

PLAT OF
HERITAGE PARK
BLOCK 1, LOTS 21R AND 22R

BEING A FINAL REPLAT OF BLOCK 1, LOTS 21, 22, AND THE WEST
HALF OF 23, HERITAGE PARK, AS SHOWN ON A MAP RECORDED IN
VOLUME 45, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS.



Brister Surveying

4455 South Padre Island Drive Suite 51
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Office 361-850-1800
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bristersurveying@corpus.twcgc.com
Firm Registration No. 10072800

STATE OF TEXAS
COUNTY OF NUECES

WE, ROYSTON W. AND MARGO L. MOORE, DO HEREBY CERTIFY THAT WE
ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE 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 _____, 2020

ROYSTON W. MOORE

MARGO L. MOORE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2020

PABLO MARTINEZ, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED
BY PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2020

AL RAYMOND, AIA SECRETARY

CARL CRULL, CHAIRMAN

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
_____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD
IN MY OFFICE THE _____ DAY OF _____, 2020 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
MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK __M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF
BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

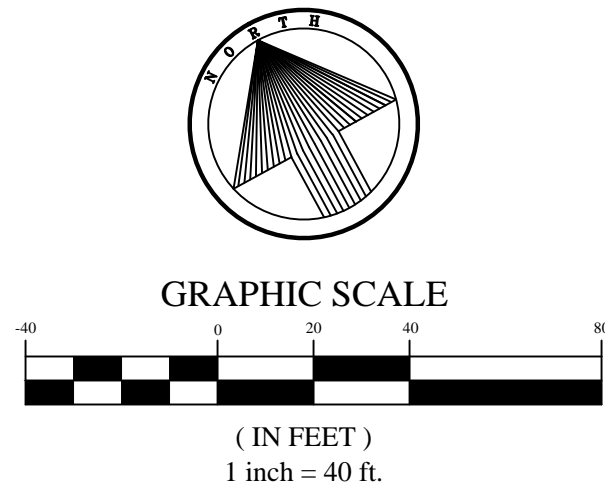
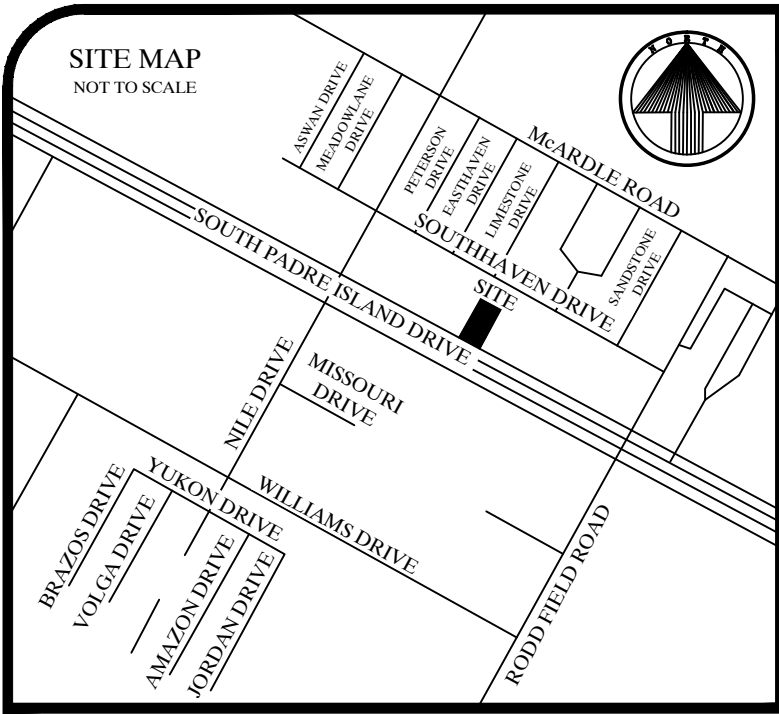
THIS THE _____ DAY OF _____, 2020

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

1. 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". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHICAL PLOTTING ONLY ONTO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 485464 0304 C, CITY OF CORPUS CHRISTI, TEXAS, DATED JULY 18, 1985, THIS PROPERTY IS LOCATED IN ZONE "C".
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
4. THE TOTAL PLATTED AREA IS 0.781 ACRES.
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. FOUND 5/8" RE-BAR UNLESS NOTED OTHERWISE.
7. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
8. SHARED ACCESS ACROSS LOT LINES WILL NOT BE OBSTRUCTED.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
10. ACCESS TO STATE RIGHT OF WAY SHALL BE THROUGH A SHARED ACCESS EASEMENT AS DEPICTED ON THIS PLAT. NO ADDITIONAL ACCESS SHALL BE PERMITTED. ACCESS TO MEET CURRENT STATE GUIDELINE AND REQUIREMENTS AND SHALL REQUIRE TxDOT REVIEW AND APPROVAL.
11. DRAINAGE TO MEET THE CURRENT TxDOT CORPUS CHRISTI DISTRICT STANDARDS, STATE GUIDELINES, AND STATE REQUIREMENTS. DRAINAGE REVIEW AND APPROVAL BY TxDOT IS REQUIRED.
12. SUBDIVISION SHALL PROVIDE REGIONAL DETENTION DURING THE PUBLIC IMPROVEMENT STAGE.
13. ADDITIONAL DETENTION MAY BE REQUIRED, IF SITE SPECIFIC DEVELOPMENT ON A LOT EXCEEDS ITS PRO-RATA SHARE OF STORM WATER RUNOFF DETENTION. DRAINAGE REVIEW AND APPROVAL BY TxDOT REQUIRED, AT BUILDING PERMIT STAGE.



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