

STATE OF TEXAS
COUNTY OF NUECES

I, RODNEY SANCHEZ, HEREBY CERTIFY THAT I AM THE OWNER OF SAID LOT TWELVE-C (12-C) RALPH W LEONARD RESUBDIVISION OF LOT 12, BLOCK C, ANNAVILLE ADDITION NO 2, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 50 MAP RECORDS OF NUECES COUNTY, TEXAS, AND SAID LANDS EMBRACED 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 6th DAY OF MARCH 2025

Rodney Sanchez
RODNEY SANCHEZ, OWNER
STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RODNEY SANCHEZ

THIS THE 6th DAY OF MARCH 2025

Humberto Martinez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 _____ 2025

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

STATE OF TEXAS
COUNTY OF NUECES

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 _____ 2025

MICHAEL DICE SECRETARY
MICHAEL YORK CHAIRMAN

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 _____ 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2025, AT _____ O'CLOCK _____ M AND DULY RECORDED THE _____ DAY OF _____ 2025, AT _____ O'CLOCK _____ M, IN VOLUME _____ PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M

_____ 2025

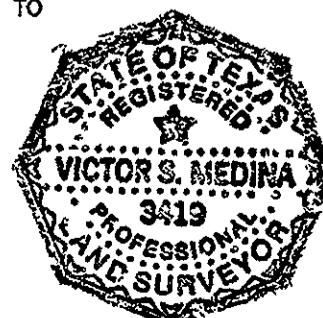
BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

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

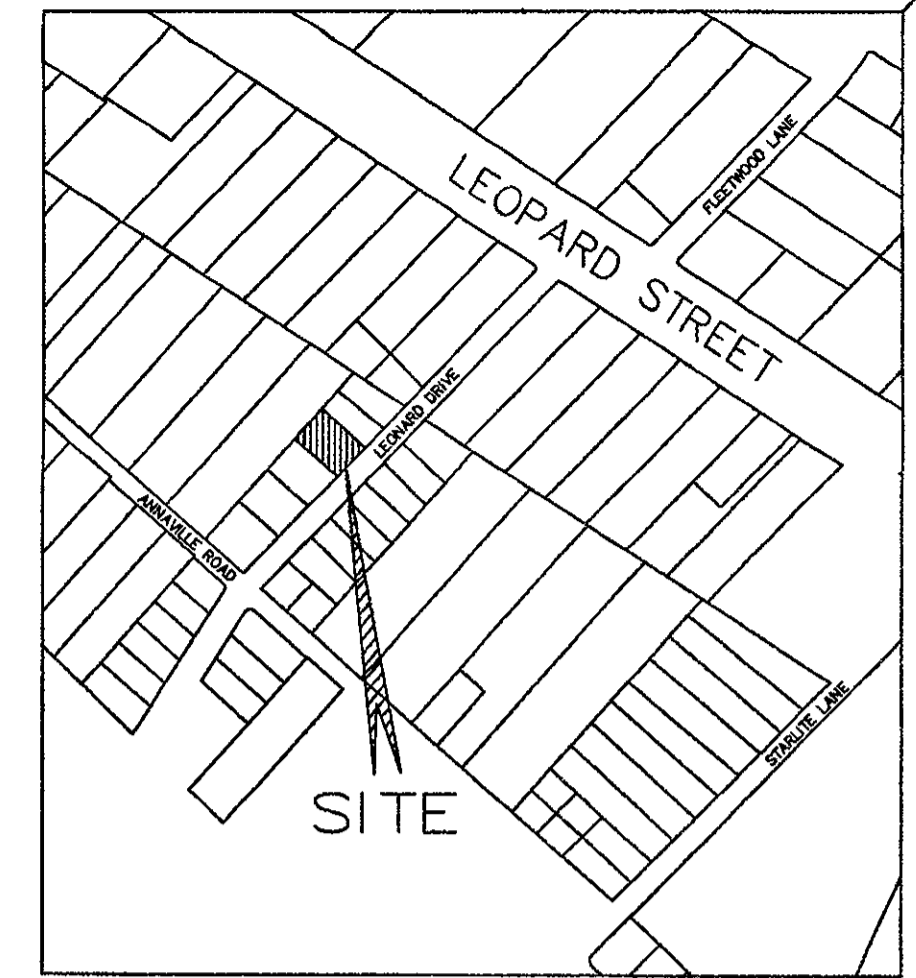
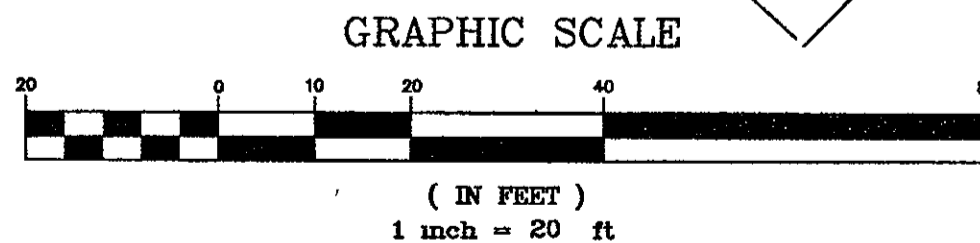
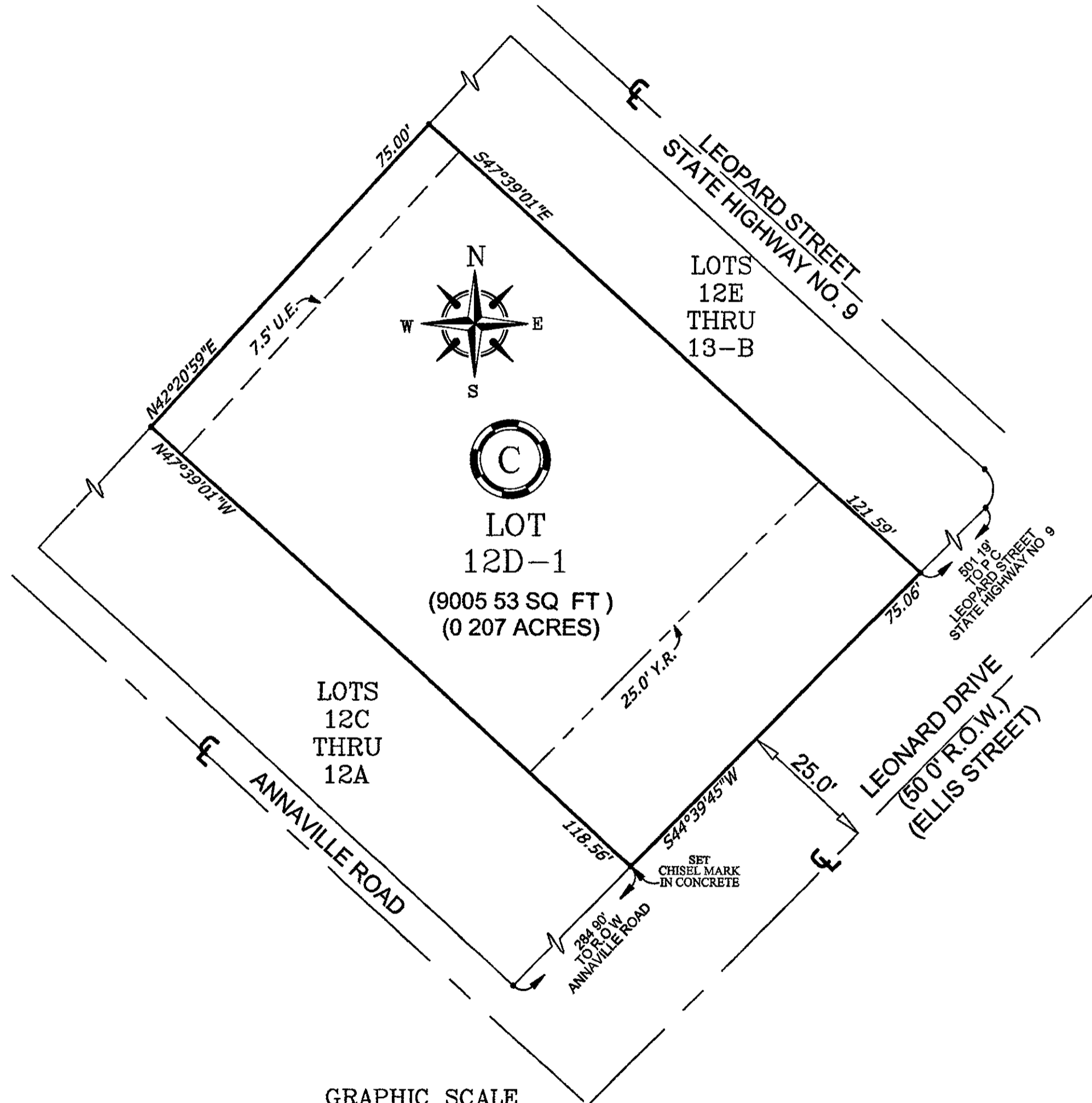
THIS THE 5TH DAY OF MARCH 2025

