

PLAT OF LAGUNA VILLAGE P.U.D.

BEING A 3.00 ACRE TRACT OUT OF THE FOLLOWING 3 TRACTS:
TRACT 1: LOT 1A, SURFSIDE ADDITION, VOLUME 42, PAGE 82, MAP RECORDS, NUECES COUNTY, TEXAS;
TRACT 2: LOT 19, SURFSIDE ADDITION, VOLUME 31, PG 91, MAP RECORDS, NUECES COUNTY, TEXAS;
TRACT 3: LOTS 15 - 18, AND THE SOUTHEAST 150' OF LOTS 1, 2, AND 3 SURFSIDE ADDITION, VOLUME 16, PAGE 35, MAP RECORDS, NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, LAGUNA VILLAGE, INC., OWNER, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2016

OWEN A. NORTON, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2016

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS 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 _____, 2016

RATNA POTTUMUTHU, P.E., LEED, AP
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 _____, 2016

PHILIP J. RAMIREZ, A.I.A., LEED AP
CHAIRMAN

DANIEL M. GRIMSBO, P.E., A.I.C.P.
DEVELOPMENT SERVICES SECRETARY

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 _____, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK __M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2016

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



DATE OF MAP: 6 APRIL 2016

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE BASIN AS "CONTACT RECREATION" USE.
2. BY GRAPHICAL PLOTTING ONLY ONTO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 485464 0318 C, CITY OF CORPUS CHRISTI, TEXAS, DATED JULY 18, 1985, THIS PROPERTY IS LOCATED IN ZONE "V22 (EL. 12)", SPECIAL FLOOD HAZARD.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
4. THE TOTAL PLATTED AREA IS 3.000 ACRES INCLUDING STREET DEDICATION.
5. LOT 41 IS A NON-BUILDABLE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT. HOA WILL BE RESPONSIBLE FOR REPAIRS TO PRIVATE STREET DUE TO CITY MAINTENANCE TO PUBLIC UTILITIES UNDERNEATH.
6. NO ACCESS SHALL BE ALLOWED FROM CARIBBEAN DR. TO LOTS 21 - 40.
7. LOT 42 SHALL BE USED AS A MARINA AND COMMON AREA RECREATION.
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. FOUND 5/8" IRON RODS UNLESS NOTED OTHERWISE.
10. SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
11. THE HOA AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES AND INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OF CONSTRUCTION.
12. SIDE YARD SETBACK SHALL BE 5'.
13. RESTRICTIVE COVENANTS AS SHOWN IN DOCUMENT NO. 2016020075, PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SHALL PROVIDE FOR THE PERPETUAL MAINTENANCE OF PRIVATE STREETS AND UTILITIES BY A HOME OWNERS ASSOCIATION. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY. THE RESTRICTIVE COVENANTS SHALL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SUBDIVISION

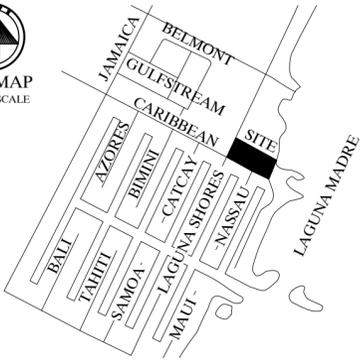


Brister Surveying

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Firm Registration No. 10072800



