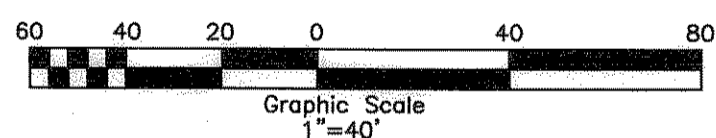
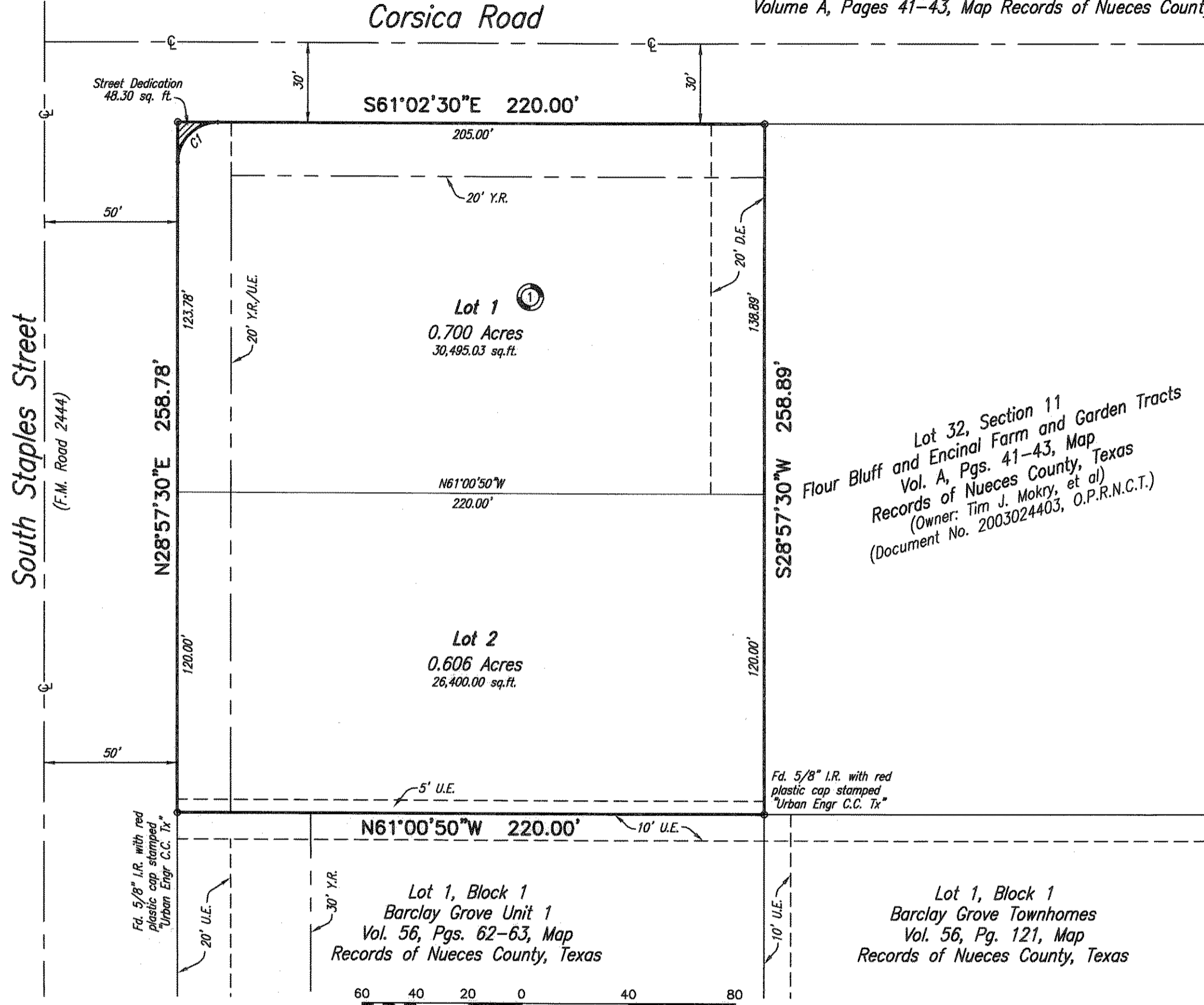
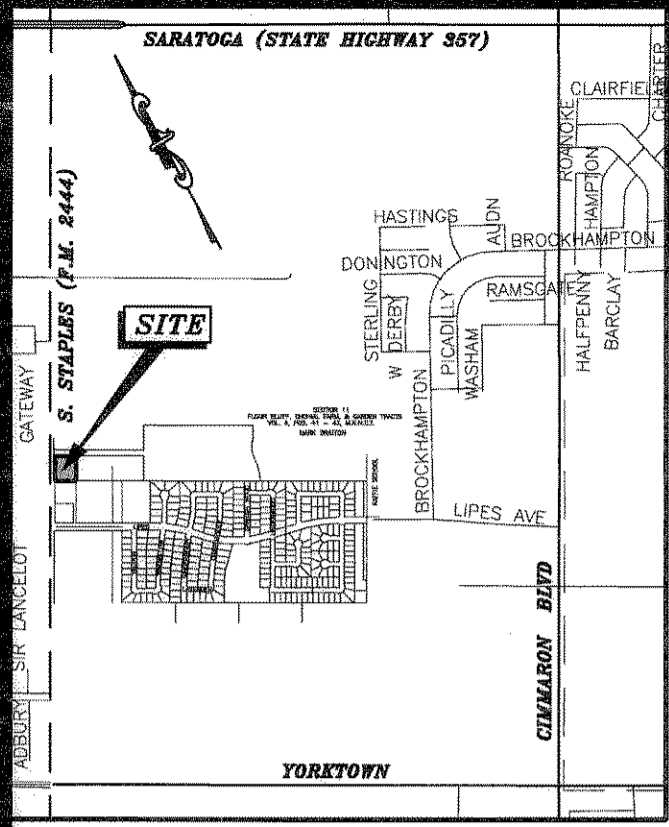


