

WEST'S LAGUNA MADRE PLACE  
BLOCK A, LOT 5R

BEING A FINAL PLAT OF LOT 5, BLOCK A  
WEST'S LAGUNA MADRE PLACE  
V. 59, PG. 141 (M.R.N.C.T.) & THE S.E. 1/2 OF LOTS 6 & 7, BLOCK A  
WEST'S LAGUNA MADRE PLACE, V. 43, PG. 155 (M.R.N.C.T.)  
& A PORTION OF LOT 5, SECTION 53  
FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS  
V. A, PG. 41-43 (M.R.N.C.T.)  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

- NOTES:
1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
  2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
  3. AC. DENOTES ACRES OF LAND  
S.F. DENOTES SQUARE FEET OF LAND  
Y.R. DENOTES YARD REQUIREMENTS  
B.L. DENOTES BUILDING LINE  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
C.L. DENOTES CENTERLINE OF ROADWAY  
B.C. DENOTES BLOCK CORNER  
D.H. DENOTES DRILL HOLE  
"S" DENOTES SET 5/8" I.R.  
"\*" DENOTES GRADE ELEVATIONS
  4. THIS PROPERTY LIES WITHIN FLOOD ZONE A-18(10'), COMMUNITY #485464, PANEL 0318C, (CITY OF CORPUS CHRISTI), AND IS WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 07/18/85
  5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE DRAINAGE BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
  6. TOTAL PLATTED AREA IS 2.229 ACRE WITH STREET DEDICATION.
  7. BASIS OF BEARINGS ARE THE BEARINGS FROM WEST'S LAGUNA MADRE PLACE AS RECORDED IN VOL. 43, PG. 155 & VOLUME 59, PAGES 141 (M.R.N.C.T.)

STATE OF TEXAS  
COUNTY OF NUECES

I, PATRICIA JO DERR, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 5R, BLOCK A, WEST'S LAGUNA MADRE PLACE AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER AND THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2017,

PATRICIA JO DERR  
OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICIA JO DERR KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2017,

