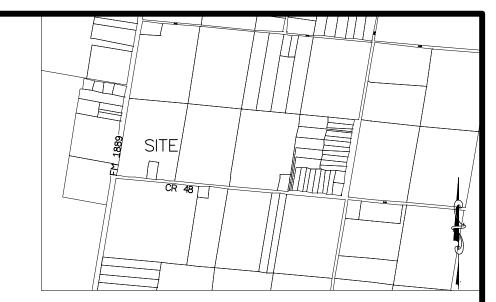
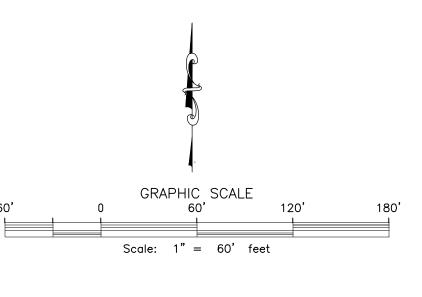
FINAL PLAT OF: **COUNTRY ACRES SUBDIVISION** STATE OF TEXAS COUNTY OF NUECES LOTS 4A AND 4B WE, ENRIQUE MENDEZ AND FALMIRA MENDEZ, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF LOT 4, BLOCK O, OF THE COUNTRY ACRES SUBDIVISION UNIT 1, RECORDED IN BEING A REPLAT OF LOT 4 OF THE COUNTRY ACRES SUBDIVISION VOLUME 32, PAGE 115, MAP RECORDS OF NUECES COUNTY, TEXAS, THAT WE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED RECORDED IN VOLUME 32, PAGE 115, MAP RECORDS OF NUECES COUNTY, TEXAS. TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION. TREVINO OSCAR AND WIFE COUNTRY ACRES NO 2 LT 7B DOC # 2009008672 D.R.N.C.T. CASTRO ASHLYNN L COUNTRY ACRES NO 2 LT 7A DOC # 2021019148 D.R.N.C.T. HERNANDEZ LAURO JR & WF THIS THE_____ DAY OF _____ 2021. MARIVEL COUNTRY ACRES NO 2 W



LOCATION MAP NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 2.34 ACRES OF LAND, WITH STREET DEDICATION.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 4854940275C, MAP REVISED 03/18/1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, AREAS OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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 OSOS CREEK FLOWS DIRECTLY INTO THE OSO BAY THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BY AS "EXCEPTIONAL" AND "OYSTER WATER" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) PRIVATE DRIVEWAYS AND CULVERTS SHALL BE INSTALLED BY THE SUBDIVIDER; NUECES COUNTY PUBLIC WORKS DEPARTMENT WILL REVIEW AND APPROVED THE DRIVEWAYS IN ACCORDANCE TO NUECES COUNTY DRIVEWAY POLICY.
- 7) SUBDIVIDER SHALL PROVIDE WATER SERVICE TO ALL LOTS
- 8) SUBDIVIDER SHALL PROVIDE SEPTIC SYSTEMS TO ALL LOTS AND SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT.
- 9) NO MORE THAN ONE SIGLE FAMILY DWELLING ALLOWED PER LOT.
- 10) LOTS SHALL NOT BE SUBDIVIDED.
- 11) FINISHED FLOOR ELEVATION SHALL BE MINIMUM OF 12" (NCHES) ABOVE OR HIGHER THAN CENTER LINE OF ROAD.
- 12) NUECES COUNTY DOES NOT REQUIRE BUILDING PERMITS.



STATE OF TEXAS COUNTY OF NUECES

ENRIQUE MENDEZ

PALMIRA MENDEZ

STATE OF TEXAS

STATE OF TEXAS COUNTY OF NUECES

PUBLIC HEALTH ENGINEER

CHRISTI-NUECES COUNTY HEALTH UNIT.

THIS THE_____ DAY OF _____ 2021.

COUNTY OF NUECES

ENRIQUE AND PALMIRA MENEZ

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

THIS THE_____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS INSTRUMENT WAS APPROVED BY THE CORPUS CHRISTI, NUECES COUNTY HEALTH UNIT. ALL PRIVATE SEWAGE AND WATER

INSTALLATIONS ARE SUBJECT TO APPROVAL BY THE CORPUS

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT

THIS THE_____ DAY OF _____ 2021.

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 APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS PLANNING

SET. 5/8" I.R.

FND. 5/8" I.R.

COUNTRY ACRES_SUBDIVISION

VOLUME 32, PAGE 115 M.R.N.C.T.

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. AND DULY RECORDED THE ____ DAY OF _____, 2021, AT ____ O'CLOCK ____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS. I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY,

ND. 5/8" I.R.

HERNANDEZ LAURO JR & WF MARIVEL

COUNTRY ACRES NO 2 E 1.96 AC OUT LT 8 DOC # 873266 D.R.N.C.T.

214.15'---

LOT 4B

1.12 Acres.

48832.95 Sq.ft.

LANDRETH DAMIAN J COUNTRY ACRES #2 BLK 0 LOT 9 2.96 DOC # 2010041958 D.R.N.C.T.

COUNTRY ACRES_SUBDIVISION VOLUME 32, PAGE 115 M.R.N.C.T.

1 AC OUT LT 8 DOC # 873266 D.R.N.C.T.

SET. 5/8" I.

<u>-∱-S84°37′11"E</u>—

LOT 4A

1.12 Acres.

48897.28 Sq.ft.

_ _ _ _ <u>10' U.E.</u>

COUNTY ROAD 48 (55' R.O.W.)

FND.-5/8" LR.

KARA SANDS, COUNTY CLERK NUECES COUNTY, TEXAS AT _____M.

_____, 2021

BY:______DEPUTY

STATE OF TEXAS COUNTY OF NUECES

I, 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 XXXXXXXX 2021.

JARREL L. MOORE REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 4854

TEXAS GEO TECH

LAND SURVEYING, INC 5525 SOUTH STAPLES, SUITE B-2 Corpus Christi, TX 78411 (361) 993-0808 Fax (361) 993-2955 www.texasgeotech.com