DON PATRICIO BLOCK A, LOT 7R SITE BEING A REPLAT OF THE N.W. 80' OF LOTS 7 & 8 AND ALL OF LOTS 45 & 46, BLOCK A, DON PATRICIO AS RECORDED IN VOLUME 8 PAGE 30 (M.R.N.C.T.), CORPUS CHRISTI, NUECES COUNTY, TEXAS 1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE LOT 47 **(A)** 2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. N3006'18"E 9840, VOL. 8, PG. 30 (M.R.N.C.T.) 3 AC DENOTES ACRES OF LAND S.F. DENOTES SQUARE FEET OF LAND Y.R. DENOTES YARD REQUIREMENTS DON PATRICTO ROAD THE DENOTES LITHITY FASEMENT D.E. DENOTES DRAINAGE EASEMENT DON PATRICIO C.L. DENOTES CENTERLINE OF ROADWAY B.C. DENOTES BLOCK CORNER D.H. DENOTES DRILL HOLE "S" DENOTES SET 5/8" I.R. VICINITY MAP (NTS) *+* DENOTES GRADE ELEVATIONS 4. THIS PROPERTY LIES WITHIN FLOOD ZONE C, COMMUNITY LOTIBC. LOT 6 #485464, PANEL 0316C, (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 (A) VOL. 8, PG. 30 (M.R.N.C.T.) YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 07/18/85 5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM IS THE STATE OF TEXAS COUNTY OF NUECES THE RECEIVING WATER FOR THE STORM WHEN RUNDET FROM IS THE LAGUNA MADRE. THE TCQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "CYSTER WATERS". TOEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" LOT 7R A THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION. 6. TOTAL PLATTED AREA IS 0.454 ACRE WITH STREET DEDICATION. 19,274.6 S.F. 0.442 AC. 7. BASIS OF BEARINGS ARE THE BEARINGS FROM BASIS OF BEARINGS ARE THE BEARINGS FROM DON PATRICIO AS RECORDED IN VOLUME 8, PAGE 30 (M.R.N.C.T.). GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) THIS THE ____ DAY OF ____ NINA NIXON-MENDEZ, FAICP, SECRETARY ERIC VILLARREAL, P.E., CHAIRMAN STATE OF TEXAS COUNTY OF NUECES I, ISMAEL PENA, HEREBY CERTIFY THAT I AM THE OWNER OF LOT TR, BLOCK A, DON PATRICIO 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 STREET DEDICATION IS IN FEE SIMPLE 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 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 LOT 44 **(A)** BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED. ISMAEL PENA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WITHING AND ACKNOWLEDBED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED. VOL. 8, PG. 30 (M.R.N.C.T.) STATE OF TEXAS COUNTY OF NUFCES GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____DAY OF ____ DON PATRICIO I. KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS ___, 2018, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____DAY OF _ , 2018 AT ____ O'CLOCK __M AND DULY LOT 9 RECORDED IN VOLUME ___, PAGE ___ (M.R.N.C.T.) STATE OF TEXAS WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____DAY OF (A) COUNTY OF NUECES VOL. 8, PG. 30 (M.R.N.C.T.) 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 KARA SANDS, COUNTY CLERK DEPUTY TO THE COUNTY CLERK 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 THIS THE ___OF_ REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293 VOSS ENGINEERING, INC. DATE: REVISED: OFFICE: JOB #: 10/15/2018 RV & PP ENGINEERING AND LAND SURVEYING 18-3516 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415 GRAPHIC SCALE: 1" = 20'

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