

STATE OF TEXAS
COUNTY OF BEXAR

I, HENRY ACOSTA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS ____ DAY OF _____, 2026.

HENRY ACOSTA
OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENRY ACOSTA, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF
_____, 20____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I, STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS ____ DAY OF _____, 2026.

BRIA WHITMIRE
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS ____ DAY OF _____, 2026.

CYNTHIA S GARZA
CHAIRMAN

MICHAEL DICE
DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, _____, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2026 AT

____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE ____ DAY OF _____, 2026.

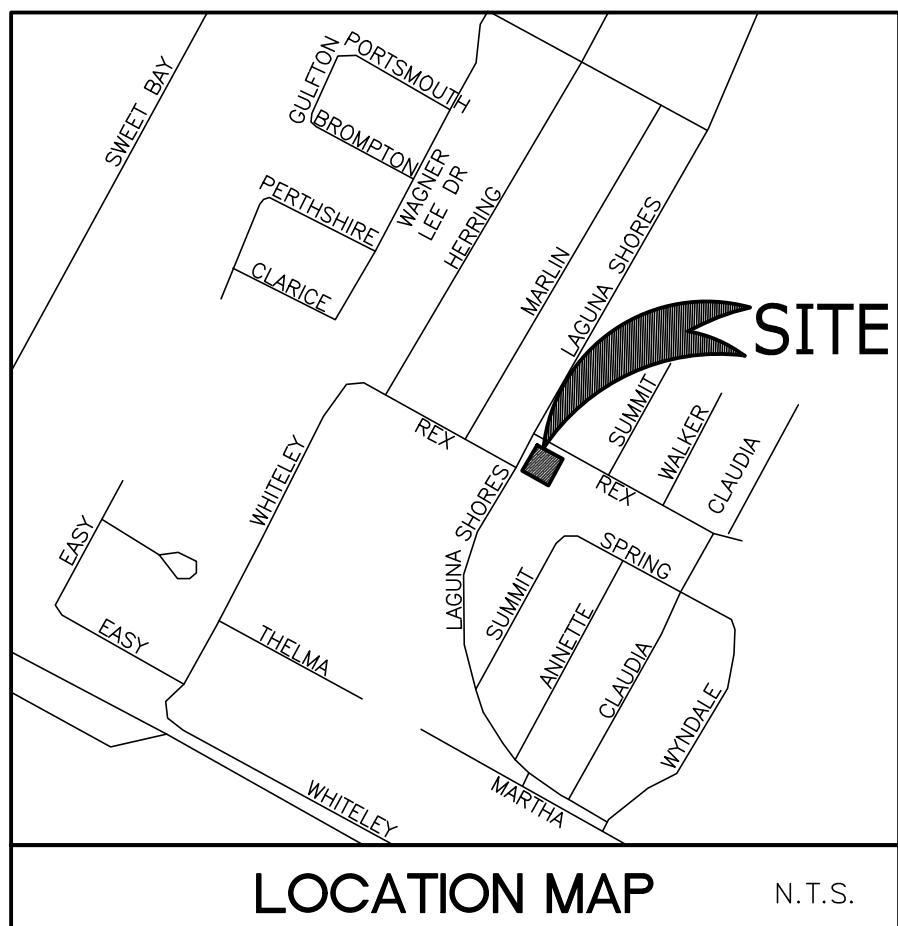
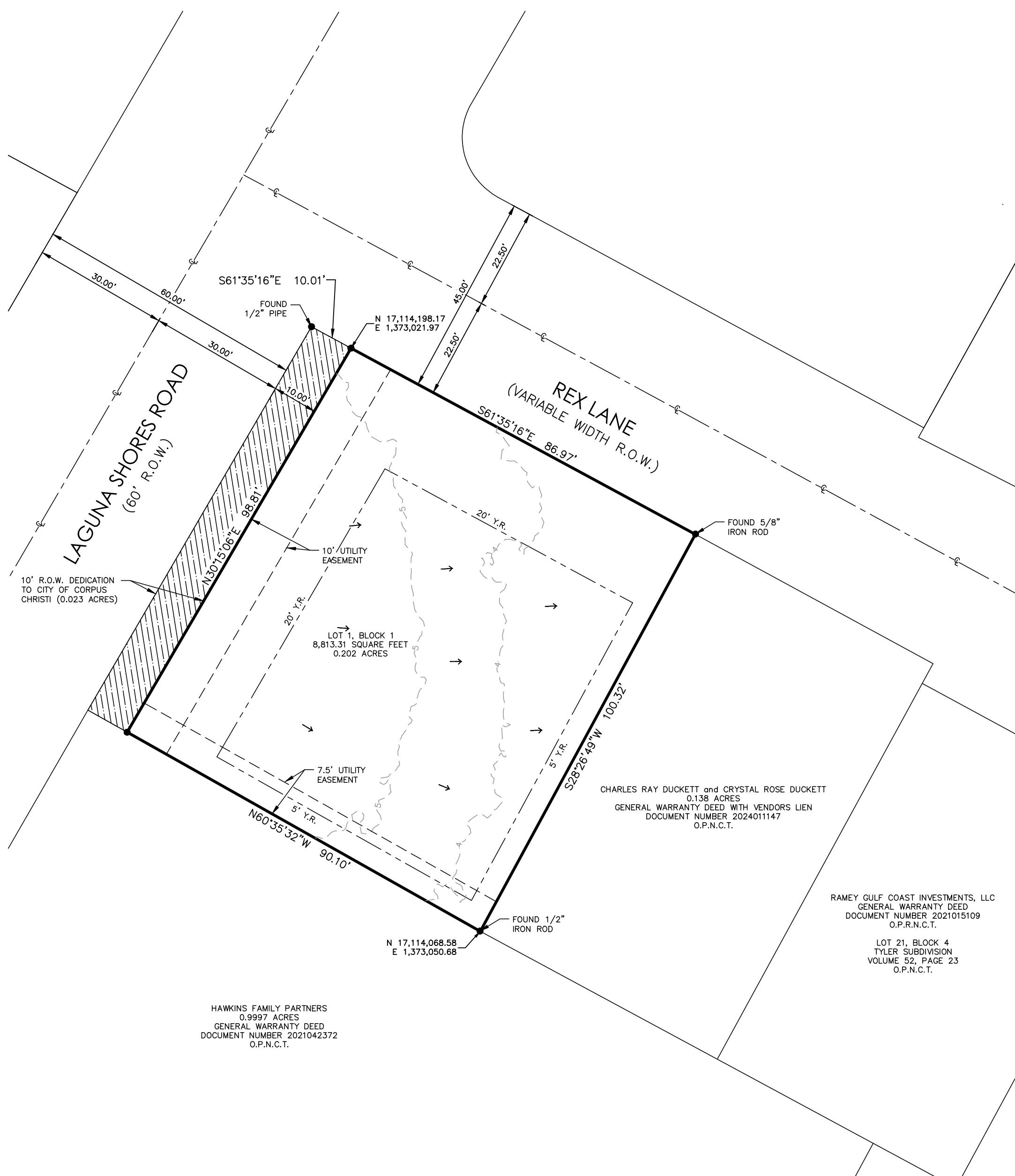
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

FINAL PLAT OF LAGUNA SHORES VISTA LOT 1 BLOCK 1

BEING A 0.225 ACRE TRACT, INCLUSIVE OF A 0.023 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF CORPUS CHRISTI, OUT OF LOT 24, SECTION 52, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



LEGEND

- PLAT BOUNDARY
- EXISTING CONTOUR
- ADJACENT PROPERTY
- CENTERLINE
- EASEMENT
- YARD REQUIREMENT
- O.P.N.C.T.
- OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
- R.O.W.
- RIGHT OF WAY
- Y.R.
- YARD REQUIREMENT
- FLOW DIRECTION ARROW

NOTES:

- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 0.225 ACRE(S) OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- GRID BEARINGS AND 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 (RECORD BEARING/DISTANCE).
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE UPPER LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES-RIO GRANDE COASTAL BASIN AS "EXCEPTIONAL AQUATIC LIFE USE" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE UPPER LAGUNA MADRE AS "PRIMARY CONTACT RECREATION".
- BY GRAPHICAL PLOTTING, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0735G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- THE DIRECTION OF THE PREVAILING BREEZE IS SOUTHEAST.