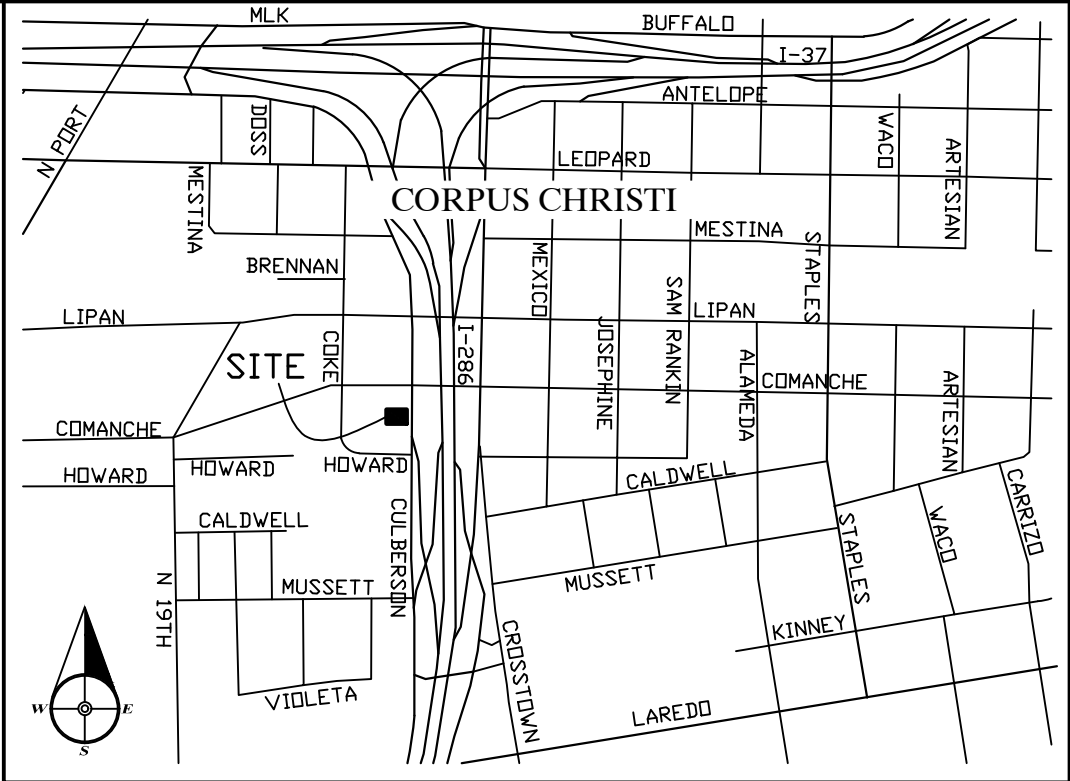


MARTINEZ ADDITION, BLOCK 1, LOT 1

BEING A FINAL PLAT OF A 0.0402 ACRE TRACT (1,750.00 SQ FT) TRACT OF LAND, KNOWN AS THE SOUTH 35.00 FEET BY 50.00 FEET OUT OF LOT 10, BLOCK 7, OF PAUL COURT, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 10 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME 35.00 FOOT BY 50.00 FOOT TRACT OUT OF LOT 10, BLOCK 7 CONVEYED TO LINDA MARTINEZ HERRERA RECORDED IN COUNTY CLERK'S FILE NO. 2018024950 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP
SCALE: 1"=1000'

STATE OF TEXAS - COUNTY OF NUECES

I, LINDA MARTINEZ HERRERA, OWNER OF A 0.0402 ACRE TRACT (1,750.00 SQ FT) TRACT OF LAND, KNOWN AS THE SOUTH 35.00 FEET BY 50.00 FEET OUT OF LOT 10, BLOCK 7, OF PAUL COURT, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 10 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME 35.00 FOOT BY 50.00 FOOT TRACT OUT OF LOT 10, BLOCK 7 CONVEYED TO LINDA MARTINEZ HERRERA RECORDED IN COUNTY CLERK'S FILE NO. 2018024950 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS MARTINEZ ADDITION, BLOCK 1, LOT 1 AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS FOR THEIR USE FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MY SELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

LINDA MARTINEZ HERRERA, OWNER

STATE OF TEXAS -COUNTY OF NUECES
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDA MARTINEZ HERRERA, KNOWN TO ME TO BE AN OWNER OF THE SOUTH PORTION OF LOT 10, BLOCK 7, OF PAUL COURT AND THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2021.

