

Jalal Saleh, P.E. Development Services Engineer

Philip W. Cornett  
Registered Professional Land Surveyor NO. 5515

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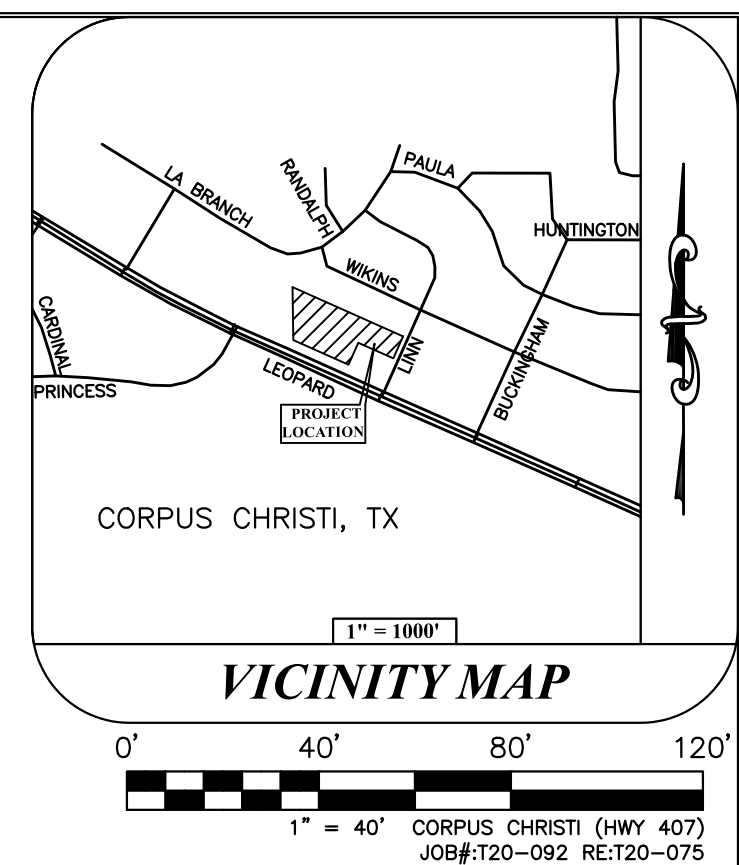
Garnet T. Brooks, Managing Member

day of \_\_\_\_\_, 2020.

Notary Public in and for Nueces County, Texas.

day of \_\_\_\_\_, 2020.

Notary Public in and for Nueces County, Texas.



was filed for record in my office this \_\_\_\_\_ day of \_\_\_\_\_

2020 at \_\_\_\_\_ o'clock \_\_\_\_ M and Duly recorded in

Volume \_\_\_\_\_, Page \_\_\_\_\_ Map Records of Nueces County,  
Texas.

Kara Sands, County Clerk

Deputy of the County Clerk

## PLAT NOTES

1. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, SURVEY FEET.
2. SITE ELEVATION DATUM IS NAVD 88.
3. THE SUBJECT TRACT LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48355C0285G WITH A MAP EFFECTIVE DATE OF OCTOBER 23, 2015, COUNTY OF NUECES, TEXAS.
4. THE TOTAL PLATTED AREA CONTAINS 2.716 ACRES OF LAND INCLUDING STREET DEDICATION.
5. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
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. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC
8. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".

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                      , 2020.

Jeremy Baugh, Chairman

Al Raymond III, AIA Secretary

LINE	BEARING	DISTANCE
E1	N 00°48'13" W	16.53'
E2	S 65°56'55" E	123.71'
E3	N 24°46'58" E	15.33'
E4	S 65°13'02" E	20.00'
E5	S 24°46'58" W	30.07'
E6	N 65°56'55" W	136.58'

***JOHN COWAN & ASSOCIATES, INC.***

**10147 COUNTY ROAD 135, FLINT, TEXAS 75762**  
**PH: (903) 581-2238 WWW.TXSURVEYS.COM**  
**FIRM REGISTRATION CERTIFICATION NO. 10025500**

ENGINEER:  
LINFIELD, HUNTER & JUNIUS, INC.  
3608 18TH STREET, SUITE 200  
METAIRIE, LA 70002

SURVEYOR:  
JOHN COWAN & ASSOCIATES, INC  
10147 CR 135  
FLINT, TX 75762

FINAL PLAT  
CORPUS CHRISTI (407) ADDITION  
BLOCK 1, LOT 1

A SUBDIVISION CONTAINING 2.716 ACRES, BEING PART OF THE PEDRO  
HINOJOSA SURVEY, ABSTRACT NO. 850,  
NUECES COUNTY, TEXAS

PREPARATION DATE: MAY 15, 2020  
REVISION DATE: AUGUST 18, 2020