

REPLAT ESTABLISHING CEDAR GROVE
BLOCK 3, LOT 5R

BEING A OF LOT 5A & 5B, BLOCK 3,
CEDAR GROVE, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TX,
AS RECORDED IN VOL. 69, PAGE 180 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF
THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE
ZONING MAY CHANGE.
- FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS,
P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
- AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENT
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"±" DENOTES GRADE ELEVATION
I.R. DENOTES IRON ROD
- THIS PROPERTY LIES WITHIN FLOOD ZONE C & X, COMMUNITY
#485464, PANEL 0277C & COMMUNITY #48355C, PANEL 0505G
(CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100
YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 07/18/85 & 05/30/2018.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO
CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT
IT IS RECOGNIZED AS AN ENVIROMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS
DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE
OSO BAY AS "EXCEPTIONAL" AND OYSTER WATERS" AND CATEGORIZED THE RECEIVING
WATER AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA IS 3.335 ACRE.
- BASIS OF BEARINGS ARE THE BEARINGS FROM
LOTS 5A & 5B, BLOCK 3, CEDAR GROVE
AS RECORDED IN VOLUME 69, PAGE 182 (M.R.N.C.T.)
GRID BEARINGS AND SURFACE 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).

STATE OF TEXAS
COUNTY OF NUECES

WE, FMP MASONRY, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF
LOT 5, BLOCK 3, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP, THAT WE
HAD SAID LAND SURVEYED AS SHOWN, THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC
FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION,
OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES
OF DESCRIPTION AND DEDICATION,

THIS THE ____ OF _____, 2021.

BERTHA I. RAMIREZ
DIRECTOR 1

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,
BERTHA I. RAMIREZ, KNOWN TO ME TO BE THE PERSON WHOSE
NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN
EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

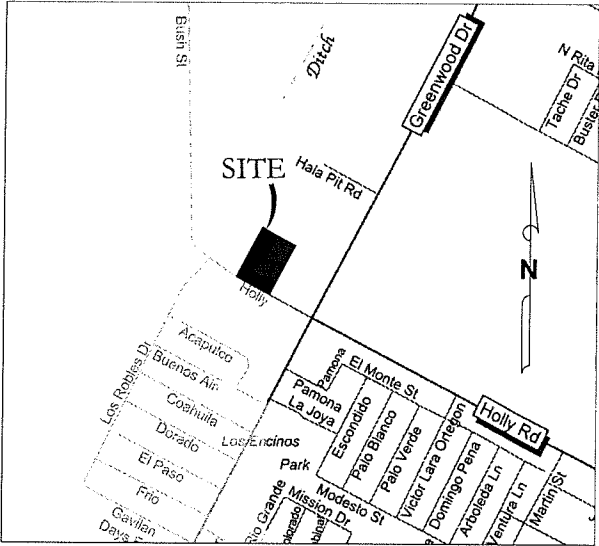
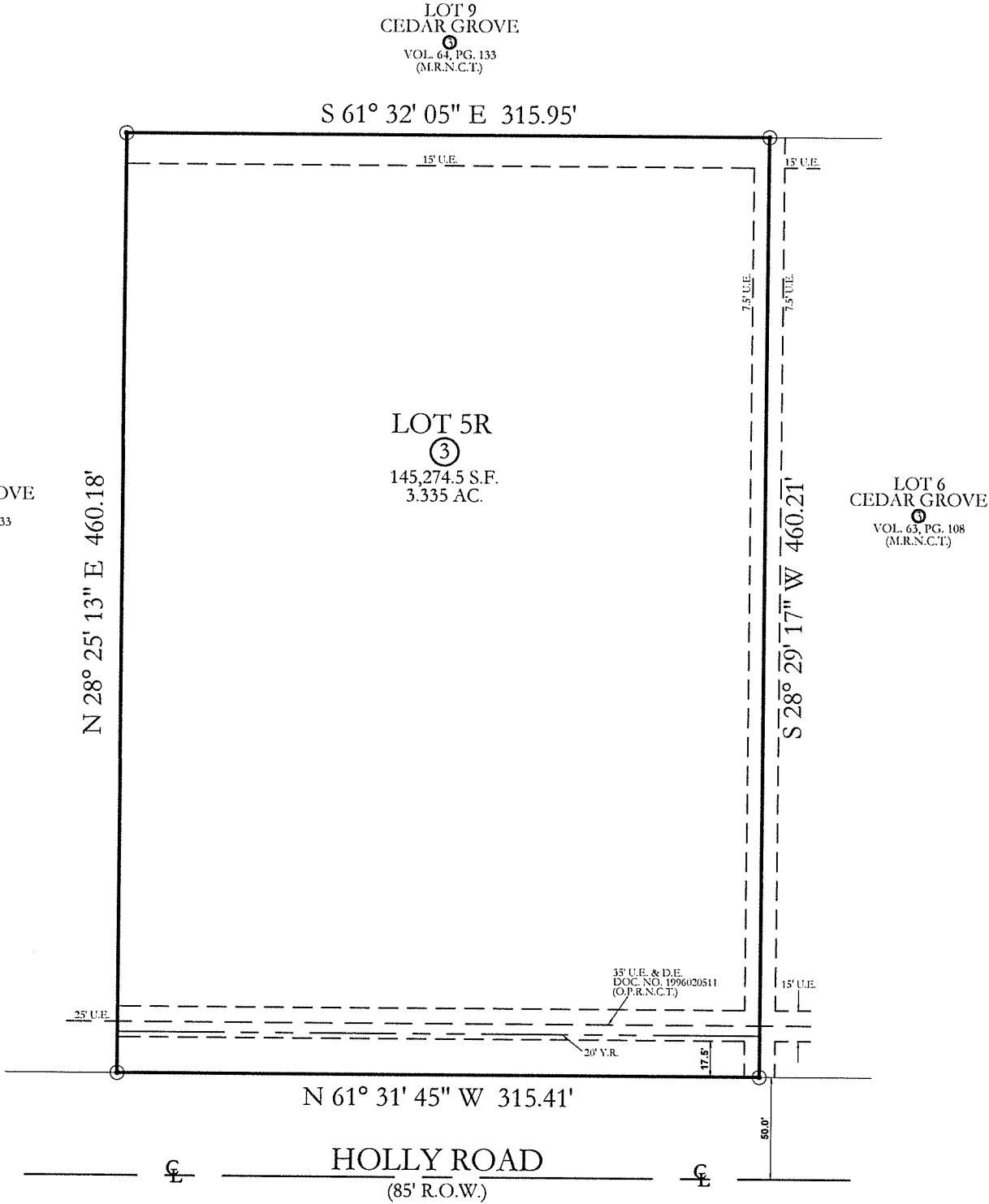
STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC.,
HAVE PREPARED THE FOREGOING MAP FROM 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 ____ OF _____, 2021.

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



VICINITY MAP (NTS)

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, A.I.A.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT
SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.
THIS THE ____ OF _____, 2021.

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, HEREBY
CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____,
2021, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY
OFFICE THIS ____ DAY OF _____, 2021 AT ____ O'CLOCK ____ M AND DULY
RECORDED IN VOLUME ____ PAGE ____ (M.R.N.C.T.)

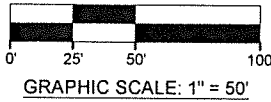
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2021.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:

08/26/2021

REVISED:

10/12/2021

OFFICE:

RV & PP

JOB #:

21-9266

FIRM NO. F-166