

STATE OF TEXAS
COUNTY OF NUECES

This is to certify that I, Norma Jean Shoffield, is the legal owner of the 0.105 acre tract described in the above and foregoing plat of PATRICK GARDENS, Lot 11B, and I do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owner does hereby declare that all parcels of land designated as Lot 11B on this plat is originally intended for the construction of a single family residential dwelling unit thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owner hereby certifies that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, these presents to be signed by Norma Jean Shoffield, the property owner, thereunto authorized, this ____ day of _____, 2021.

By: _____
Norma Jean Shoffield
Owner

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BEFORE ME, the undersigned authority, on this day personally appeared Norma Jean Shoffield, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ day of _____, 2021.

Notary Public in and for the
State of Texas

Print Name: _____

My Commission Expires: _____

RECEIVING WATER NOTE:

The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.

PUBLIC OPEN SPACE NOTE:

If any lot is developed with residential uses, compliance with open space regulation will be required during the building permit phase.

LEGEND	FLOOD ZONE
A.I.A.: AMERICAN INSTITUTE OF ARCHITECTURE P.E.: PROFESSIONAL ENGINEER R.P.L.S.: REGISTERED PROFESSIONAL LAND SURVEYOR CL: CENTERLINE F.I.R.: FOUND IRON ROD P.C.: POINT OF CURVATURE P.T.: POINT OF TANGENCY S.I.R.: SET IRON ROD F.I.R.: FOUND IRON ROD F.I.P.: FOUND IRON PIPE Y.R.: YARD REQUIREMENT R.O.W.: RIGHT OF WAY ◆ NATURAL GROUND ELEVATIONS	(FOR INFORMATIONAL PURPOSES ONLY) SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "C", AREA OF MINIMAL FLOODING, PER F.I.R.M. COMMUNITY-PANEL NO. 485464 0168 C, LAST REVISION DATE 7-18-85. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

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The 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.

By: _____
Brett Flint, P.E.
Development Services Engineer

STATE OF TEXAS
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The final plat of the herein described property was approved on behalf of the City of Corpus Christi, Planning Commission. This the day of _____, 2021.

By: _____
Jeremy Baugh
Chairman

By: _____
Al Raymond, III, A.I.A.
Secretary

I, Enrique Corona Jr., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than one half (1/2) inch and a length of not less than two (2) feet.

Texas Registration No. 4462
T.B.P.L.S. Firm No. 10193816

I, Kara Sands, County Clerk of Nueces County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2021, at ____ o'clock __.M., and duly recorded on _____, 2021, at ____ o'clock __.M., and at Film Code Number _____ of the Map Records of Nueces County for said county.

