

STATE OF TEXAS
COUNTY OF NUECES

WE, 7TH CRAIG INVESTMENTS, LLC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF SAID LOT 12R, BLOCK 1, BAY VIEW NO.2, AND SAID LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT WE HAVE 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; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2021.

BRANDON CASTLE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRANDON CASTLE

THIS THE _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES

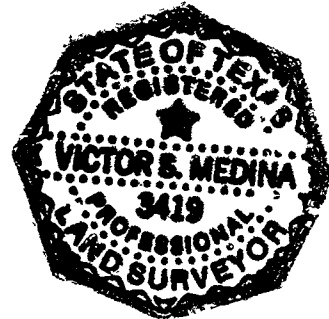
- 1.) BEARINGS ARE BASED ON THE RECORDED PLAT OF BAY VIEW NO. 2, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGE 25, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 2.) TOTAL AREA CONTAINS 0.142 ACRES OF LAND (6402.00 S.F.).
- 3.) BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464 0169 C, MAP REVISED JULY 18, 1985, THIS PROPERTY IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING. THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
- 4.) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- 5.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 6.) FOUND AND/OR SET 5/8" IRON RODS AT ALL CORNERS UNLESS SHOWN OTHERWISE.

STATE OF TEXAS
COUNTY OF NUECES

I, VICTOR S. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT HE 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 11 DAY OF MARCH 2021.

