

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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 6<sup>th</sup> day of February 2008

*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 2<sup>nd</sup> day of July 2008

*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 12<sup>th</sup> day of DECEMBER 2007

*Faryce Goode-Macon*  
Faryce Goode-Macon  
Secretary  
1207157-P054

*R. Bryan Stone*  
R. Bryan Stone, 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 7 day of February, 2008, with its certificate of authentication was filed for record in my office the 11 day of July, 2008, at 9:24 O'clock A.M., and duly recorded the 11<sup>th</sup> day of July, 2008, at 9:24 O'clock A.M. in said County in Volume 67, Page 177, 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. 2008031342  
Filed for Record

at 9:24 O'clock A.M.  
July 11<sup>th</sup>, 2008

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

By: *Naomy Harker*  
Deputy

- Notes:
- Total platted area contains 4.898 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 waters for storm water runoff is the Laguna Madre Basin. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters" and TCEQ also categorized the Laguna Madre as "contact recreation" use.
  - Bearings are based on the recorded plat of Lot 3, Flour Bluff Gardens Unit 3, a map of which is recorded in Volume 43, Page 68, Map Records of Nueces County, Texas.
  - By graphic plotting only, this property is in Zones "B" and "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 is not in a Special Flood Hazard Area.
  - Lots 3A and 3B cannot change existing drainage conditions without prior approval from the City Development Services.
  - 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. 2008021436, O.R.N.C.T.)

State of Texas  
County of Nueces

Mary Frances Fiscus, hereby certifies that she is the owner of the lands embraced within the boundaries of Lot 3A as shown on the foregoing plat; that she has had said lands surveyed and subdivided as shown; 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 7<sup>th</sup> day of February 2008

By: *Mary Frances Fiscus*  
Mary Frances Fiscus

State of Texas  
County of Nueces

This instrument was acknowledged before by me Mary Frances Fiscus.

This the 7<sup>th</sup> day of February 2008

*Xavier Galvan*  
XAVIER GALVAN  
Notary Public, State of Texas  
My Commission Expires  
February 01, 2009

Notary Public in and for the State of Texas

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 7 day of March, 2008

*Harvey Ausbie*  
Harvey Ausbie, Acting Program Manager

State of Texas  
County of Nueces

Christine T. Johns, hereby certifies that she is the owner of the lands embraced within the boundaries of Lot 3B as shown on the foregoing plat; that she has had said lands surveyed and subdivided as shown; 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 day of March, 2008

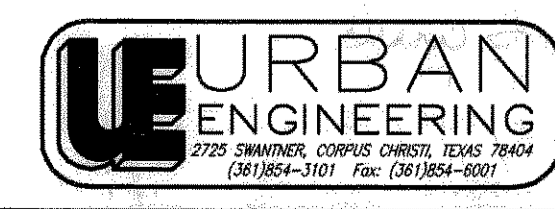
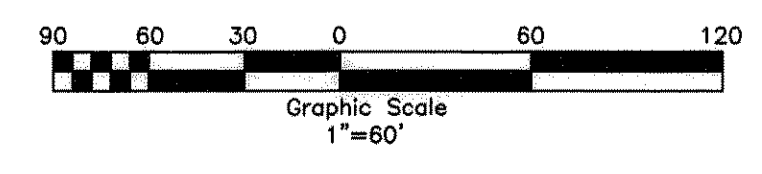
By: *Christine T. Johns*  
Christine T. Johns

State of Texas  
County of Nueces

This instrument was acknowledged before me by Christine T. Johns.

This the 6 day of March, 2008

*Kosby Lynn Baker*  
KOSBY LYNN BAKER  
Notary Public in and for the State of Texas  
September 7, 2007



DATE: Nov. 9, 2007  
SCALE: 1"=60'  
JOB NO.: 37017.A7.00  
SHEET: 1 of 1  
DRAWN BY: XG

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