

HUDSON ACRES
BLOCK 2, LOT 43R

BEING A PLAT OF THE SOUTH 1/2 OF LOT 43 AND
THE NORTH 1/2 OF LOT 44, SAVE AND EXCEPT THE WEST
30' OF SAID LOTS, BLOCK 2, HUDSON ACRES AS
RECORDED IN VOLUME 13, PAGE 44 (M.R.N.C.T.) AND
AS IN DOCUMENT NO. 2017013175 (S.W.D.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF
THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE
ZONING MAY CHANGE.
- FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S,
BLOCK CORNERS, ETC. UNLESS OTHERWISE SPECIFIED.
- AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENT
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" IRON ROD
- THIS PROPERTY LIES WITHIN FLOOD ZONE C, COMMUNITY
#485464, PANEL 0145C, (CITY OF CORPUS CHRISTI), DATED
07/18/85, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FOM THIS PROPERTY
IS THE OSO CREEK. THE TCEQ 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 TCEQ HAS CLASSIFIED
THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS"
AND CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA IS 0.196 ACRE.
- BASIS OF BEARINGS ARE THE BEARINGS FROM HUDSON ACRES
AS RECORDED IN VOLUME 13, PAGE 44 (M.R.N.C.T.)

STATE OF TEXAS
COUNTY OF NUECES

WE, LUCIO ESPINOZA & YOLANDA ESPINOZA,
HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 43R, BLOCK 2 AS EMBRACED
WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT IWWE HAVE HAD SAID LAND SURVEYED AS
SHOWN; THAT STREETS AND PARK AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; 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 _____, 2018.

LUCIO ESPINOZA
OWNER

YOLANDA ESPINOSA
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED LUCIO ESPINOZA & YOLANDA ESPINOZA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR
THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF
_____, 2018.

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 _____, 2018.

SEAL:

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

WE, NEXTLOTS NOW, LLC., DO HEREBY CERTIFY THAT
WE ARE THE HOLDERS OF A LIEN ON LOT 43R, BLOCK 2
OWNED BY LUIS ESPINOZA AND YOLANDA ESPINOZA,
AND THAT WE APPROVE OF THE SUBDIVISION AND
DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED.

