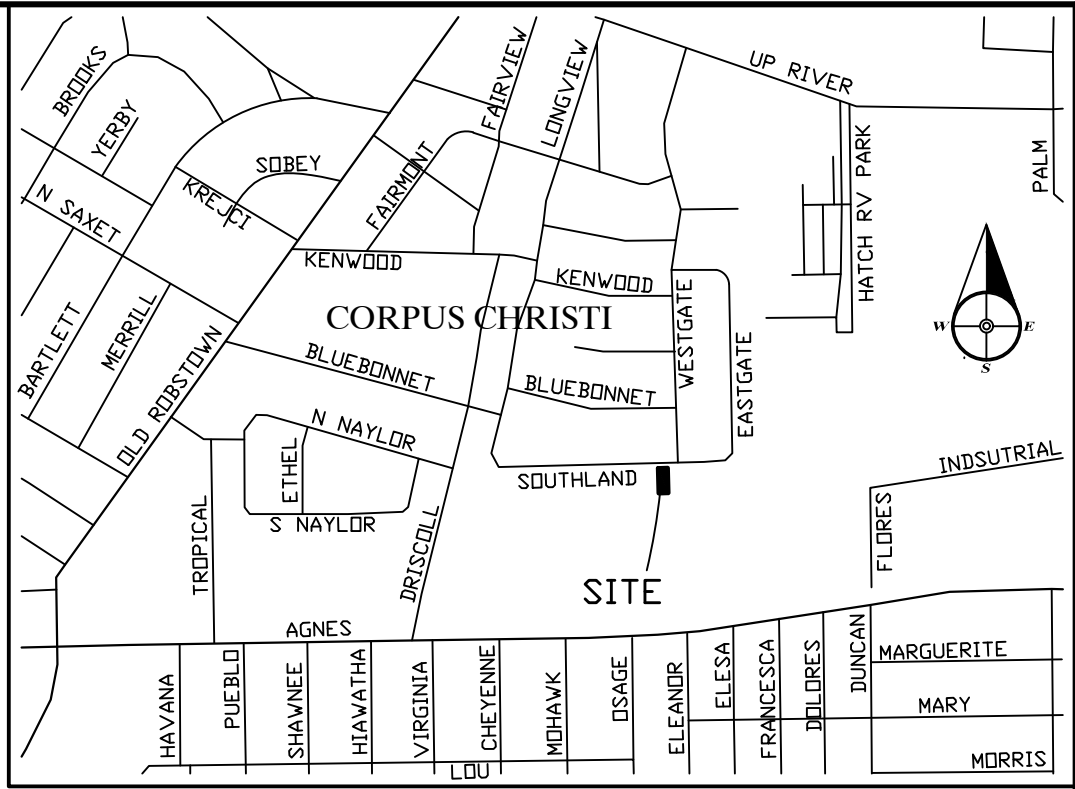


WESTGATE HEIGHTS, BLOCK 12, LOT 17A

A REPLAT OF A 0.1847 ACRE TRACT OF LAND (8,047.54 SQ FT), KNOWN AS THE WEST 22.5 FEET OF LOT 17 AND THE EAST 33 FEET OF LOT 18, BLOCK 12, OF WESTGATE HEIGHTS, AN ADDITION TO THE CITY OF CORPUS CHRISTI, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 25 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO HECTOR G. AND IRMA F. LOZO RECORDED IN COUNTY CLERK'S FILE NO. 550947 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP

SCALE: 1"=2000'

STATE OF TEXAS - COUNTY OF NUECES

I, HECTOR G. LAZO AND IRMA F. LAZO, OWNERS OF A 0.1847 ACRE TRACT OF LAND (8,047.54 SQ FT), KNOWN AS THE WEST 22.5 FEET OF LOT 17 AND THE EAST 33 FEET OF LOT 18, BLOCK 12, OF WESTGATE HEIGHTS, IN THE CITY OF CORPUS CHRISTI, OF NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 25 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO HECTOR G. AND IRMA F. LAZO RECORDED IN COUNTY CLERK'S FILE NO. 550947 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS WESTGATE HEIGHTS, BLOCK 12, LOT 17A AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS FOR THEIR USE FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MY SELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

HECTOR G. LAZO, OWNER

IRMA F. LAZO, OWNER

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 _____, 20____.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

THE 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 _____, 20____.

