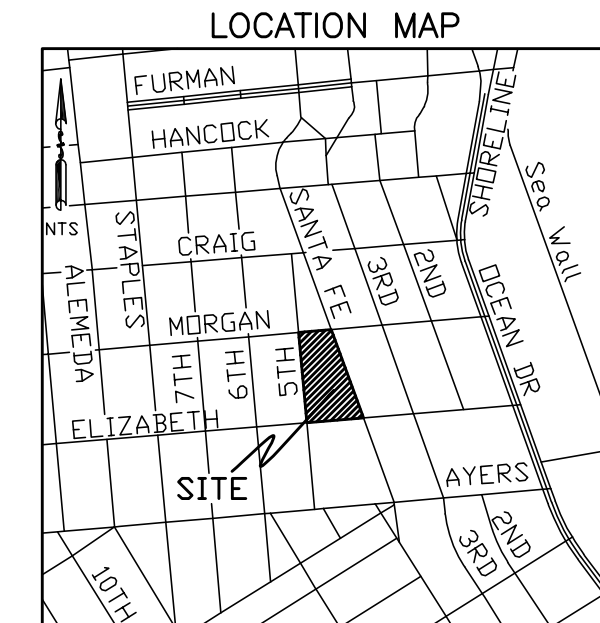


CITY OF CORPUS CHRISTI  
NUECES COUNTY

MORGAN AVE.  
60' PUBLIC R-O-W



STATE OF TEXAS  
COUNTY OF NUECES  
PARLAPALLI FAMILY PARTNERSHIP, LTD., CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY SHOWN ON THE FOREGOING PLAT, THAT IT HAS HAD SAID LANDS SURVEYED AS SHOWN AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SUNIL P. REDDY,  
MANAGING MEMBER OF SPRG PROPERTY MANAGEMENT  
AS GENERAL PARTNER OF PARLAPALLI FAMILY PARTNERSHIP, LTD.

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

THIS 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.

BRETT FLINT, P.E., DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JEREMY BAUGH, CHAIRMAN AL RAYMOND III, AIA, SECRETARY

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 IN SAID COUNTY IN VOLUME \_\_\_\_ PAGE \_\_\_\_ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

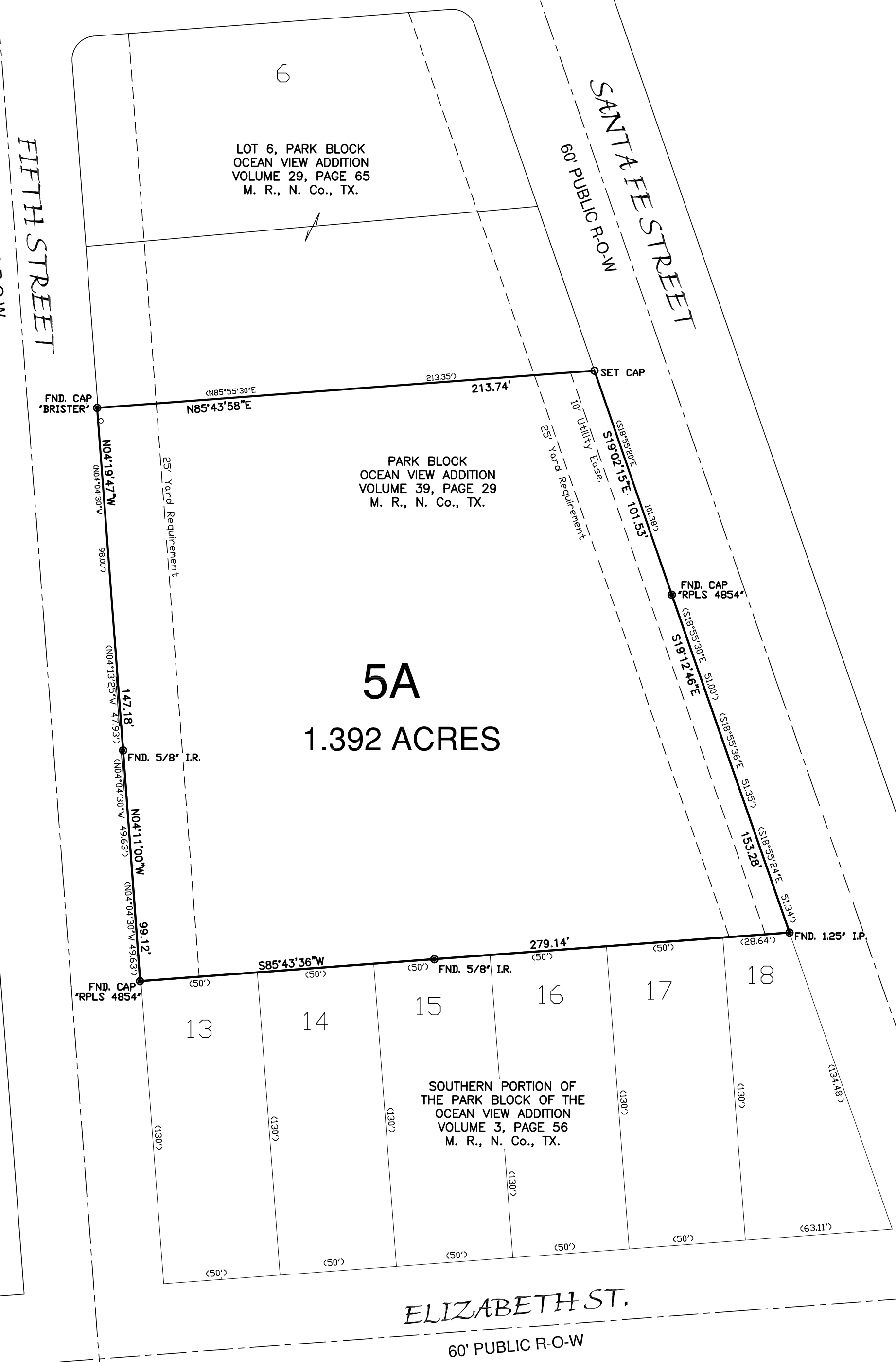
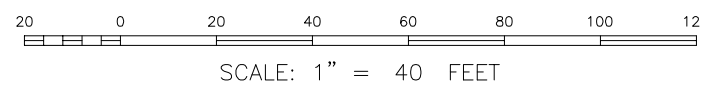
NO. \_\_\_\_\_  
FILED FOR RECORD

