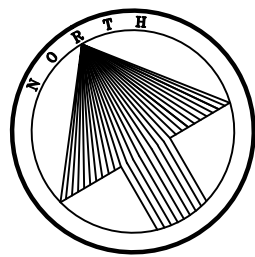
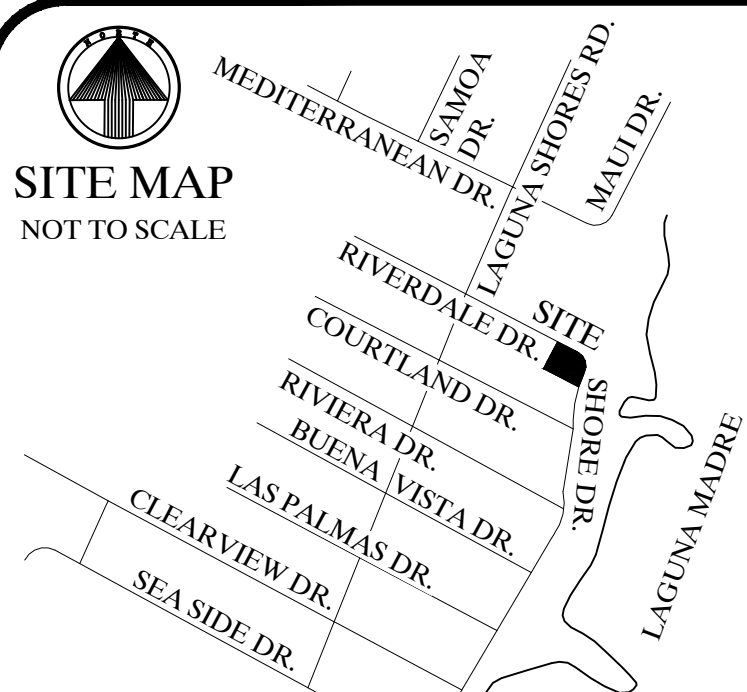
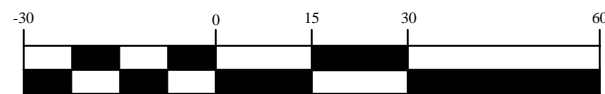




SITE MAP  
NOT TO SCALE



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

## REPLAT ESTABLISHING LAGUNA VISTA SHORES BLOCK 8, LOT 1R

BEING A REPLAT OF BLOCK 8, LOTS 1, 2, AND 3, LAGUNA VISTA SHORES, AN  
ADDITION TO THE CITY OF CORPUS CHRISTI, AS SHOWN ON THE PLAT  
RECORDED IN VOLUME 8, PAGE 32, MAP RECORDS NUECES COUNTY, TEXAS.



Brister Surveying

4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twcbc.com  
Firm Registration No. 10072800

STATE OF TEXAS  
COUNTY OF NUECES

WE, MARK S. REEVES AND MELODYE A. REEVES, DO HEREBY  
CERTIFY THAT WE ARE THE OWNERS OF BLOCK 8, LOT 1R, THE  
PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND  
SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS  
BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND  
DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

MARK S. REEVES, OWNER

MELODYE A. REEVES, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, MARK S. REEVES, ON THIS DAY PERSONALLY  
APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT  
HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID  
LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN  
EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, MELODYE A. REEVES, ON THIS DAY  
PERSONALLY APPEARED THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS  
THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND  
CONSIDERATION THEREIN EXPRESSED, AND IN THE  
CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC

### NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS  
PROPERTY 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.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A-18" (EL 10')  
ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0356  
C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE  
DATE OF JULY 18, 1985.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93)  
4205 DATUM.
4. THE TOTAL PLATTED AREA IS 0.382 ACRE, INCLUDING STREET  
DEDICATION.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE  
UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE  
ZONING MAY CHANGE.
6. THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN  
ALL LAND COMPATIBILITY USE (TITLE 14, PART 150) FEDERAL.

