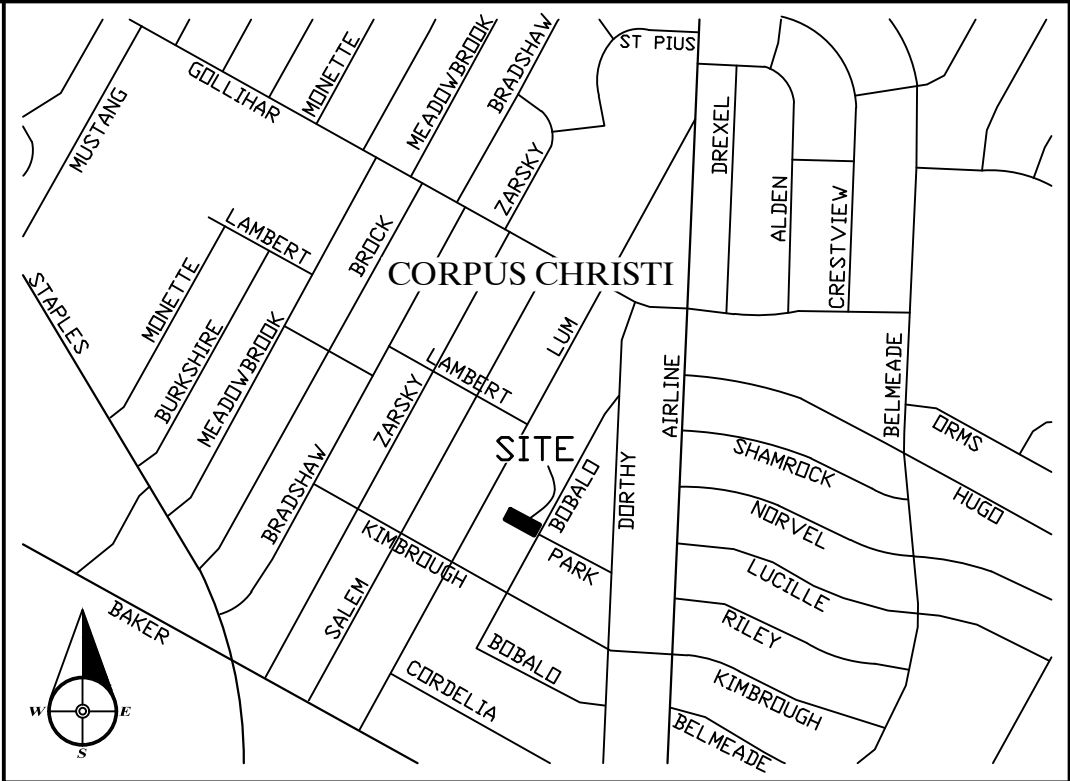


REPLAT ESTABLISHING KOOLSIDE ADDITION, BLOCK 7, LOT 6R

BEING A REPLAT OF A 0.1607 ACRE TRACT OF LAND (7,000.00 SQ FT), KNOWN AS THE NORTHEAST 5 FEET OF LOT 5 AND THE SOUTHWEST 45 FEET OF LOT 6, BLOCK 7, OF KOOLSIDE ADDITION, AN ADDITION TO THE CITY OF CORPUS CHRISTI, OF NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 32 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME NORTHEAST 5 FEET OF LOT 5 AND THE SOUTHWEST 45 FEET OF LOT 6, BLOCK 7 CONVEYED TO MARY SUE GARCIA RECORDED IN COUNTY CLERK'S FILE NO. 2004006680 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP  
SCALE: 1"=1000'

STATE OF TEXAS - COUNTY OF NUECES

I, MARY SUE GARCIA, OWNER OF THE NORTHEAST 5 FEET OF LOT 5 AND THE SOUTHWEST 45 FEET OF LOT 6, BLOCK 7, OF KOOLSIDE ADDITION, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 32 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME NORTHEAST 5 FEET OF LOT 5 AND THE SOUTHWEST 45 FEET OF LOT 6, BLOCK 7 CONVEYED TO MARY SUE GARCIA RECORDED IN COUNTY CLERK'S FILE NO. 2004006680 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 GARCIA ADDITION, BLOCK 7, LOT 6A 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.