NOTARY PUBLIC, STATE OF TEXAS.
MY COMMISSION EXPIRES ____.

STATE OF TEXAS
COUNTY OF NUECES
THE 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__.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

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 ____, 20__.

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

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.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M.,
____, 2021

BY: ____
DEPUTY

LOT 10A: 1,750.00 SQ FT
0.0402 ACRE TRACT
OF BLOCK 7, PAUL COURT
OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

LOT 1: BEING A 0.0402 ACRE TRACT (1,750.00 SQUARE FEET) TRACT OF LAND, KNOWN AS THE SOUTH 35.00 FEET BY 50.00 FEET OUT OF LOT 10, BLOCK 7, OF PAUL COURT, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 10 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME 35.00 FOOT BY 50.00 FOOT TRACT OUT OF LOT 10, BLOCK 7 CONVEYED TO LINDA MARTINEZ HERRERA RECORDED IN COUNTY CLERK'S FILE NO. 2018024950 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES, SOUTH ZONE, NAD 83).

BEGINNING AT A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CULBERSON STREET (60' R.O.W.) WITH THE NORTH RIGHT-OF-WAY LINE OF AN ALLEY (20' R.O.W.) FOR THE SOUTHEAST CORNER OF LOT 10, BLOCK 7 OF SAID SUBDIVISION AND THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT (SAID 5/8" IRON ROD SET IS LOCATED AT A NORTHING OF 17,178,586.7965 AND AN EASTING OF 1,336,708.4830);

THENCE NORTH 89° 58' 09" WEST - 50.00 FEET ALONG THE NORTH R.O.W. LINE OF THE 20' ALLEY SAME BEING THE SOUTH LINE OF LOT 10, BLOCK 7 TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" AT THE COMMON CORNER OF LOTS 9 AND 10, BLOCK 7 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00° 01' 51" EAST - 35.00 FEET ALONG THE COMMON LINE OF LOTS 9 AND 10, BLOCK 7 OF SAID SUBDIVISION TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" FOR THE SOUTHWEST CORNER OF A CALLED 39 FOOT BY 50 FOOT TRACT OUT OF LOT 10, BLOCK 7 OF SAID SUBDIVISION CONVEYED TO MELINDA GARCIA RECORDED IN COUNTY CLERK'S FILE 969632 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND PREVIOUSLY CONVEYED TO JOSEPHINE HERRERA RECORDED IN COUNTY CLERK'S FILE NO. 653485 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89° 58' 09" EAST - 50.00 FEET CROSSING LOT 10, BLOCK 7 OF SAID SUBDIVISION AND PARALLEL TO ITS SOUTH LINE TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE WEST R.O.W. LINE OF CULBERSON STREET SAME BEING THE EAST LINE OF LOT 10, BLOCK 7 OF SAID SUBDIVISION FOR THE SOUTHEAST CORNER OF THE GARCIA TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00° 01' 51" WEST - 35.00 FEET ALONG THE WEST R.O.W. LINE OF CULBERSON STREET SAME BEING THE EAST LINE OF LOT 10, BLOCK 7 OF SAID SUBDIVISION TO THE PLACE OF BEGINNING AND CONTAINING 0.0402 ACRES OF LAND (1,750.00 SQ FT), MORE OR LESS.

MAPCHECK 1: MARTINEZ ADDITION, BLOCK 1, LOT 1

CLOSURE SUMMARY

PRECISION, 1 PART IN: 170,000,000.000'
ERROR DISTANCE: 0.000'
ERROR DIRECTION: N00° 00' 00.00"E
AREA: 1750.00 SQ. FT.
SQUARE AREA: 1750.000
PERIMETER: 170.000'

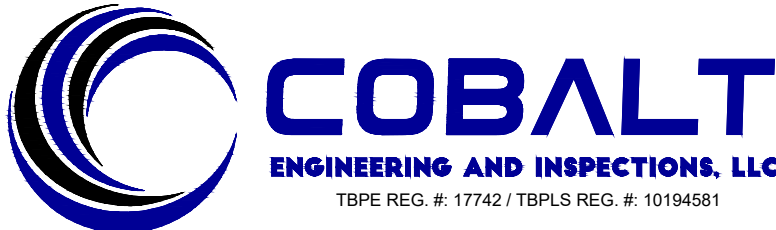
STATE OF TEXAS
COUNTY OF NUECES

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION REPLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION, I FURTHER CERTIFY THIS PLAT HAS BEEN PREPARED AND DESIGNED, TO THE BEST OF MY ABILITY, IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF CORPUS CHRISTI, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.

