

CREEKWAY SUBDIVISION
BLOCK 3, LOTS 2, 3, 4, 5, AND 6

BEING A REPLAT OF BLOCK 3, LOT 1 CREEKWAY SUBDIVISION, AS RECORDED IN VOLUME 47, PAGES 100–101 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.89 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0295 C, MAP REVISED 07/18/1985 AND COMMUNITY-PANEL NUMBER 485494 0520 D, 06/04/1987, 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 OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER 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.
- 8) ALL HOUSES HAVE TO HAVE THE FINISH FLOOR ELEVATION 18 INCHES ABOVE THE CROWN OF THE CENTER LINE OF THE STREET.

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
20PL1121

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the_____ day of _____ 2020.

Jalal Saleh, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, 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.

No. _____
Filed for Record

At _____ o'clock ____ M.
_____ 2020

By: _____
Deputy
Kara Sands,
County Clerk
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveyors.

This the 12 day of APRIL 2020.

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



VICINITY MAP N.T.S.

STATE OF TEXAS
COUNTY OF NUECES

We, ABEL AND CYNTHIA GARZA, hereby certify that we are the owners of the property shown hereon, that we 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.

ABEL GARZA

CYNTHIA GARZA

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by ABEL GARZA and CYNTHIA GARZA.

This the_____ day of _____ 2020.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

We, FIRST COMMUNITY BANK, hereby certify that we are the lien holders on the foregoing property.

This the_____ day of _____ 2020.

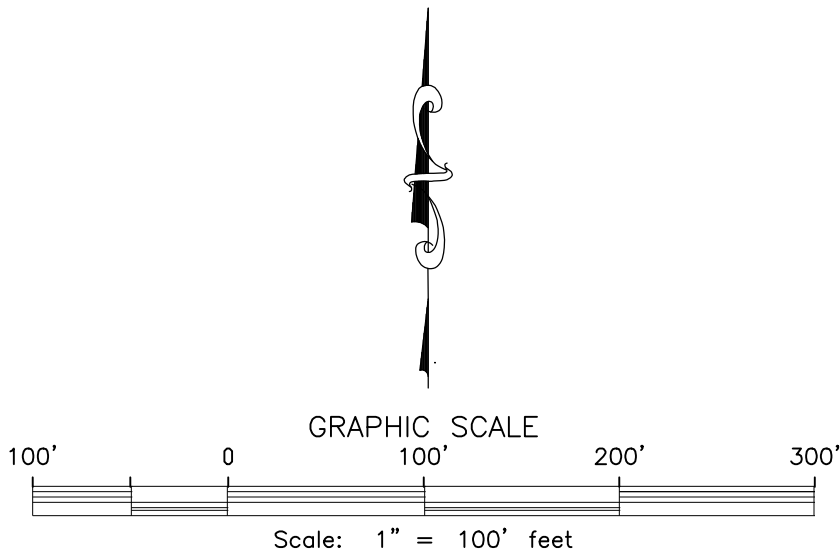
DAVID CANTU
Sr. VP/Branch Manager/Loan Officer

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by DAVID CANTU.

This the_____ day of _____ 2020.

Notary Public in and for the State of Texas



TEXAS GEO TECH
LAND SURVEYING, INC
5525 SOUTH STAPLES, SUITE B-2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
www.texasgeotech.com

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LEGEND:

FND	FOUND
M.R.N.C.T.	MAP RECORDS NUECES COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
Sq.ft.	SQUARE FEET

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