

STATE OF TEXAS
COUNTY OF NUECES

I, REYNALDO RAMOS JR., HEREBY CERTIFY THAT I AM THE OWNER OF SAID LOT 24R-A, LOT 24R-B, AND LOT 24R-C, 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 _____ 2022.

REYNALDO RAMOS JR., OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY REYNALDO RAMOS JR.

THIS THE _____ DAY OF _____ 2022.

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 _____ 2022.

BY: JOE D. INGLE, VICE PRESIDENT

GENERAL NOTES

- 1.) 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.
- 2.) TOTAL AREA CONTAINS 0.671 ACRES OF LAND (29201.71 S.F.).
- 3.) 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.
- 4.) 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.
- 5.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 6.) FOUND AND/OR SET 5/8" IRON RODS AT ALL CORNERS UNLESS SHOWN OTHERWISE.
- 7.) THE RECORD PLAT AND PERMIT APPLICATION WILL BE IN COMPLIANCE WITH THE UNIFORM DEVELOPMENT CODE SECTION (UDC) 4.4.3. RESIDENTIAL DEVELOPMENT STANDARDS; TABLE 4.4.3.A RESIDENTIAL DEVELOPMENT (TWO-FAMILY AND TOWNHOUSE DISTRICTS); ATTACHED, TWO FAMILY PER CITY ORDINANCE 029770 DATED MARCH 19, 2013.
- 8.) RESIDENTIAL DEVELOPMENT STANDARDS FOR A TOWNHOUSE DISTRICT REQUIRES SHARED PARKING (SEE UDC 4.4.3. TOWNHOUSE DISTRICT).

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 15TH DAY OF AUGUST 2022.

