

FLOUR HEIGHTS
BLOCK 1, LOT 20

BEING A FINAL REPLAT OF 0.7466 ACRES OUT OF LOT 16, SECTION 49,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
AS RECORDED IN VOLUME A, PAGES 41 - 43 (M.R.N.C.T.),
& AS IN DOCUMENT NO. 201801300 (W.D.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 C, COMMUNITY
#485464, PANEL 0310C & FLOOD ZONE X, COMMUNITY #48355C,
PANEL 0545G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN
THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED
07/18/85 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM IS THE
LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR
THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ
ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION"
USE.
6. TOTAL PLATTED AREA IS 0.7466 ACRE INCLUDING STREET DEDICATION.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM
FLOUR HEIGHTS
AS RECORDED IN VOLUME 31, PAGE 83 (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)
EPOCH (2010.00).

STATE OF TEXAS
COUNTY OF NUECES

WE, WESLEY MIGL & STACY MIGL, HEREBY CERTIFY THAT WE ARE THE OWNER OF
LOT 20, BLOCK 1, FLOUR HEIGHTS 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 THE ____ OF _____, 2019.

WESLEY MIGL
OWNER

STACY MIGL
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,
WESLEY MIGL & STACY MIGL, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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 _____, 2019.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

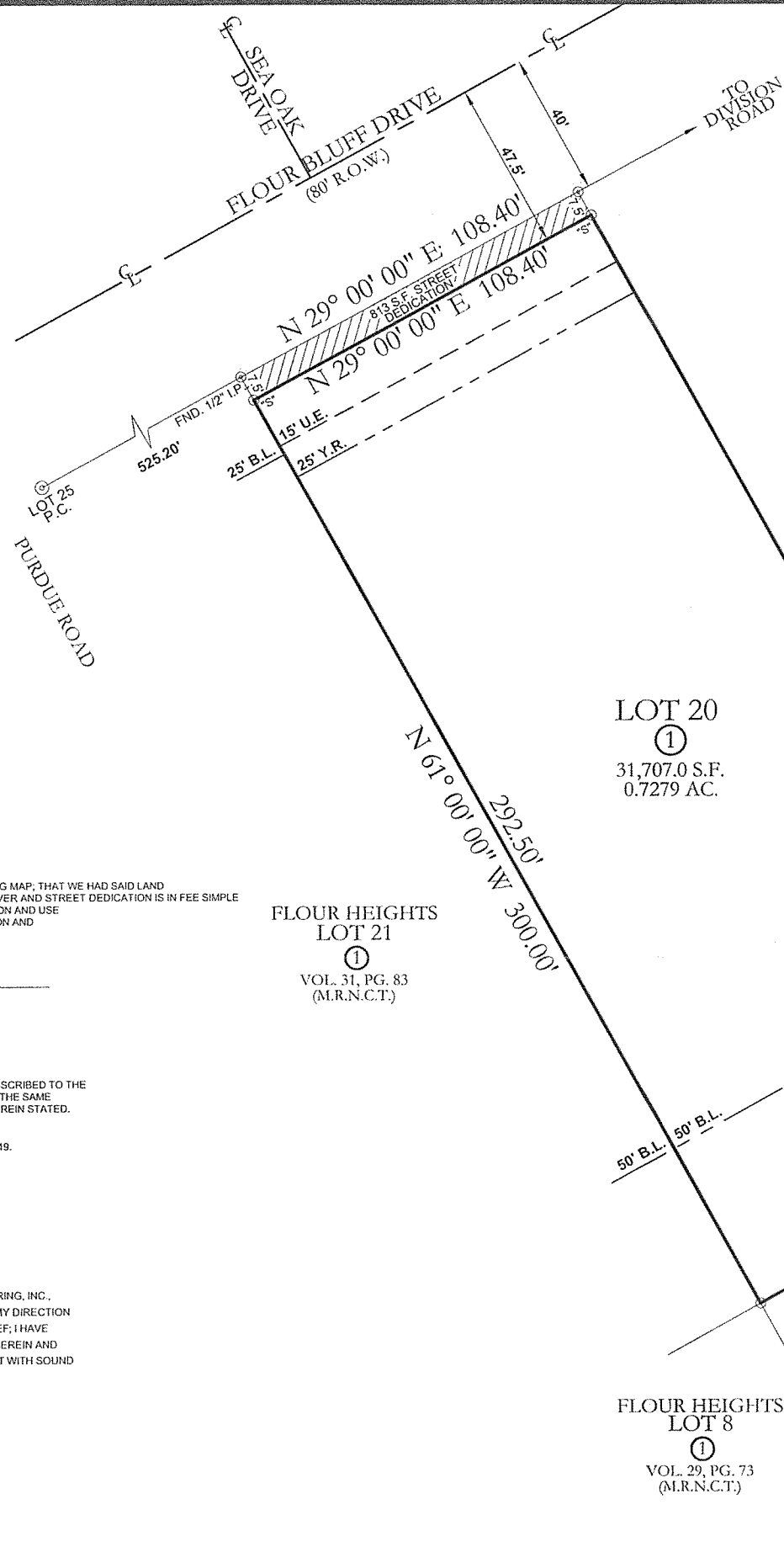
STATE OF TEXAS
