

Final Plat of
FLOUR BLUFF ESTATES NO. 2
Block 11, Lot 4B

BEING A 0.172 ACRE TRACT OF LAND OUT OF FLOUR BLUFF ESTATES NO. 2, AND THE SOUTH ONE-HALF (S 1/2) OF LOT FOUR (4), BLOCK ELEVEN (11), FLOUR BLUFF ESTATES NO. 2, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY THE MAP/PLAT THEREOF RECORDED IN VOLUME 8 , PAGE 22, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

NOTES

- 1) TOTAL PLATTED AREA CONTAINS 0.172 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT AS SPECIFIED OTHERWISE.
- 3) PER PRELIMINARY FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C0545G, REVISED PRELIMINARY, OCTOBER 23, 2015, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. PER EFFECTIVE FLOOD INSURANCE RATE MAP, MAP NUMBER 485464-0317D, REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS AND A MINIMUM OF 1 FOOT ABOVE THE PRELIMINARY 100 YEAR BASE FLOOD ELEVATION.
- 5) THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR LAGUNA MADRE AS "HIGH". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION USE".
- 6) THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
- 7) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2011. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- 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) PROPERTY IS CURRENTLY ZONED RS-6 SINGLE FAMILY RESIDENTIAL USE.

STATE OF TEXAS
COUNTY OF NUECES

We, Rene & Diana Hernandez, hereby certify that we are the owners of the land embraced within the boundaries of the foregoing plat, that we have surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that utility 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 _____ day of _____ 2021.

Diana Hernandez, Owner

Rene Hernandez, Owner

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Rene Hernandez and Diana Hernandez, Owners.

this _____ day of _____ 2021.

Notary Public in and for the State of Texas.

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 _____ 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 of the City of Corpus Christi, Texas by the Planning Commission.

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 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.

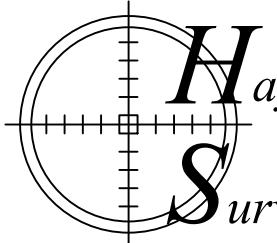
No. _____
Filed for Record _____ Kara Sands, County Clerk
Nueces County, Texas
at _____ O'clock _____ M.
_____, 20____ By: _____

State of Texas
County of Nueces

I, Fred C. Hayden, Jr., a Registered Professional Land Surveyor for Hayden Surveying, Inc. 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____ 20____.

Texas License No. 4486


Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034