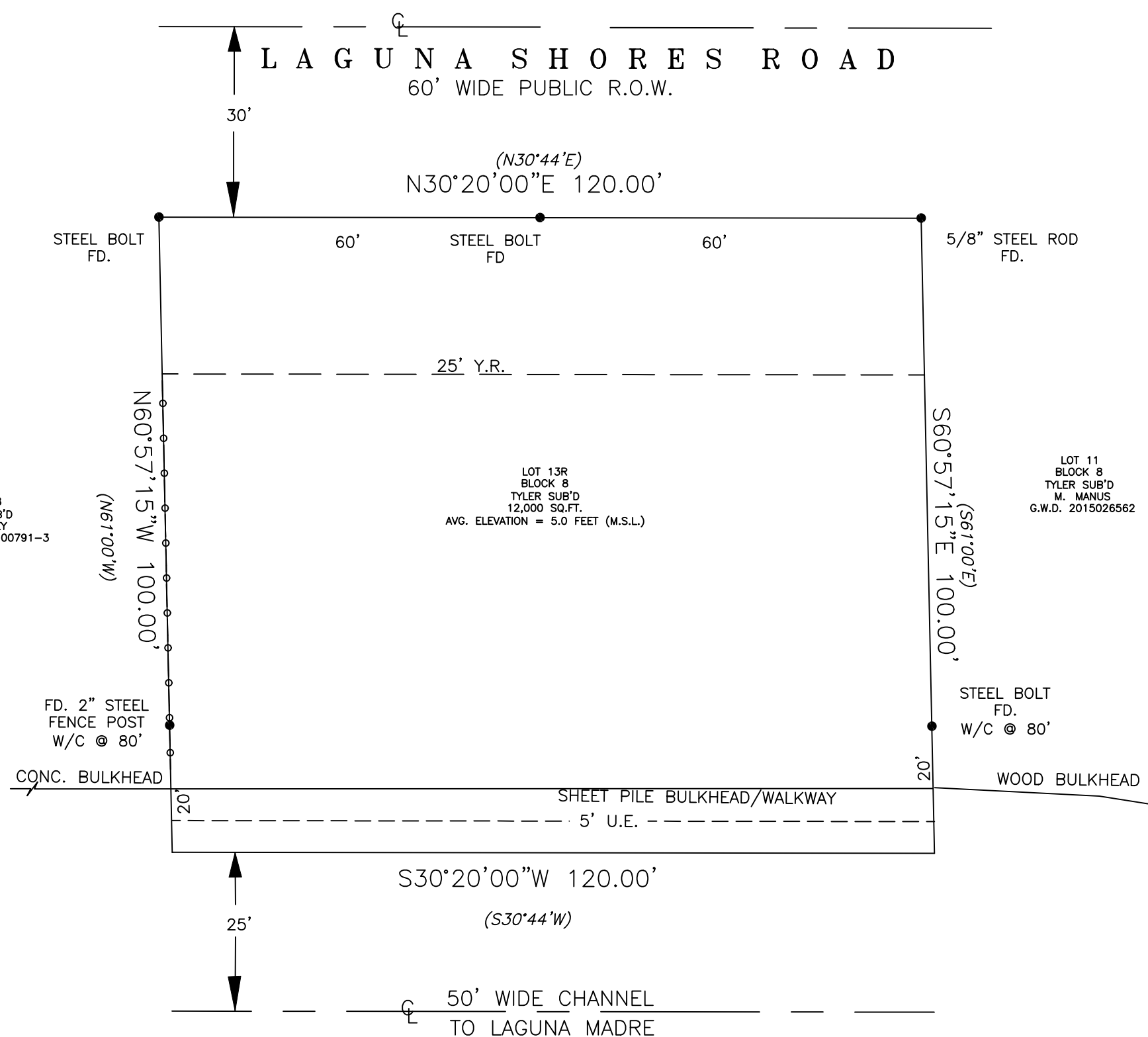


**PLAT OF
LOT 13R, BLOCK 8, "TYLER SUBDIVISION"**

BEING A MINOR PLAT OF:
LOTS TWELVE (12) AND THIRTEEN-A (13A), BLOCK EIGHT (8), TYLER SUBDIVISION
A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
ACCORDING TO THE RECORD PLAT OR MAP THEREOF FILED IN VOLUME 36,
PAGE 90, & VOLUME 49, PAGE 91 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS
DEED REFERENCE: 2017022223 - 2020041799 D.R.N.C.T.