COUNTY OF NUECES

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 _____, 2019,

SEAL

RONALD A VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



STATE OF TEXAS
COUNTY OF NUECES

WE, NAVY ARMY COMMUNITY CREDIT UNION, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN
ON THE PROPERTY REFERRED TO AS BLOCK 1, LOT 20 FLOUR HEIGHTS AND
THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS
EXPRESSED.

THIS THE ____ DAY OF _____, 2019

NAVY ARMY COMMUNITY CREDIT UNION
EXECUTIVE LOAN OFFICER

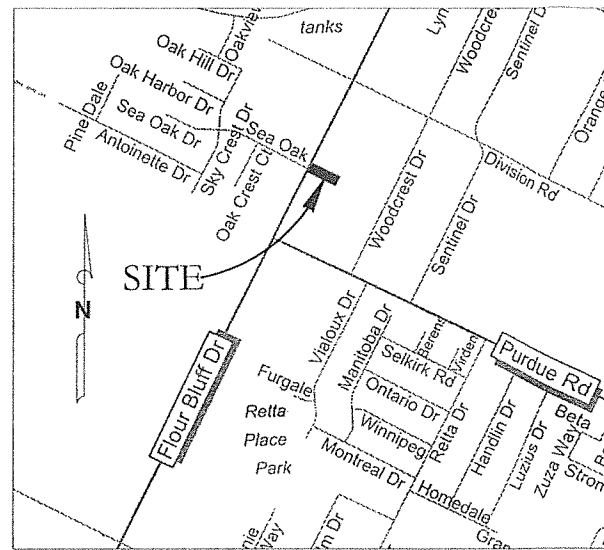
STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
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 _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER: RONALD VAN HOUTEN, ET UX.
0.747 AC. OUT OF
LOT 16, SECTION 49
F.B. & E.F. & G.T.
VOL. A, PGS. 41 - 43
(M.R.N.C.T.)
& AS IN
VOL. 1879, PG. 1039
(D.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 _____, 2019,

NINA NIXON-MENDEZ, FAICP, SECRETARY

ERIC VILLARREAL, P.E., CHAIRMAN

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 _____, 2019,

WILLIAM J. GREEN, P.E.
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
_____, 2019, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY
OFFICE THIS ____ DAY OF _____, 2019 AT ____ O'CLOCK ____ M AND DULY
RECORDED IN VOLUME _____, PAGE _____ (M.R.N.C.T.)

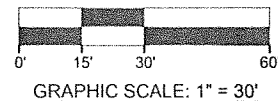
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF
_____, 2019.

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 #:
02/06/2019		RV & PP	18-2807
FIRM NO. F-166			