MARY SUE GARCIA, OWNER

STATE OF TEXAS -COUNTY OF NUECES  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY SUE GARCIA, KNOWN TO ME TO BE AN OWNER OF THE NORTH 5 FEET OF LOT 5 AND THE SOUTH 45 FEET OF LOT 6, BLOCK 7, OF KOOLSIDE ADDITION 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

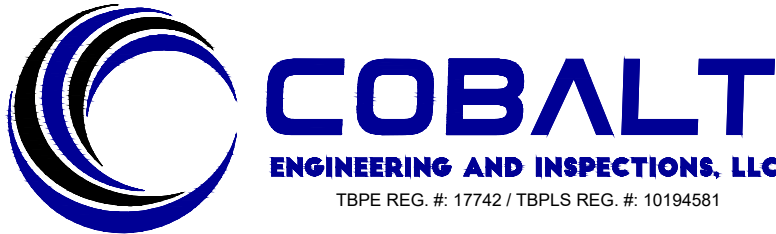
AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,  
\_\_\_\_, 2021

BY: \_\_\_\_\_  
DEPUTY

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



LOT 6A: 7,000.00 SQ FT  
0.1606 ACRE TRACT  
OF BLOCK 7, KOOLSIDE ADDITION  
OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

LOT 6A: BEING A 0.1607 ACRE TRACT OF LAND (7,000.00 SQ FT), KNOWN AS THE NORTHEAST 5 FEET OF LOT 5 TOGETHER WITH THE SOUTHWEST 45 FEET OF LOT 6, BLOCK 7, OF KOOLSIDE ADDITION, IN THE CITY OF CORPUS CHRISTI, OF NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 32 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME NORTHEAST 5 FEET OF LOT 5 TOGETHER WITH THE SOUTHWEST 45 FEET OF LOT 6, BLOCK 7, OF KOOLSIDE ADDITION CONVEYED TO MARY SUE GARCIA RECORDED IN COUNTY CLERK'S FILE NO. 2004006680 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 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF BOBALO DRIVE (50' R.O.W.) SAME BEING THE SOUTHEAST LINE OF LOT 5, BLOCK 7 OF SAID SUBDIVISION AT THE EAST CORNER OF A TRACT KNOWN AS 50 FEET OUT OF LOT 5, BLOCK 7 OF SAID SUBDIVISION CONVEYED TO CASSANDRA GUERRA RECORDED IN COUNTY CLERK'S FILE NO. 2017025078 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE SOUTH CORNER OF THE GARCIA TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT (SAID 1/2" IRON ROD IS LOCATED AT NORTHING OF 17,149,872.3000' AND AN EASTING OF 1,351,589.5920');

THENCE NORTH 61° 28' 24" WEST - 140.00 FEET CROSSING SAID LOT 5, BLOCK 7 OF SAID SUBDIVISION ALONG THE COMMON LINE OF THE GUERRA TRACT AND THE GARCIA TRACT TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE SOUTHEAST LINE OF LOT 38, BLOCK 7 OF SAID SUBDIVISION SAME BEING THE NORTHWEST LINE OF LOT 5, BLOCK 7 OF SAID SUBDIVISION FOR THE NORTH CORNER OF THE GUERRA TRACT AND THE WEST CORNER OF THE THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28° 31' 35" EAST - 50.00 FEET ALONG THE SOUTHEAST LINE OF LOTS 38 AND 37, BLOCK 7 OF SAID SUBDIVISION SAME BEING THE NORTHWEST LINE OF LOTS 5 AND 6, BLOCK 7 OF SAID SUBDIVISION TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" FOR THE WEST CORNER OF THE NORTHEAST 25 FEET OF LOT 6, BLOCK 7 TOGETHER WITH LOT 7, BLOCK 7 OF SAID SUBDIVISION CONVEYED TO FERNANDO GARZA RECORDED IN COUNTY CLERK'S FILE NO. 437162 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE NORTH CORNER OF THE GARCIA TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 61° 28' 24" EAST - 140.00 FEET CROSSING LOT 6, BLOCK 7 OF SAD SUBDIVISION ALONG THE COMMON LINE OF THE GARZA TRACT AND GARCIA TRACT TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE NORTHWEST R.O.W. LINE OF BOBALO DRIVE SAME BEING THE SOUTHEAST LINE OF LOT 6, BLOCK 7 OF SAID SUBDIVISION AT THE COMMON CORNER OF THE GARZA TRACT AND GARCIA TRACT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

