

STATE OF TEXAS  
COUNTY OF NUECES

WE, AG FORCE ONE, LTD DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES REFERRED TO AS LOTS 13D, 13E, BLOCK 10, GARDENDALE SUBDIVISION, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AG FORCE ONE LTD.  
WILLIAM R. DURRILL, JR., MANAGER

AG FORCE ONE LTD.  
MARK A. ADAME, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM R. DURRILL, JR., PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK A. ADAME, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

WE, CUEVAS PROPERTIES, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTIES REFERRED TO AS LOT 11F, BLOCK 10, GARDENDALE SUBDIVISION, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CUEVAS PROPERTIES LLC  
MARICELA CUEVAS, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARICELA CUEVAS, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC



**LJA SURVEYING, INC.**

5350 South Staples St., Suite 425 Phone 361.991.8550  
Corpus Christi, Texas 78411 Fax 361.887.8855  
TBPE Firm Reg. # F-19613 TBPLS Firm Reg. #10016600  
www.ljasurvey.com Email: afranco@ljasurvey.com

SURVEY DATE: AUGUST 31, 2020  
SURVEY PREPARED: SEPTEMBER 14, 2020  
LJA SURVEYING JOB No.: LJA5243-20013.100

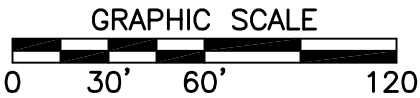
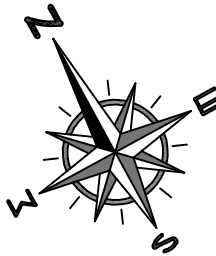
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SHEET 1 OF 1

## LEGEND

|  |                       |
|--|-----------------------|
|  | BOUNDARY              |
|  | CENTERLINE OF ROAD    |
|  | ADJACENT LOT LINE     |
|  | YARD REQUIREMENT      |
|  | EASEMENT              |
|  | FOUND PROPERTY CORNER |
|  | SET PROPERTY CORNER   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 73°46'20" W | 21.13'   |
| L2         | N 68°08'09" W | 71.59'   |
| L3         | N 29°00'00" E | 35.00'   |
| L4         | N 49°55'15" E | 25.58'   |
| L5         | S 61°00'40" E | 34.00'   |
| L6         | S 61°00'40" E | 78.01'   |
| L7         | S 21°50'42" E | 98.07'   |



STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT APPROVED BY THE PLANNING COMMISSION, CITY OF CORPUS CHRISTI, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AL RAYMOND III, AIA  
SECRETARY

JEREMY BAUGH  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES, CITY OF CORPUS CHRISTI, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

DEVELOPMENT SERVICES' ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF LOTS 11F, 13D, 13E, BLOCK 10, GARDENDALE SUBDIVISION, 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(S) \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

