

STATE OF TEXAS
COUNTY OF NUECES

I, REYNALDO RAMOS JR., HEREBY CERTIFY THAT I AM THE OWNER OF SAID LOT 24R, BLOCK 6, WOODLAWN ESTATES, AND SAID LANDS EMBARCED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT I HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2016.

REYNALDO RAMOS JR., OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY REYNALDO RAMOS JR.

THIS THE _____ DAY OF _____ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

FIRST COMMUNITY BANK, HEREBY CERTIFIES THAT IT HOLDS A FIRST AND SUPERIOR VENDOR'S LIEN ON THE PROPERTY OWNED BY REYNALDO RAMOS JR., AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____ 2016.

BY: JOE D. INGLE, VICE PRESIDENT

GENERAL NOTES

- BEARINGS ARE BASED ON THE RECORDED PLAT OF WOODLAWN ESTATES, AN ADDITION TO THE CITY OF CORPUS CHRISTI & NUECES COUNTY, TEXAS, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS.
- TOTAL AREA CONTAINS 0.670 ACRES OF LAND.
- BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464 0303 C, MAP REVISED JULY 18, 1985, THIS PROPERTY IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING. THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- FOUND AND/OR SET 5/8" IRON RODS AT ALL CORNERS UNLESS SHOWN OTHERWISE.
- ANY FUTURE DWELLING UNITS WILL BE SUBJECT TO THE OPEN SPACE REGULATIONS.

STATE OF TEXAS
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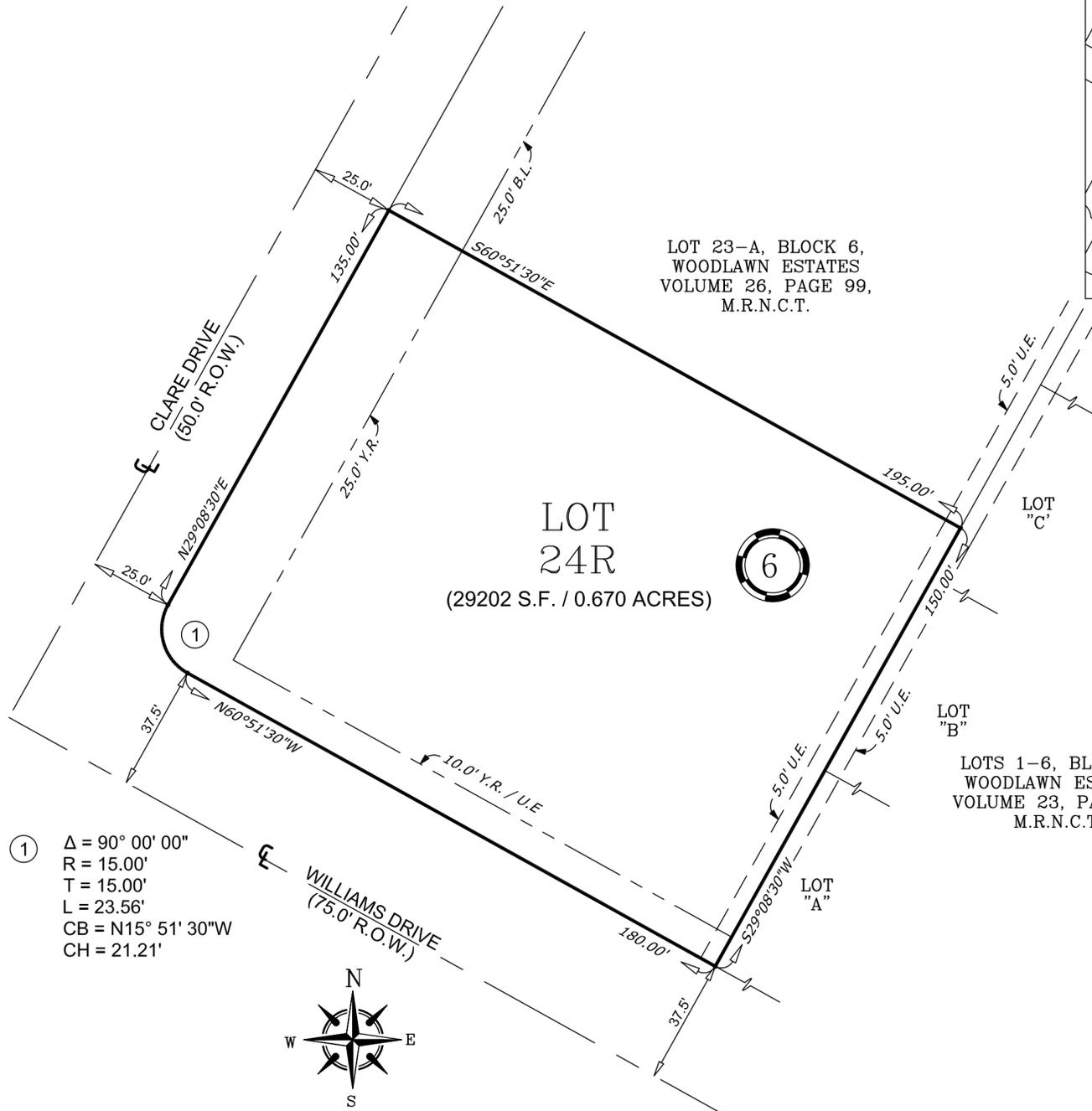
I, VICTOR S. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT HE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2016.

