

Z:\55700-MGA-CORPUS CHRISTI\PLAT\2020108-PLAT-COASTAL COMMUNITY AND TEACHERS CREDIT UNION-55700-11192.DWG -- DWG/PTEN -- 11/06/20

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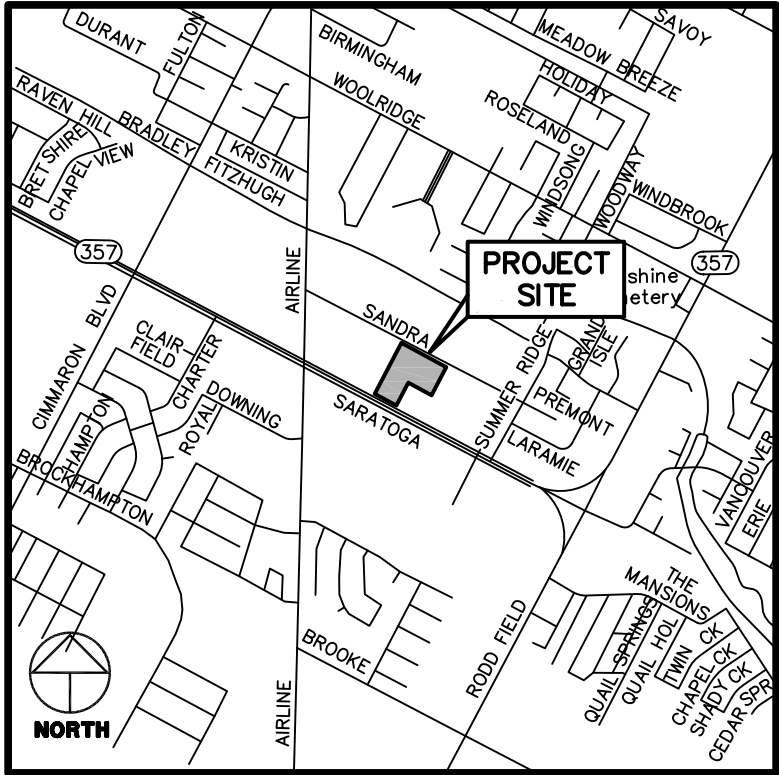
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GENERAL NOTES

1. THE TOTAL PLATTED AREA CONTAINS 5.851 ACRES OF LAND COMPRISED OF 5.6036 AC. IN LOT 1 AND 0.247 AC. OF STREET DEDICATION.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY BASIN. 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.
3. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
5. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
6. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999967059.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR NUECES AND KLEBERG COUNTY, TEXAS, MAP NO. 485464 0315 D REVISED/DATED AUGUST 3, 1989, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
8. SUBJECT TO EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, AS RECORDED UNDER DOCUMENT NO. 1998021824 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. (BLANKET, NOT PLOTTABLE)
9. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC
10. ACCESS ONTO SH 357 (SARATOGA BOULEVARD) SHALL MEET CURRENT TXDOT ACCESS MANAGEMENT GUIDELINES AND SHALL HAVE TXDOT APPROVAL.
11. ANY STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY, TO MEET TXDOT STORM WATER HYDRAULIC REQUIREMENTS. SITE DRAINAGE TO BE REVIEWED AND APPROVED BY TXDOT.

ABBREVIATIONS

A.E.	-	AERIAL EASEMENT
D.E.	-	DRAINAGE EASEMENT
ESMT.	-	EASEMENT
FND	-	FOUND
O.R.N.C.	-	OFFICIAL RECORDS OF NUECES COUNTY
D.R.N.C.	-	DEED RECORDS OF NUECES COUNTY
M.R.N.C.	-	MAP RECORDS OF NUECES COUNTY
IP	-	IRON PIPE
IR	-	IRON ROD
NO.	-	NUMBER
PG.	-	PAGE
R.O.W.	-	RIGHT-OF-WAY
AC.	-	ACRES
SO. FT.	-	SQUARE FEET
VOL.	-	VOLUME
Y.R.	-	YARD REQUIREMENT
W.L.E.	-	WATER LINE EASEMENT
S.S.E.	-	SANITARY SEWER EASEMENT
U.E.	-	UTILITY EASEMENT
(S)	-	SET 5/8" CAPPED IR "WINDROSE"



CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

STATE OF TEXAS
COUNTY OF NUECES

WE, COASTLIFE CREDIT UNION, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____.

BY: COASTLIFE CREDIT UNION

GINA K PINCE-BRYANT
CEO/PRESIDENT

LEANNE MULHOLLAND
CHIEF OPERATIONS OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GINA K PINCE-BRYANT, CEO/PRESIDENT, AND LEANNE MULHOLLAND, CHIEF OPERATIONS OFFICER OF COASTLIFE CREDIT UNION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES:

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 _____, 20____.

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 OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION

THIS THE _____ DAY OF _____, 20____.

AL RAYMOND, III, AIA
SECRETARY

JEREMY BAUGH
CHAIRMAN

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 _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

NO: _____
AT: _____ O'CLOCK ____M.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

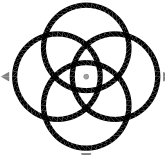
I, LISA M DOBROWSKI, AM A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT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

THIS THE _____ DAY OF _____, 20____.