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 \_\_\_\_\_, 2021

BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

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 \_\_\_\_\_, 2021

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES  
COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING  
INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, WITH ITS  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY  
OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN  
SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR  
SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND  
YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

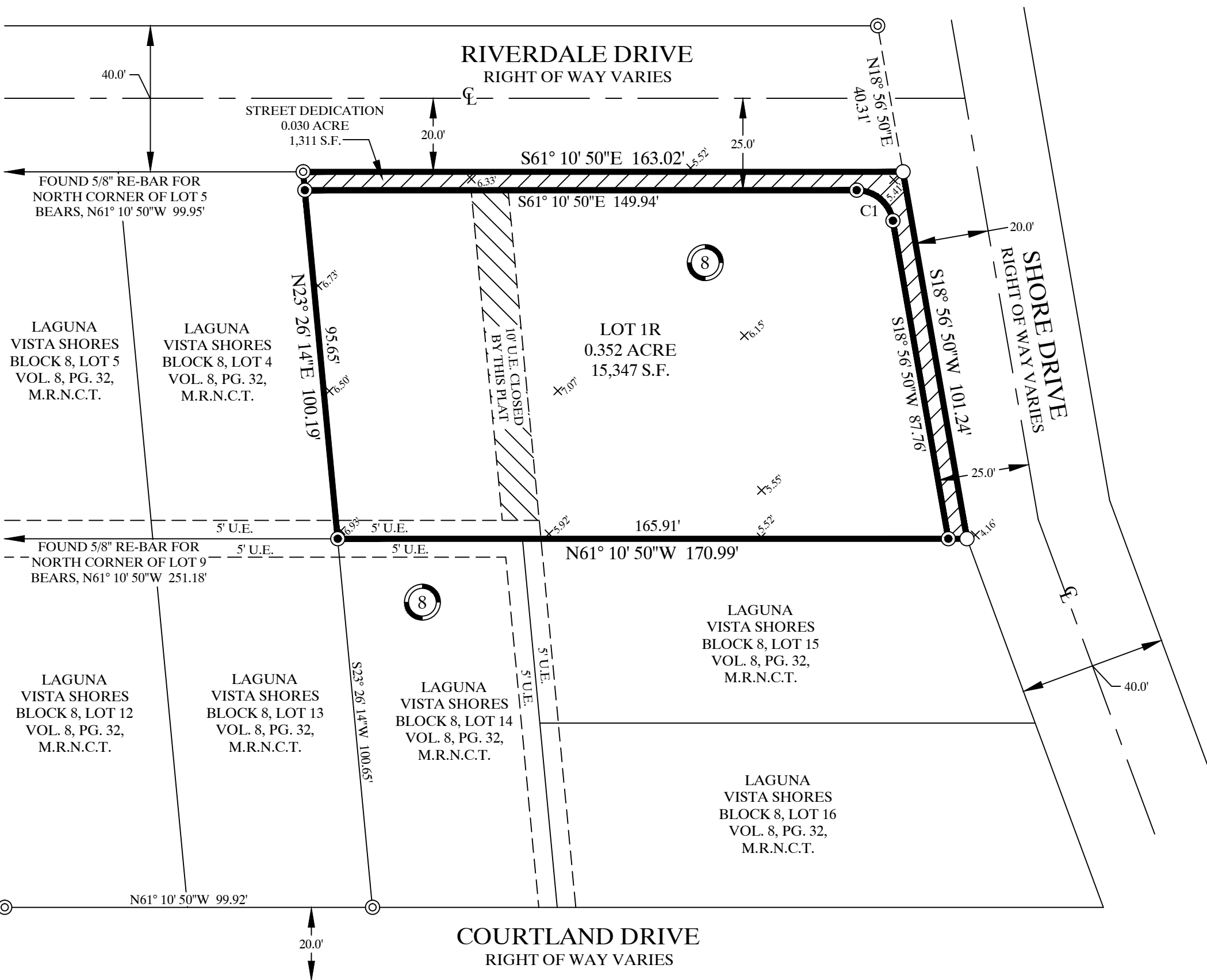
BY: \_\_\_\_\_  
DEPUTY:

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND  
SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE  
FOREGOING MAP FROM A SURVEY MADE ON THE GROUND  
UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND:  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

● = SET 5/8" RE-BAR  
⊙ = FOUND 5/8" RE-BAR  
○ = PROPERTY CORNER

C1  
R = 10.00'  
L = 13.98'  
TAN = 8.41'  
Δ = 80° 07' 39"  
CB = S21° 07' 00"E, 12.87'