SITE MAP
NOT TO SCALE



GRAPHIC SCALE



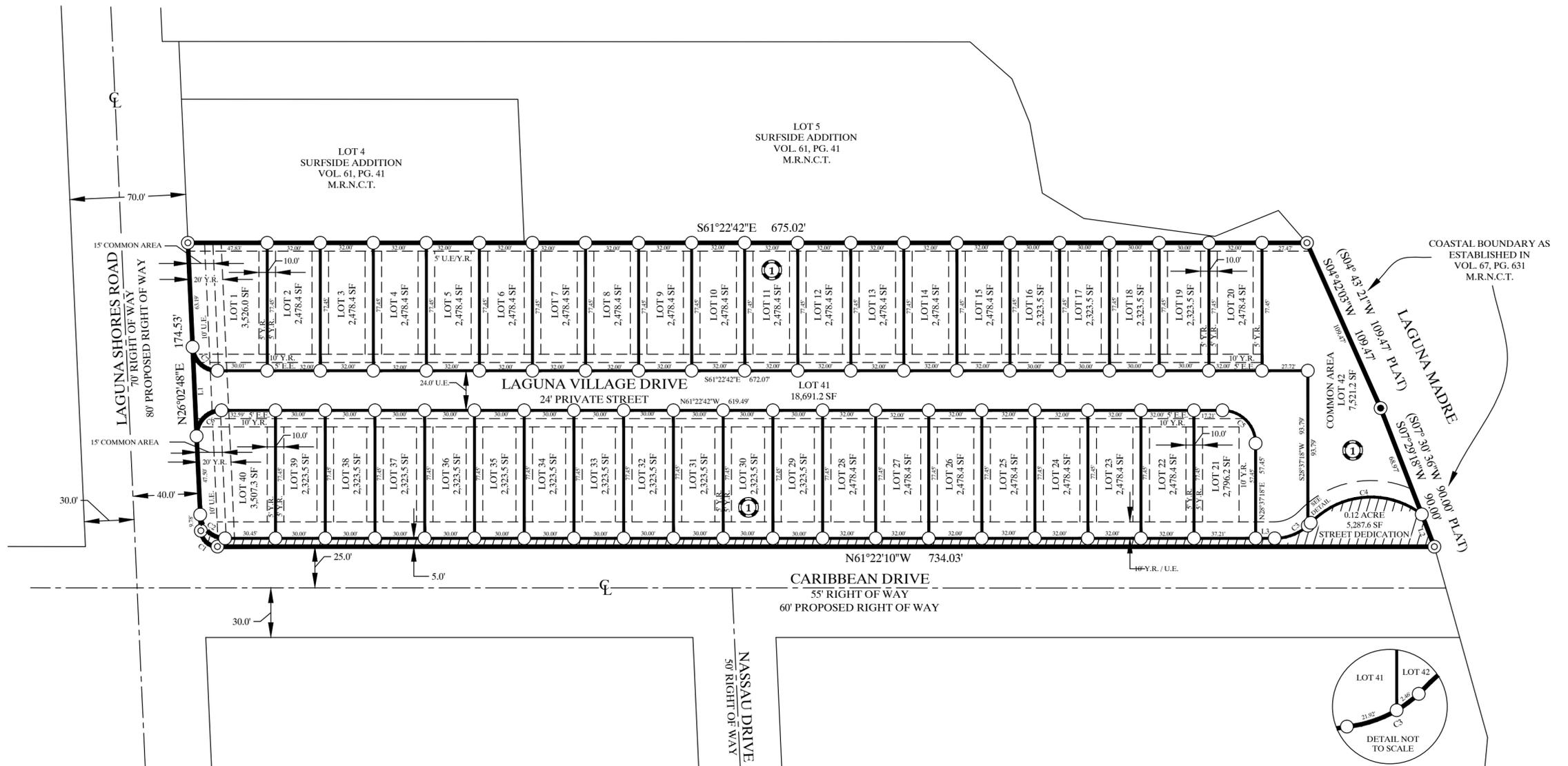
(IN FEET)
1 inch = 50 ft.

PLAT OF LAGUNA VILLAGE P.U.D.

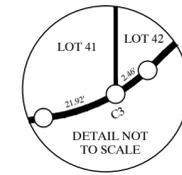
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	15.26	10.00	87°24'58"	9.56	S17°39'41"E	13.82
C2	22.89	15.00	87°25'30"	14.34	S17°39'57"E	20.73
C3	24.38	30.00	46°34'03"	12.91	S84°39'43"W	23.72
C4	73.63	50.00	84°22'30"	45.32	N65°45'29"W	67.16
C5	31.42	20.00	90°00'00"	20.00	N16°22'42"W	28.28
C6	24.24	15.00	92°34'30"	15.69	S72°20'03"W	21.68
C7	22.89	15.00	87°25'30"	14.34	S17°39'57"E	20.73

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.04	N26°02'48"E
L2	21.03	S07°29'18"W
L3	11.48	N61°22'10"W



- = PROPERTY CORNER
- = SET 5/8" IRON ROD
- ⊙ = FOUND 5/8" IRON ROD



DETAIL NOT TO SCALE



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DATE OF MAP: 6 APRIL 2016

SHEET 2 OF 2