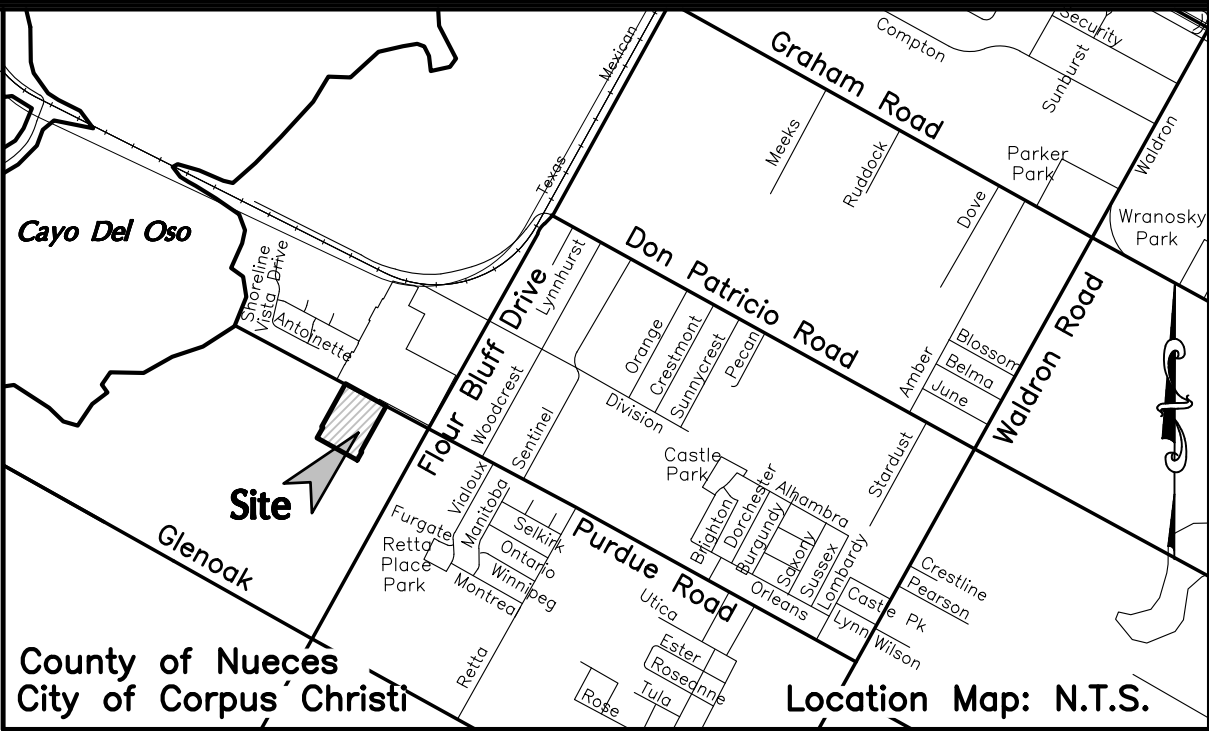


General Notes:

1. Total platted area contains 7.55 Acres of Land. (Includes Street Dedication)
2. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
3. Zoning District shall conform with minimum lot width (FT) and and lot area (sq ft) standards.
4. No driveways are allowed to Campfire Lane or Purdue Road. Driveways to Pleasant Drive are only allowed for lots that front on Pleasant Drive.

Surveyor's Notes:

1. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and is based on the North American Datum of 1983(2011) Epoch 2010.00.
2. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
3. Set 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" at all lot corners, unless otherwise noted.
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 0316 C, City of Corpus Christi, Texas, which bears a revised date of July 18, 1985 existing FIRM Panel 485464 0316 C, are 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 48355C0545G, Nueces County, Texas, Community Panel Number 48355C0545G bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0545G are based on the North American Vertical Datum of 1988 (NAVD88).