BRETT FLINT, P.E.
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 _____, 2021, WITH ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2021, AT
____ O'CLOCK ____ M., AND DULY RECORDED THE ____ DAY OF _____, 2021, AT ____ O'CLOCK
____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M.,
____, 2021

BY: _____
DEPUTY

LOT 17A: 8,047.54 SQ FT
0.1847 ACRE TRACT, KNOWN AS THE WEST 22.5 FEET OF LOT 17
AND THE EAST 33 FEET OF LOT 18, OF BLOCK 12, WESTGATE HEIGHTS
OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

BEING A 0.1847 ACRE TRACT OF LAND (8,047.54 SQ FT), KNOWN AS THE WEST 22.5 FEET OF LOT 17 AND EAST 33 FEET
OF LOT 18, BLOCK 12, OF WESTGATE HEIGHTS, IN THE CITY OF CORPUS CHRISTI, OF NUECES COUNTY, TEXAS, RECORDED IN
VOLUME 8, PAGE 25 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO HECTOR G.
AND IRMA F. LAZO RECORDED IN COUNTY CLERK'S FILE NO. 550947 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS,
AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS STATE
PLANE COORDINATES, SOUTH ZONE, NAD 83).

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTHLAND DRIVE (50' R.O.W.) SAME BEING
THE NORTH LINE OF LOT 17, BLOCK 12 OF SAID SUBDIVISION FOR THE NORTHWEST CORNER OF A TRACT KNOWN AS LOT 16
TOGETHER WITH THE WEST 27.5 FEET, BLOCK 12 OF WESTGATE HEIGHTS CONVEYED TO KATHARINE STOKES RECORDED IN
COUNTY CLERK'S FILE NO. 2006005432 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE NORTHEAST
CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT (SAID 1/2" IRON PIPE IS LOCATED AT NORTHING OF
17,177,025.6220' AND AN EASTING OF 1,331,087.7430');
THENCE SOUTH 01° 51' 26" EAST - 145.00 FEET CROSSING SAID LOT 17, BLOCK 12, OF WESTGATE HEIGHTS ALONG WITH
THE WEST LINE OF THE STOKES TRACT SAME BEING THE EAST LINE OF THE LAZO TRACT TO A 5/8" IRON ROD SET, MARKED WITH
A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE NORTH LINE OF A CALLED 1.706 ACRE TRACT
CONVEYED TO JOSEFINA AMBER RAMIREZ RECORDED IN COUNTY CLERK'S FILE NO. 2014042291 OF THE OFFICIAL RECORDS
OF NUECES COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE STOKES TRACT AND THE SOUTHEAST CORNER OF THE
LAZO TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01° 51' 26" EAST - 145.00 FEET CROSSING SAID LOT 17, BLOCK 12, OF WESTGATE HEIGHTS ALONG WITH
THE WEST LINE OF THE STOKES TRACT SAME BEING THE EAST LINE OF THE LAZO TRACT TO A 5/8" IRON ROD SET, MARKED WITH
A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE NORTH LINE OF A CALLED 1.706 ACRE TRACT
CONVEYED TO JOSEFINA AMBER RAMIREZ RECORDED IN COUNTY CLERK'S FILE NO. 2014042291 OF THE OFFICIAL RECORDS
OF NUECES COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THE STOKES TRACT AND THE SOUTHEAST CORNER OF THE
LAZO TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87° 50' 34" WEST - 55.50 FEET ALONG THE NORTH LINE OF THE 1.706 ACRE TRACT AND A CALLED 1.531 ACRE
TRACT CONVEYED TO JOSEFINA AMBER RAMIREZ RECORDED IN COUNTY CLERK'S FILE NO. 2014042291 OF THE OFFICIAL
RECORDS OF NUECES COUNTY, TEXAS TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT
ENGINEERING FIRM# 10194581" FOR THE SOUTHEAST CORNER OF A TRACT KNOWN AS THE WEST 17 FEET OF LOT 18
TOGETHER WITH ALL OF LOT 19, BLOCK 12, OF WESTGATE HEIGHTS CONVEYED TO MACARIO M. CABRERA RECORDED IN
COUNTY CLERK'S FILE NO. 2011003697 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE SOUTHWEST
CORNER OF THE LAZO TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01° 51' 26" WEST - 145.00 FEET CROSSING LOT 18, BLOCK 12 OF WESTGATE HEIGHTS ALONG WITH THE
EAST LINE OF THE CABRERA TRACT SAME BEING THE WEST LINE OF THE LAZO TRACT TO A 5/8" IRON ROD SET, MARKED WITH A
PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE SOUTH R.O.W. LINE OF SOUTHLAND DRIVE FOR THE
NORTHEAST CORNER OF THE CABRERA TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87° 50' 34" EAST - 55.50 FEET ALONG THE SOUTH R.O.W. LINE OF SOUTHLAND DRIVE SAME BEING THE
NORTH LINE OF LOTS 17 AND 18, BLOCK 12 TO THE POINT OF BEGINNING AND CONTAINING 0.1847 ACRES OF LAND
(8,047.54 SQ FT), MORE OR LESS.

