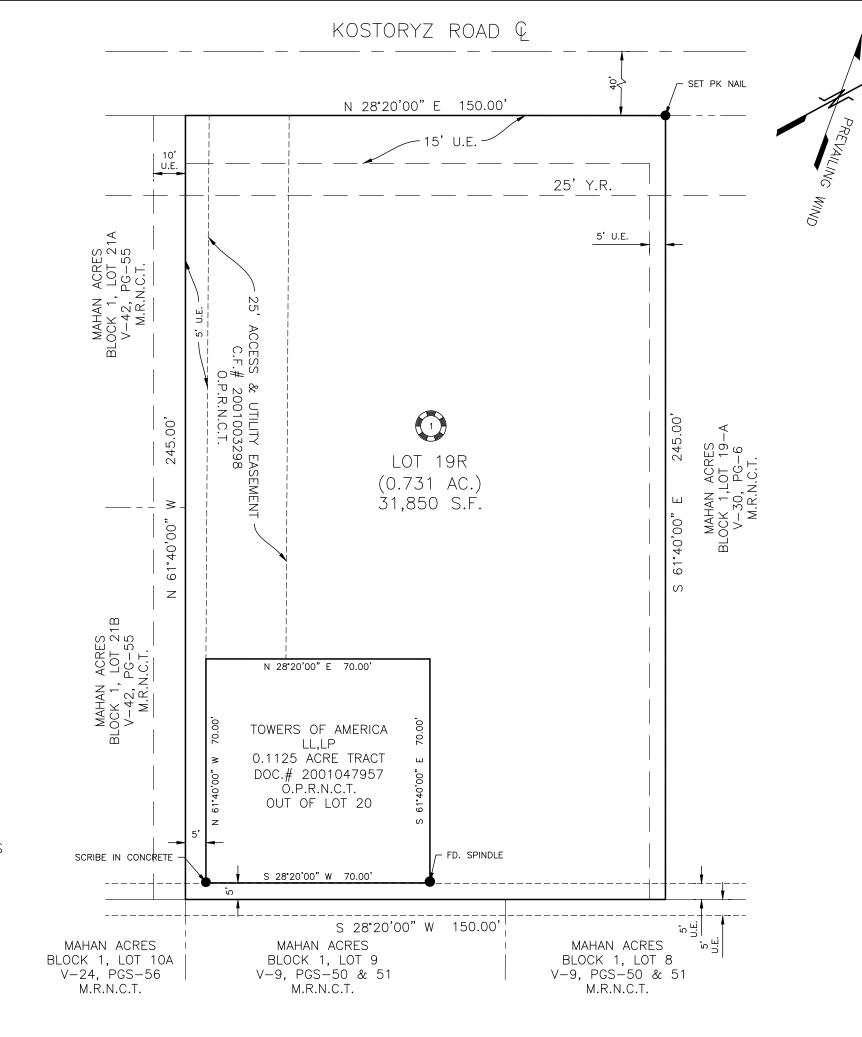
CORPUS CHRISTI, TX. 78410

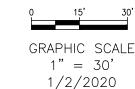
## PLAT OF MAHAN ACRES BLOCK 1, LOT 19R

BEING A REPLAT OF MAHAN ACRES BLOCK 1, LOT 19-B RECORDED VOLUME 30, PAGE 6, MAP RECORDS NUECES COUNTY, TEXAS AND 0.45 ACRES OF BLOCK 1, LOT 20, MAHAN ACRES RECORDED IN VOLUME 9, PAGE 50 AND 51, MAP RECORDS OF NUECES COUNTY, TEXAS,

## GENERAL NOTES:

- 1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- 2. FOUND 5/8-INCH IRON RODS AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- 3. AC DENOTES ACRES OF LAND
- 4. S.F. DENOTES SQUARE FEET OF LAND
- 5. Y.R. DENOTES YARD REQUIREMENTS
- 6. U.E. DENOTES UTILITY EASEMENT.
- 7. THIS PROPERTY LIES IN FLOOD ZONE C
- 8. 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.
- 9. TOTAL PLATTED AREA CONTAINS 0.731 ACRES OF LAND INCLUDING STREET DEDICATIONS
- 10. BASIS OF BEARINGS IS AS PER RECORDED PLAT IN VOLUME 9, PAGES 50 & 51 M.R.N.C.T.
- 11. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE





THE 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 OF2020,
CARL CRULL, P.E., CHAIRMAN
AL RAYMOND III, AIA SECRETARY
THE STATE OF TEXAS COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ OF \_\_\_\_ 2020,

DEVELOPMENT SERVICES ENGINEER JALAL SALAH, P.E.

THE STATE OF TEXAS COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_\_DAY OF \_\_\_\_\_\_\_, 2020, WITH ITS\_\_\_\_\_ CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2020 AT \_\_\_\_\_\_ O'CLOCK M AND DULY RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICEIN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_ 2020.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

GOVIND DEVELOPMENT, LLC 9510 LEOPARD STREET CORPUS CHRISTI, TEXAS, 78410 PH: 361-241-2777 FIRM

NO. 10193800