

FLOUR BLUFF ESTATES NO. 2
BLOCK 9, LOT 19R

BEING A FINAL REPLAT OF THE E. 1/2 OF LOT 19, BLOCK 9,
FLOUR BLUFF ESTATES NO. 2
AS RECORDED IN VOLUME 8, PAGE 22 (M.R.N.C.T.),
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF
THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE
ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S,
P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"+-" DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C & X. COMMUNITY
#485464, PANEL 0317C, & COMMUNITY 48355C, PANEL 0545G (CITY OF CORPUS CHRISTI),
AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
REFER TO MAPS INDEX DATED 07/18/85 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM IS THE
LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR
THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ
ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.1894 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM
FLOUR BLUFF ESTATES NO. 2
AS RECORDED IN VOLUME 8, PAGE 22 (M.R.N.C.T.).
GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE
REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011)
EPOCH (2010.00).

STATE OF TEXAS
COUNTY OF NUECES

WE, THANKSGIVING HOMES, HEREBY CERTIFY THAT WE ARE THE OWNER OF LOT 19R, BLOCK 9,
FLOUR BLUFF ESTATES NO. 2, AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP;
THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO
THE PUBLIC FOREVER AND STREET DEDICATION IS IN FEE SIMPLE THAT ALL EASEMENTS ARE
DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC
UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2019,

GARY ALLSUP
PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,
GARY ALLSUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES OF CONSIDERATION HEREIN EXPRESSED AND IN THE
CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

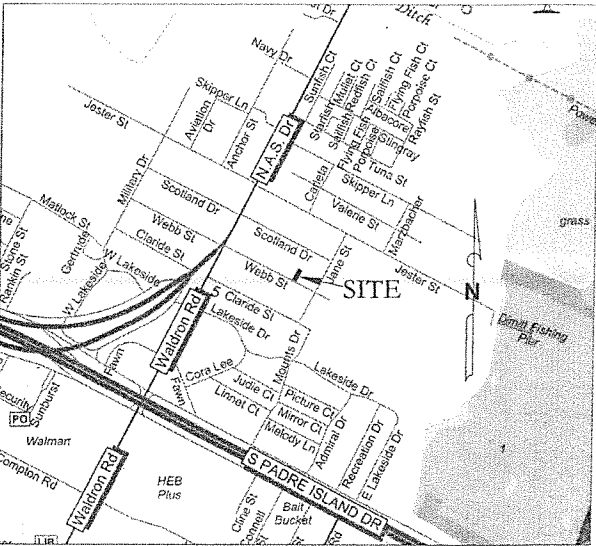
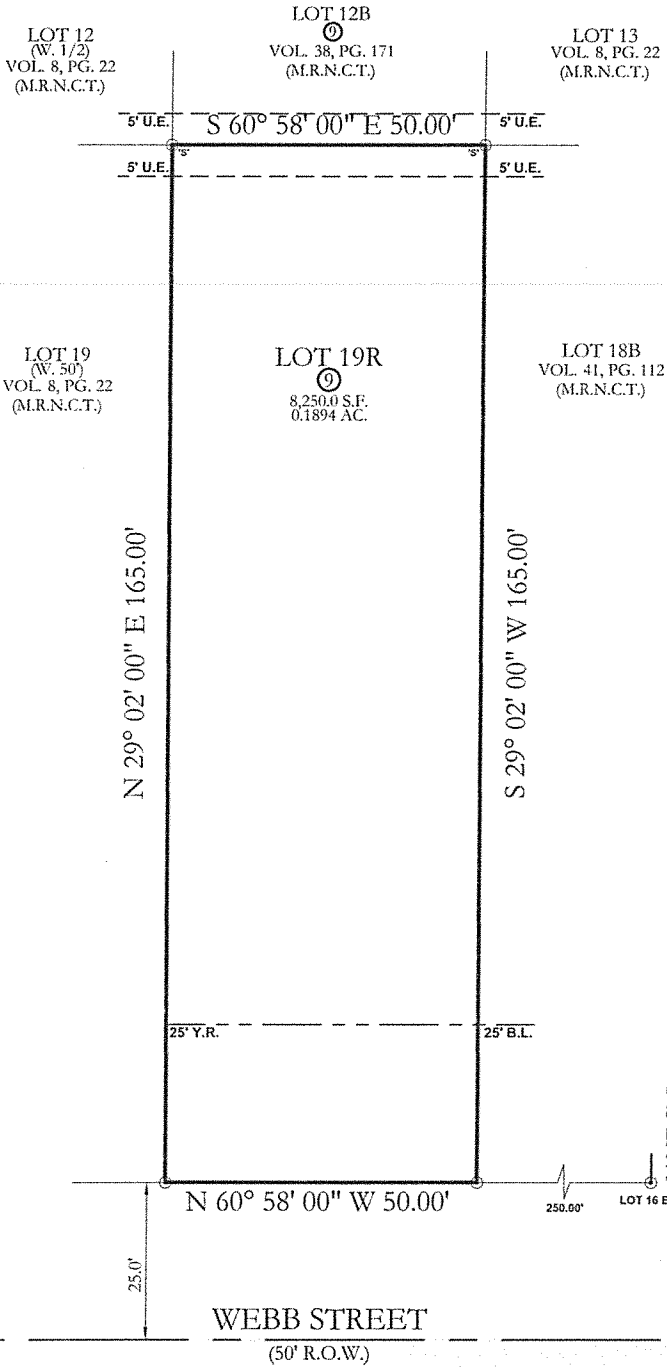
STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC.,
HAVE PREPARED THE FOREGOING MAP FROM 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 ____ OF _____, 2019,

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF
THE CITY OF CORPUS CHRISTI PLANNING COMMISSION

THIS THE ____ DAY OF _____, 2019,

AL RAYMOND, III, A.I.A.
SECRETARY

CARL CRULL, P.E.
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE
DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2019,

PABLO MARTINEZ, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY
CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF
_____, 2019, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY
OFFICE THIS ____ DAY OF _____, 2019 AT ____ O'CLOCK ____ M AND DULY
RECORDED IN VOLUME _____, PAGE _____ (M.R.N.C.T.)

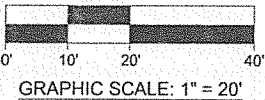
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF
_____, 2019.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
10/29/2019	11/19/2019	RV & PP	19-5530
FIRM NO. F-166			