LISA M DOBROWSKI
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6544

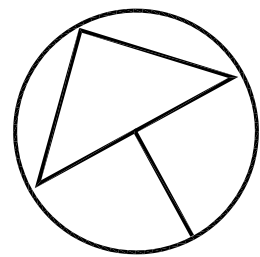
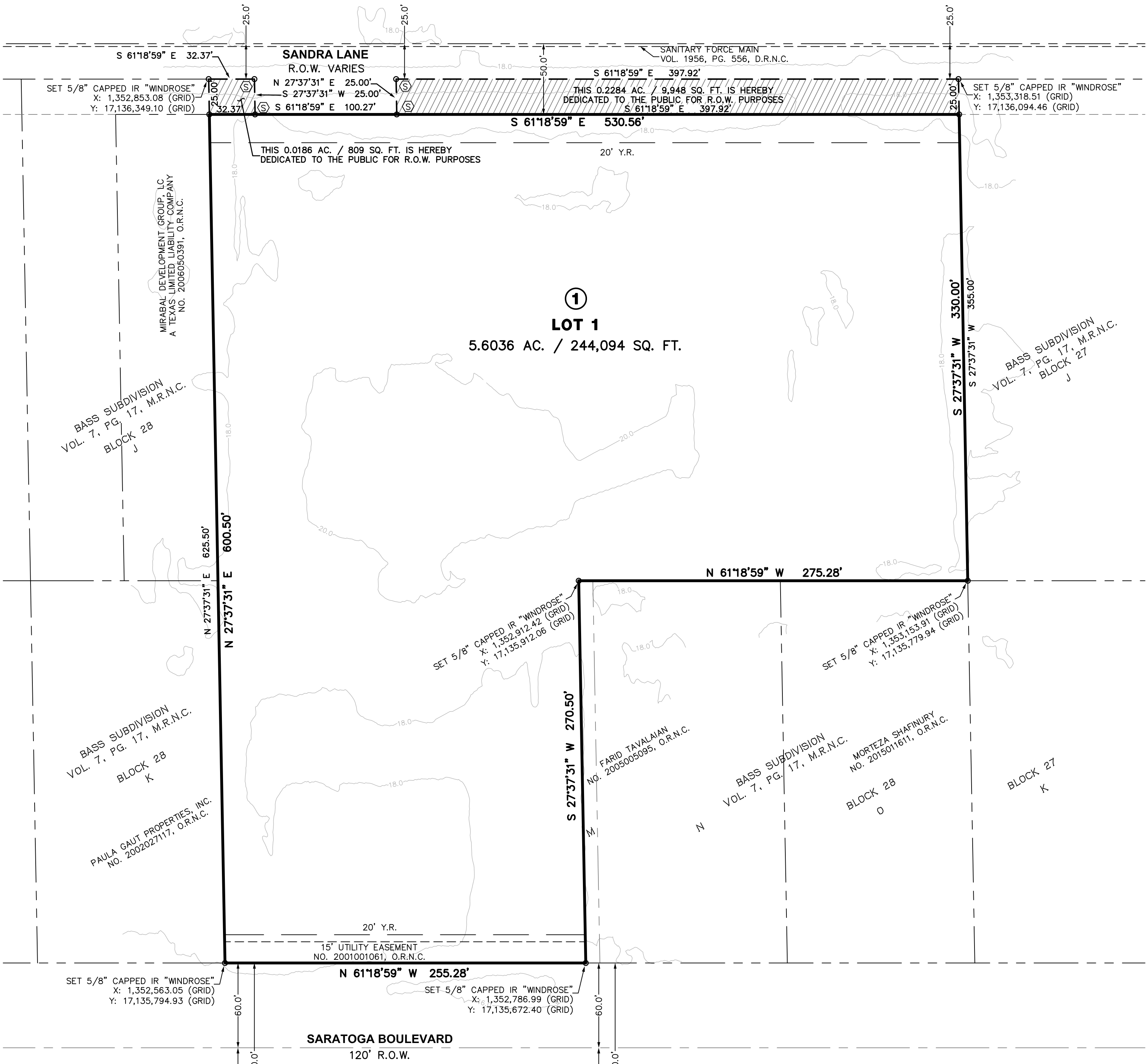
Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SHEET 1 OF 2



NORTH

50 0 50 100 150 Feet
GRAPHIC SCALE: 1" = 50'

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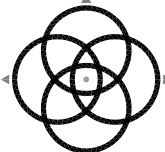
COASTAL COMMUNITY AND
TEACHERS CREDIT UNION
BLOCK 1, LOT 1

A SUBDIVISION OF
5.851 AC. / 254,852 SQ. FT.
BEING A REPLAT OF ALL OF TRACTS F, G, H, & L, AND A PORTION
OF TRACTS I & M, BASS SUBDIVISION, VOL. 7, PG. 17, M.R.N.C., AND
LOT 2A, BLOCK 8 BASS SUBDIVISION, VOL. 54, PG. 59, M.R.N.C.
SITUATED IN THE
E. VILLAREAL SURVEY, ABSTRACT NO. 1
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

OCTOBER 2020

REASON FOR REPLAT: TO CREATE ONE (1) LOT

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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SHEET 2 OF 2