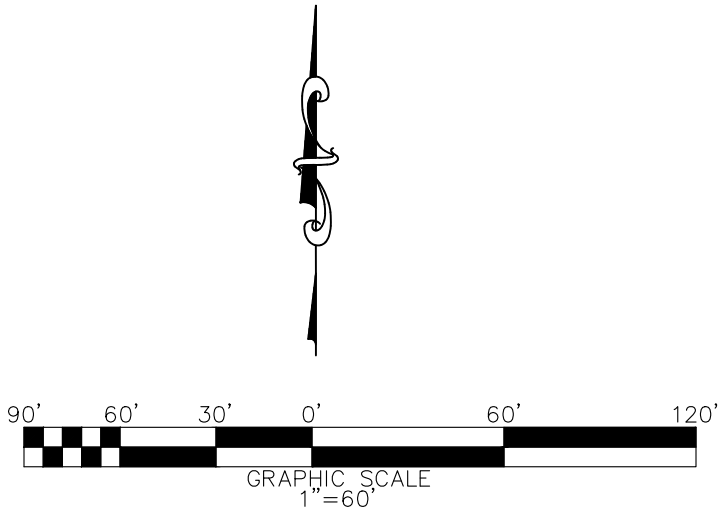


General Notes:

1. Total platted area contains 0.9710 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Nueces River upstream of the Calallen Salt Water Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designation as a "public water supply".
3. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. Any access to FM 24 (Violet Rd), shall meet TxDOT Access Management Manual and Roadway Design Manual guidelines and specifications. Access shall have TxDOT approval.
5. Any storm water discharge to FM 24 (Violet Rd.) shall be reviewed and have TxDOT approval.

Surveyor Notes:

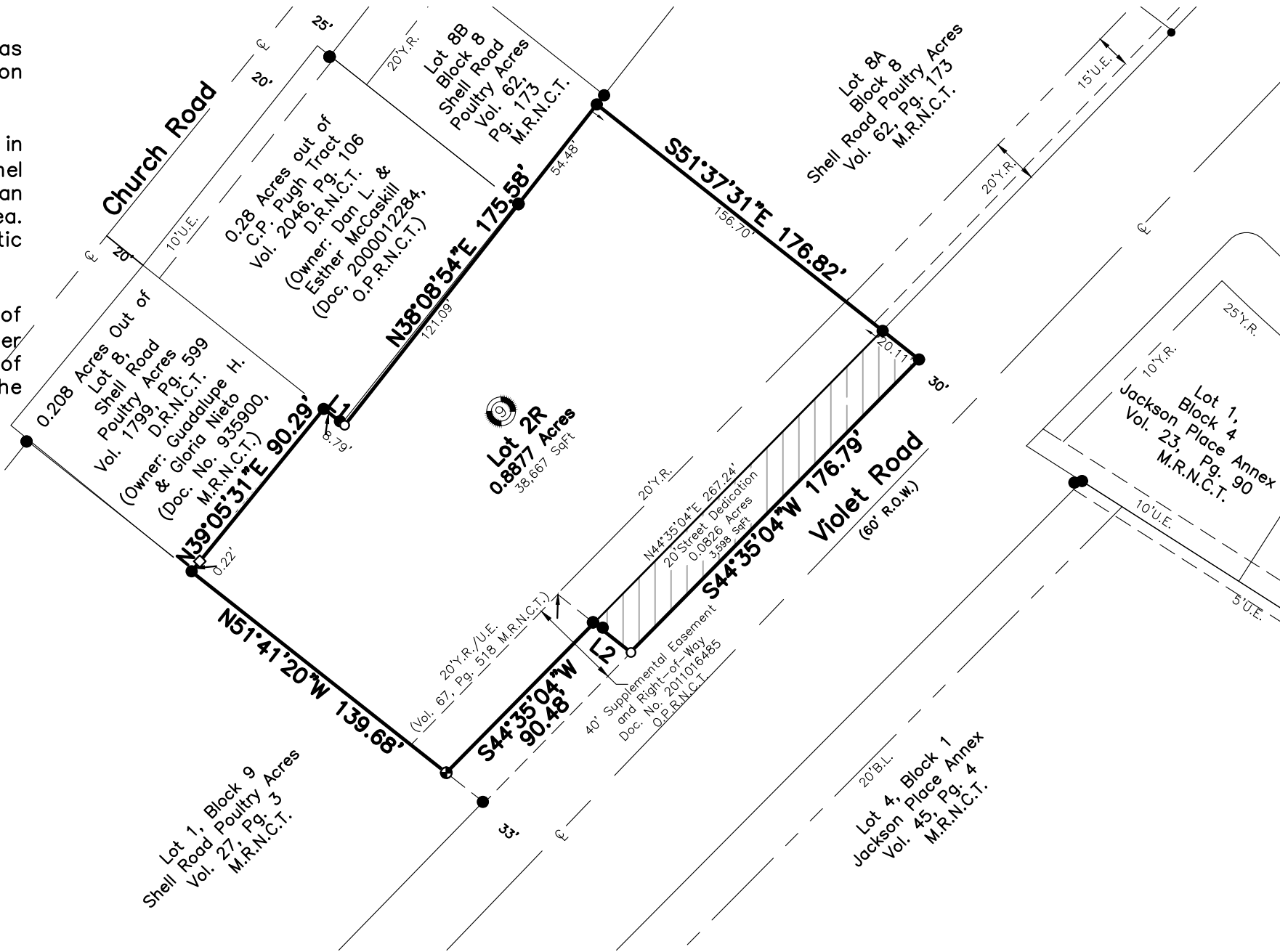
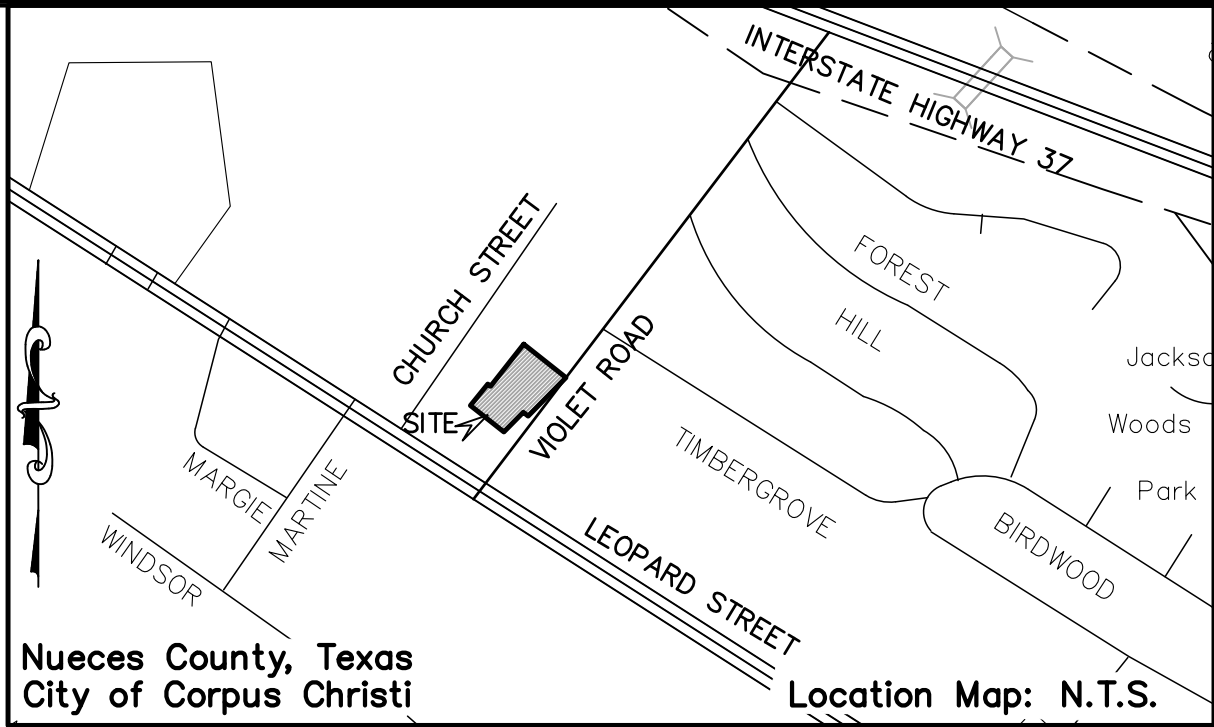
1. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0130 C, City Of Corpus Christi, Texas, which bears an revised date of July 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0130 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0280G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0280G is based on the North American Vertical Datum of 1988 (NAVD88).