MAPCHECK 1: 3409 SOUTHLAND DR

CLOSURE SUMMARY
PRECISION, 1 PART IN: 401000000.000'
ERROR DISTANCE: 0.000'
ERROR DIRECTION: N00° 00' 00.00"E
AREA: 8047.39 SQ. FT.
SQUARE AREA: 8047.390
PERIMETER: 401.000'

STATE OF TEXAS
COUNTY OF NUECES

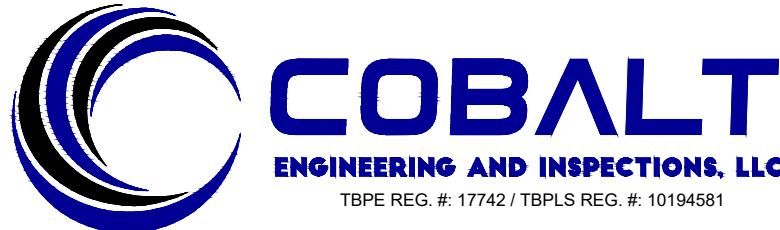
I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY
THAT I HAVE PLATTED THE ABOVE SUBDIVISION REPLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL LOTS
ARE PROPERLY MARKED WITH 5/8" IRON RODS SET MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581",
AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION, I FURTHER CERTIFY THIS PLAT HAS
BEEN PREPARED AND DESIGNED, TO THE BEST OF MY ABILITY, IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF
CORPUS CHRISTI, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND,
EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.

Timothy J. Hellstein
TIMOTHY J. HELLSTEIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5640