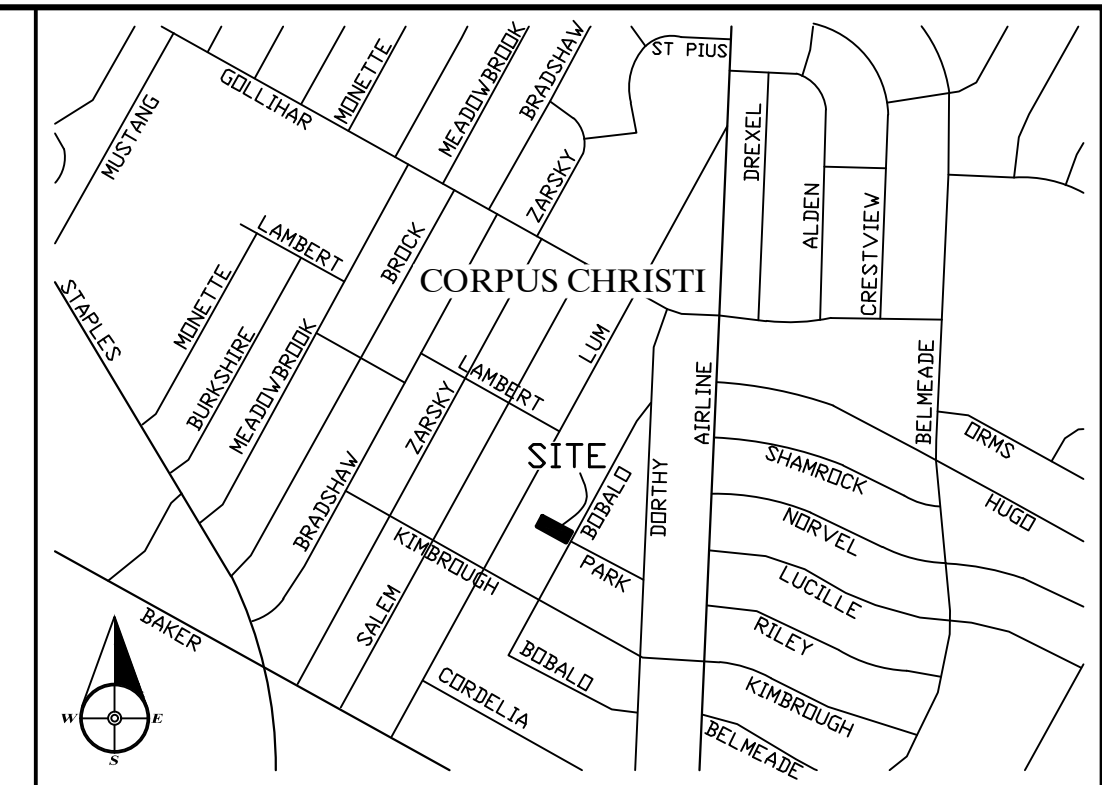
THENCE SOUTH 28° 31' 35" WEST - 50.00 FEET ALONG THE NORTHWEST R.O.W. LINE OF BOBALO DRIVE SAME BEING THE SOUTHEAST LINE OF LOTS 6 AND 5, BLOCK 7 OF SAID SUBDIVISION TO THE PLACE OF BEGINNING AND CONTAINING 0.1607 ACRES OF LAND (7,000.00 SQ FT), MORE OR LESS.

MAPCHECK 1: 1029 BOBALO DRIVE

CLOSURE SUMMARY

PRECISION, 1 PART IN: 380,000,000.000'  
ERROR DISTANCE: 0.000'  
ERROR DIRECTION: N00° 00' 00.00"E  
AREA: 7,000.00 SQ. FT.  
SQUARE AREA: 7,000.000  
PERIMETER: 380.000'

BEING A REPLAT OF A 0.1607 ACRE TRACT OF LAND (7,000.00 SQ FT), KNOWN AS THE NORTHEAST 5 FEET OF LOT 5 AND THE SOUTHWEST 45 FEET OF LOT 6, BLOCK 7, OF KOOLSIDE ADDITION, AN ADDITION TO THE CITY OF CORPUS CHRISTI, OF NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 32 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME NORTHEAST 5 FEET OF LOT 5 AND THE SOUTHWEST 45 FEET OF LOT 6, BLOCK 7 CONVEYED TO MARY SUE GARCIA RECORDED IN COUNTY CLERK'S FILE NO. 2004006680 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