# Plat of Corsica Tract Block 1, Lots 1 and 2

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

1.307 acres of land out of Lot 32, Section 11, 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.



### Notes:

- 1.) Total platted area contains 1.307 acres of land, including street dedication.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- 3.) The receiving water for storm water runoff is the Oso Bay Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and also categorized the receiving water as "contact recreation" use.
- 4.) Bearings are based on the recorded plat of Barclay Grove Unit 9, a map of which is recorded in Volume 63, Pages 116-117, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
- 6.) If any lot is developed with residential uses, a park settlement fee will be required during the building permitting phase.
- 7.) The finished floor elevation must be a minimum of 18 inches above the centerline of the adjacent roadway for overflow protection.
- 8.) Shared vehicular access across lot lines shall not be obstructed.
- 9.) Sanitary sewer services must be extended to public sanitary sewer facilities at time building permit is issued.

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 03 day of October, 2005

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 Engineering Services of the City of Corpus Christi, Texas.

This the 25<sup>th</sup> day of Oct, 2005

Angel R. Escobar, P.E.  
Angel R. Escobar, P.E./R.P.L.S.  
Director of Engineering Services

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 15<sup>th</sup> day of June, 2005

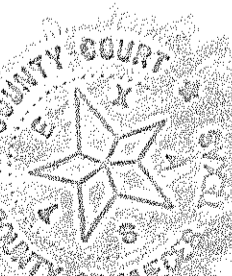
Michael N. Gunning      R. Bryan Stone  
Michael N. Gunning      R. Bryan Stone, Chairman  
Secretary      0605094-P42

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<sup>th</sup> day of October, 2005, with its certificate of authentication was filed for record in my office the 28<sup>th</sup> day of October, 2005, at 4:02 O'clock P.M., and duly recorded the 28<sup>th</sup> day of October, 2005, at 4:02 O'clock P.M., in said County in Volume 64, Page 254, Map Records.

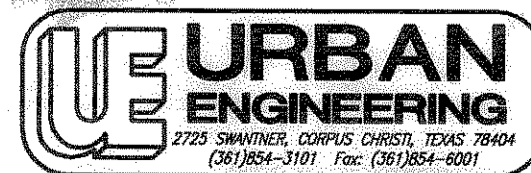
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2005056409  
Filed for Record  
at 4:02 O'clock P.M.  
October 28, 2005  
By: Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
Deputy



Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

Pamela B. Amiga  
Deputy



DATE: June 14, 2005  
SCALE: 1"=40'  
JOB NO.: 15552.A4.03  
SHEET: 1 of 1  
DRAWN BY: XG

State of Texas  
County of Nueces

TEXAS STATE BANK, hereby certifies that we hold a lien on the property owned by EUGENE V. NOLFI, JR. and LINNEA JIMI NOLFI, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 18 day of October, 2005

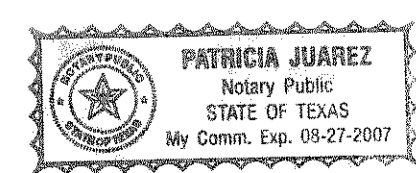
By: Orlando S. Leal  
ORLANDO S. LEAL, Senior Vice President

State of Texas  
County of Nueces

This instrument was acknowledged before me by ORLANDO S. LEAL, as Senior Vice President of TEXAS STATE BANK.

This the 18<sup>th</sup> day of October, 2005

Patricia Juarez  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

EUGENE V. NOLFI, JR. and LINNEA JIMI NOLFI, hereby certifies that they are the owner of the lands embraced within the boundaries of the foregoing plat; that they 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 11<sup>th</sup> day of October, 2005

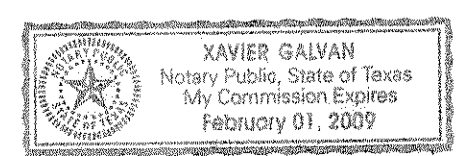
By: Eugene V. Nolfi  
EUGENE V. NOLFI      By: Linnea Jimi Nolfi  
LINNEA JIMI NOLFI

State of Texas  
County of Nueces

This instrument was acknowledged before me by EUGENE V. NOLFI and LINNEA JIMI NOLFI.

This the 11<sup>th</sup> day of October, 2005

Patricia Juarez  
Notary Public in and for the State of Texas



Vol. 64 Pg. 254