

PADRE ISLAND-CORPUS CHRISTI
SECTION NO. 4
BLOCK 191, LOT 7A, 7B & 7C

BEING A REPLAT OF LOT 7, BLOCK 191,
PADRE ISLAND-CORPUS CHRISTI, SECTION NO. 4
AS RECORDED IN VOLUME 33 PAGE 44 - 47 (M.R.N.C.T.),
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAIN EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"+/-" DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE A-13 (9') & AE (10'), COMMUNITY #485464, PANEL 0405D & COMMUNITY 48355C, PANEL 0755G, (CITY OF CORPUS CHRISTI), AND IS WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 09/17/92 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.2337 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM PADRE ISLAND - CORPUS CHRISTI, SECTION NO. 4 AS RECORDED IN VOLUME 33, PAGES 44 - 47 (M.R.N.C.T.). GRID BEARINGS AND SURFACE 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).
8. RESIDENTIAL DEVELOPMENT STANDARDS FOR A TOWNHOUSE DISTRICT REQUIRES SHARED PARKING (SEE UDC 4.4.3.) TOWNHOUSE DISTRICT.
9. THE RECORD PLAT AND PERMIT APPLICATION WILL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE SECTION 4.4.3. RESIDENTIAL DEVELOPMENT STANDARDS; TABLE 4.4.3.A RESIDENTIAL DEVELOPMENT (TWO-FAMILY AND TOWNHOUSE DISTRICTS); ATTACHED, TWO FAMILY PER CITY ORDINANCE 029770 DATED MARCH 19, 2013.

STATE OF TEXAS
COUNTY OF NUECES

I, NEWCASTLE CONSTRUCTION, LLC., HEREBY CERTIFY THAT I AM THE OWNER OF LOT 7, BLOCK 191, PI-CC, SECTION NO. 4 AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I HAD SAID LAND SURVEYED 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 THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2021.

JOHN B. POPE, IV
PRESIDENT, MANAGER & REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN B. POPE, IV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021.