VICTOR S. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3419



MEDINA CONSULTANTS
ENGINEERING & LAND SURVEYING

4531 AYERS, SUITE 225
CORPUS CHRISTI, TEXAS 78415
PH. (361) 877-1255 FAX. (361) 993-2955

MARCH 11, 2021

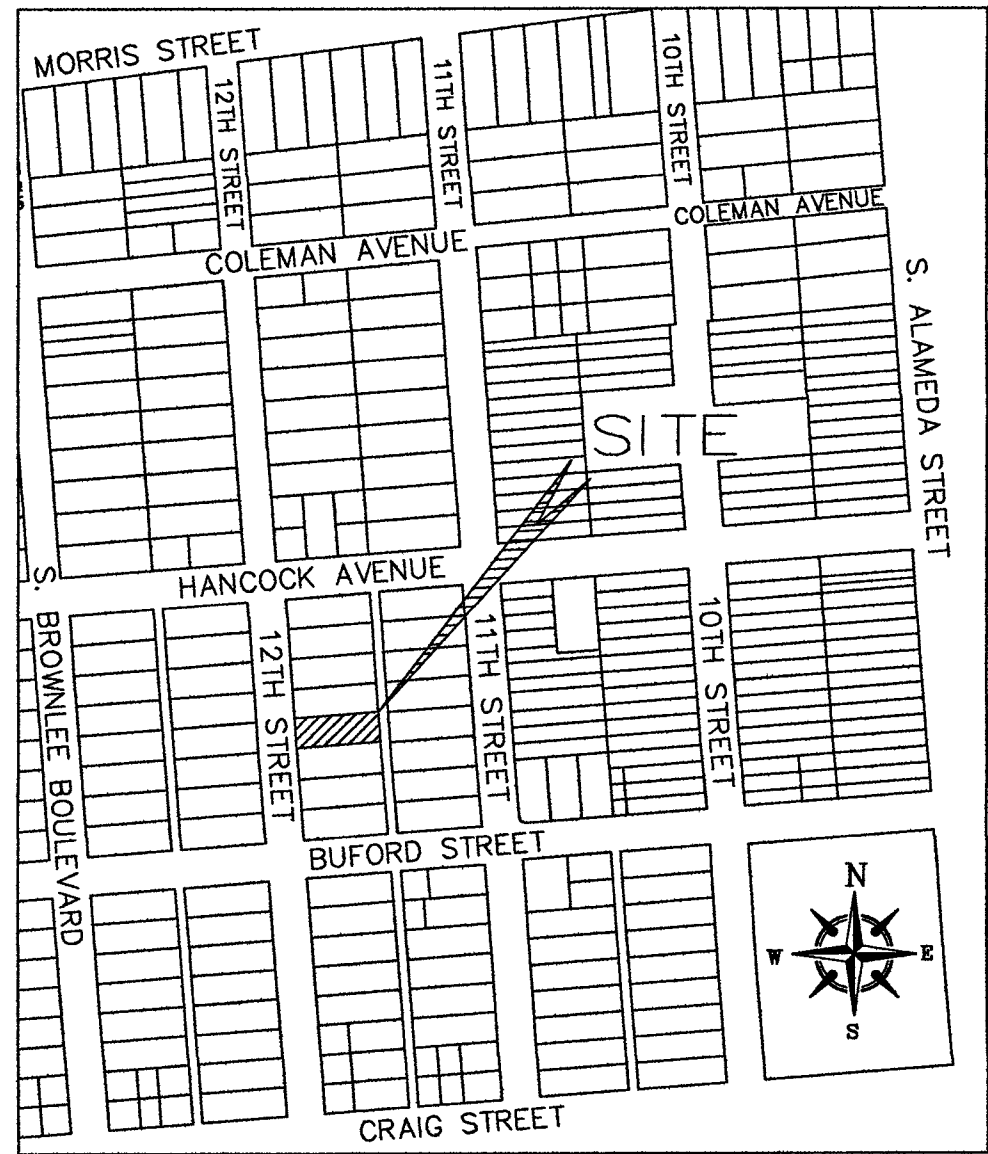
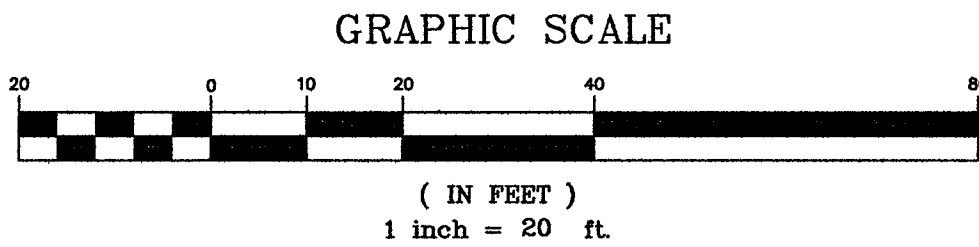
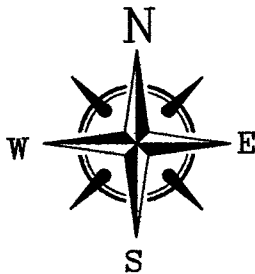
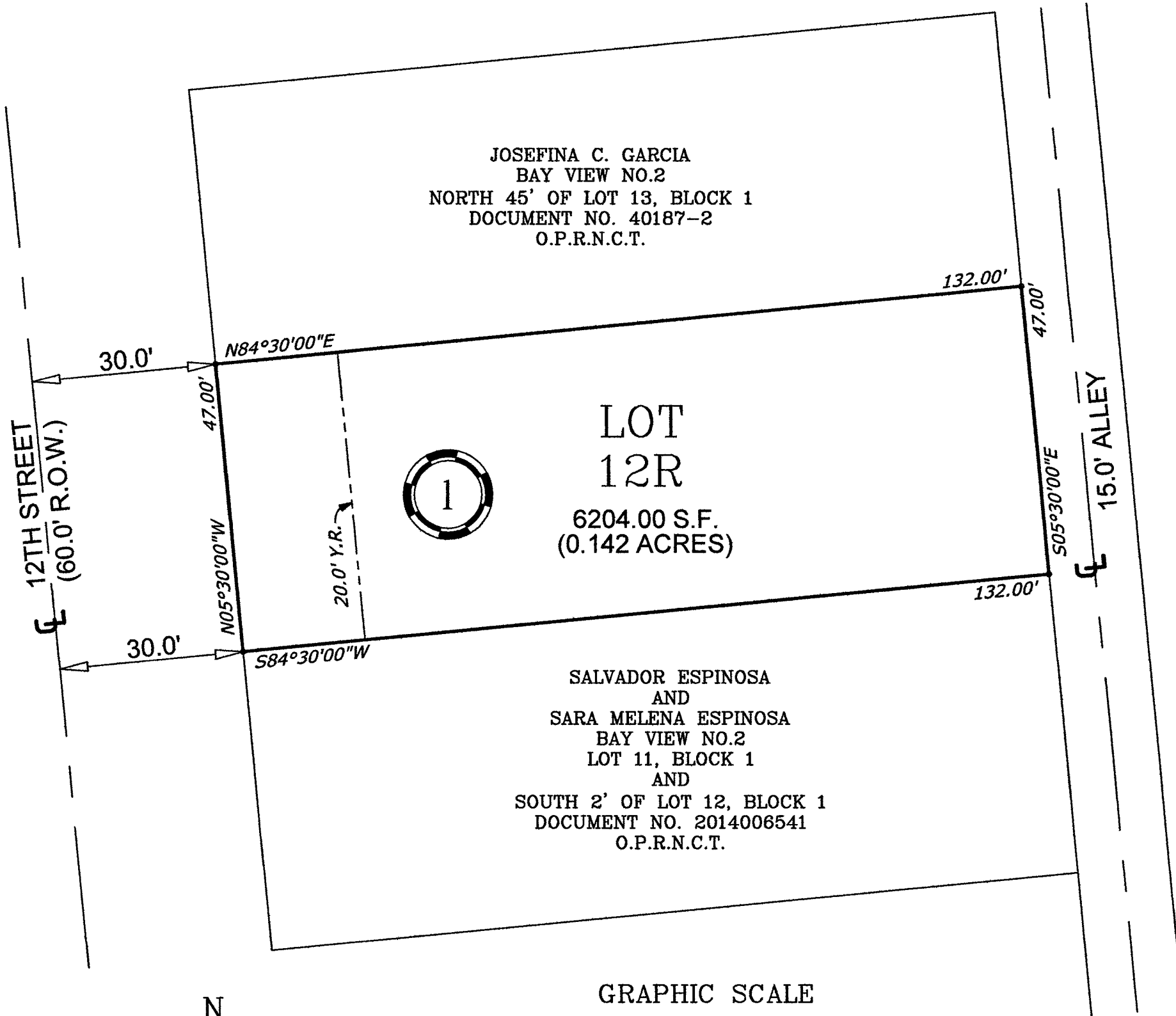
FINAL PLAT OF: BAY VIEW NO. 2 BLOCK 1, LOT 12R

BEING A REPLAT OF THE NORTH FORTY-FIVE FEET (N 45') OF LOT TWELVE (12)
AND THE SOUTH TWO FEET (S 2') OF LOT THIRTEEN (13),

BLOCK ONE (1),
BAY VIEW NO. 2,

AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN

VOLUME A, PAGE 25,
MAP RECORDS OF NUECES COUNTY, TEXAS



LOCATION MAP
1" = 300'

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 _____ DAY OF _____ 2021.

AL RAYMOND, II, AIA CBO
SECRETARY

JEREMY BAUGH
CHAIRMAN

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 _____ 2021.

BRETT FLINT 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, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2021, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2021, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

_____, 2021

BY: _____ DEPUTY