Timothy J. Hellstein
TIMOTHY J. HELLSTEIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5640



07/07/2021



12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925

MARTINEZ ADDITION, BLOCK 1, LOT 1

BEING A FINAL PLAT OF A 0.0402 ACRE TRACT (1,750.00 SQ FT) TRACT OF LAND, KNOWN AS THE SOUTH 35.00 FEET BY 50.00 FEET OUT OF LOT 10, BLOCK 7, OF PAUL COURT, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 10 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME 35.00 FOOT BY 50.00 FOOT TRACT OUT OF LOT 10, BLOCK 7 CONVEYED TO LINDA MARTINEZ HERRERA RECORDED IN COUNTY CLERK'S FILE NO. 2018024950 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

NOTES:

- 1) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AT TIME OF SURVEY.
- 2) ALL DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 3) ALL PROPERTY CORNERS WERE FOUND OR 5/8" IRON ROD SET, MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM# 10194581" UNLESS NOTED OTHERWISE.
- 4) THE PURPOSE OF THIS FINAL PLAT IS TO TURN A PORTION OF A LOT INTO 1 LOT.
- 5) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH ZONE (NAD 83) FOR HORIZONTAL CONTROL.
- 6) WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 48355C0320G, EFFECTIVE DATE 08/13/2020, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X UNSHADED, WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".
- 7) THE TOTAL PLATTED AREA CONTAINS 0.0401 ACRES (1,750.00 SQUARE FEET) OF LAND.
- 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) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- 10) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 11) DRIVEWAYS ON TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MAINTAINED ROADWAYS SHALL CONFORM TO TXDOT DESIGN CRITERIA AND SHALL BE PERMITTED BY TXDOT. ANY ACCESS TO SH 286 FRONTAGE RD. SHALL CONFORM TO TXDOT ACCESS MANAGEMENT MANUAL AND ROAD DESIGN MANUAL. ACCESS TO SH 286 FRONTAGE RD. SHALL BE REVIEWED AND APPROVED BY TXDOT.
- 12) UDC SECTION 9.5: A NONCONFORMING LOT OF RECORD SHALL BE ANY LEGALLY-ESTABLISHED PARCEL THAT DOES NOT CONFORM TO THE DEVELOPMENT STANDARDS IN ARTICLE 4 OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.
- 13) DEVELOPMENT ON THIS SITE SHALL MANAGE STORM WATER DRAINAGE CAUSED BY THE DEVELOPMENT OF THE PROPERTY, DRAINAGE DIRECTED TO THE PROPERTY BY ULTIMATE DEVELOPMENT, AND DRAINAGE NATURALLY FLOWING ONTO AND THROUGH THE PROPERTY PER UDC 8.2.8.B.2
- 14) ANY STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.

STATE OF TEXAS
COUNTY OF NUECES

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION REPLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION. I FURTHER CERTIFY THIS PLAT HAS BEEN PREPARED AND DESIGNED, TO THE BEST OF MY ABILITY, IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF CORPUS CHRISTI, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.

Timothy J. Hellstein
TIMOTHY J. HELLSTEIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5640



07/07/2021

JOB# 19-0003-365
DRAWN BY FJS/BAM

COMANCHE STREET
(60' R.O.W.)

PORFIO & MARIA RODRIGUEZ
CALLED 66X50' TRACT
CCFN 660244, O.R.N.C.

MELINDA GARCIA
CCFN 969632, O.R.N.C.
(PRIOR DEED)
JOSEPHINE HERRERA
CALLED 39X50' TRACT
CCFN 653485, O.R.N.C.

LOT 9

PAUL COURT
VOL. A, PG 10, P.R.N.C.

