

- 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 "AE" (BASE FLOOD ELEVATIONS DETERMINED) FIRM MAP NUMBER 48355C0315G, COMMUNITY NO. 485464, PANEL NO. 0315 G, DATED (PRELIMINARY) OCTOBER 23, 2015. FLOOD ZONE INFORMATION IS DETERMINED BY GRAPHIC PLOTTING ONLY. SOUTHPPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 - THE TOTAL PLATTED AREA CONTAINS 0.1033 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 OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

FINAL REPLAT FOR

LAGUNA ACRES

BLOCK 1 LOT 13B

NUECES COUNTY, TEXAS

BEING A REPLAT OF 0.1033 ACRE TRACT OF LAND OUT OF THE NORTH 45 FEET OF THE SOUTH 90 FEET OF LOT 13, BLOCK 1, LAGUNA ACRES, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 49, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

I, OLGA C. BARRERA, HEREBY CERTIFY THAT I AM THE OWNER OF, THE NORTH 45 FEET OF THE SOUTH 90 FEET OF LOT 13, 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.

OLGA C. BARRERA, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY OLGA BARRERA.

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 SECRETARY

CARL CRULL, P.E.
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.

JALAL SALEH, 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.

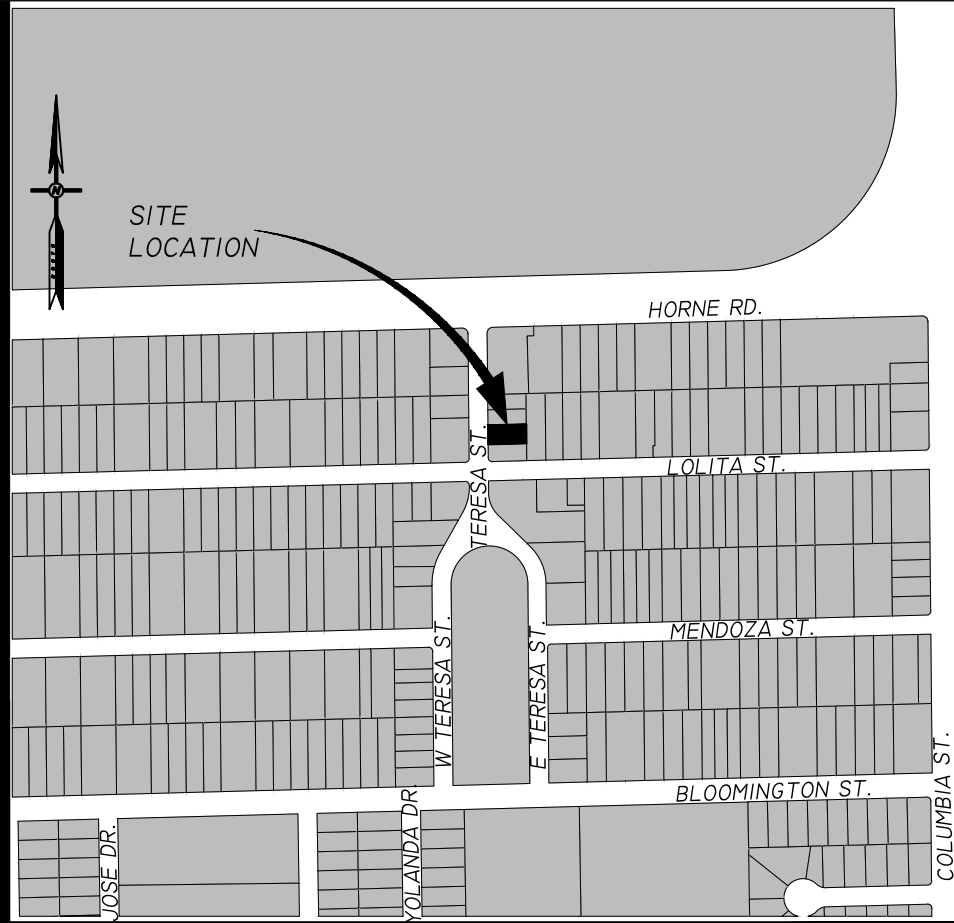
FILED FOR RECORD

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

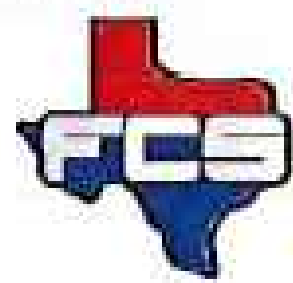


LOCATION MAP
SCALE: 1"=500'

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

DATE PREPARED: JANUARY 03, 2020
DATE SURVEYED: OCTOBER 11, 2019

SHEET 1 OF 1



FULCRUM
CONSULTING SERVICES

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TBAE FIRM No. BR 44

NO.	SHEET	REVISION	DATE	APPROVED