

V 68 P 946

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PLANNING COMMISSION
 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 14th day of December, A.D. 2018.
 William J. Green, P.E.
 Urban Secretary
 16701905
 Erika Villarreal, P.E.
 Chairman

DEVELOPMENT SERVICES
 State of Texas
 County of Nueces
 This final plat of the herein described property was approved by the Department of Development Services, of this City of Corpus Christi, Texas.
 This the 21st day of February, A.D. 2018.
 Ricka Robinson, P.E., LEED AP
 Development Services Engineer

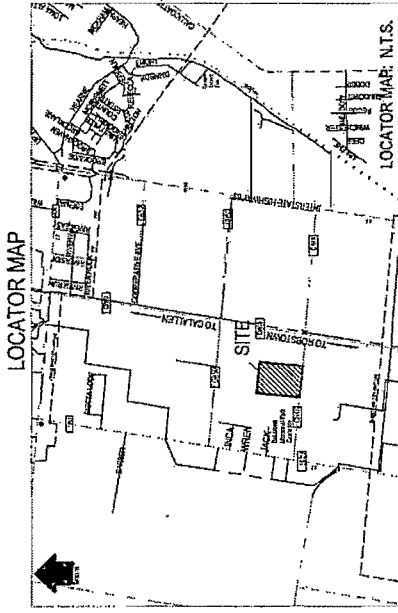
HEALTH DEPARTMENT
 State of Texas
 County of Nueces
 Approved by the Corpus Christi-Nueces County Health Department.
 This the 30 day of January, A.D. 2018.
 Any private sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.
 Lauren Ribas, WPA
 Nueces County Health Department

COUNTY CLERK'S CERTIFICATION:
 State of Texas
 County of Nueces
 I, Kris Sanders, Clerk of the County Court, do hereby certify that the foregoing instrument of writing, dated and captioned as above, is a true and correct copy of the original as recorded in my office. Witness my hand and the seal of the County of Nueces, Texas, at the City of Corpus Christi, Texas, on the 25th day of January, A.D. 2018, at 11:11 o'clock P.M. in the Map Records of Nueces County, Texas in Volume 67 Page 941, 941.

Witness my hand and seal of the County Court, and for Nueces County, Texas, at the City of Corpus Christi, Texas, the day and year first above signed.
 Kris Sanders, County Clerk
 Nueces County, Texas
 By: Y. VALLES, HEALTH DEPARTMENT

Final Plat of
GRANADO ESTATES ADDITION

Being a final plat of 37.98 acres of land out of Lot 7, Block 3, Nueces River Irrigation Park, E.T.J. of the City of Corpus Christi, Nueces County, Texas, according to the plat recorded in Volume "A", Page 54, Map Records of Nueces County, Texas.



NOTES:

- Total Platted Area contains 37.98 acres or 1,654,384 square feet of land. (includes street dedication)
 50' of County Road 48 - Street Dedication = 0.871 acres or 37,928.8 square feet
 Total Area of Platted Lots = 32,376 acres or 1,410,276 square feet
 Total Area Within R.O.W.s = 4,734 acres or 205,191 square feet
- The receiving drainage for storm water runoff is the Upper Oso Drainage Basin, which drains into Oso Creek. The TCEQ 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 Oso Bay. The TOEO has classified the aquatic life use for the Oso Bay as "exceptional" and "bryolar waters" and categorized the receiving waters as "best recreational" use.
- Bearings based on GPS, NAD 83, Texas State Plane South Zone
- Per the Unified Development Code, driveway access for Lot 3 and Lot 45 will be limited to Granado Estates Drive. Lots 1, 2, 46 and 47, will have limited access to County Road 48. Developer is responsible for providing driveway design to purchasers of the subdivision lots, along with instructions to contact Nueces County Department of Public Works for approval of the proposed driveway location. Lots 1, 2, 3, 45, 46 and 47 requires 35' C-76, Class III, (Wall B), R.C.P. Lots 4-44 requires 16' C-76, Class III, (Wall B), R.C.P.
- Water to be provided by Nueces County Water Control & Improvement District #3. Subdivider shall provide water service to all lots. SEE ADDITIONAL NOTE IN OWNERS CERTIFICATION.
- Subdivider will post a post letter of credit to guarantee installation of septic systems to all lots.
- Private Drainage & Detention Easements will be maintained by individual lot owners or HOA.
- Minimum Finished Floor Elevation is 76.50'.
- All streets are dedicated to Nueces County, Texas.

