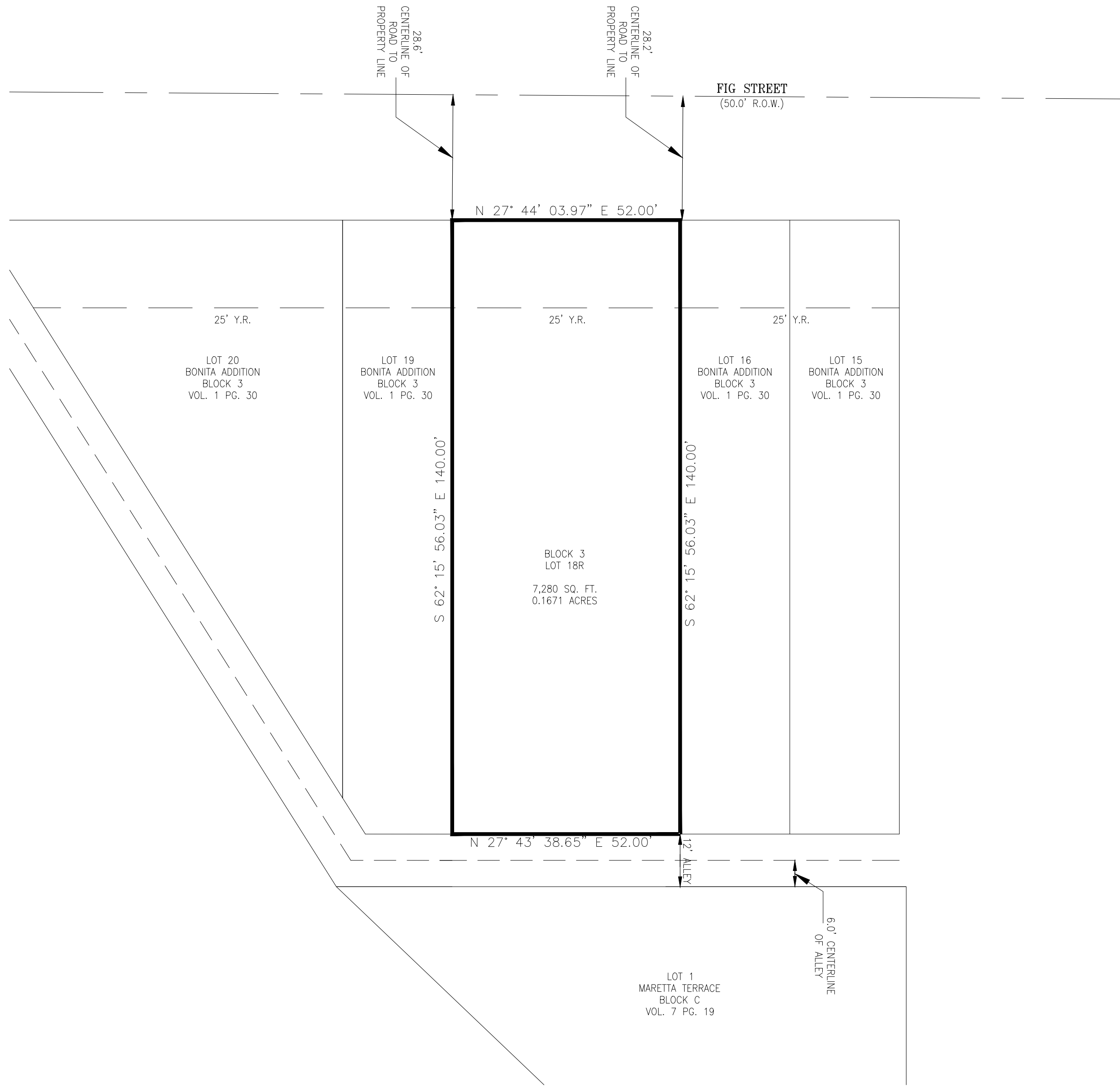


LEGEND  
--- CENTERLINE OF ROAD  
--- ALLEY CENTERLINE  
--- YARD REQUIREMENT  
--- PROPERTY BOUNDARY

REPLAT FOR  
**BONITA  
ADDITION**  
**BLOCK 3 LOT 18R**  
NUECES COUNTY, TEXAS

BEING A REPLAT OF 0.1671 ACRE TRACT OF LAND OUT OF LOT 17, 18,  
AND THE SOUTHWEST TWO FEET OF LOT 19, BLOCK 3 BONITA ADDITION  
TO THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY THE MAP OR  
PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 30, MAP RECORDS,  
NUECES COUNTY, TEXAS.



