

40' R.O.W. (Vol. A, Pgs. 41-43, M.R.N.C.T.)

Centerline of Waldron Road

Section Line

27.5' R.O.W. Easement. (Doc. No. 2006015518, O.R.N.C.T.)

15' U.E. (Doc. No. 2006015518, O.R.N.C.T.)

State of Texas  
County of Nueces

This final plat approved by the Corpus Christi Nueces County Health Unit, any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

This the 21 day of October, 2010.

By: Ray Karpf D.R.  
Ray Karpf, R.S.

Lot 1  
2.930 Acres  
(127,624.60sqft)

Lot 33, Section 52  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: The Corpus Christi Riding Center, Inc.)

2.00 Acres out of  
Lot 33, Section 52  
Flour Bluff and Encinal  
Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Jason Et Ux Kim Comstock)

(Owner: The Corpus Christi Riding Center, Inc.)

(Owner: The Corpus Christi Riding Center, Inc.)

Lot 33, Section 52  
Lot 32, Section 52

Lot 32, Section 52  
Flour Bluff and Encinal  
Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: The Corpus Christi  
Riding Center, Inc.)

Yorktown Boulevard

Waldron Road

SITE

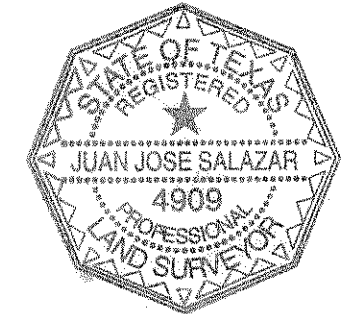
LOCATION MAP N.T.S.

State of Texas  
County of Nueces

I, Juan J. Salazar, 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 6<sup>th</sup> day of October, 2010

By: Juan J. Salazar  
Juan J. Salazar, R.P.L.S.  
Texas License No. 4909



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 13<sup>th</sup> day of November, 2010

By: Juan Perales, Jr.  
Juan Perales, Jr., 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 5<sup>th</sup> day of May, 2010

By: Miguel S. Saldaña  
Miguel S. Saldaña, A.I.C.P.  
Secretary

By: Rudy Garza  
Rudy Garza, Chairman  
0510046-P014 (10-22000014)

State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 13<sup>th</sup> day of October, 2010, with its certificate of authentication was filed for record in my office the 22<sup>nd</sup> day of November, 2010 at 11:20 O'clock A.M., and duly recorded the 22<sup>nd</sup> day of November, 2010, at 11:20 O'clock A.M., in said County in Volume 67, Page 456, 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. 2010040442  
Filed for Record

at 11:20 O'clock A.M.  
November 22<sup>nd</sup>, 2010

By: Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Emma Cruz  
EMMA CRUZ, Deputy

State of Texas  
County of Nueces

We, Mitchell Vicha and Courtney Urban Vicha, hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing plat; that we have 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 6<sup>th</sup> day of October, 2010

By: Mitchell Vicha  
Mitchell Vicha  
By: Courtney Urban Vicha  
Courtney Urban Vicha

State of Texas  
County of Nueces

This instrument was acknowledged before me by Mitchell Vicha and Courtney Urban Vicha.

This the 6<sup>th</sup> day of October, 2010

By: [Signature]  
Notary Public in and for the State of Texas



Notes:

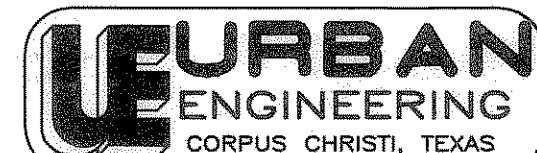
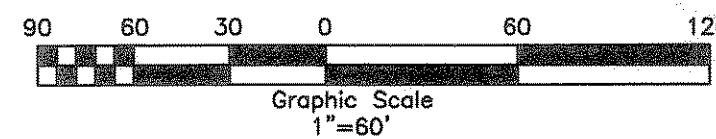
- Total platted area contains 3.00 acres of land. (Includes Street Dedication)
- Fd. 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
- Bearings are based on deed description of 3.000 acre tract described in Warranty Deed recorded in Document No. 201008113, Official Public Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0356 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- All properties within the boundary of this plat is subject to the Sanitary Sewer Connection Agreement recorded with this plat and executed by the owners and the City of Corpus Christi (Document No. 2010035295)

being 3.000 Acres of land out of Lots 32 and 33, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas. Said 3.000 Acres being described in Warranty Deed recorded in Document No. 201008113, Official Public Records of Nueces County, Texas.

Plat of  
**Vicha Estates**  
Block 1, Lot 1

LINE	BEARING	DISTANCE
L1	S61°00'00"E	26.84'
L2	S62°02'47"E	37.83'
L3	S62°26'18"E	53.42'
L4	S70°23'19"E	47.27'
L5	S87°14'14"E	61.97'
L6	S88°29'27"E	44.16'
L7	S89°34'03"E	39.60'
L8	N68°31'49"E	57.24'
L9	N65°33'50"E	49.97'

LINE	BEARING	DISTANCE
L10	N66°40'25"E	43.60'
L11	N81°45'02"E	48.74'
L12	S88°07'59"E	72.18'
L13	S84°53'38"E	71.08'
L14	S79°49'41"E	47.47'
L15	S82°51'28"E	49.87'
L16	S80°32'28"E	40.89'
L17	S89°21'24"E	57.86'
L18	N85°05'07"E	59.41'
L19	S87°54'29"E	36.55'



DATE: April 23, 2010  
SCALE: 1"=60'  
JOB NO.: 37735.00.01  
SHEET: 1 of 1  
DRAWN BY: DLU