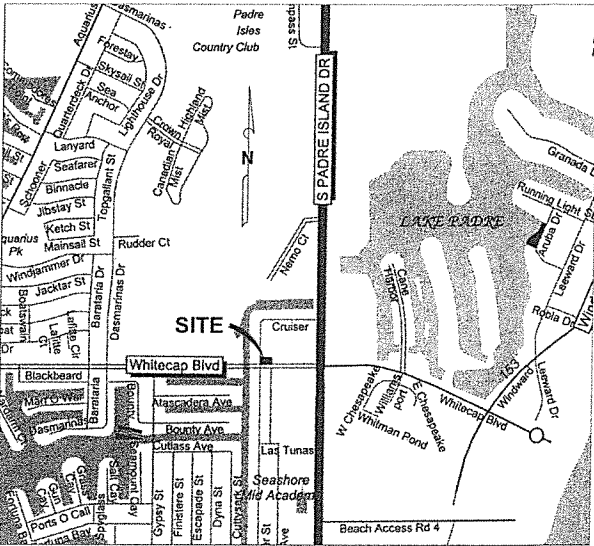
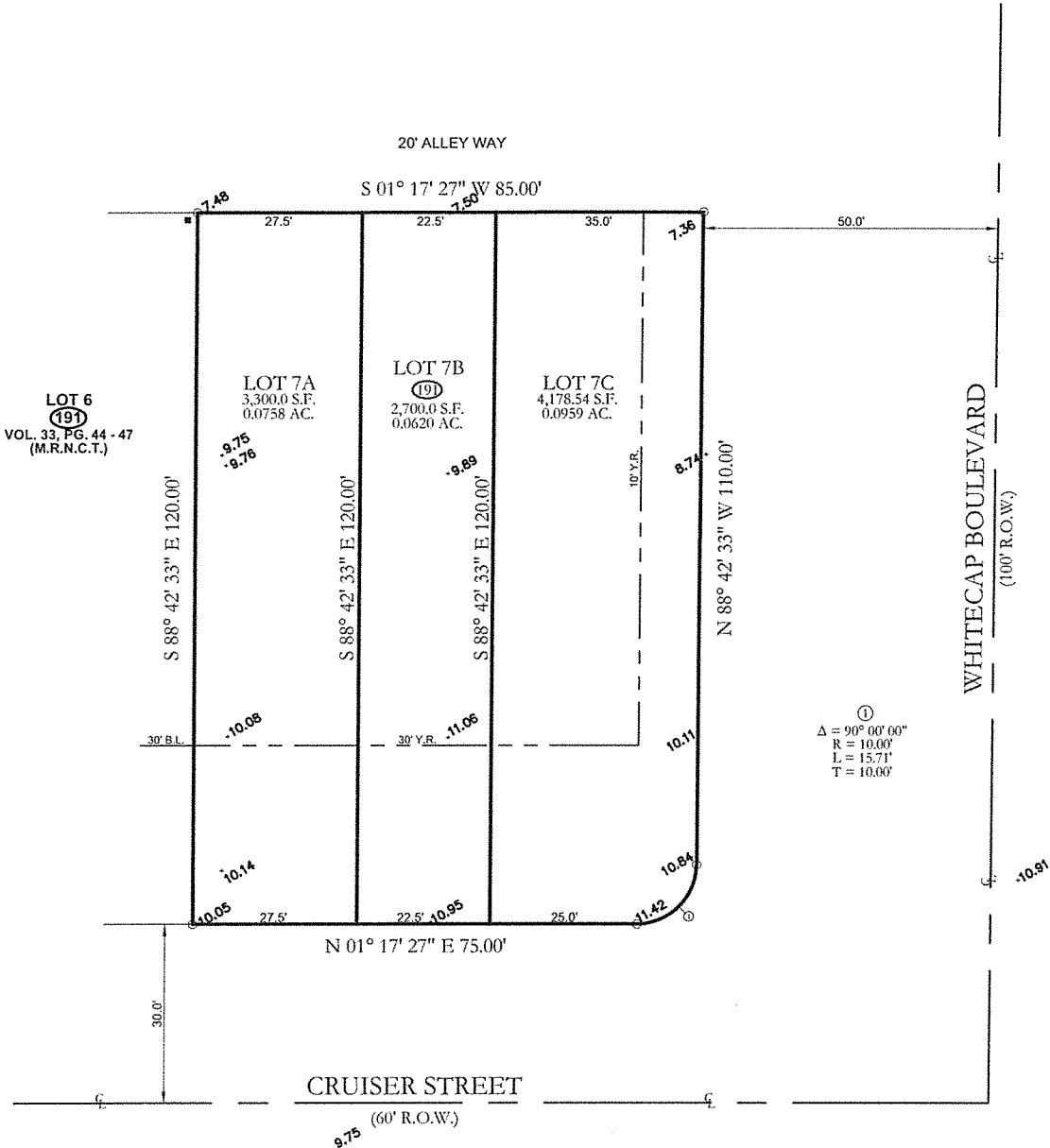
NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2021.

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, PLANNING COMMISSION

THIS THE ____ DAY OF _____, 2021.

AL RAYMOND III, A.I.A.
SECRETARY

JEREMY BAUGH
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2021.

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2021 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____ PAGE ____ (M.R.N.C.T.)

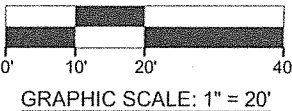
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2021.

KARA SANDS, COUNTY CLERK DEPUTY TO THE COUNTY CLERK



VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



| DATE: | REVISED: | OFFICE: | JOB #: |
|----------------|------------|---------|---------|
| 12/08/2020 | 01/25/2021 | RV & PP | 19-6295 |
| FIRM NO. F-166 | | | |