BY: \_\_\_\_\_  
DEPUTY

KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_ O'CLOCK \_\_M

Native Survey Co.  
402 Peoples Street, Suite 4A  
Corpus Christim TX 78401  
Phone: 361-528-4233  
Cell: 361-244-2043  
TX. Firm No. 10044900



- NOTES:
1. THE PURPOSE OF THIS AMENDING PLAT IS COMBINE SEVEN (7) TRACTS, COMPRISING FIVE (5) LOTS, AND TWO (2) ADDITIONAL TRACTS, INTO ONE (1) LOT.
  2. THE RECEIVING WATER FOR 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". THE TCEQ HAS CATEGORIZED CORPUS CHRISTI BAY AS "CONTACT RECREATIONAL" USE.
  3. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, WITH A COMBINED SCALE FACTOR OF 0.99998882.
  4. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT SITE LIES WITHIN FEMA FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, AS INDICATED ON FEMA FLOOD PANEL NO. 485464 0169 C, CITY OF CORPUS CHRISTI, REVISED JULY 18, 1985.
  5. "SET CAP" DENOTES A SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
  6. "FND. CAP" DENOTES A FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "R.P.L.S. 4854" UNLESS OTHERWISE NOTED.
  7. "FND. 5/8" I.R." DENOTES A FOUND 5/8" IRON ROD WITHOUT CAP OR MARKINGS.
  8. THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
  9. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
  10. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  11. TOTAL PLATTED AREA = 1.392 ACRES.

STATE OF TEXAS  
COUNTY OF NUECES

I, MICHAEL J. MACINNIS, REGISTERED PROFESSIONAL LAND SURVEYOR OF NATIVE SURVEY COMPANY, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY BY ME OR UNDER MY DIRECTION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT ALL LOT CORNERS HAVE BEEN SET AS DESCRIBED.

THIS THE 10TH DAY OF JULY, 2021.



*Michael J. Macinnis*  
MICHAEL J. MACINNIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5874  
Job No. 191101

OCEAN VIEW ADDITION  
LOT 5A, PARK BLOCK  
BEING A REPLAT OF LOTS 11, 12, 19 & 20  
OF THE SOUTHERN PORTION OF THE PARK BLOCK  
OF THE OCEAN VIEW ADDITION  
AS RECORDED IN VOLUME 3, PAGE 56  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS;  
AND LOT 5 OF THE PARK BLOCK OF THE OCEAN VIEW ADDITION  
AS RECORDED IN VOLUME 39, PAGE 29  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS  
AND TRACTS 2 AND 3, AS RECORDED IN CLERK'S FILE NO. 2017055057  
OR THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS  
SCALE 1" = 40 FEET