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\_\_\_\_

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

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

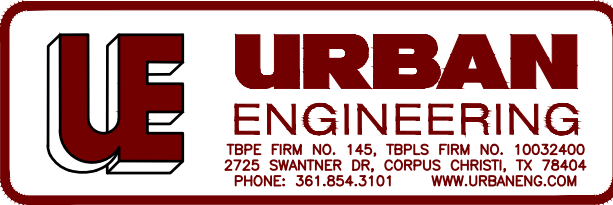
By: \_\_\_\_\_  
Deputy

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: 04/05/21  
Submitted: 02/10/21  
SCALE: NTS  
JOB NO.: 33722.C0.02  
SHEET: 1 of 2  
DRAWN BY: JAB  
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urbansurvey1@urbaneng.com

State of Texas  
County of Nueces

MVR Construction Company, a Texas corporation, 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: MVR Construction Company, a Texas corporation

By: \_\_\_\_\_  
Mohammad Rezaei Nazari, Director

By: \_\_\_\_\_  
Vahid Rezaei Nazari, Director

By: \_\_\_\_\_  
Reza Haddadzadeh, Director

State of Texas  
County of Nueces

This instrument was acknowledged before me by Mohammad Rezaei Nazari, as Director MVR Construction Company, a Texas corporation, on behalf of said corporation.

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 Vahid Rezaei Nazari, Director, as Director MVR Construction Company, a Texas corporation, on behalf of said corporation.

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

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

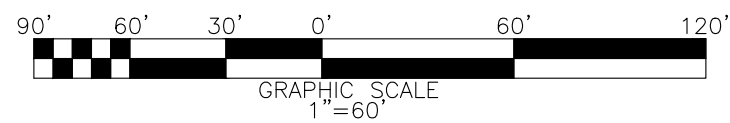
State of Texas  
County of Nueces

This instrument was acknowledged before me by Reza Haddadzadeh, as Director MVR Construction Company, a Texas corporation, on behalf of said corporation.

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

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





Legend:

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- Mag Nail with Washer stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found

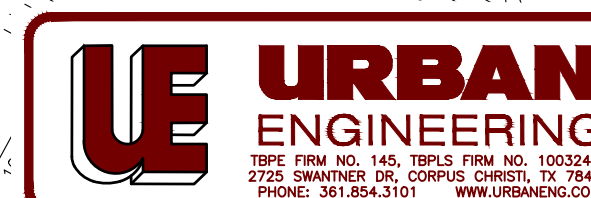
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	N73°31'04"E	21.21'
C2	89°59'51"	10.00'	15.71'	N16°28'52"W	14.14'
C3	89°59'51"	15.00'	23.56'	S16°28'52"E	21.21'
C4	90°00'00"	15.00'	23.56'	N16°28'56"W	21.21'
C5	90°00'00"	15.00'	23.56'	S73°31'04"W	21.21'
C6	90°00'00"	15.00'	23.56'	N16°28'56"W	21.21'
C7	90°00'09"	15.00'	23.56'	N73°31'08"E	21.21'

Remainder of 11.04 Acres Out of  
Lots 12 & 13, Section 40  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: MYR Construction Company)

## Plat of Cottages by the Bay Unit 2

7.55 Acres of Land, being a portion of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Page 97, Map Records of Nueces County, Texas and a portion of Lots 13, and 14, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records; said 7.55 Acres being a portion of a 37.651 Acre Tract of Land Decribed in a Warranty Deed from Jubalee Properties, LTD. and a David Scott Hearn, to MVR Construction Company, as Recorded as Document No. 2019035741, Official Public Records of Nueces County, Texas.

Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
out of Lots 12, 13, 14, and 15, Section 40  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Lee R. Jordan)



Revised: 04/05/21  
Submitted: 02/10/21  
SCALE: 1"=60'  
JOB NO.: 33722.C0.02  
SHEET: 2 of 2  
DRAWN BY: JAB

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