BLOCK 1
LOT 1
0.0402 ACRES
(1,750.00 SQ FT)

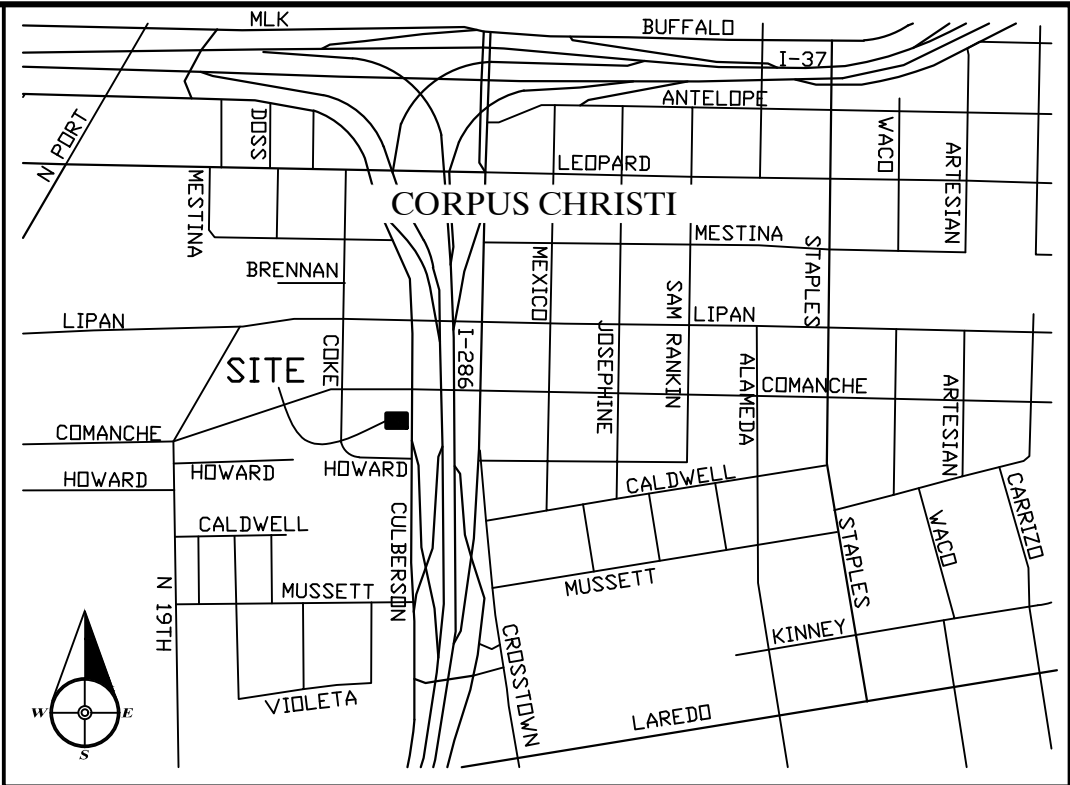
20' Y.R.

CULBERSON STREET
(60' R.O.W.)

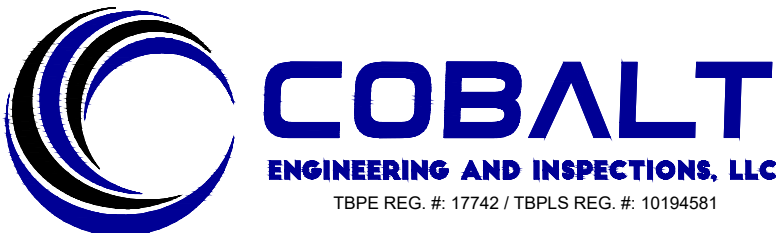
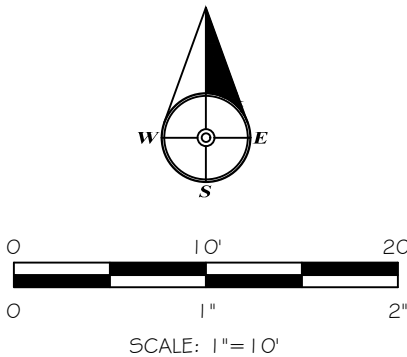
20' ALLEY
VOL. A, PG 10, P.R.N.C.

BLOCK 7
LOT 1

PAUL COURT
VOL. A, PG 10, P.R.N.C.



VICINITY MAP
SCALE: 1"=1000'



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