Victor S. Medina
VICTOR S MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO 3419



REPLAT OF: RALPH W. LEONARD RESUBDIVISION BLOCK C, LOT 12D-1

BEING A REPLAT OF LOT 12D, BLOCK C,
RALPH W LEONARD
ANNVILLE ADDITION NO 2
A SUBDIVISION IN THE CITY
OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 19, PAGE 50,
MAP RECORDS OF NUECES COUNTY, TEXAS



LOCATION MAP
1" = 400'

LEGEND

- ⊕ - FOUND PROPERTY CORNER
- - SET PROPERTY CORNER
- YR - YARD REQUIREMENT
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- EE - ELECTRICAL EASEMENT
- MRNCT - MAP RECORDS NUECES COUNTY TEXAS
- DRNCT - DEED RECORDS NUECES COUNTY TEXAS
- OPRNCT - OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
- ROW - RIGHT-OF-WAY

PLAT BOUNDARY
ROAD CENTERLINE
ADJACENT LOT LINE
YARD REQUIREMENT
EASEMENT

GENERAL NOTES

- 1 THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI
- 2 THE TOTAL AREA TO BE PLATTED CONTAINS 0.207 ACRE(S) OF LAND INCLUDING ANY DEDICATION
- 3 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
- 4 FOUND 5/8" IRON RODS AT ALL LOT CORNERS EXCEPT WHERE NOTED
- 5 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)
- 6 THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH" TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE
- 7 BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY NO 48355C0280G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022
- 8 THE RECORD PLAT AND PERMIT APPLICATION WILL BE IN COMPLIANCE WITH THE UNIFORM DEVELOPMENT CODE SECTION (UDC) 4.3.3 RESIDENTIAL DEVELOPMENT STANDARDS

MEDINA CONSULTANTS ENGINEERING & LAND SURVEYING

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CORPUS CHRISTI, TEXAS 78415
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MARCH 5, 2025