

STATE OF TEXAS
COUNTY OF NUECES

I, R Development, LLC hereby certify that I am the owner of the Land embraced within the boundaries of the foregoing plat, that I have had said land surveyed and subdivided as shown, that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the_____ day of _____ 2025.

MICHELLE E. RAMIREZ, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by MICHELLE E. RAMIREZ.

This the_____ day of _____ 2025.

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 BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE_____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

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 _____ 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the_____ day of _____ 2025.

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, 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. in said County in Volume _____, Page _____, Map Records.

No. _____

Filed for Record
At _____ o'clock ____ M.
_____ 2025

By: _____
Deputy
Kara Sands,
County Clerk
Nueces County, Texas

LAMAR PARK SUBDIVISION SECTION 4 BLOCK 13, LOT 21R

BENG A TOTAL OF 0.30 ACRE TRACT OF LAND, BEING THE WEST PORTION OF LOT 21 AND ALL OF LOT 22 AND THE EAST PORTION OF LOT 23, BLOCK 13, LAMAR PARK SUBDIVISION SECTION 4, AS RECORDED IN VOLUME 13 PAGE 42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, WITH SAID 0.30 ACRE TRACT OF LAND BEING SAME DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2025008441 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.

SITE

VICINITY MAP
SCALE: N.T.S.

LAMAR PARK SUBDIVISION SECTION 3
VOLUME 13, PAGE 42
M.R.N.C.T.

r=2205.10'
a=56.54'
cd=56.54'
cb=N66°48'01"E
d= 1'28'09"

r=2205.10'
a=47.95'
cd=47.95'
cb=N66°36'19"E
d= 1'14'45"

FND. 5/8" I.R.

13
N23°44'33"W

REMAINING PORTION OF
LOT 23, BLOCK 13
LAMAR PARK
SUBDIVISION SECTION 4
VOLUME 13, PAGE 42
M.R.N.C.T.

LOT 21R
0.30 Acres.
12883.61 Sq.ft.

REMAINING PORTION OF
LOT 21, BLOCK 13
LAMAR PARK
SUBDIVISION SECTION 4
VOLUME 13, PAGE 42
M.R.N.C.T.

SANTA MONICA PLACE

r=2230.10'
a=68.80'
cd=68.80'
cb=S66°35'26"W
d= 1'46'04"

50.00.

r=2180.10'
a=35.00'
cd=35.00'
cb=S66°32'43"W
d= 0°55'11"

FND. 5/8" I.R.

FND. 1" I.R.

25' Y.R.

123.66'

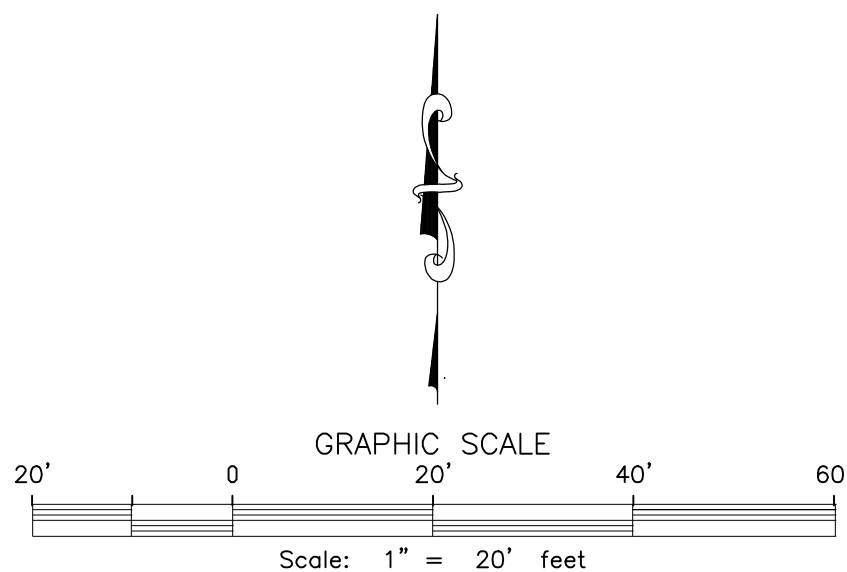
123.91'

LOT 24

LOT 25

GENERAL NOTES:

1. TOTAL PLATTED AREA CONTAINS 0.30 ACRES OF LAND.
2. BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "X", ACCORDING TO FEMA MAP AREAS OF 2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, COMMUNITY PANEL No. 48355CO635G, NUECES COUNTY, TEXAS. WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 18, 2022.
3. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
4. 5/8" IRON RODS AT ALL LOT CORNERS.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
6. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI AS "CONTACT RECREATION" USE.



TEXAS GEO TECH
LAND SURVEYING, INC

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JOB # 250412
JUNE 18, 2025