09/20/2021

JOB# 20-0089-428
DRAWN BY FJS

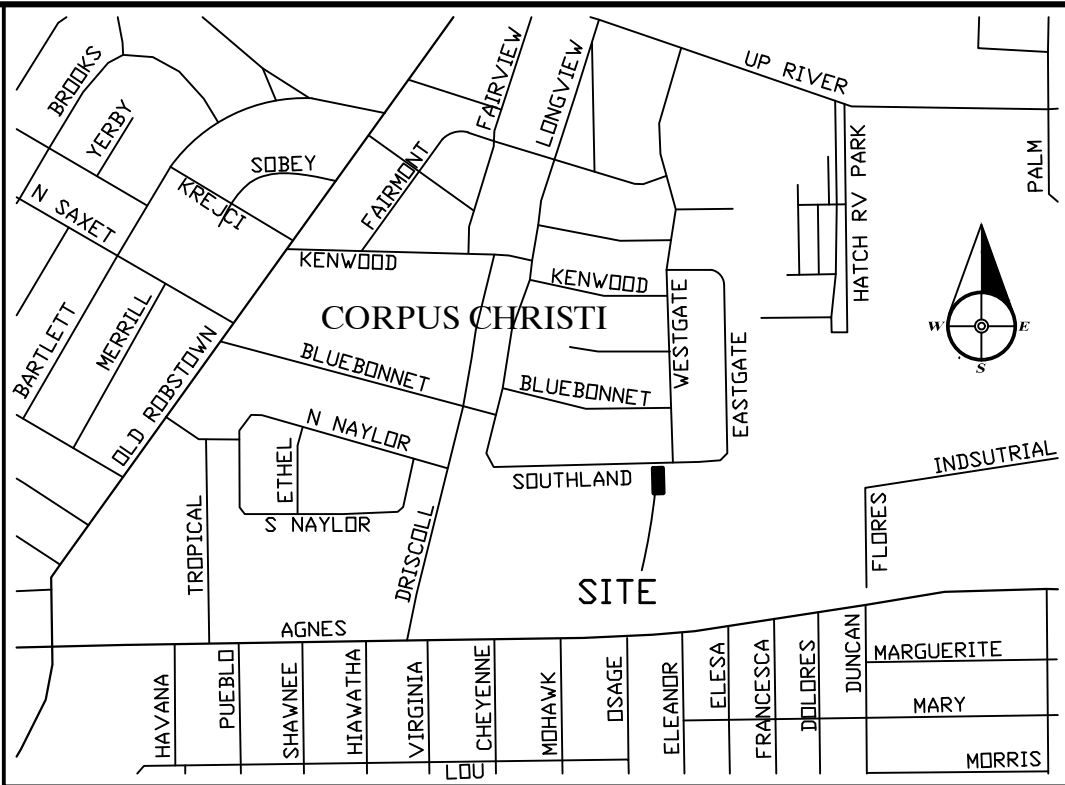


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