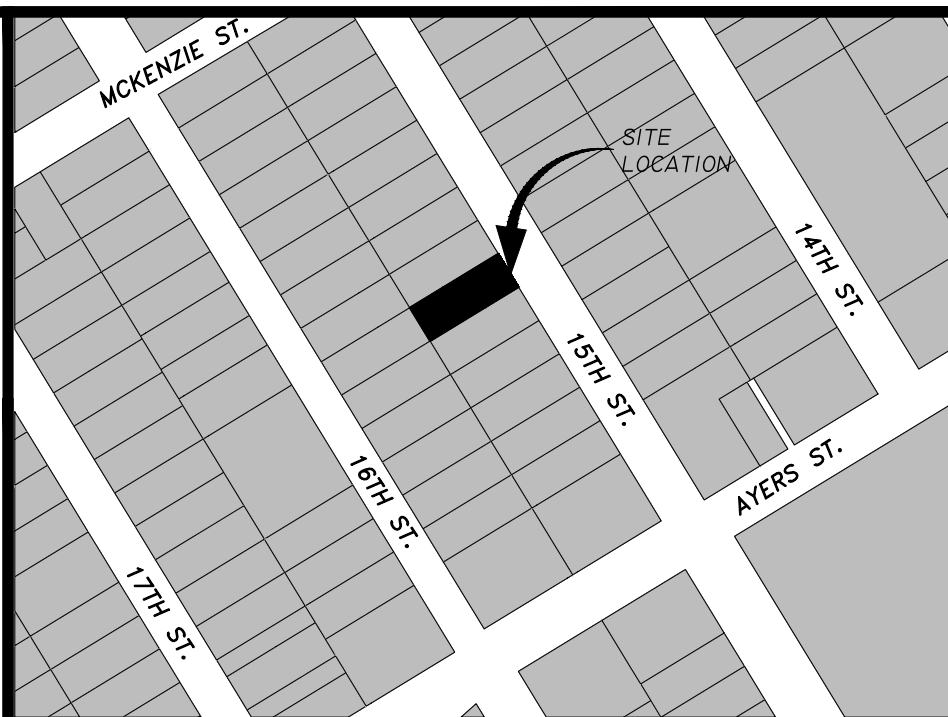


- LEGEND
- 1/2" IRON ROD SET W/RED SURVEYOR'S CAP STAMPED "WOOD 5974"
 - RIGHT-OF-WAY LINE
 - ALLEY EASEMENT
 - CENTERLINE OF ROAD
 - YARD REQUIREMENT
 - PROPERTY LINE

FINAL REPLAT FOR
FITCHUE PLACE ADDITION
BLOCK 1303 LOT 15R
NUECES COUNTY, TEXAS

BEING A REPLAT OF LOTS 15 AND 16, FITCHUE PLACE ADDITION, A MAP OF WHICH IS RECORDED IN VOLUME 2, PAGE 14, MAP RECORDS OF NUECES COUNTY, TEXAS, A PORTION OF A 15.00 FOOT WIDE ALLEY CLOSED BY CITY OF CORPUS CHRISTI ORDINANCE NO. 20704, RECORDED UNDER CLERK'S FILE NO. 2010036484, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

