

STATE OF TEXAS
COUNTY OF TARRANT

VAQUERO RODD FIELD PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____.

BY: VAQUERO RODD FIELD PARTNERS, LP

BY: VAQUERO VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
W.A. LANDRETH, MANAGER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.A. LANDRETH, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN ENGINEERING, HAVE PREPARED THE FOREGOING MAP FROM A 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 _____ DAY OF _____, 2025

SAUL V. CASTILLO
R.P.L.S. NO. 6192

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2025.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2025.

MICHAEL DICE
DIRECTOR

MICHAEL YORK
CHAIRMAN

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 MAP DATED THE _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2025. AT _____ O'CLOCK _____M., AND DULY RECORDED IN VOLUME _____ PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2025.

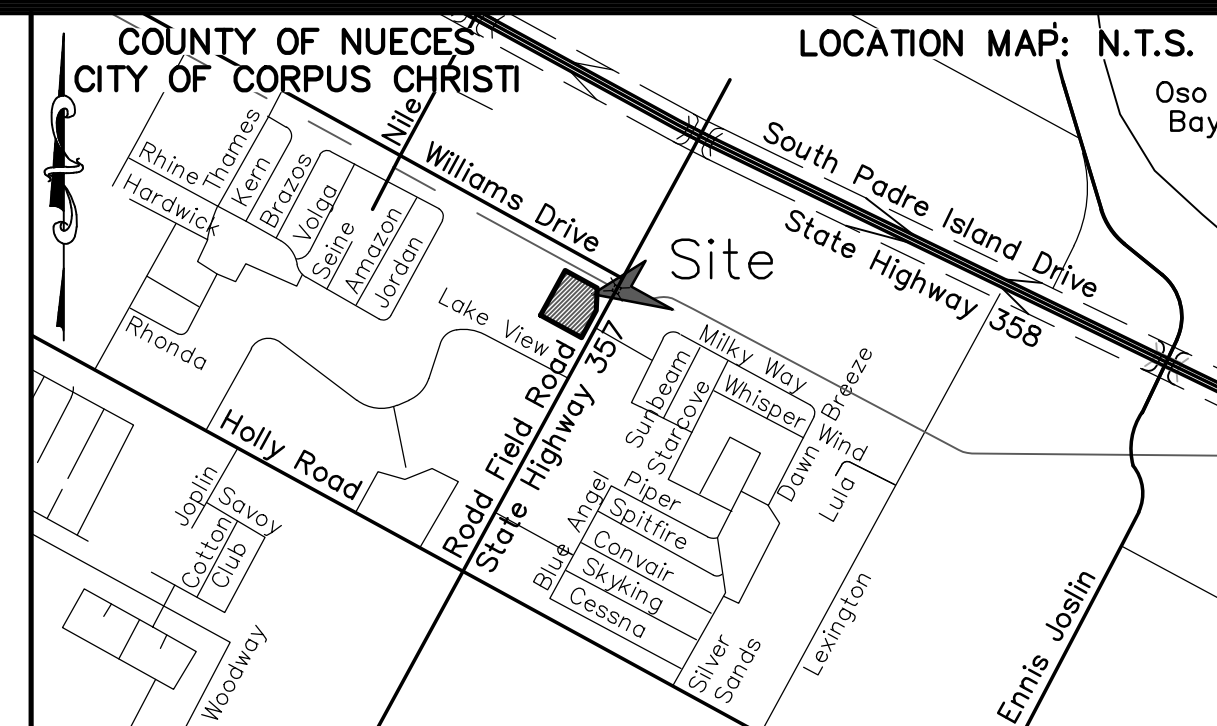
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Plat of Lake View Acres Block 1, Lots 14A and 14B

BEING A RE-PLAT OF LOT 14, BLOCK 1, LAKE VIEW ACRES, A MAP OF WHICH IS RECORDED IN VOLUME 14, PAGE 47, MAP RECORDS OF NUECES COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF CORPUS CHRISTI BY DEED DATED OCTOBER 26, 1966 AND RECORDED IN VOLUME 1124, PAGE 200, DEED RECORDS NUECES COUNTY, TEXAS.



Urban | **DCCM**

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

LEGEND:

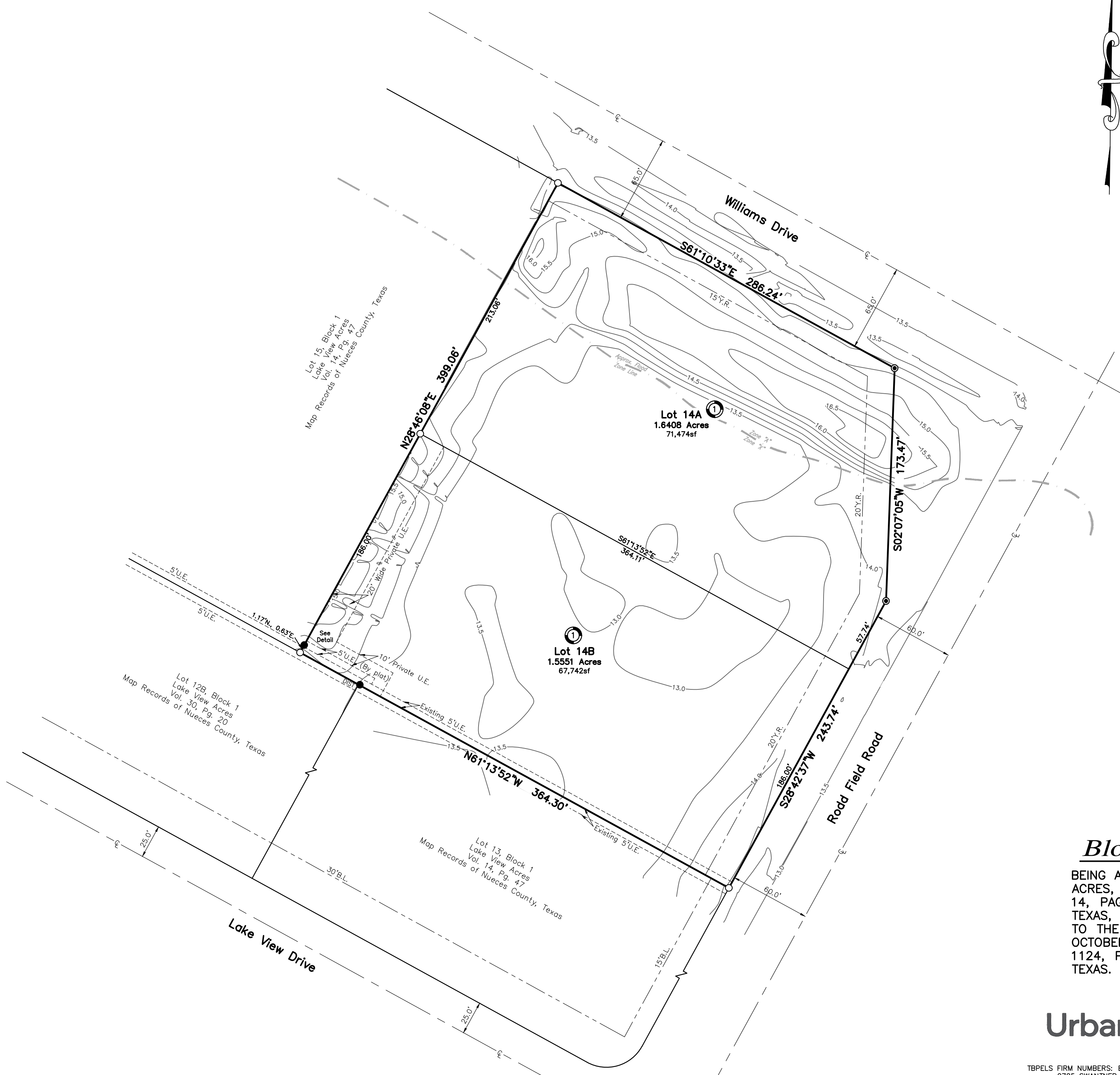
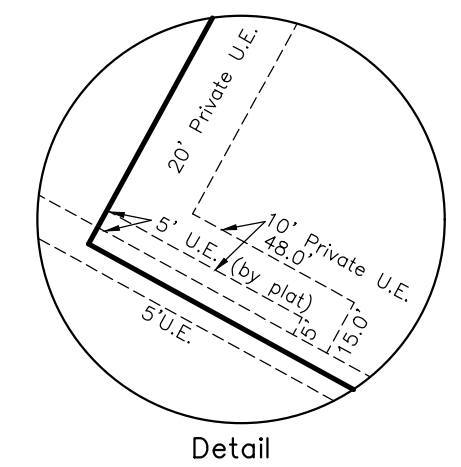
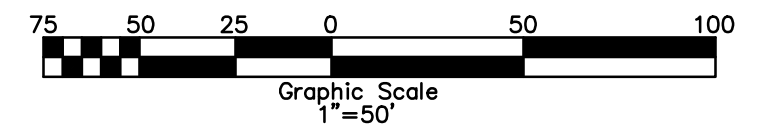
_____	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
— — — —	ROAD CENTERLINE	U.E.	UTILITY EASEMENT
_____	ADJACENT LOT LINE	D.E.	DRAINAGE EASEMENT
— — — —	YARD REQUIREMENT	VOL.	VOLUME
- - - - -	EASEMENT	PG.	PAGE
●	FOUND TxDOT MONUMENT (TYPE II)	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
●	FOUND 5/8 INCH IRON ROD	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
DIST ●	FOUND 5/8 INCH IRON ROD (DISTURBED)		
○	SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN DCCM"		

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS CURRENTLY ZONED "CN-1" NEIGHBORHOOD COMMERIAL.
3. THE TOTAL AREA TO BE PLATTED CONTAINS 3.196 ACRES.
4. 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.
5. 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN|DCCM" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "A" AND ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.

Revised: 2/26/25
Submitted: 1/22/25
SCALE: None
JOB NO.: 000000677
SHEET: 1 of 2
DRAWN BY: XG

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Plat of
Lake View Acres
Block 1, Lots 14A and 14B

BEING A RE-PLAT OF LOT 14, BLOCK 1, LAKE VIEW ACRES, A MAP OF WHICH IS RECORDED IN VOLUME 14, PAGE 47, MAP RECORDS OF NUECES COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF CORPUS CHRISTI BY DEED DATED OCTOBER 26, 1966 AND RECORDED IN VOLUME 1124, PAGE 200, DEED RECORDS NUECES COUNTY, TEXAS.

Urban | **DCCM**

Revised: 2/26/25
Submitted: 1/22/25
SCALE: 1"=50'
JOB NO.: 000000677
SHEET: 2 of 2
DRAWN BY: XG

TBPCLS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
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