Legend:

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENG CCTX" Set
- 5/8 Inch Iron Rod with yellow plastic cap Found
- 5/8 Inch Iron Rod Found
- ⊙ 1/2 Inch Iron Rod Found
- 3/4 Inch Iron Rod Found

LINE	BEARING	DISTANCE
L1	S51°33'33"E	11.45'
L2	N51°33'33"W	20.12'



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 _____, 20____

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 _____, 20____

Al Raymond, III AIA
Secretary

Jeremy Baugh
Chairman

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

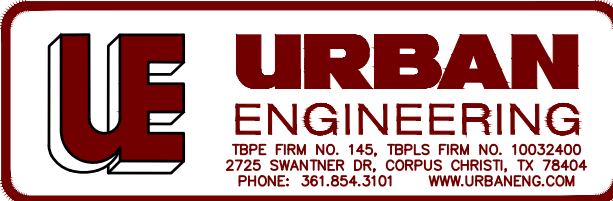
State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James D. Carr, R.P.L.S.
Texas License No. 6458



Revised: 07/23/21
Submitted: 07/14/21
SCALE: 1"=60'
JOB NO.: 43461.C1.01
SHEET: 1 of 1
DRAWN BY: JAB
©2021 by Urban Engineering
urbansurvey1@urbaneng.com

State of Utah
County of Utah

QCCC Investments, LLC, a Utah Limited Liability Company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that 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 the _____ day of _____, 20____

By: QCCC Investments, LLC, a Utah Limited Liability Company

By: _____
Dallas Hakes, Manager

State of Utah
County of Utah

This instrument was acknowledged before me by Dallas Hakes, as Manager of QCCC Investments, LLC, a Utah Limited Liability Company, on behalf of said limited liability company.

This the _____ day of _____, 20____

Notary Public in and for the State of Utah

Plat of
Shell Road Poultry Acres
Block 9, Lot 2R

being a Replat of Lot 2, Block 9, Shell Poultry Acres, a map of which is recorded in Volume 67, Page 518, Map Records of Nueces County, Texas and a portion of Lots 8 and 9 of the Shell Road Poultry Acres, Recorded in Volume 5, Page 40, Map Records of Nueces County, Texas; said portion of Lots 8 and 9 as described in Document No. 2013000687, Official Public Records of Nueces County Texas, and referenced in a Warranty Deed from Steven Bernal to QCCC Investments, LLC, recorded in Document No. 2021034929, said Official Public Records.