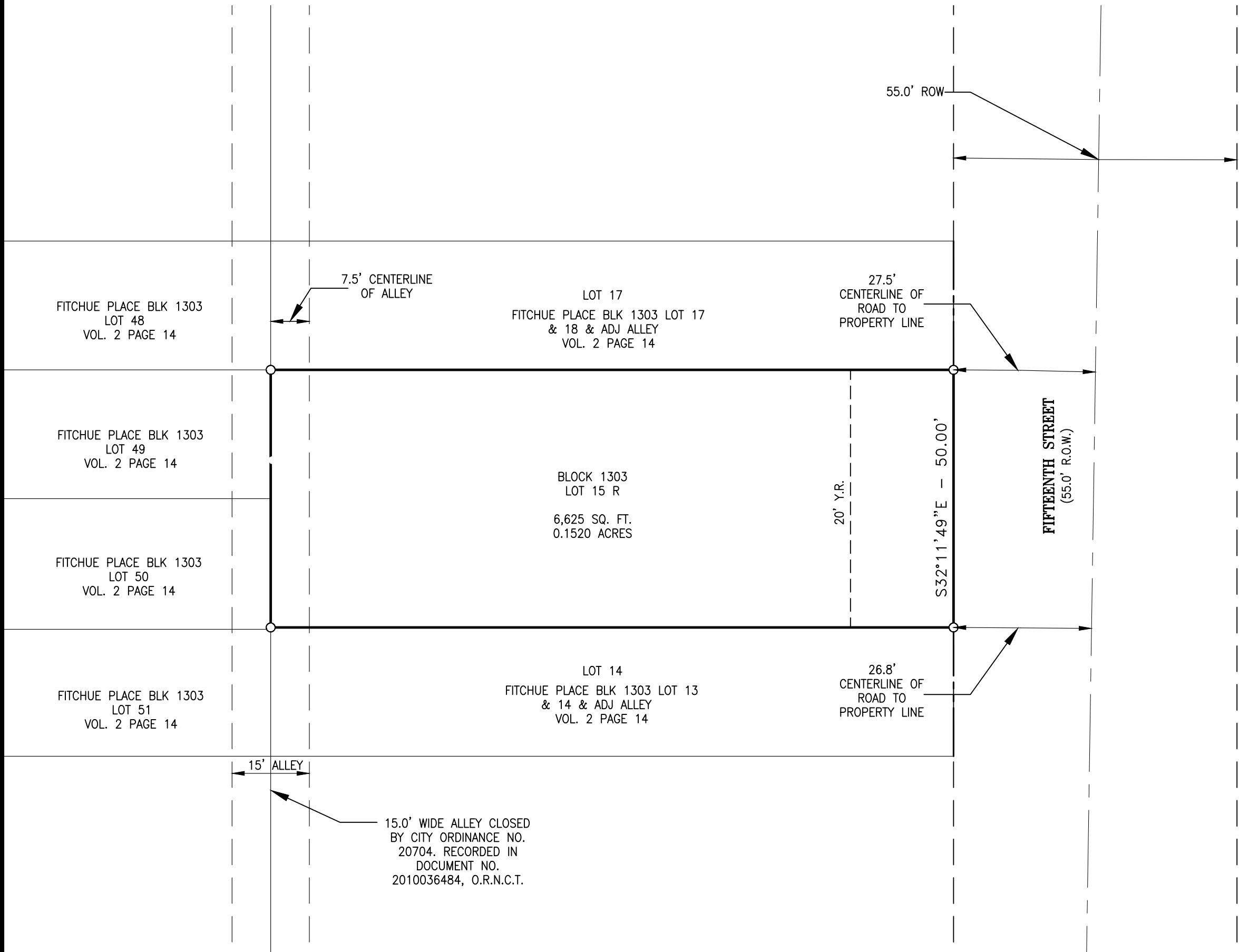


LOCATION MAP
1" = 250'

PREPARED BY: FULCRUM CONSULTING SERVICES
P.O. BOX 530540
HARLINGEN, TX 78553

DATE PREPARED: DECEMBER 06, 2019
DATE SURVEYED: NOVEMBER 06, 2019

SHEET 1 OF 1



GENERAL NOTES:

- BEARINGS ARE GRID NORTH, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD83 (2007). ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID.
- EASEMENTS AND/OR ENCUMBRANCES, RECORDED OR UNRECORDED MAY EXIST OTHER THAN THOSE SHOWN HEREON.
- THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FIRM MAP NUMBER 48355C0320G, COMMUNITY NO. 485464, PANEL NO. 0320 G, DATED (PRELIMINARY) OCTOBER 23, 2015. FLOOD ZONE INFORMATION IS DETERMINED BY GRAPHIC PLOTTING ONLY. SOUTHPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- THE TOTAL PLATTED AREA CONTAINS 0.1520 ACRES OF LAND.
- "THE YARD REQUIREMENT, AS DEPICTED , IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE."
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.

STATE OF TEXAS
COUNTY OF NUECES

I, SERAFIN R. ARELLANO AND JANIE ARELLANO, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT WE HAVE SURVEYED AND REPLATED AS SHOWN; THAT STREET SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO 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.

SERAFIN R. ARELLENO, OWNER

JAINIE ARELLANO, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SERAFIN R. AND JANIE ARELLANO.

THIS THE _____ DAY OF _____ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL REPLAT 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.

AL RAYMOND III, A.I.A., C.B.O.
PLANNING COMMISSION SECRETARY

CARL CRULL, P.E.
PLANNING COMMISSION CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL REPLAT 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.

PABLO MARTINEZ, P.E.
DEVELOPMENT SERVICES ENGINEER

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, IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

NO.

FILED FOR RECORD

AT _____ O'CLOCK _____M,
_____ 2019

BY: _____
DEPUTY
KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

I, R. MICHAEL WOOD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT, SHOWS ALL IMPROVEMENTS LOCATED ON THE PROPERTY, WAS PREPARED USING INFORMATION OBTAINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT SHOWN HEREON.

R. MICHAEL WOOD, RPLS

I, GEORGE E. LAZARO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

GEORGE E. LAZARO, P.E.



FULCRUM
CONSULTING SERVICES

PLANNERS * ENGINEERS * ARCHITECTS

P.O. BOX 530540
HARLINGEN, TX 78553
TBPE FIRM No. F12369

PH: 956-797-3411
FAX: 956-797-3400
TBAE FIRM No. BR 44

PRINCIPAL CONTACTS:
ENGINEER: GEORGE E. LAZARO, P.E.
SURVEYOR: MICHAEL WOOD, R.P.L.S.
P.O. BOX 530540, HARLINGEN, TX 78553
22374 BRIGGS COLEMAN RD. HARLINGEN, TX 78550
(956) 797-3411
(956) 245-1937

NO.	SHEET	REVISION	DATE	APPROVED