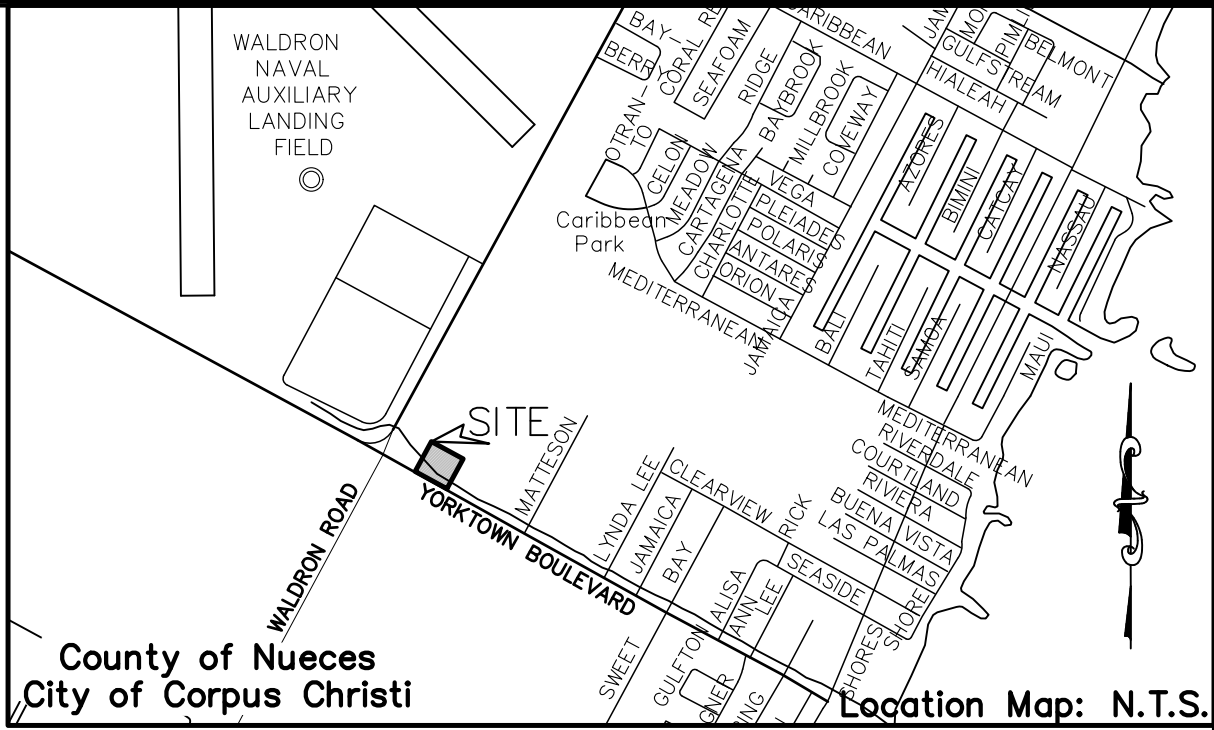


Notes:

1. Total platted area contains 2.35 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0356 C, City of Corpus Christi, Texas, which bears an revised date of July 23, 1971 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0356 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
5. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0735G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0735G is based on the North American Vertical Datum of 1988 (NAVD88).
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. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



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 \_\_\_\_\_, 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

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 \_\_\_\_\_, 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 said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

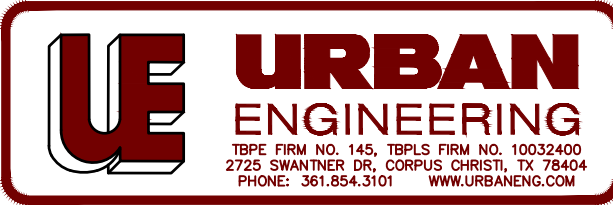
By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



Revised: 1/13/2021  
Submitted: 12/02/20  
SCALE: 1"=50'  
JOB NO.: 43432.C0.02  
SHEET: 1 of 2  
DRAWN BY: JAB  
©2020 by Urban Engineering  
urbansurvey1@urbaneng.com

State of Texas  
County of Nueces

CorFer, LLC, a Limited Liability Company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use 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: CorFer, LLC, a Limited Liability Company

By: \_\_\_\_\_  
Gianluca Ferrario, Managing Member

By: \_\_\_\_\_  
Scott F. Corliss, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Gianluca Ferrario, as Managing Member of CorFer, LLC, a Limited Liability Company, on behalf of said company.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

This instrument was acknowledged before me by Scott F. Corliss, as Managing Member of CorFer, LLC, a Limited Liability Company, on behalf of said company.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

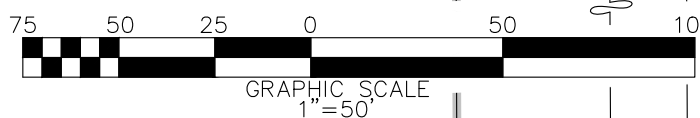
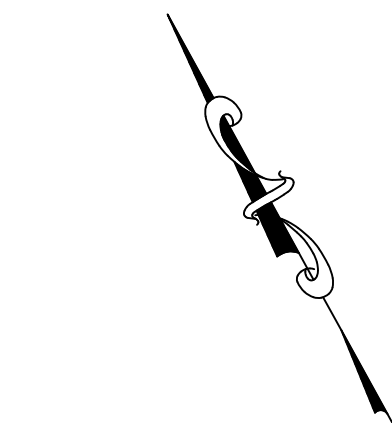
\_\_\_\_\_  
Notary Public in and for the State of Texas

*Plat of*  
**CorFer Tract**  
**Block 1, Lot 1**

2.35 Acres, being a portion of the East Half (1/2) of the South 5 Acres of Lot 16, Block 52, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41–43, of the Map Records of Nueces County, Texas, also being a portion of a 2.5 Acre Tract referenced in a Quit Claim Deed from Manuel Garza to Mary Theresa Garza, Stephen Lawrence Garza and Michael Paul Garza, recorded in Document No. 2003007255, of the Official Public Records of Nueces County, Texas.