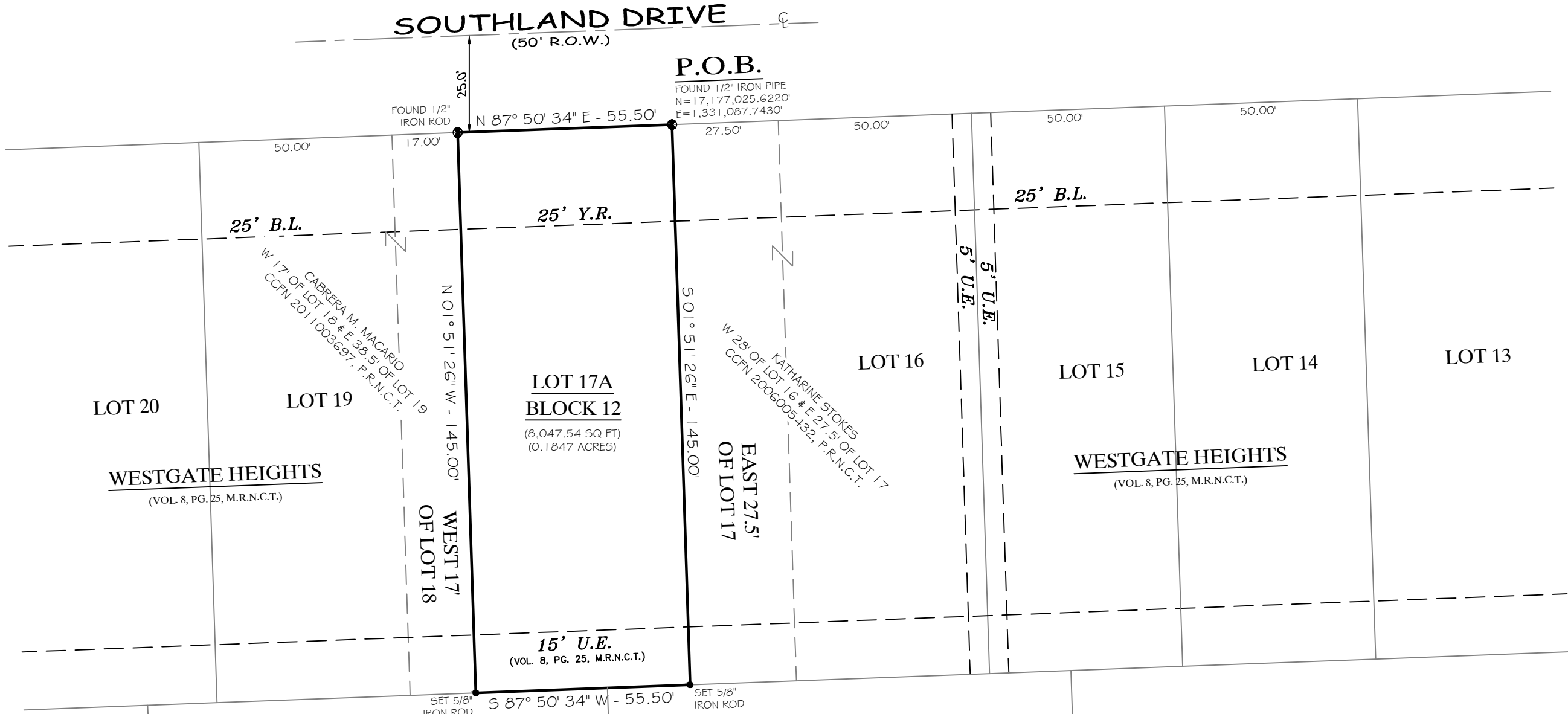
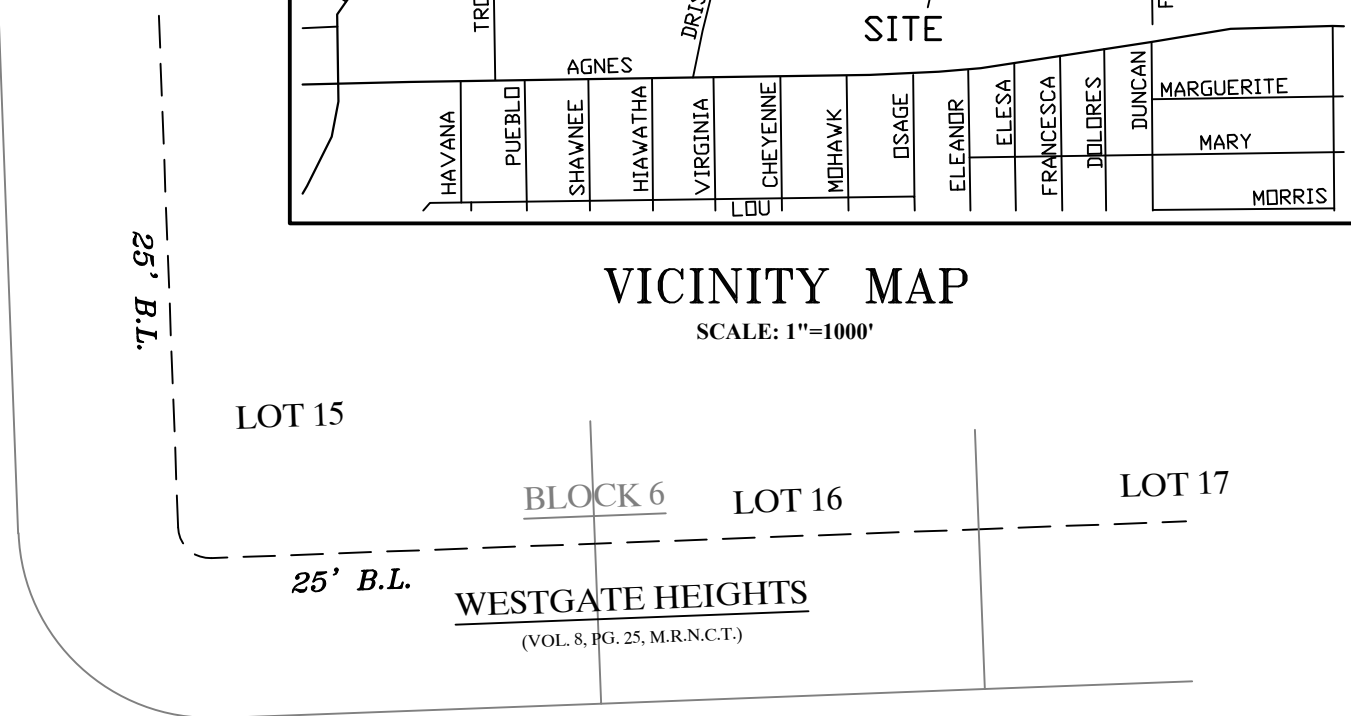
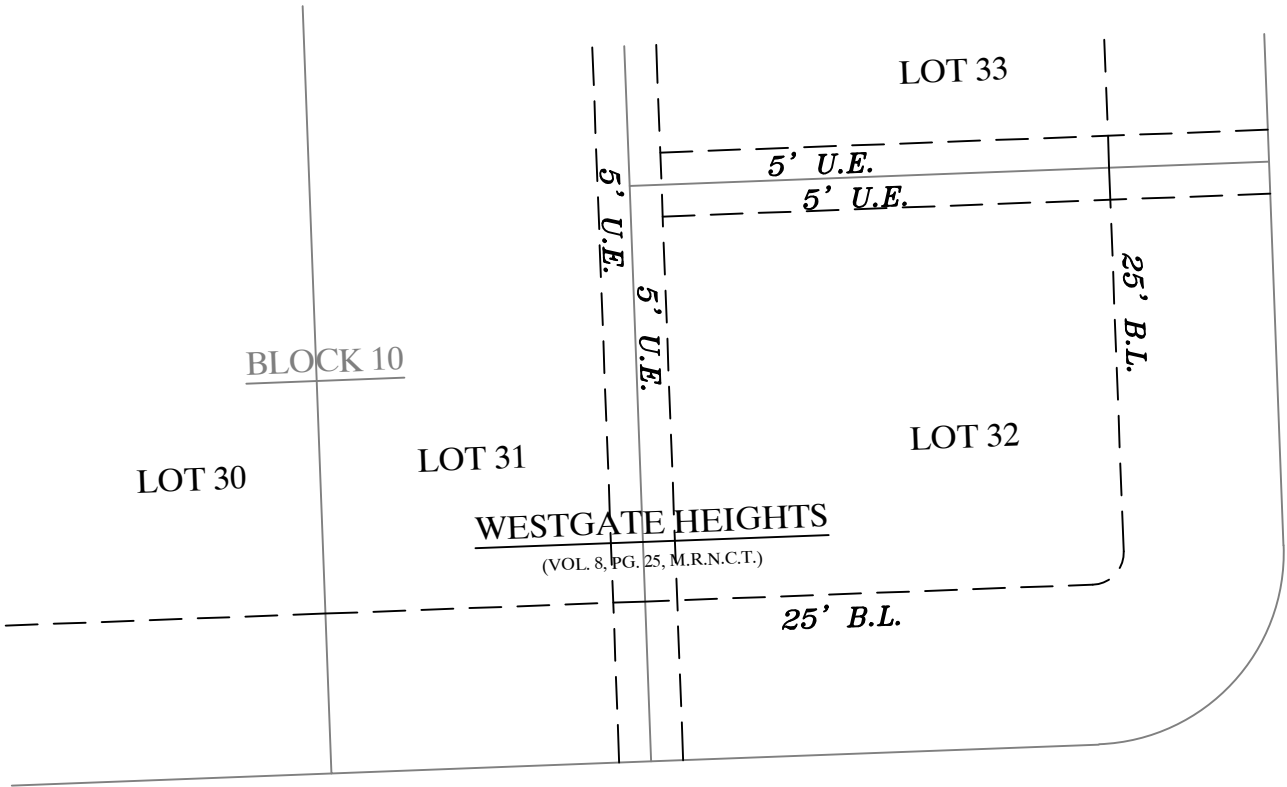
SHEET 1 OF 2