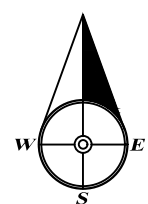
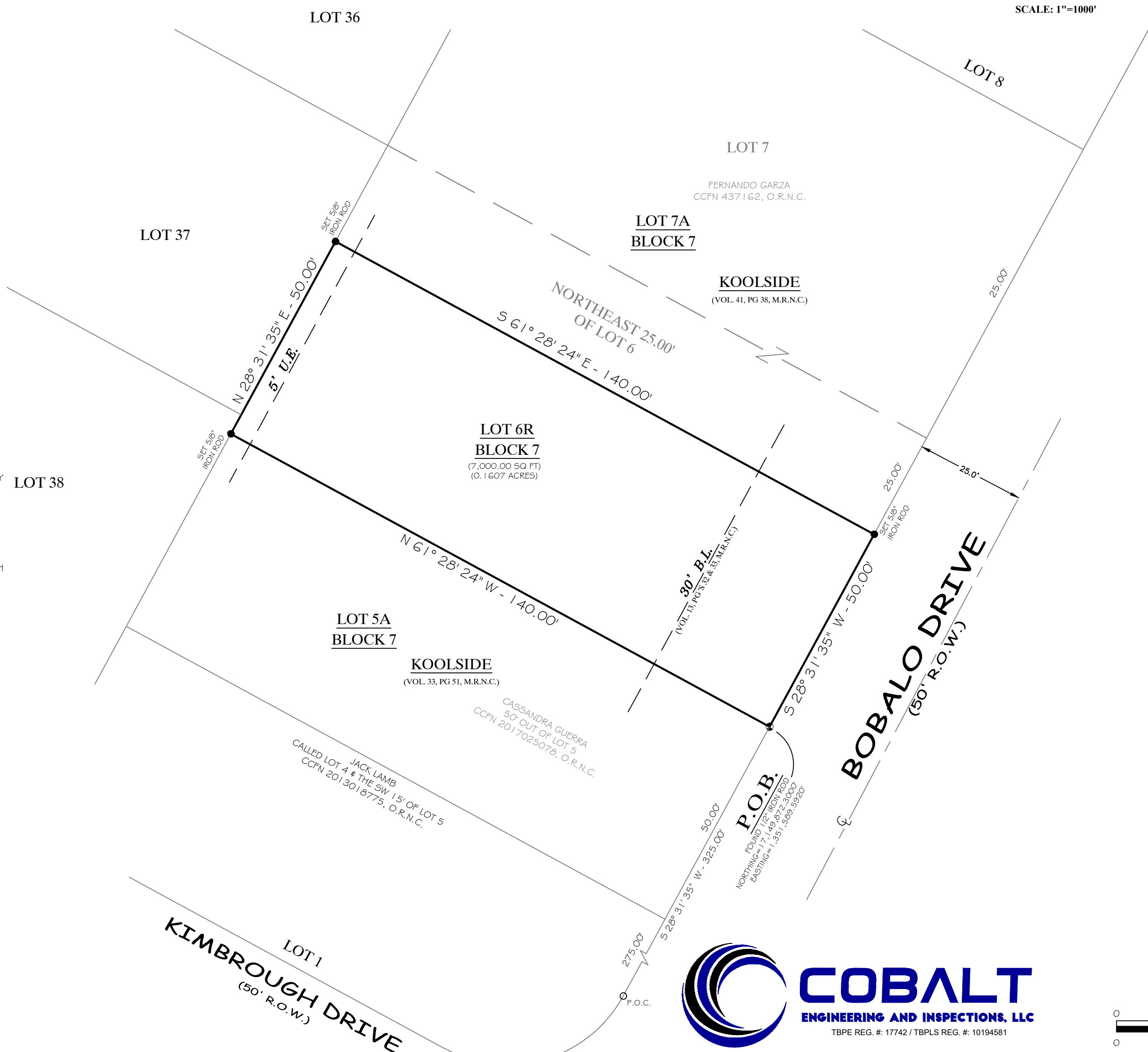
VICINITY MAP  
SCALE: 1"=1000'

- 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 SET WITH A 5/8" IRON ROD, MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM# 10194581" UNLESS NOTED OTHERWISE.
- 4) THE PURPOSE OF THIS REPLAT IS TO COMBINE A PORTION OF TWO LOTS.
- 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. 48355C0530G, EFFECTIVE DATE 10/23/2015, 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 0.1607 ACRES (7,000.00 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 OSO CREEK. THE T.C.E.Q. HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS EXCEPTIONAL "AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO BAY.
- 10) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 11) 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 & 2.8.B.2

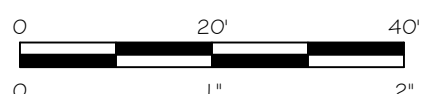
  
TIMOTHY J. HELLSTEIN, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 5640



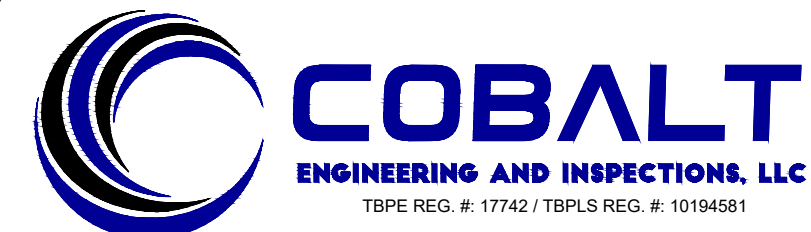
JOB# 20-0197-270  
DRAWN BY FJS/BAM



SCALE: 1"=20'



SHEET 2 OF 2



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