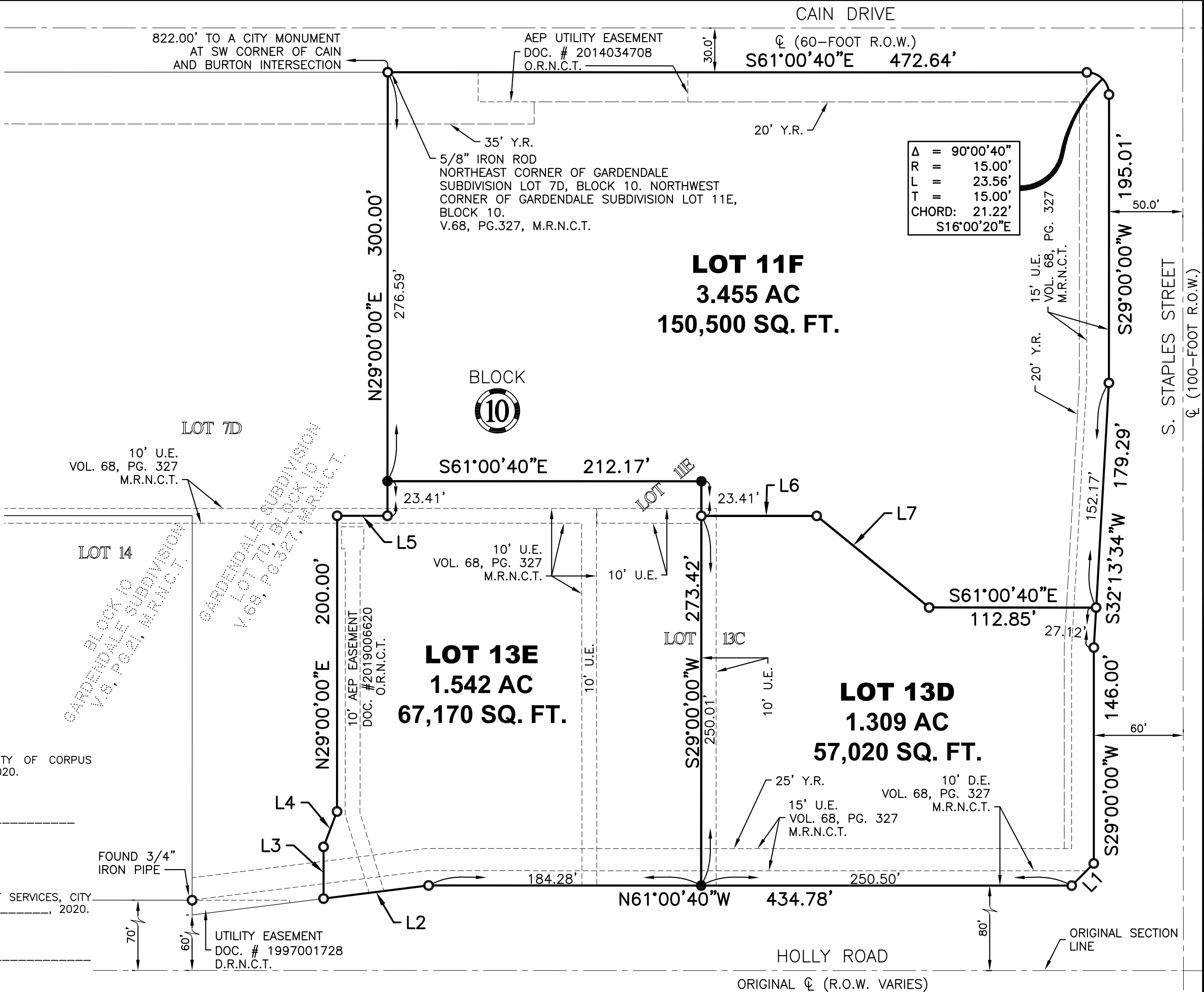
DOCUMENT NO. \_\_\_\_\_

KARA SANDS, COUNTY CLERK  
NUECES COUNTY

STATE OF TEXAS  
COUNTY OF NUECES

I, ALBERT E. FRANCO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

ALBERT E. FRANCO, JR., R.P.L.S. #4471



## NOTES:

1. THE TOTAL PLATTED AREA CONTAINS 6.306 ACRES OF LAND.
2. THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBER 485464 0284 C AND 0303 C CITY OF CORPUS CHRISTI, DATED JULY 18, 1985, AND IS SUBJECT TO CHANGE.
3. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. OSO BAY HAS BEEN CATEGORIZED AS 5A AND MAY BE SUBJECT TO TMDLS FOR BACTERIA, AS CLASSIFIED BY THE TCEQ IN THE EPA APPROVED 303(D) LIST. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "OYSTER WATERS".
4. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
6. Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. IF ANY LOT IS DEVELOPED FOR RESIDENTIAL USE, COMPLIANCE WITH PUBLIC OPEN SPACE REGULATIONS, COMMUNITY ENRICHMENT FUNDS, AND PARK DEVELOPMENT FEES WILL BE REQUIRED FOR FINAL PLAT.
8. EASEMENT AND RIGHT-OF-WAY, DATED FEBRUARY 13, 1996, FROM BAPTIST CHURCH - GARDENDALE TO CENTRAL POWER AND LIGHT COMPANY, DOCUMENT NO. 1996042913, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS (BLANKET EASEMENT) HAS BEEN CLOSED BY A RELEASE OF EASEMENT, DATED SEPTEMBER 8, 2014, AEP TEXAS CENTRAL COMPANY, DOCUMENT NO. 2014034709, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.
9. THE BASIS OF BEARINGS IS ESTABLISHED FROM THE NORTHEAST PROPERTY LINE OF GARDENDALE SUBDIVISION, BLOCK 10, FOUND IN VOLUME 8, PAGE 21, PLAT RECORDS OF NUECES COUNTY, TEXAS.
10. ALL DRIVEWAYS ON HOLLY ROAD SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

# REPLAT OF GARDENDALE SUBDIVISION BLOCK 10 LOTS 11F, 13D, 13E

BEING 6.306 ACRES OUT OF LOTS 11E AND 13C, BLOCK 10, GARDENDALE SUBDIVISION, VOLUME 68, PAGE 327, MAP RECORDS OF NUECES COUNTY, TEXAS.