PLAT OF: STATE OF TEXAS COUNTY OF NUECES WEBER PLAZA SUBDIVISION BLOCK 3, LOT 28R BEING A TOTAL OF 1.55 ACRES, A OUT OF THE SOUTH PORTION OF LOTS 1, 2 & 3 WE, WEBER PLAZA DEVELOPMENT, L.L.C., ELOY H. SALAZAR AND RUDY GARZA, JR., MANAGING MEMBERS FOR WEBER PLAZA DEVELOPMENT, L.L.C., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE AND THE EAST PORTION OF LOT 4, OF THE ELLENDALE GARDENS ADDITION, RECORDED 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 IN VOLUME 4, PAGE 58 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; AND BEING DESCRIPTION AND DEDICATION. ALL OF LOT 28, BLOCK 3 OF THE WESTCHESTER PLACE, RECORDED IN VOLUME 10, PAGES 28-29 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS. THIS THE_____ DAY OF _____ 2021. STATE HIGHWAY 37 (R.O.W. VARIES) ELOY H. SALAZAR, MANAGING MEMBER RUDY GARZA, JR., MANAGING MEMBER LOCATION MAP NOT TO SCALE STATE OF TEXAS S86°06'51"E COUNTY OF NUECES 197.40' S86°50'04"E THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 96.74' ELOY H. SALAZAR. GENERAL NOTES: THIS THE_____ DAY OF _____ 2021. 1) THE TOTAL PLATTED ARE IS 1.55 ACRES.I 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LOT 4A ELLENDALE GARDENS VOLUME 19, PAGE 45 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0315G, MAP REVISED 10/23/2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMUM STATE OF TEXAS COUNTY OF NUECES 4) ALL BEARINGS AND DISTANCES REFER TO THE FND. 5/8" I. TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BLOCK 3 LOT 28R 1.55 Acres. RUDY GARZA JR. ~ 25'_{B.L.} FND. 5/8" 5) THE RECEIVING WATER FOR THE STORM WATER 67626.52 Sq.ft. RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE" THIS THE_____ DAY OF _____ 2021. BLOCK 3 — LOT 29 WESTCHESTER PLACE VOLUME 10, PAGES 28—29 M.R.N.C.T. 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ZONING MAY CHANGE. 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL COMFOM TO ACCES MANAGEMENT STATE OF TEXAS COUNTY OF NUECES STANDARDS OUTLINED IN ARTICLE 7 OF THE THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF APPROVED ON BEHALF OF THE CITY OF 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL CORPUS CHRISTI, TEXAS PLANNING COMMISSION. VOLUME 4, PAGE 58 USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE THIS THE_____ DAY OF _____ 2021. BUILDING PERMIT PHASE. 9) ALL DRIVEWAYS TO UP RIVER ROAD SHALL BLOCK 3 - LOT 40 WESTCHESTER PLACE VOLUME 10, PAGES 28-29 M.R.N.C.T. CONFORM TO THE ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 70F THE JEREMY BAUGH UNIFIED DEVELOPMENT CODE (UDC) CHAIRMAN 10) ALL DRIVEWAYS TO UP RIVER ROAD SHALL BLOCK 3 - LOT 39 WESTCHESTER PLACE VOLUME 10, PAGES 28-29 M.R.N.C.T. CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTILCE 7 OF THE UNIFIED DEVELOPMENT CODE (UDC) AL RAYMOND III. AIA SECRETARY 11) ALL DRIVEWAYS TO IH-37 ACCESS SHALL CONFORM TO TX DOT CRITERIA. BLOCK 3 - LOT 38 STATE OF TEXAS STATE OF TEXAS COUNTY OF NUECES COUNTY OF NUECES I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF 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. OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT THIS THE_____ DAY OF _____ 2021. BLOCK 3 - LOT 26 WESTCHESTER PLACE VOLUME 10, PAGES 28-29 M.R.N.C.T. JALAL SALEH, PE KARA SANDS, COUNTY CLERK DIRECTOR OF DEVELOPMENT SERVICES NUECES COUNTY, TEXAS AT _____ O'CLOCK ____M. _____, 2021 STATE OF TEXAS COUNTY OF NUECES JARREL L. MOORE, 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 8th DAY OF MAY 2021. TEXAS GEO TECH LAND SURVEYING, INC. GRAPHIC SCALE 5525 S. STAPLES ST. SUITE B2 JARREL L. MOORE 120' Corpus Christi, TX 78411 REGISTERED PROFESSIONAL LAND SURVEYOR (361) 993-0808 Fax (361) 993-2955 LICENSE NO. 4854 JOB # 200811 Scale: 1" = 40' feet OCTOBER 5, 2021