

Legend:

- 5/8 Inch Iron Rod with Red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- 1 Inch Iron Pipe Found

General Notes:

1. Total platted area contains 0.8018 Acres of Land.
2. The yard requirement, as depicted is a requiren Development Code and is subject to change as the z
3. The receiving water for the storm water runoff from Corpus Christi Bay. The TCEQ has classified the aq Corpus Christi Bay as "exceptional" and "oyster \ categorized the Corpus Christi Bay as "contact recrec

Surveyor's Notes:

1. Grid Bearings and Distances shown hereon are refe Coordinate System of 1983, Texas South Zone 420t the North American Datum of 1983(2011) Epoch 201
2. Existing Flood Map, by graphic plotting only, this pr Zone "X" of the Flood Insurance Rate Map (FIRM Number 485464 285C, Nueces County, Texas, which of September 1, 1992 and is Not in a special flc existing FIRM Panel 485464 285C are not based on Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to l the Flood Insurance Rate Map (FIRM), Comm 48355C0510G, Nueces County, Texas, which bears May 30, 2018. The Proposed FIRM Panel 48355C05 North American Vertical Datum of 1988 (NAVD88).

State of Texas
County of Nueces

Torres Family Investments LLC, 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: Torres Family Investments LLC, Limited Liability Company

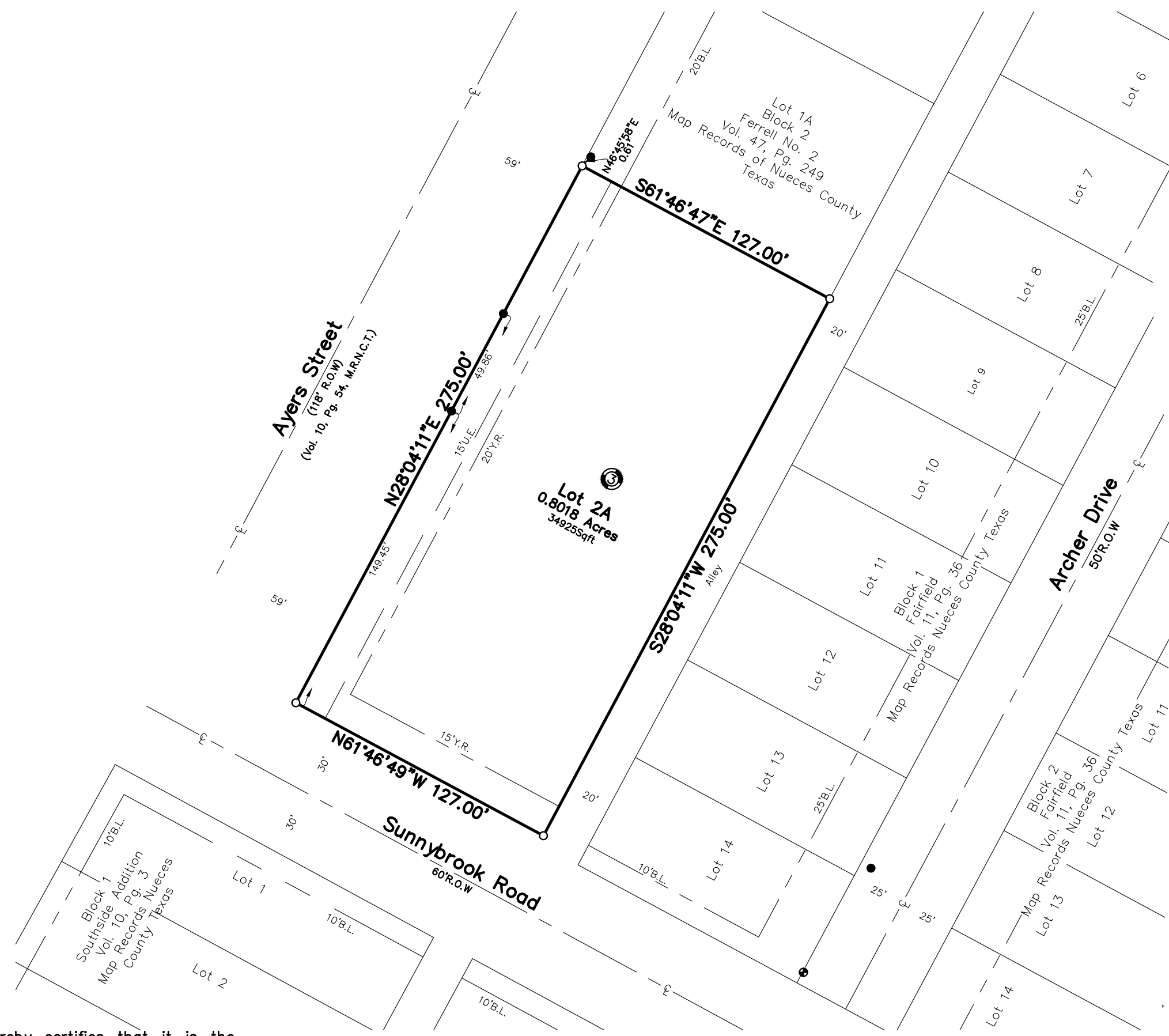
By: _____
Cesar H. Torres, Managing Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Cesar H. Torres, Managing Member of Torres Family Investments LLC, Limited Liability Company, on behalf of said partnership.