WESTGATE HEIGHTS, BLOCK 12, LOT 17A

A REPLAT OF A 0.1847 ACRE TRACT OF LAND (8,047.54 SQ FT), KNOWN AS THE WEST 22.5 FEET OF LOT 17 AND THE EAST 33 FEET OF LOT 18, BLOCK 12, OF WESTGATE HEIGHTS, AN ADDITION TO THE CITY OF CORPUS CHRISTI, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 25 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO HECTOR G. AND IRMA F. LOZO RECORDED IN COUNTY CLERK'S FILE NO. 550947 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP
SCALE: 1"=1000'



- NOTES:
- 1) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AT TIME OF SURVEY.
 - 2) ALL DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 3) ALL PROPERTY CORNERS WERE FOUND OR SET WITH A 5/8" IRON ROD, MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM# 10194581" UNLESS NOTED OTHERWISE.
 - 4) THE PURPOSE OF THIS REPLAT IS TO COMBINE PORTIONS OF TWO (2) RESIDENTIAL LOTS INTO ONE (1) LOT.
 - 5) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH ZONE (NAD 83) FOR HORIZONTAL CONTROL.
 - 6) WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 48355C0320G, EFFECTIVE DATE 08/13/2020, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X UNSHADED, WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".
 - 7) THE TOTAL PLATTED AREA CONTAINS 0.1847 ACRES (8,047.54 SQUARE FEET) OF LAND.
 - 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 9) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE T.C.E.Q. HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO BAY.
 - 10) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 - 11) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION REPLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION. I FURTHER CERTIFY THIS PLAT HAS BEEN PREPARED AND DESIGNED, TO THE BEST OF MY ABILITY, IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF CORPUS CHRISTI, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.

Timothy J. Hellstein
TIMOTHY J. HELLSTEIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5640



09/20/2021

JOB# 20-0089-428
DRAWN BY: FJS/BAM

JOSEFINA AMBER RAMIREZ
CALLED 1.531 ACRES
CCFN 2014042291, O.R.N.C.T.

JOSEFINA AMBER RAMIREZ
CALLED 1.706 ACRES
CCFN 2014042291, O.R.N.C.T.



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