*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS. REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH ZONE. CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
2. THIS SURVEY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS FOR URBAN PROPERTY SURVEYS.
3. ALL DISTANCES TO STRUCTURES ARE TAKEN PERPENDICULAR FROM LOT LINES.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00').
5. THIS PLAT IS BASED ON FIELD SURVEYS CONDUCTED 08/10 & 15/2022
6. TOTAL PLATTED AREA CONTAINS 0.275 ACRE OF LAND.
7. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. 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.

FLOOD INFORMATION

THIS TRACT LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA DESIGNATED AS "V22" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #485464 0356C REVISED 7/18/1985. BASE FLOOD ELEVATION 12 FEET MSL.

FIRM REFERENCE: COMMUNITY PANEL #4854640356C
MAP EFFECTIVE DATE: 07/18/1985 FEMA
AN ELEVATION SURVEY WAS NOT CONDUCTED ON THIS PARCEL

*** LEGEND ***

- PROPERTY CORNER AS NOTED
- ⊙ UTILITY POLE
- (COURSE VALUE PER RECORD PLAT)
- PROPERTY LINE _____
- BUILDING SETBACK LINE - - - - -
- EASEMENT LINE - - - - -
- CHAIN LINK FENCE LINE ○-○-○-○-○-○

STATE OF TEXAS ~
COUNTY OF NUECES ~

I, CAMERON J. SHIA THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF LOT 12 AND 13A, BLOCK 8, TYLER SUBDIVISION AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____, 2022

CAMERON J. SHIA, OWNER

STATE OF TEXAS ~
COUNTY OF NUECES ~

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2022.

BY: _____ PERSONALLY
APPEARING BEFORE ME.

NOTARY PUBLIC FOR IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS ~
COUNTY OF NUECES ~

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 20__

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

STATE OF TEXAS ~
COUNTY OF NUECES ~

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 20__

KAMRAN ZARGHOUNI
CHAIRMAN

AL RAYMOND, A.I.A.
SECRETARY

STATE OF TEXAS ~
COUNTY OF NUECES ~

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20__, AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____, 20__, 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 THE OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

No. _____
FILED FOR RECORD

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____ 20__

BY: _____
DEPUTY

**** CERTIFICATE OF BENEFICIARY ****

I, THE UNDERSIGNED, HEREBY CERTIFY THAT NAVY/ARMY COMMUNITY CREDIT UNION MORTGAGE LENDING HOLDS A BENEFICIARY INTEREST IN THE PROPERTY SHOWN HEREON. I APPROVE THIS SURVEY AND PLAT.

AUTHORIZED AGENT
NAVY/ARMY COMMUNITY CREDIT UNION MORTGAGE LENDING
P.O. BOX 81349
CORPUS CHRISTI, TX 78468-1349

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2019
BY _____ BENEFICIARY

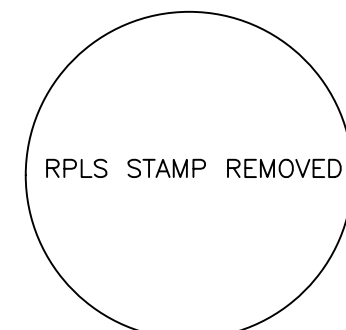
NOTARY PUBLIC for the State of TEXAS
MY COMMISSION EXPIRES: _____

*** SURVEYOR'S CERTIFICATION ***

I hereby certify that I am a Professional Land Surveyor, licensed and registered in the State of Texas, and that this plat represents a survey by me, or under my direct supervision and is true and correct to the best of my knowledge, information and belief.

DATED: _____

R. Scott McClintock, Sr., R.P.L.S.
Registration No. 5907



GRAPHIC SCALE

