

I, DAVID L. NESBITT, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR LJA ENGINEERING, 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THE STATE LAND BOUNDARY FOR THIS TRACT WAS DETERMINED UNDER MY DIRECTION.

THIS THE _____ DAY OF _____, 2019.

DAVID L. NESBITT, R.P.L.S., L.S.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
& LICENSED STATE LAND SURVEYOR
TEXAS REGISTRATION NO. 5302

STATE OF TEXAS
COUNTY OF NUECES

LKM HOMES, INC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE 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 _____ DAY OF _____, 2019.

LKM HOMES, INC,

BY: _____
LINDA K. MIKULENCAK, DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDA K. MIKULENCAK, DIRECTOR OF LKM HOMES, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2019.

GABRIEL HINOJOSA, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY 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.

CARL CRULL
CHAIRMAN

NINA NIXON-MENDEZ, FAICP
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

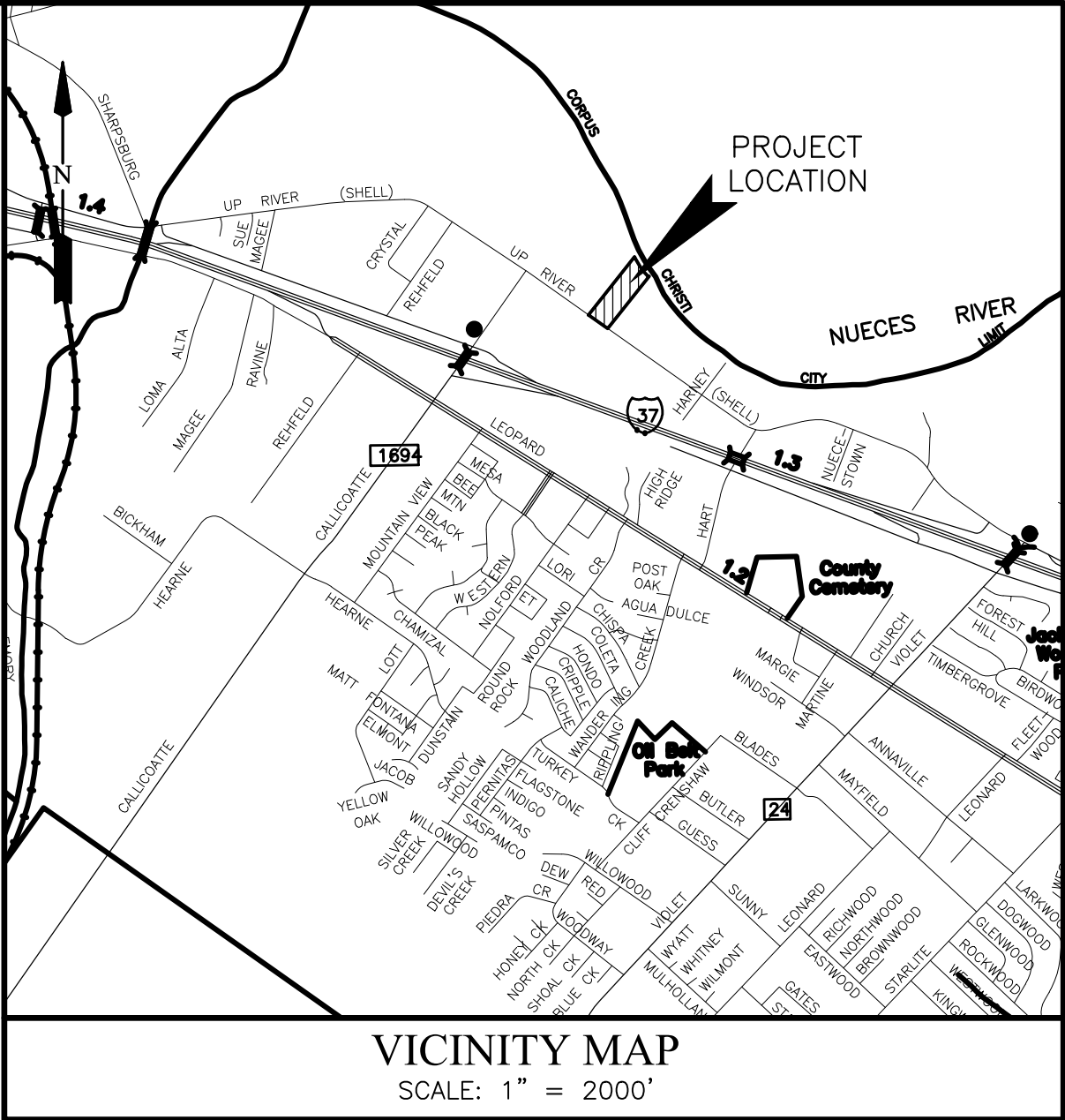
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2019, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2019, AT _____ O'CLOCK _____.M., AND DULY RECORDED THE _____ DAY OF _____ 2019, 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 AT _____ O'CLOCK _____.M. _____ 2019.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY



PLAT OF MIKULENCAK ACREAGE BLOCK 1, LOT 1

A SUBDIVISION OF 5.21 ACRES OF LAND SITUATED IN THE
GREGORIO FARIAS GRANT, ABSTRACT 592,
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS.

AUGUST 30, 2019

JOB NO. 2753-0001.310

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SURVEYOR:
LJA
LJA SURVEYING, INC.
5350 South Staples St., Suite 425 Phone 361.991.8550
Corpus Christi, Texas 78411 Fax 361.887.8855
TBPE Firm Reg. # F-19613 TBPLS Firm Reg. #10016600
Email: LJASouthcc@lja.com www.ljasurvey.com

- NOTES:
1. THE TOTAL PLATTED AREA CONTAINS 5.21 ACRES OF LAND.
 2. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 3. BASIS OF BEARINGS IS GRID NORTH AS SHOWN HEREON AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83) US SURVEY FEET.
 4. CONTOURS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) GEOID 12A.
 5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "C", "B" AND "A24 (EL14)" ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, PANEL NO. 485464 130C EFFECTIVE DATE JULY 18, 1985. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN PRELIMINARY FLOOD ZONE "X", "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, "AE" (EL12) AND "AE" (EL13), ACCORDING TO THE PRELIMINARY FLOOD INSURANCE RATE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, PRELIMINARY PANEL NO. 48355C 0280G, DATED OCTOBER 23, 2015. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM 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 "CONTRACT RECREATION USE".
 8. IF THE PROPERTY WERE TO BE SUBDIVIDED, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED AS APPLICABLE.
 9. THE STATE LAND BOUNDARY WAS DETERMINED USING METHODOLOGY APPROVED BY THE GLO, BUT THIS BOUNDARY WAS NOT STYLED TO BE SUBMITTED TO THE GLO.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°47'01" E	58.66'
L2	S 38°36'16" E	89.39'
L3	S 62°32'23" E	35.17'

CALLED 6.24 ACRES
LANCE WALKER AND ELVA WALKER
DOC. NO. 2015034169
N.C.O.P.R.

CALLED 2.55 ACRES
PETE L. LATKA AND
ANNETTE D. LATKA
DOC. NO. 2010010000
N.C.O.P.R.

LEGEND

- Y.R. INDICATES YARD REQUIREMENT
- D.E. INDICATES DRAINAGE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- W.M.E. INDICATES WATER METER EASEMENT
- N.C.D.R. INDICATES NUECES COUNTY DEED RECORDS
- N.C.M.R. INDICATES NUECES COUNTY MAP RECORDS
- N.C.C.F. INDICATES NUECES COUNTY CLERK FILE
- N.C.O.P.R. INDICATES NUECES COUNTY OFFICIAL PUBLIC RECORDS
- DOC. NO. INDICATES DOCUMENT NUMBER
- INDICATES PRELIMINARY FLOOD ZONE LINE
- - - INDICATES EFFECTIVE FLOOD ZONE LINE

PLAT OF
MIKULENCAK ACREAGE
BLOCK 1, LOT 1

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AUGUST 30, 2019 JOB NO. 2753-0001.310

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