

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE STATE OF TEXAS
COUNTY OF MONTGOMERY

CRESCENT COVE SECTION THREE

BEING A SUBDIVISION OF 4.593 ACRES
OF LAND SITUATED IN THE JOHN CORNER
SURVEY, A-B, MONTGOMERY COUNTY,
TEXAS, AND BEING OUT OF A 46.199
ACRE TRACT RECORDED IN CLERK'S FILE
99044629, REAL PROPERTY RECORDS,
MONTGOMERY COUNTY, TEXAS.

CONTAINS: 16 LOTS, 2 BLOCKS, 2 RESERVES
Owner / Developer
CRESCENT COVE LP
DEALY & ASSOCIATES, INC.,
ITS GENERAL PARTNER
2333 GRAMERLY
HOUSTON, TEXAS 77030

FILED FOR RECORD
01 MAY 23 PM 3:35
MONTGOMERY COUNTY, TEXAS



This is to certify that the undersigned, a Registered Professional Land Surveyor of the State of Texas, has filed the above subdivision map, and that the same is correct and true to the best of his knowledge and belief, and that he is not aware of any facts which would render the same incorrect or misleading.

By: *Richard Meland*
Richard Meland, Surveyor
Texas Registration No. 2880

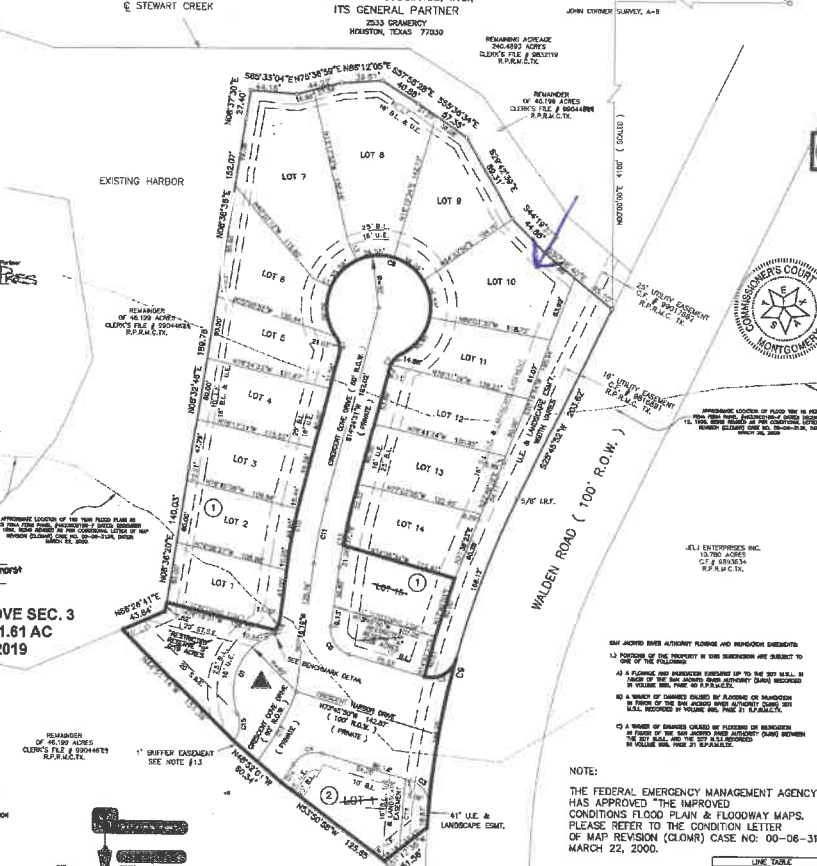
"This is to certify that 'CRESCENT COVE' of the property submitted in the above and preceding sections of this plat, has been approved by the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas."

- The drainage of water shall be made, direct, into a waterway.
- Drainage shall be made under private drainage, which shall be a part of the drainage system of the county, and shall be subject to the same rules and regulations as other drainage systems of the county.

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On the 19th day of April, 2000, this plat was approved by the Planning and Zoning Commission of the City of Corpus Christi, Texas, and is hereby approved by the City of Corpus Christi, Texas, and is hereby approved by the City of Corpus Christi, Texas, and is hereby approved by the City of Corpus Christi, Texas.

- 13. BL. = BUILDING LANE.
- 23. UL. = UTILITY LANE.
- 33. DL. = DRAINAGE DRAINAGE.
- 43. LE. = LANDSCAPE EASEMENT.
- 53. WE. = WETLAND EASEMENT.
- 63. LAE. = LANDSCAPE EASEMENT.
- 73. LAE. = LANDSCAPE EASEMENT.
- 83. LAE. = LANDSCAPE EASEMENT.
- 93. LAE. = LANDSCAPE EASEMENT.
- 103. LAE. = LANDSCAPE EASEMENT.
- 113. LAE. = LANDSCAPE EASEMENT.
- 123. LAE. = LANDSCAPE EASEMENT.
- 133. LAE. = LANDSCAPE EASEMENT.
- 143. LAE. = LANDSCAPE EASEMENT.
- 153. LAE. = LANDSCAPE EASEMENT.
- 163. LAE. = LANDSCAPE EASEMENT.



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CURVE	LENGTH	BEGINS	ENDS	CHORD	DTF	CHORD
1	100.00	0+00	1+00	100.00	1.57	100.00
2	100.00	1+00	2+00	100.00	1.57	100.00
3	100.00	2+00	3+00	100.00	1.57	100.00
4	100.00	3+00	4+00	100.00	1.57	100.00
5	100.00	4+00	5+00	100.00	1.57	100.00
6	100.00	5+00	6+00	100.00	1.57	100.00
7	100.00	6+00	7+00	100.00	1.57	100.00
8	100.00	7+00	8+00	100.00	1.57	100.00
9	100.00	8+00	9+00	100.00	1.57	100.00
10	100.00	9+00	10+00	100.00	1.57	100.00
11	100.00	10+00	11+00	100.00	1.57	100.00
12	100.00	11+00	12+00	100.00	1.57	100.00
13	100.00	12+00	13+00	100.00	1.57	100.00
14	100.00	13+00	14+00	100.00	1.57	100.00
15	100.00	14+00	15+00	100.00	1.57	100.00
16	100.00	15+00	16+00	100.00	1.57	100.00

GRAPHIC SCALE
1 inch = 80 feet

CRESCENT COVE SEC. 3
MZ/5822 1.61 AC
05-28-2019

NOTE:
THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS APPROVED THE IMPROVED CONDITIONS FLOOD PLAN & FLOODWAY MAPS. PLEASE REFER TO THE CONDITION LETTER OF MAP REVISION (CLOWR) CASE NO. 00-06-313R, MARCH 22, 2000.