

STATE OF TEXAS
COUNTY OF NUECES

We, GTMM LLC, 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.

Garrett F. Dorsey III, Member

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Garrett F. Dorsey III, Member,GTMM LLC.
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 F. 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.

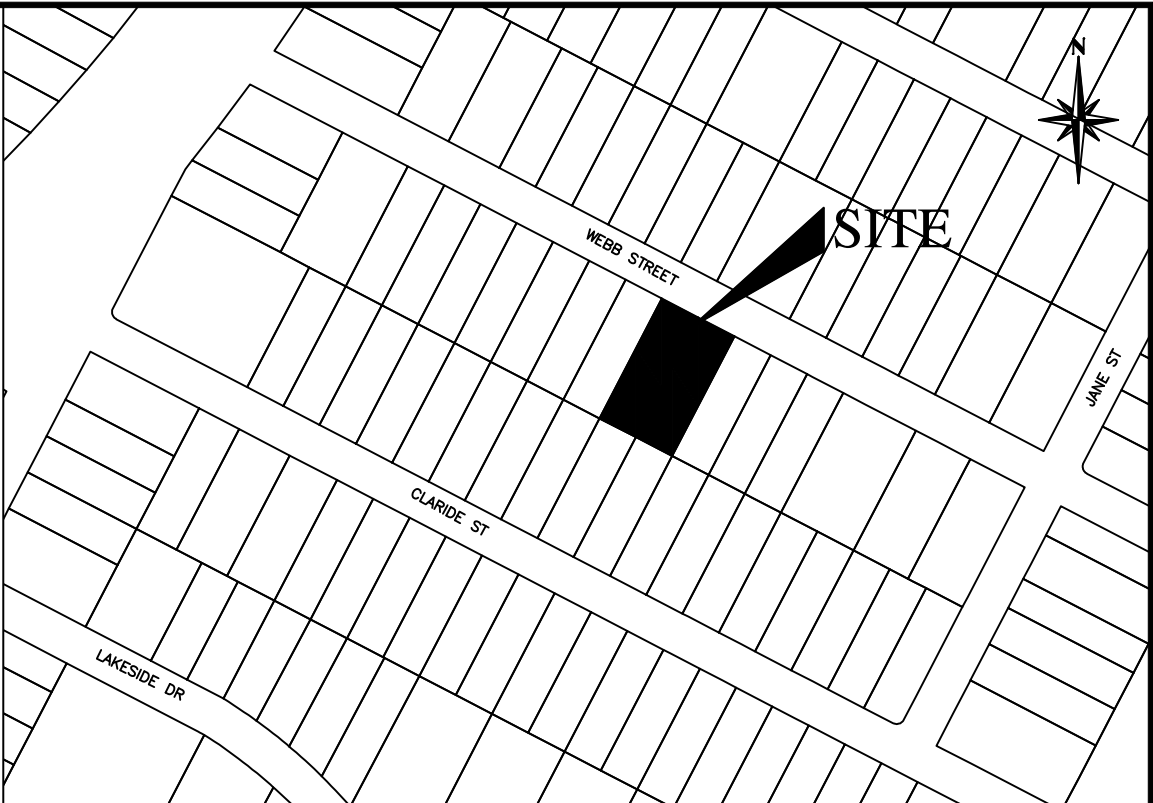
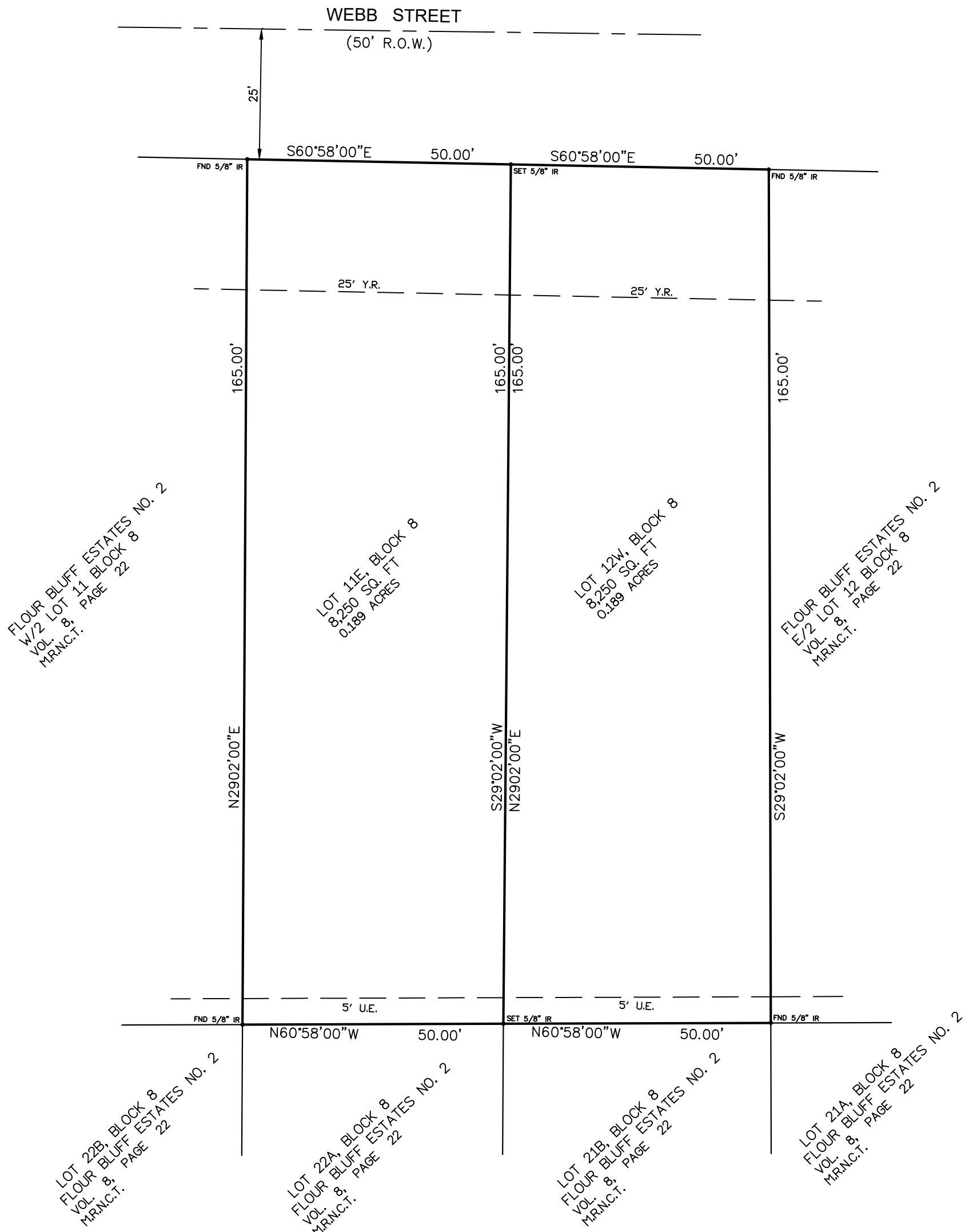
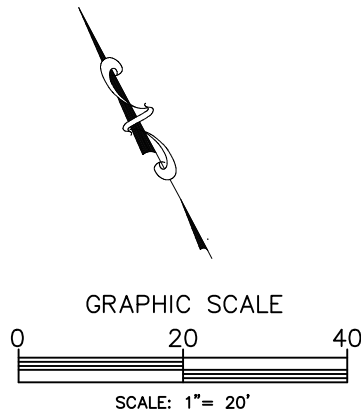
No. _____
Filed for Record _____ Kara Sands, County Clerk
Nueces County, Texas
at _____ O'clock ____M.
_____, 20____ By: _____ Deputy

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



LOCATION MAP SCALE: N.T.S.

Final Replat of
FLOUR BLUFF ESTATES NO. 2
Block 8, Lot 11E & Lot 12W

BEING A 0.378 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT ELEVEN (E 1/2 OF 11) & THE WEST HALF OF LOT TWELVE (W 1/2 OF 12) , BLOCK EIGHT (8), 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 0.380 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.