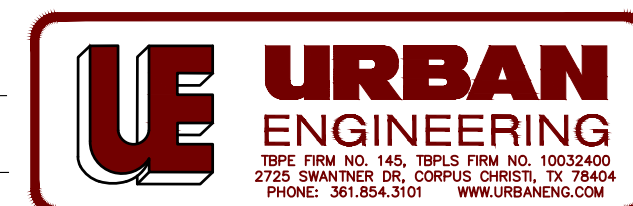
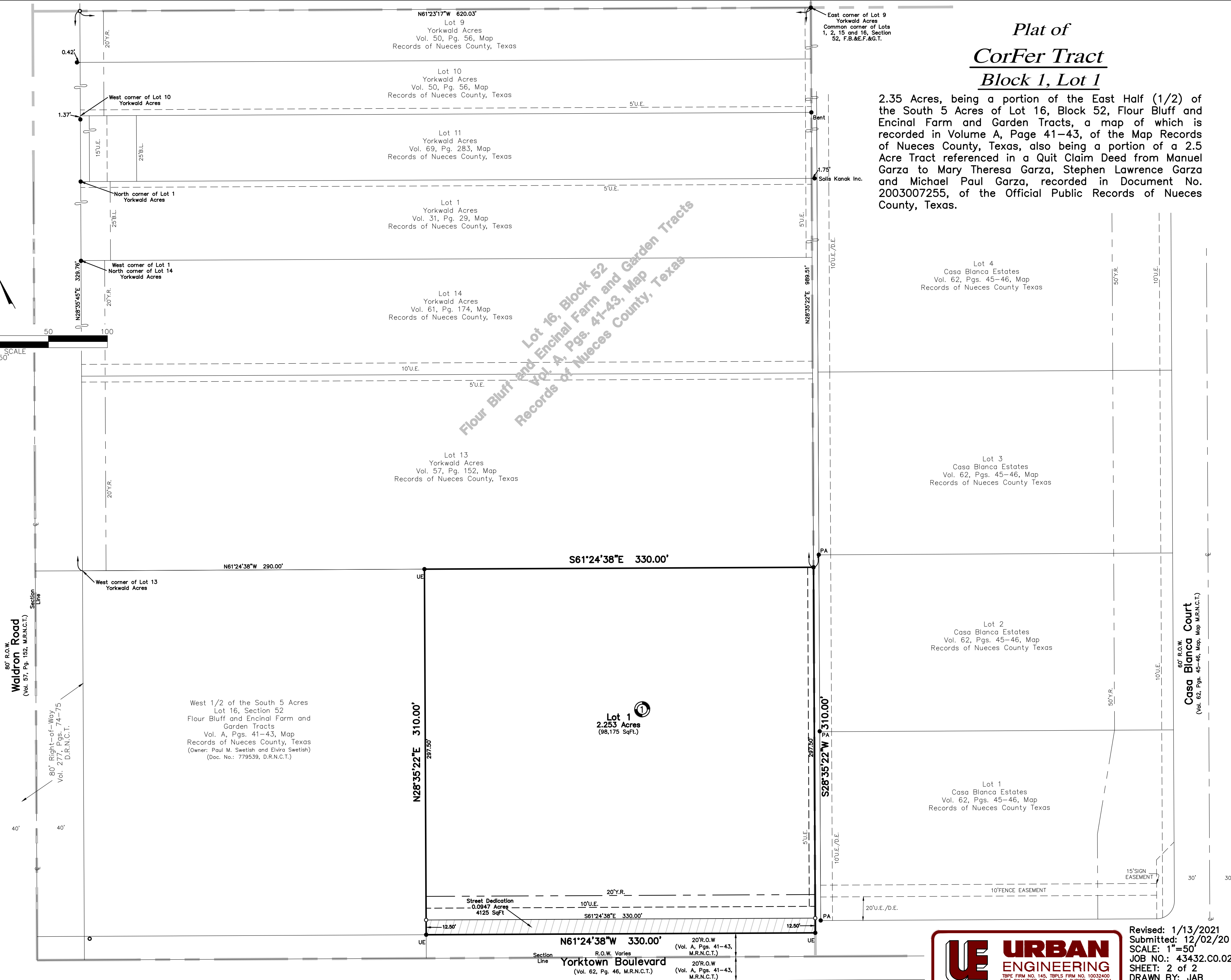
**Legend:**

- 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- PA 5/8 Inch Iron Rod with a plastic cap stamped "PYLE AND ASSOCIATES" Found
- UE 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found
- 1 Inch Iron Pipe Found (Disturbed)



*Plat of*  
***CorFer Tract***  
***Block 1, Lot 1***

2.35 Acres, being a portion of the East Half (1/2) of the South 5 Acres of Lot 16, Block 52, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, of the Map Records of Nueces County, Texas, also being a portion of a 2.5 Acre Tract referenced in a Quit Claim Deed from Manuel Garza to Mary Theresa Garza, Stephen Lawrence Garza and Michael Paul Garza, recorded in Document No. 2003007255, of the Official Public Records of Nueces County, Texas.



Revised: 1/13/2021  
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