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



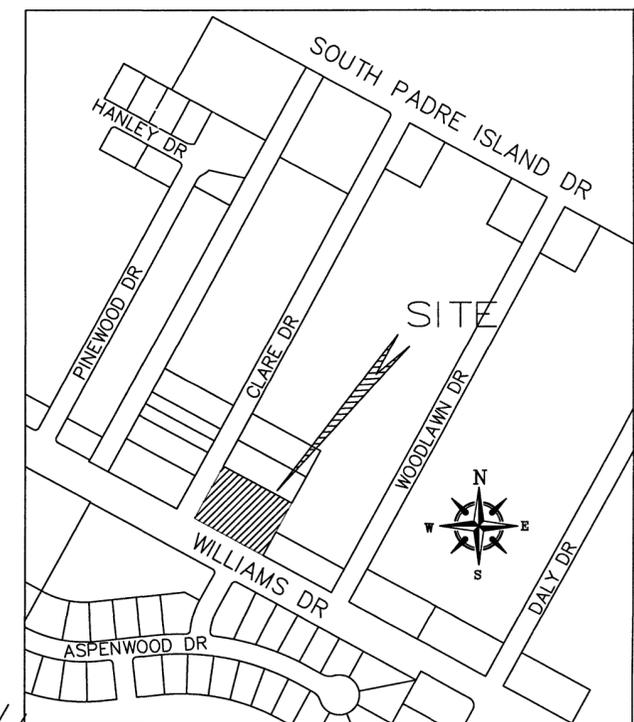
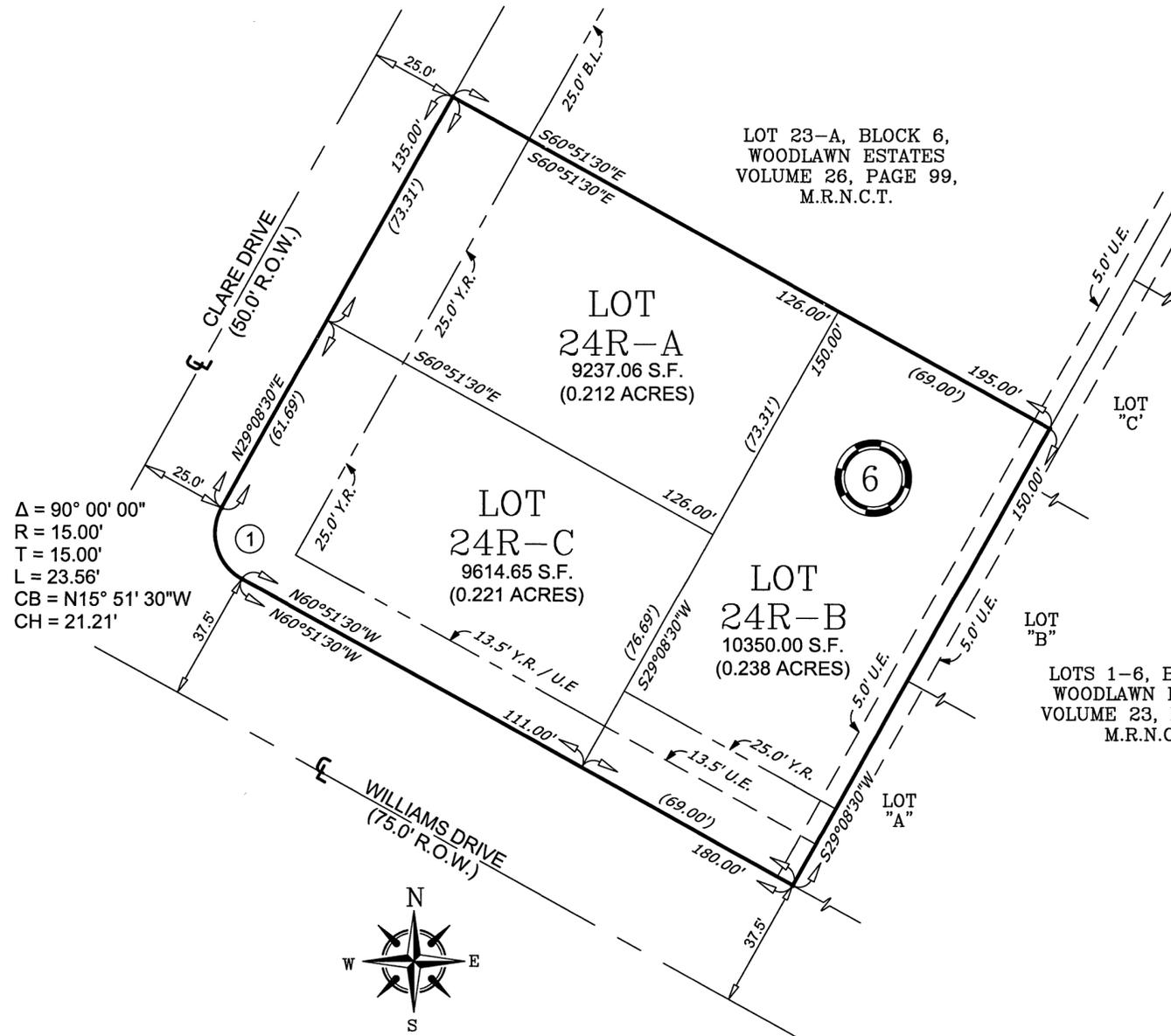
MEDINA CONSULTANTS
ENGINEERING & LAND SURVEYING

4531 AYERS, SUITE 225
CORPUS CHRISTI, TEXAS 78415
PH. (361) 877-1255 FAX. (361) 993-2955

AUGUST 15, 2022

PLAT OF: WOODLAWN ESTATES BLOCK 6, LOTS 24R-A, 24R-B, 24R-C

BEING A FINAL REPLAT OF LOT 24R,
WOODLAWN ESTATES
ACCORDING TO MAP OR PLAT THEREOF
RECORDED IN VOLUME 68, PAGE 729
MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
1" = 300'

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 _____ 2022.

AL RAYMOND, III, AIA CBO
SECRETARY

DAN DIBBLE
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 _____ 2022.

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 _____ 2022, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2022, AT _____ O'CLOCK _____ M., IN VOLUME _____ PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

_____, 2022

BY: _____ DEPUTY