OWNER CERTIFICATION
 State of Texas
 County of Nueces
 I, GRANADO ESTATES, LP
 do hereby certify that I (we) are the owner(s) of the land embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and platted as shown, that surveys 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 plat was made for the purpose of description and record.
 This the 25 day of January, A.D. 2018.
 Matthew J. King, Manager
 Granado Estates GP, LLC
 General Partner of Granado Estates, LP

This instrument was acknowledged before me by:
 Matthew J. King, Manager
 Granado Estates GP, LLC
 General Partner of Granado Estates, LP
 This the 25 day of January, A.D. 2018.
 Notary Public in and for the State of Texas
 TRACY M. WANCELLE
 Notary No. # 15233181
 My Commission Expires September 21, 2020

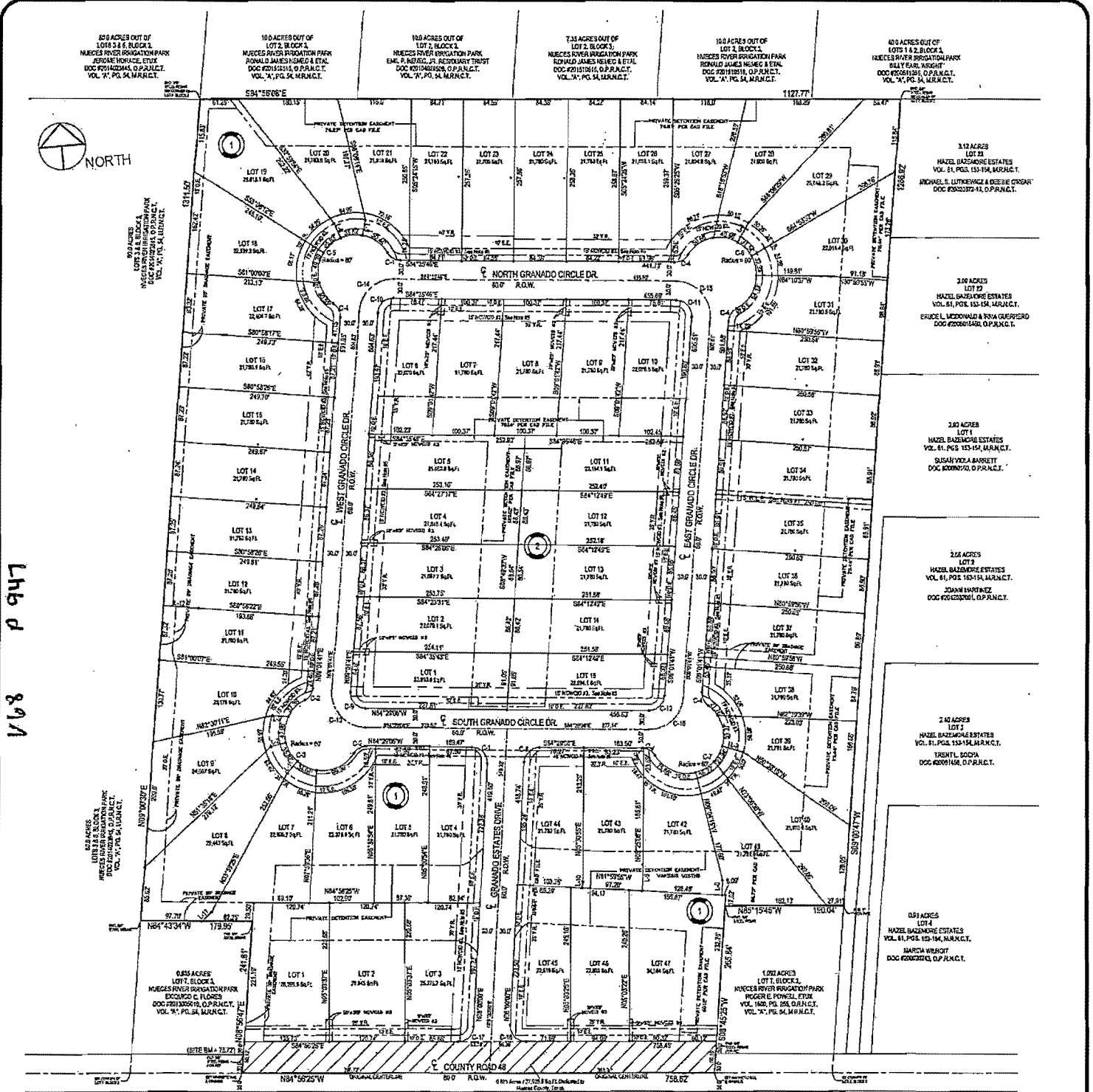
LIENHOLDER CERTIFICATION
 County of Montgomery
 Granado Estates Investors, LLC
 Kevin W. Bennett, Manager
 Does hereby certify that I (we) are the holder(s) of a lien on the land embraced within the boundaries of the foregoing plat and that I (we) have had the amount due paid for all mortgages and encumbrances.
 This the 25 day of January, A.D. 2018.
 Granado Estates Investors, LLC
 Kevin W. Bennett, Manager

