

STATE OF TEXAS
COUNTY OF NUECES

WE, GEORGE AGUILAR, JR. AND JESSICA AGUILAR, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF LOT 4, CHAMPION ADDITION No. 2; THAT WE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2020.

GEORGE AGUILAR, JR., CO-OWNER

JESSICA AGUILAR, CO-OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
GEORGE AGUILAR, JR.

THIS THE_____ DAY OF _____ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
JESSICA AGUILAR.

THIS THE_____ DAY OF _____ 2020.

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 ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE_____ DAY OF _____ 2020.

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2020.

CARL CRULL
CHAIRMAN

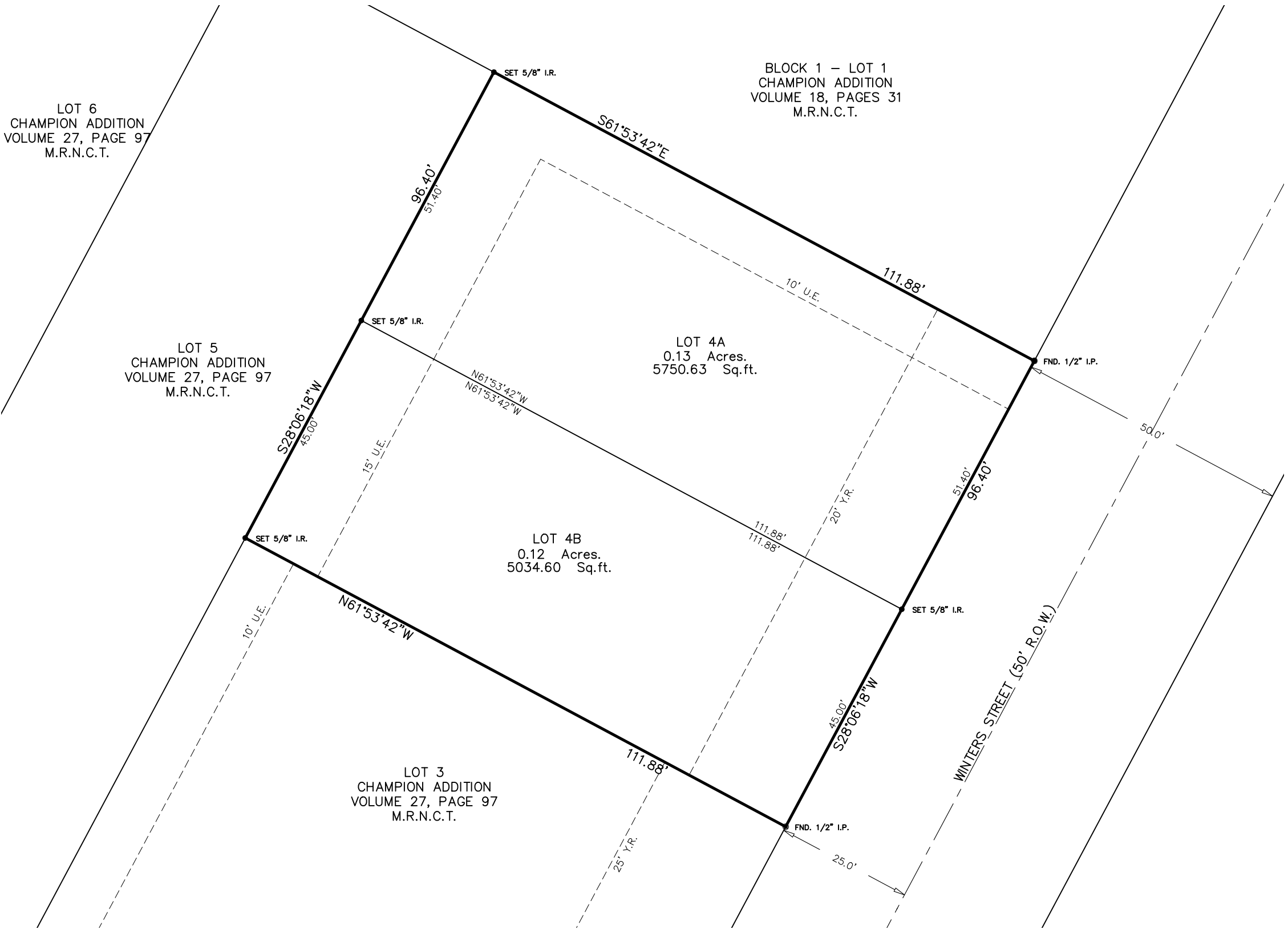
AL RAYMOND III, AIA
SECRETARY

PLAT OF:
CHAMPION ADDITION No. 2
LOT 4A AND LOT 4B

BEING A RE-PLAT OF LOT 4, CHAMPION ADDITION No. 2, A SUBDIVISION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY RECORDED IN VOLUME 27, PAGE 97, MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.25 ACRES OF LAND (10,785.23 sq. ft.)
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 4854640285C, MAP REVISED N/A, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

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. AND DULY RECORDED THE _____ DAY OF _____ 2020, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2020

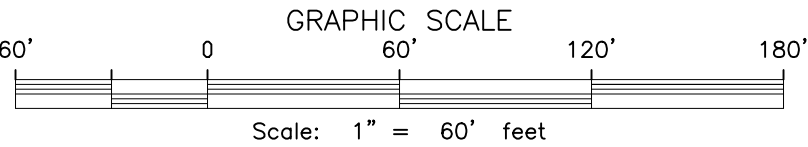
BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE XXXXXXXX 2020.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



TEXAS GEO TECH
LAND SURVEYING, INC

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Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 200408
MAY 8, 2020