

LINE	BEARING	DISTANCE
L1	S29°00'00"W	10.00'
L2	N61°00'00"W	60.00'

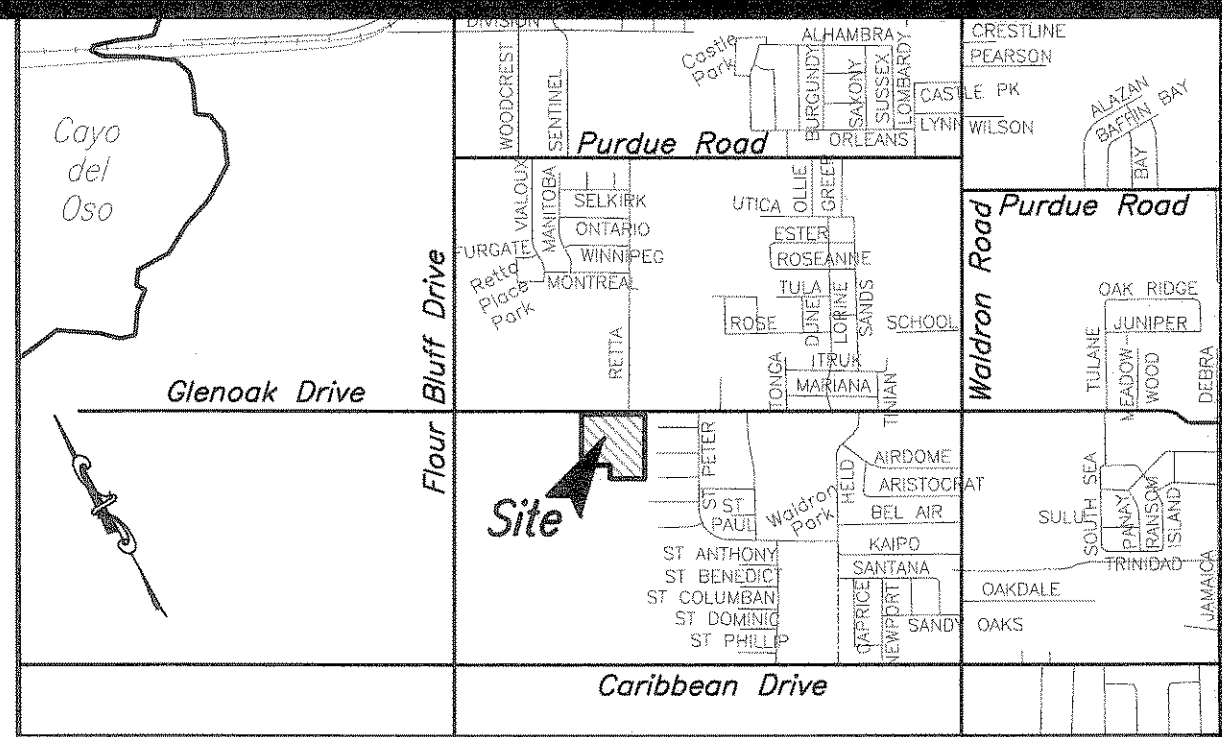
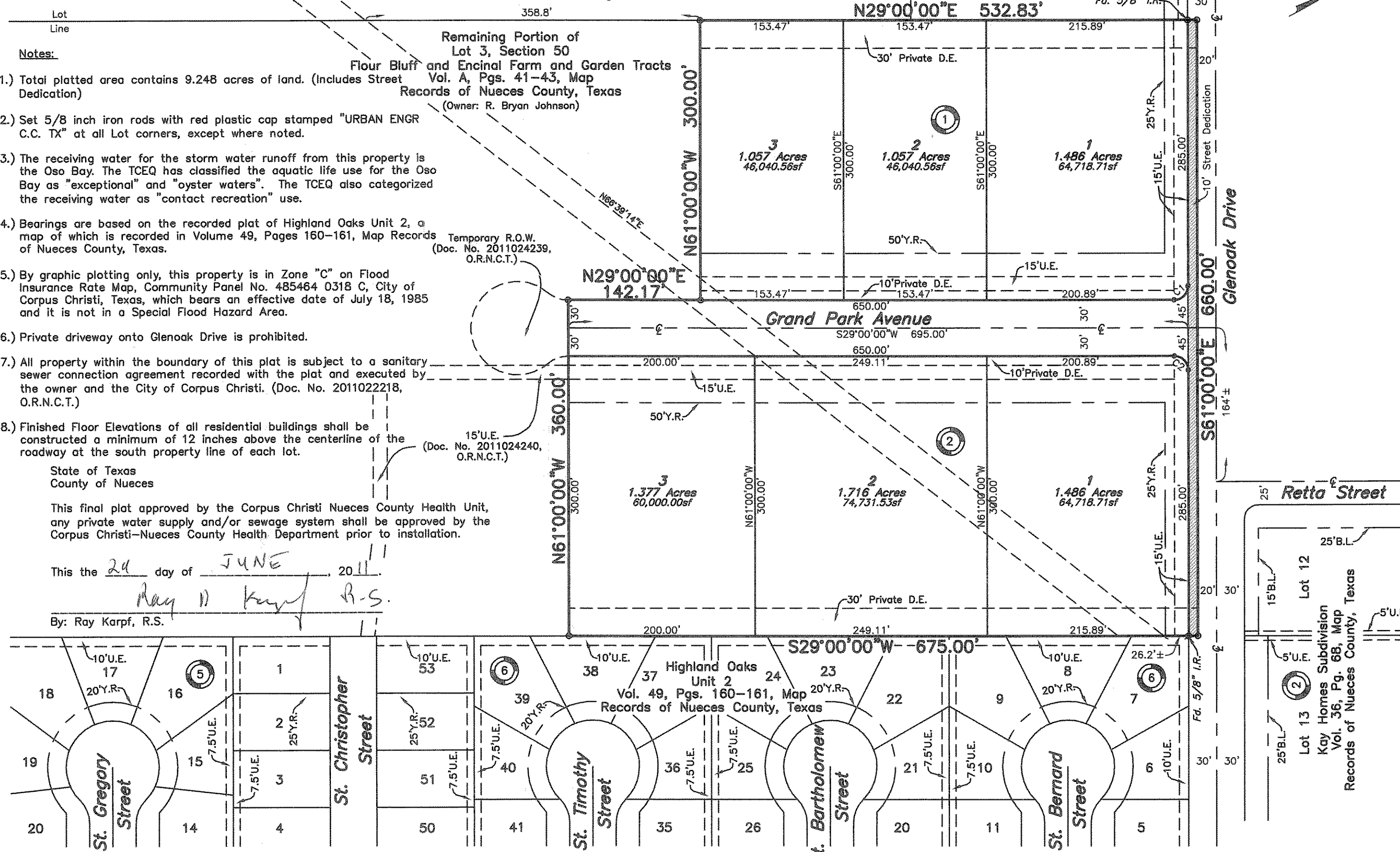
  