SURVEYOR CERTIFICATION
 State of Texas
 County of Nueces
 I, J.L. Bennett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from a survey made on the ground under my direction and supervision and is true and correct, and that I have been engaged to sit at all lot and block corners and to recover points and monuments and monuments without delay.
 This the 7 day of December, A.D. 2018.
 J.L. Bennett, Jr.
 Registered Professional Land Surveyor
 No. 2133
 Exp. 08/31/2020

FIRM NAME AND ADDRESS
 Griffith Brundrett
 Surveying & Engineering
 4115 Forest Hill Road, Suite 200
 Houston, Texas 77056
 Tel: 281-299-9999
 Fax: 281-299-9999
 www.griffithbrundrett.com
 TPA's PERM NO. 1000480
 Exp. 08/31/2020

This is to certify that I have consulted the Federal Flood Hazard Map titled 31815 and found that the property described herein is not in a X Flood Zone. C Base Elevation: N/A
 Panel No. 0215C
 Contour No. 48494
 This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine floodplain status only and not identify specific flooding conditions. Map information subject to change by FEMA.

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CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH
C-1	62°28'31"	26.10	26.11	48.35	25.11
C-2	54°47'52"	26.00	12.95	23.91	23.91
C-3	209°39'17"	80.00	-	219.59	219.59
C-4	59°03'08"	26.00	13.67	25.29	25.29
C-5	202°28'25"	80.00	-	212.03	212.03
C-6	206°42'03"	80.00	-	216.59	216.59
C-7	202°35'18"	80.00	-	212.15	212.15
C-8	87°31'30"	25.00	23.94	34.58	34.58
C-9	87°31'47"	25.00	26.58	36.43	40.81
C-10	86°21'22"	25.00	23.46	34.21	37.68
C-11	93°28'39"	25.00	26.64	36.46	40.86
C-12	86°29'31"	25.00	23.52	36.49	40.85
C-13	93°31'02"	55.00	58.48	80.13	93.77
C-14	86°22'15"	55.00	51.62	75.28	82.91
C-15	83°37'11"	55.00	58.59	80.20	88.87
C-16	88°29'07"	55.00	51.73	75.30	83.02
C-17	87°03'27"	25.00	23.75	34.44	37.99
C-18	92°56'22"	25.00	25.37	36.28	40.55

LINE DATA

LINE	BEARING	DISTANCE
L-1	N46°09'43"E	25.11
L-2	N50°22'08"E	26.10
L-3	S80°59'21"E	26.50
L-4	S16°55'51"E	25.10
L-5	S15°17'14"W	25.11
L-6	S34°09'22"W	35.01
L-7	N69°11'06"W	35.01
L-8	N05°25'04"E	23.25
L-9	N05°33'56"E	41.88
L-10	N07°59'53"E	10.18
L-11	N51°35'23"E	20.55
L-12	S81°07'08"E	55.72

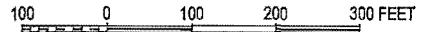
FILE NAME: GRANADO ESTATES FINAL PLAT

Final Plat of:

GRANADO ESTATES ADDITION

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SCALE: 1" = 100'



GRAPHIC SCALE