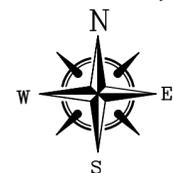
VICTOR S. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3419

PLAT OF: WOODLAWN ESTATES BLOCK 6, LOT 24R

BEING A REPLAT OF LOT 24,
AND THE SOUTH 55.0 FEET OF LOT 23, BLOCK 6
WOODLAWN ESTATES
ACCORDING TO MAP OR PLAT THEREOF
RECORDED IN VOLUME 10, PAGE 34
MAP RECORDS OF NUECES COUNTY, TEXAS.



① Δ = 90° 00' 00"
R = 15.00'
T = 15.00'
L = 23.56'
CB = N15° 51' 30\"/>



GRAPHIC SCALE

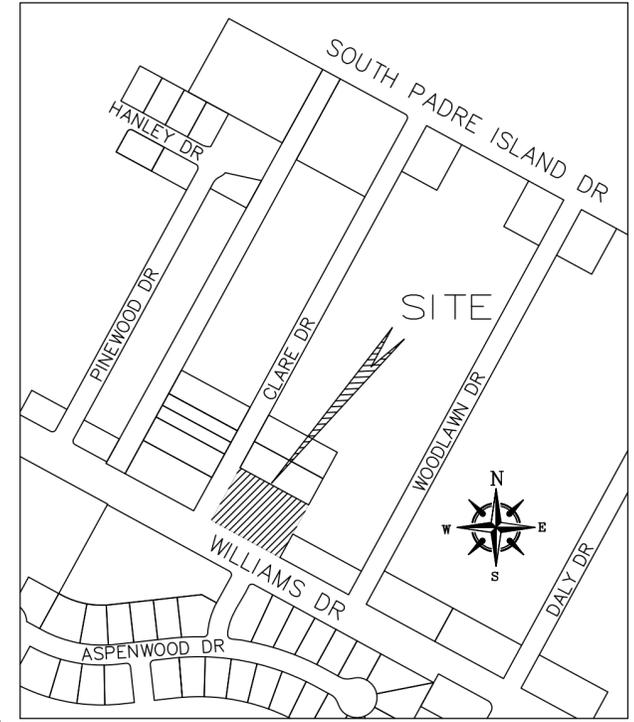


(IN FEET)
1 inch = 30 ft.

LOT 23-A, BLOCK 6,
WOODLAWN ESTATES
VOLUME 26, PAGE 99,
M.R.N.C.T.

LOT "C"
LOT "B"
LOT "A"

LOTS 1-6, BLOCK 6,
WOODLAWN ESTATES
VOLUME 23, PAGE 28,
M.R.N.C.T.



LOCATION MAP
1" = 300'

STATE OF TEXAS
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THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____ 2016.

DANIEL MCGINN, A.I.C.P.
INTERIM SECRETARY

PHILIP J. RAMIREZ AIA, LEED AP
CHAIRMAN

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 Department of Development Services

This the _____ day of _____ 2016.

Ratna Pottumuthu P.E., LEED AP
Development Services Engineer

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 _____, 2016, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2016, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records Nueces County, Texas.

At _____ o'clock _____ M. _____ 2016

By: _____
Kara Sands, County Clerk
Nueces County, Texas

MEDINA CONSULTANTS
ENGINEERING & LAND SURVEYING, INC.
4531 AYERS, SUITE 225
Corpus Christi, TX 78415
(361) 877-1255 Fax (361) 993-2955
MAY 24, 2016