- 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 0.1671 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, JESUSA SALDANA GARCIA, HEREBY CERTIFY THAT I AM THE OWNER OF, LOT 17, 18, & THE SOUTHWEST 2 FEET OF LOT 19, 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 \_\_\_\_\_ 2020.

JESUSA SALDANA GARCIA, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JESUSA SALDANA GARCIA.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

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 \_\_\_\_\_ 2020.

AL RAYMOND III, A.I.A 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 \_\_\_\_\_ 2020.

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 \_\_\_\_\_ 2020. WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M, IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ MAP RECORDS.

NO.

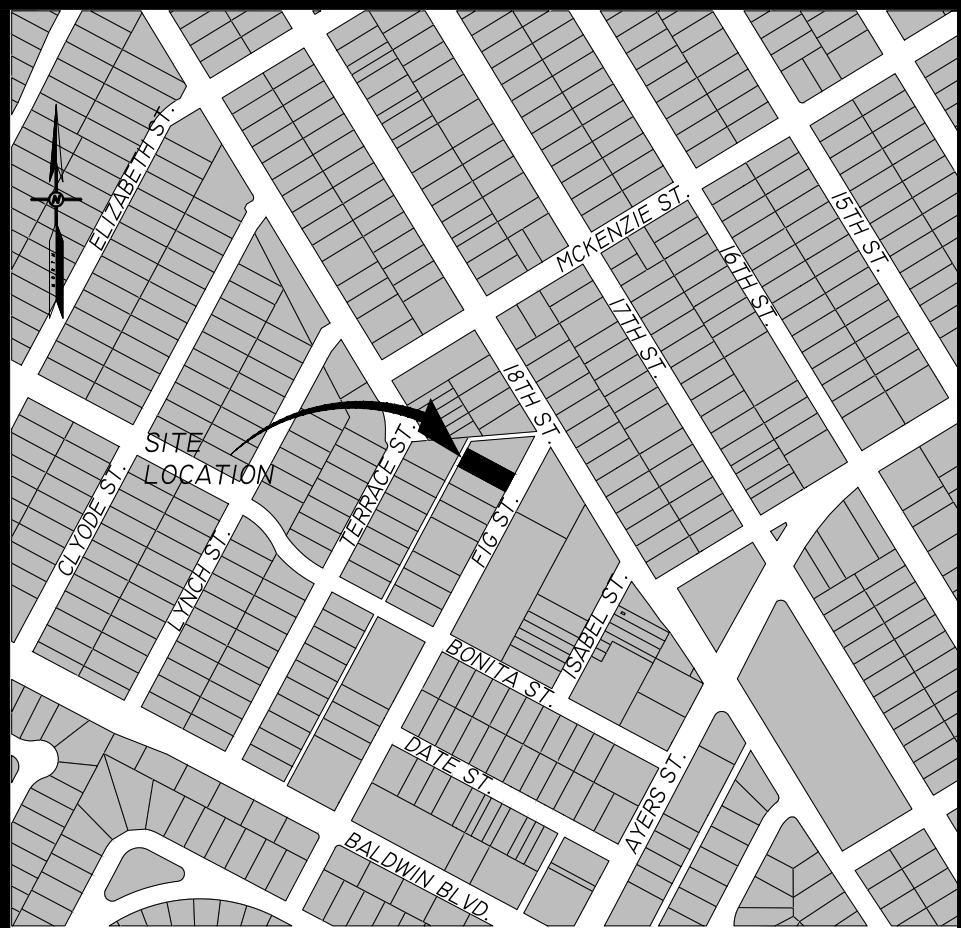
FILED FOR RECORD

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M,  
\_\_\_\_\_ 2020

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

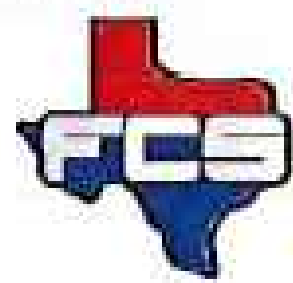


LOCATION MAP  
SCALE: 1"=500'

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

DATE PREPARED: NOVEMBER 12, 2019  
DATE SURVEYED: NOVEMBER 06, 2019

SHEET 1 OF 1



**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

NO.	SHEET	REVISION	DATE	APPROVED