

THE STATE OF TEXAS
COUNTY OF NUECES

I ERICK ROCHA HEREBY CERTIFY THAT I AM THE OWNER OF BLOCK 2, LOTS 4A AND 4B, BAKERS ACRES AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING PLAT, THAT I HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS, AS SHOWN, ARE DEDICATED TO THE PUBLIC FOREVER AND THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC FACILITIES; THAT THIS PLAT WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ OF _____, 2021.

ERICK ROCHA

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERICK ROCHA, 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 THIS OFFICE THIS _____ DAY OF _____ 2021

NOTARY PUBLIC IN AND FOR NUECES COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF NUECES

I GEORGE RUBALCABA, A REGISTERED PROFESSIONAL LAND SURVEYOR OF GOVIND DEVELOPMENT 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 _____ DAY OF _____, 2021.

REGISTERED PROFESSIONAL LAND
SURVEYOR
GEORGE RUBALCABA RPLS#4229
9510 LEOPARD STREET
CORPUS CHRISTI, TX. 78410

BAKERS ACRES BLOCK 2, LOTS 4A AND 4B

BEING A REPLAT OF BLOCK 2, LOT 4,
BAKERS ACRES, AS RECORDED IN
VOLUME 36, PAGE 160, MAP RECORDS
OF NUECES COUNTY, TEXAS.

GENERAL NOTES:

- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8-INCH IRON RODS AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- AC DENOTES ACRES OF LAND
- S.F. DENOTES SQUARE FEET OF LAND
- Y.R. DENOTES YARD REQUIREMENTS
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- THIS PROPERTY LIES IN FLOOD ZONE C, COMMUNITY #485464, PANEL (CITY OF CORPUS CHRISTI), INDEXED 7/18/1985 AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY.THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS " CONTACT RECREATION" USE.
- TOTAL PLATTED AREA IS 25,703.54 SF (0.59 AC).
- BASIS OF BEARINGS IS NAD 1983 STATE PLANE, TEXAS SOUTH FIPS 4205 FEET PROJECTION: LAMBERT CONFORMAL CONIC.
- PRIVATE 10' EASEMENT TO BE MAINTAINED BY LANDOWNERS.

THE STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ OF _____, 2021,

JEREMY BAUGH
CHAIRMAN

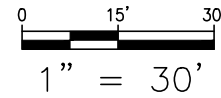
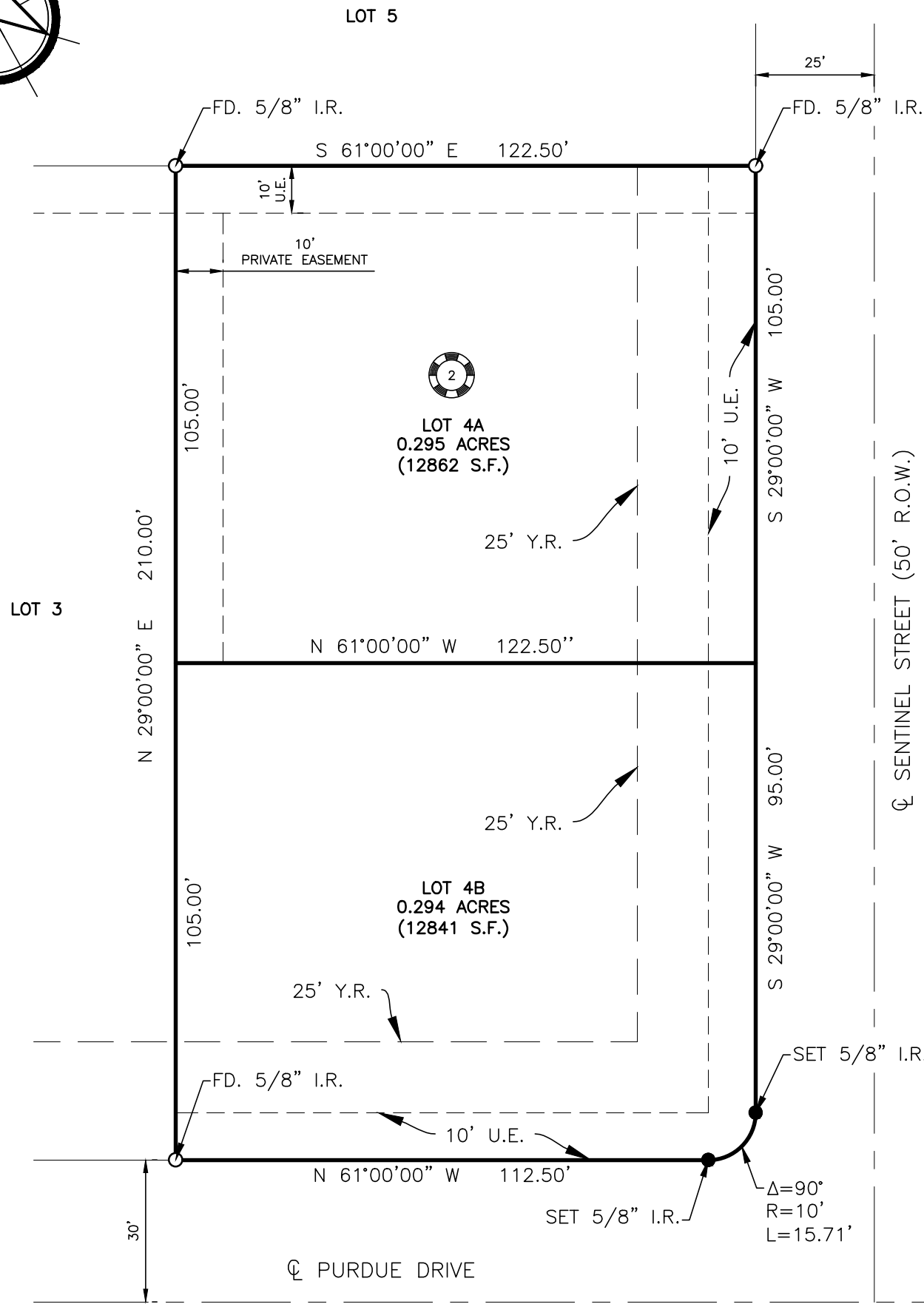
AL RAYMOND, A.I.A.
SECRETARY

THE STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ OF _____, 2021,

DEVELOPMENT SERVICES ENGINEER
JALAL SALEH, P.E.



GRAPHIC SCALE IN FEET
02/09/2021

THE 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 _____ MAP RECORDS OF NUECES COUNTY, TEXAS (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

GOVIND DEVELOPMENT, LLC
9510 LEOPARD STREET
CORPUS CHRISTI, TEXAS, 78410
PH: 361-241-2777 FIRM NO. 10193800