

NOTES

- 1) TOTAL PLATTED AREA CONTAINS 0.1381 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT AS SPECIFIED OTHERWISE.
- 3) PER PRELIMINARY FLOOD INSURANCE RATE MAP, MAP NUMBER 4835C0280G, REVISED PRELIMINARY, MAY 30, 2018, THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREA.
- 4) THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION USE".
- 5) ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS.
- 6) THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
- 7) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2002. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

STATE OF TEXAS
COUNTY OF NUECES

We, R S SERENITY HOMES, L.L.C., hereby certify that we own the property embraced within the boundaries of the foregoing plat; that we have surveyed and subdivided as shown; that all streets and drainage easement shown be dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the_____ day of _____ 2019.

R S Serenity Homes, L.L.C. Sandra Perez, Director & President

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by R S SERENITY HOMES, L.L.C.,
Sandra Perez, Director & President

This the_____ day of _____ 2019.

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 on behalf of the City of Corpus Christi,
Texas by the Planning Commission.

This the _____ day of _____, 20____

Nina Nixon-Mendez, FAICP
Secretary

Carl Crull, P.E.
Chairman

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 _____, 20____, with its certificate of authentication was filed for record in my office the ___ day of _____, 20____. At ____ O'clock ____M., and duly recorded the ___ day of _____, 20____ at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of
Development Services of the City of Corpus Christi, Texas.

This the_____ day of _____ 2019.

Ratna Pottumuthu, P.E.
Development Services Engineer

BEING RE-PLAT OF BLOCK 7, LOT 9 OF THE WILLOWOOD UNIT 7 AS RECORDED IN VOLUME 68, PAGE 433 OF THE MAP RECORDS OF
NUECES COUNTY, TEXAS.
(REASON FOR THE RE-PLAT IS TO RELOCATE YARD REQUIREMENT LINE)

PLAT OF: WILLOWOOD UNIT 7, BLOCK 7 , LOT 9R

WILLOW HEIGHTS DR.
60' R.O.W.

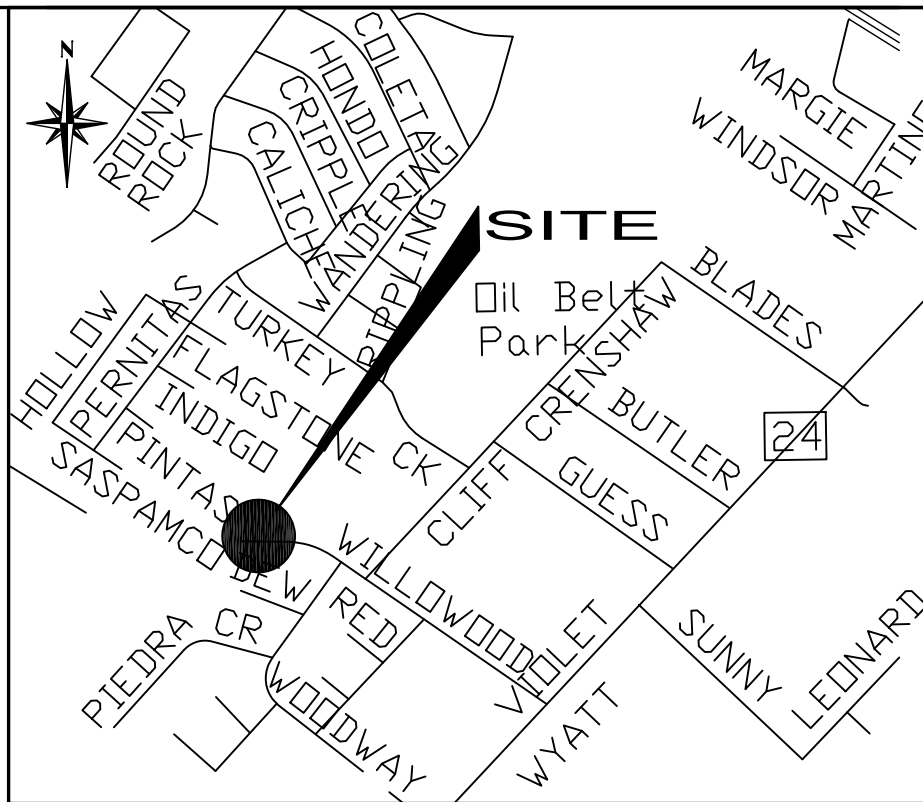
R=34.50'
A=22.54'
CD=22.14'
CB=N62°34'17"E
Δ= 37°25'41"

R=50.00'
A=39.48'
CD=38.46'
CB=N63°30'14"E
Δ= 45°14'21"

7

LOT 9R
6014 S.F.
0.14 Acres.

DANNY L. FLOWERS
LOT 8, BLOCK 7



LOCATION MAP
SCALE = N.T.S.'

EDWARD GONZALEZ
LOT 10, BLOCK 7

10' DRAINAGE EASEMENT
61.6'

PARK
WILLOWOOD UNIT 5-B
MARTIN SADA &
GABY SADA

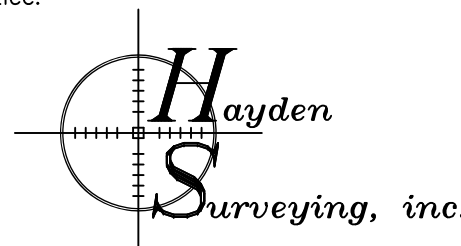
10 0 GRAPHIC SCALE 20 30
10
Scale: 1" = 10 feet

State of Texas
County of Nueces

I, Fred C. Hayden, Jr., a Registered Professional Land Surveyor for Hayden Surveying, Inc. Have prepared the foregoing map from a 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the_____ day of _____ 20____.

Texas License No. 4486



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CORPUS CHRISTI, TEXAS 78413
PHONE: 991-0088