This the _____ day of _____, 20_____

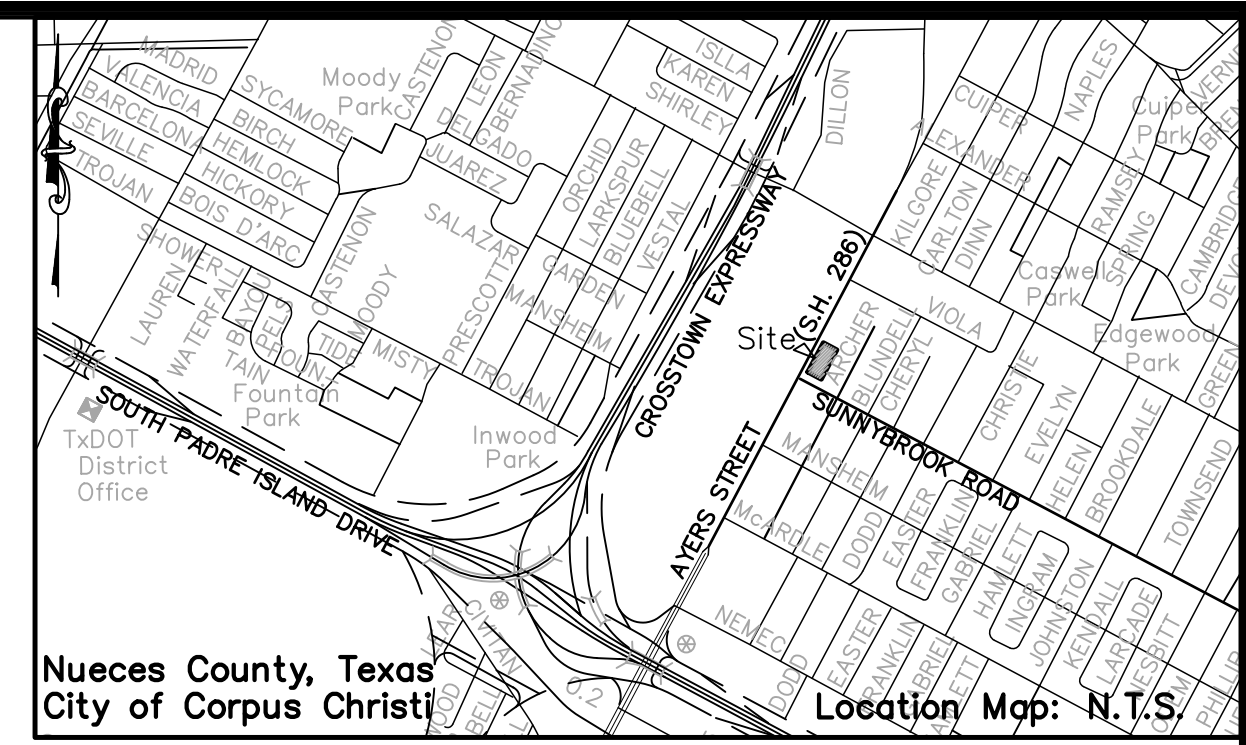
Notary Public in and for the State of Texas



**Plat of
Ferrell No. 2
Block 3, Lot 2A**

0.8018 Acres of Land, being all out of Lots 1 through 5, Block 3, Ferrell No. 2, a map of which is recorded in Volume 10, Pages 54, Map Records of Nueces County, Texas and a 25' x 127' portion of an Unnamed street between Lot 1, Block 2 and Lot 5, Block 3, Ferrell No. 2, closed by City Ordinance No. 17325, dated October 27, 1982.

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.



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 Bough, P.E.
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_____

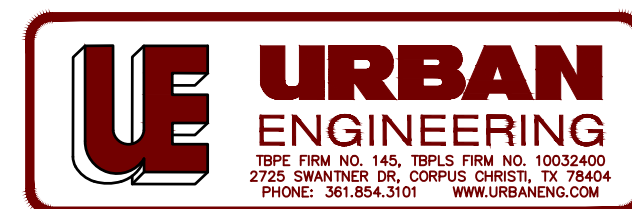
By: _____
Deputy

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_____

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



Revised: 09/17/21
Submitted: 06/17/21
SCALE: 1"=50'
JOB NO.: 43475.C1.00
SHEET: 1 of 1
DRAWN BY: JAB

©2021 by Urban Engineering
urbansurvey1@urbaneng.com