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	15.00'	15.00'	23.56'
C2	90°00'00"	15.00'	15.00'	23.56'

# Plat of The Grand Reserve Subdivision Unit 1

9.248 acres out of Lot 3, Section 50, 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.

Lot 2, Section 50  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Bernard M. Seger)



- Notes:**
- Total platted area contains 9.248 acres of land. (Includes Street Dedication)
  - Set 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 Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
  - Bearings are based on the recorded plat of Highland Oaks Unit 2, a map of which is recorded in Volume 49, Pages 160-161, Map Records of Nueces County, Texas.
  - By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0318 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is not in a Special Flood Hazard Area.
  - Private driveway onto Glenoak Drive is prohibited.
  - All property within the boundary of this plat is subject to a sanitary sewer connection agreement recorded with the plat and executed by the owner and the City of Corpus Christi. (Doc. No. 2011022218, O.R.N.C.T.)
  - Finished Floor Elevations of all residential buildings shall be constructed a minimum of 12 inches above the centerline of the roadway at the south property line of each lot.

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 24 day of JUNE, 2011

By: Ray Karpf, R.S.

State of Texas  
County of Nueces

Shrub Oak, LLC, 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 28<sup>th</sup> day of June, 2011

By: R. Bryan Johnson, Member  
R. Bryan Johnson, Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by R. Bryan Johnson, as a Member of Shrub Oak, LLC

This the 28<sup>th</sup> day of June, 2011

Xavier Galvan  
Notary Public in and for the State of Texas

Remaining Portion of Lot 3, Section 50  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: R. Bryan Johnson)

1.057 Acres  
46,040.56sf

1.057 Acres  
46,040.56sf

1.486 Acres  
64,718.71sf

1.377 Acres  
60,000.00sf

1.716 Acres  
74,731.53sf

1.486 Acres  
64,718.71sf

Highland Oaks Unit 2  
Vol. 49, Pgs. 160-161, Map  
Records of Nueces County, Texas

State of Texas  
County of Nueces

Texas Champion Bank, hereby certifies that it holds a lien on the property owned by R. Bryan Johnson, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 29<sup>th</sup> day of June, 2011

By: Wayne C. Meyer  
Wayne C. Meyer, Market President - Corpus Christi

State of Texas  
County of Nueces

This instrument was acknowledged before me by Wayne C. Meyer, as President - Corpus Christi, on behalf of said bank.

This the 29 day of June, 2011

Elisa Salinas  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

I, Dan L. Urban, 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 12<sup>th</sup> day of July, 2011

Dan L. Urban  
Dan L. Urban, R.P.L.S.  
Texas License No. 4710



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 25<sup>th</sup> day of July, 2011

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 18<sup>th</sup> day of April, 2007

Miguel Saldaña  
Miguel Saldaña, A.I.C.P.  
Secretary  
0407053-P018

Rudy Garza  
Rudy Garza, Chairman

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 28 day of June, 2011 with its certificate of authentication was filed for record in my office the 26 day of July, 2011. At 2:40 O'clock P.M., and duly recorded the 25 day of July, 2011, at 2:40 O'clock P.M., in said County in Volume 67, Page 534, Map Records.

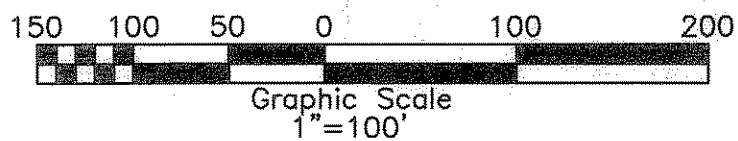
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 201026316  
Filed for Record

at 2:40 O'clock P.M.  
July 25, 2011

Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas

By: Normata  
Deputy



**URBAN ENGINEERING**  
2725 SWANTNER, CORPUS CHRISTI, TEXAS 78404  
(361)254-3101 Fax: (361)254-6001

DATE: March 16, 2007  
SCALE: 1"=100'  
JOB NO.: 17688.B0.00  
SHEET: 1 of 1  
DRAWN BY: XG