THIS THE ____ DAY OF _____, 2018

LEE J. SCHMITT
TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

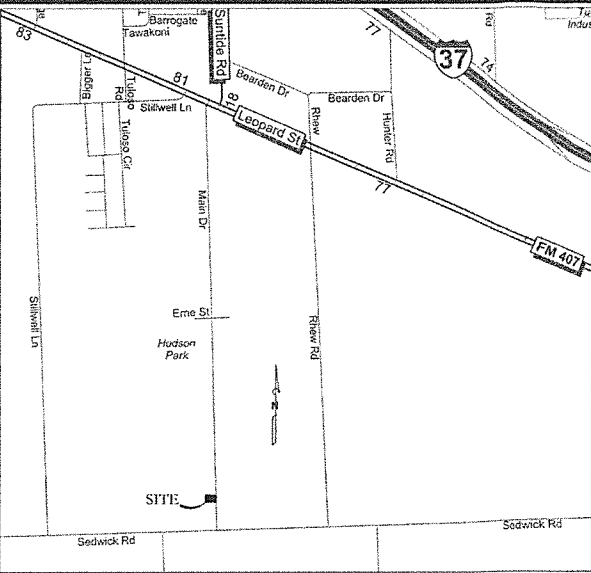
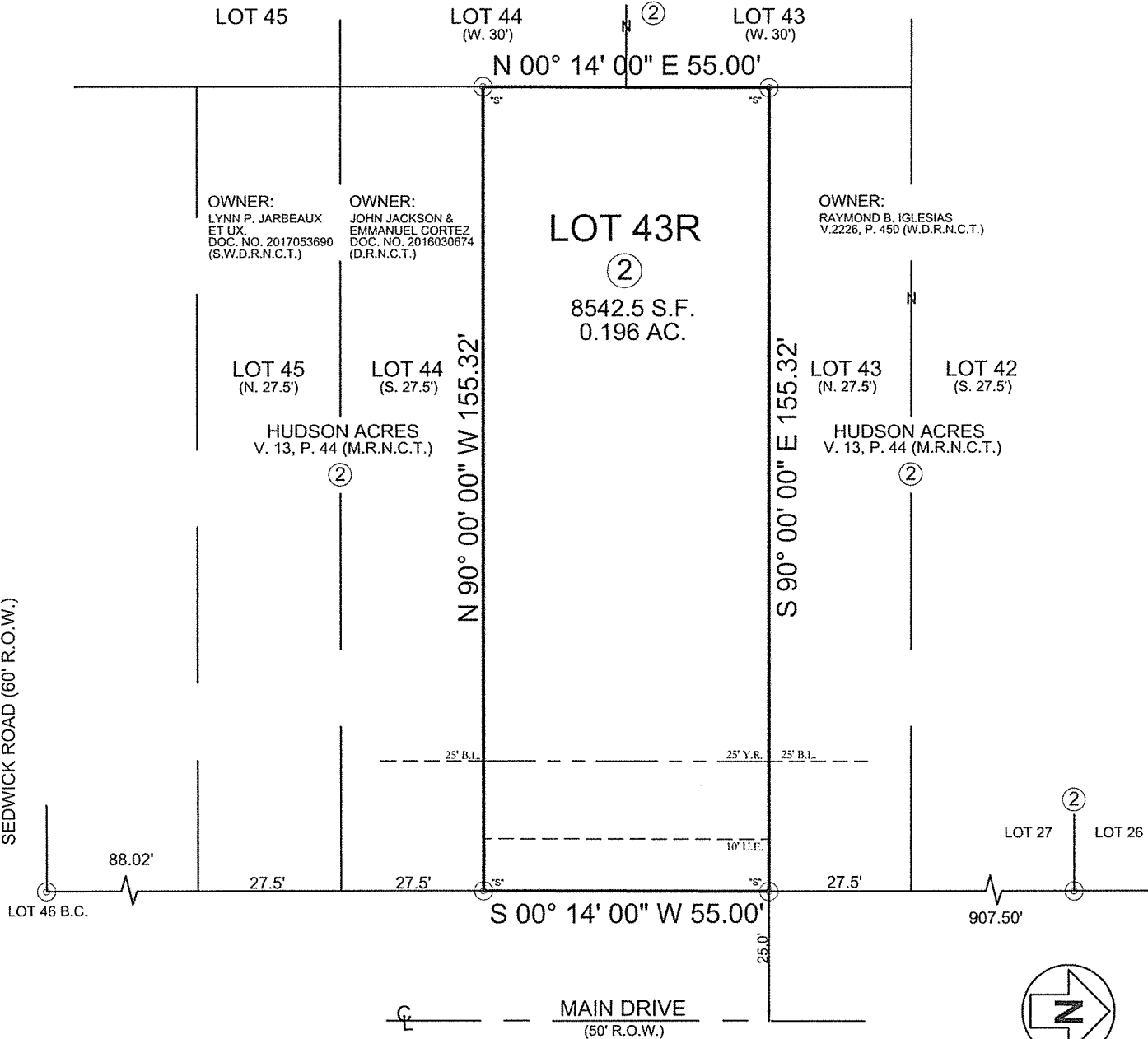
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALL APPEARED LEE J. SCHMITT
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

THIS THE ____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER:
AMADO IGLESIAS
V.1995, P. 935 (D.R.N.C.T.)

HUDSON ACRES
V. 13, P. 44 (M.R.N.C.T.)



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 _____, 2018.

NINA NIXON-MENDEZ, F.A.I.C.P.
SECRETARY

ERIC VILLARREAL, P.E.
CHAIRMAN

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 _____, 2018.

DEVELOPMENT SERVICES ENGINEER
WILLIAM J. GREEN, P.E.

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
_____, 2018, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY
OFFICE THIS ____ DAY OF _____, 2018 AT ____ O'CLOCK __M AND DULY
RECORDED IN VOLUME ___, PAGE ___ (M.R.N.C.T.)

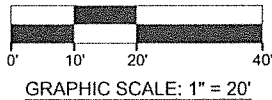
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF
_____, 2018.

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:

05/16/2018

REVISED:

OFFICE:

RV & PP

JOB #:

18-1801

FIRM NO. F-166