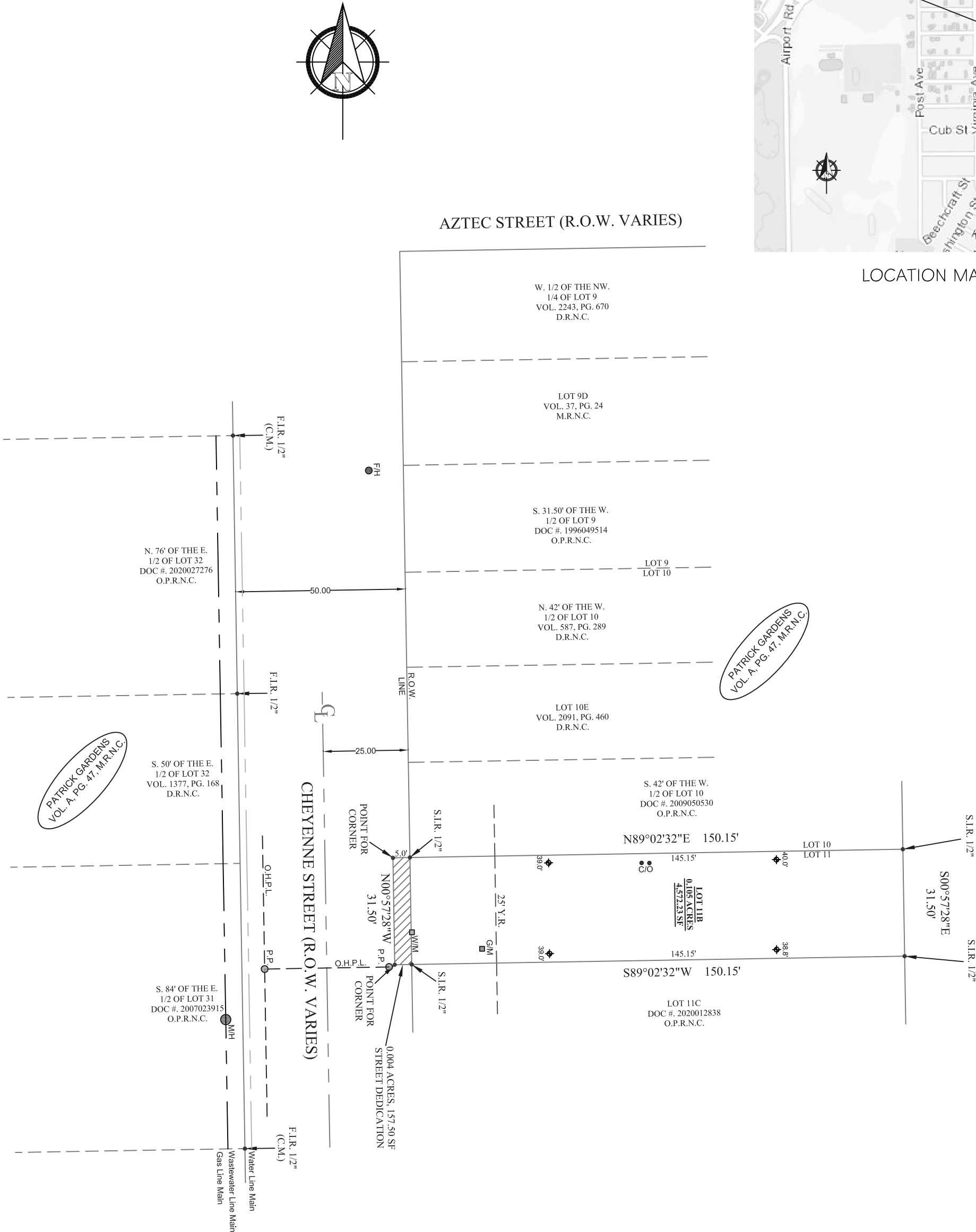
Witness my hand and seal of office, at Corpus Christi, the day and date last above written.

Kara Sands
County Clerk
Of Nueces County, Texas

By: _____
Deputy

GENERAL NOTES:

- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- This lot shall be restricted to single family use.
- Found 1/2" iron rods at all lot corners, except where noted.
- Bearings are based Texas State Plane Coordinate System (Texas South 4205).
- UDC Section 9.5.1B This replat allows for the creation of a non-conforming lot of record where such lot is comprised of two or more nonconforming lots.
- The total platted area contains 0.109 acre of land including street dedication.
- Proposed driveway access to public City Street shall conform to access management standards outlined in Article 7 of the Unified Development Code.
- As per Unified Development Code Section 9.5.3 Non Conforming Lots and Section 4.2.5 Setback Averaging, the yard requirement meets the provisions of the UDC regulations.



CORONA
ENGINEERING/SURVEYING CO.
ENGINEER FIRM REGISTRATION No.: F-5036
SURVEYOR FIRM REGISTRATION No.: 10193816
654 W. ST. CHARLES STREET
BROWNSVILLE, TEXAS. 78520
HCORONAENG@YAHOO.COM
PH. No. (956) 541-3222
FAX No. (956) 541-3838



LOCATION MAP: SCALE 1" = 0.3 MILE

A PLAT OF
PATRICK GARDENS
LOT 11B

BEING A REPLAT OF THE NORTH 31.5' OF THE
NORTH 1/2 OF THE WEST 1/2 OF LOT 11
A SUBDIVISION IN CORPUS CHRISTI, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME A, PAGE 47 OF THE
MAP RECORDS OF NUECES COUNTY, TEXAS

DATE: MARCH 25, 2021 SCALE: 1"=30'