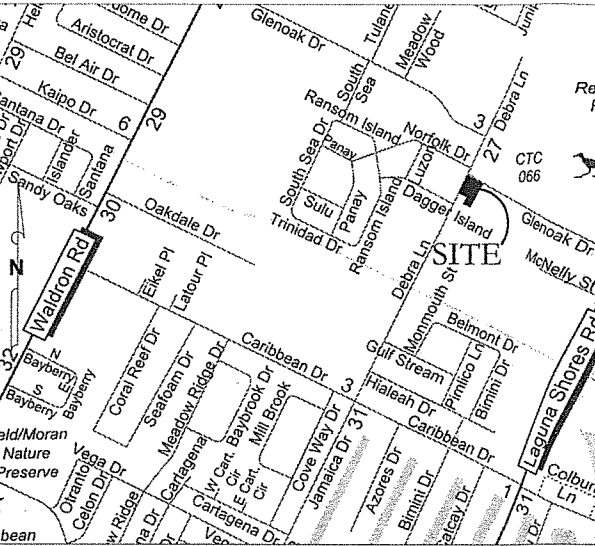
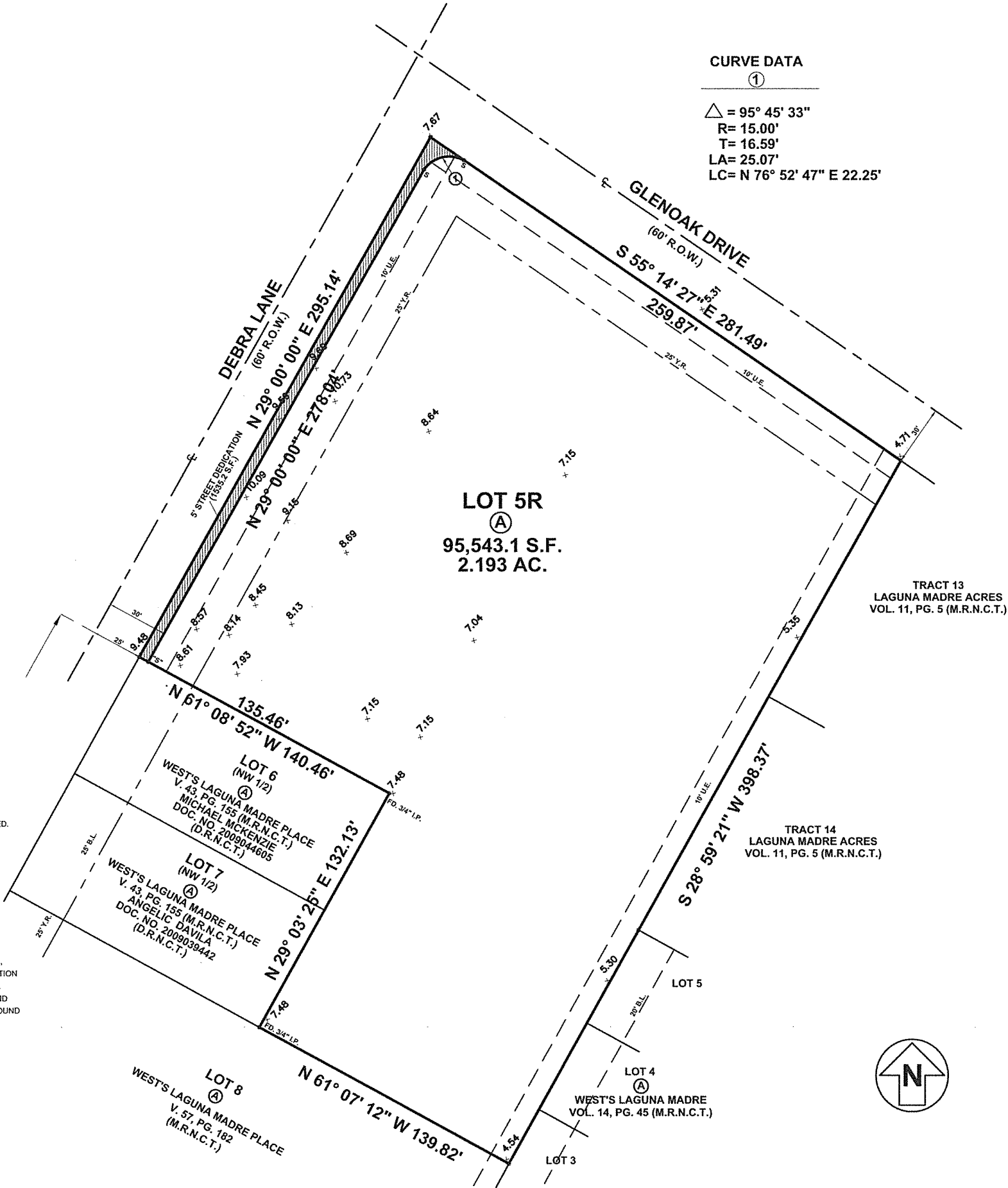
SEAL

RONALD A. VOSS  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

CURVE DATA

①

△ = 95° 45' 33"  
R = 15.00'  
T = 16.59'  
LA = 25.07'  
LC = N 76° 52' 47" E 22.25'



VICINITY MAP (NTS)

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 PLANNING COMMISSION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017,

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

JULIO DIMAS, C.F.M., INTERIM SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2017,

RATNA POTTUMUTHU, P.E., LEED AP,  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_ O'CLOCK \_\_\_\_ M AND DULY RECORDED IN VOLUME \_\_\_\_, PAGE \_\_\_\_ (M.R.N.C.T.)

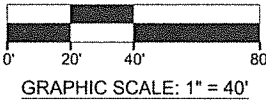
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

**VOSS ENGINEERING, INC.**

ENGINEERING AND LAND SURVEYING  
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415  
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
02/07/2017		RV & RG	98-5831
FIRM NO. F-166			