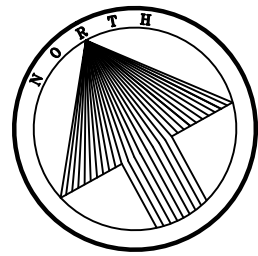




SITE MAP  
NOT TO SCALE



GRAPHIC SCALE

(IN FEET)  
1 inch = 30 ft.

# PLAT OF LAGUNA VISTA SHORES BLOCK 9, LOT 1R

BEING A REPLAT OF LAGUNA VISTA SHORES, BLOCK 9, LOTS  
1 AND 2, AS SHOWN ON A MAP RECORDED IN VOLUME 8,  
PAGE 32, MAP RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

I, COLLEEN HUNT EPPERSON, DO HEREBY CERTIFY THAT I AM THE  
OWNER OF, BLOCK 9, LOT 1R, THE PROPERTY SHOWN HEREON, I HAVE  
HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS  
MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND  
DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

COLLEEN HUNT EPPERSON, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE  
SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND  
CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

NOTARY PUBLIC

## NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM  
THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS  
CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS  
"EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO  
CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION"  
USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A-18"  
(EL 10') ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL  
NO. 485464 0356 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS  
AN EFFECTIVE DATE OF JULY 18, 1985.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83  
(93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 0.284 ACRES. INCLUDING STREET  
DEDICATION.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF  
THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE  
AS THE ZONING MAY CHANGE.

LEGEND:  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE  
DEVELOPMENT SERVICES ENGINEER 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

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

CARL CRULL, P.E.  
CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS,  
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.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT  
MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY:

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR  
OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM  
A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS  
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION  
AND BELIEF.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



DATE OF MAP: 23 MARCH 2020



## Brister Surveying

4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twcba.com  
Firm Registration No. 10072800

C1  
R = 10.00'  
L = 12.12'  
TAN = 6.93"  
Δ = 69° 27' 41"  
CB = S26° 17' 18"E, 11.39'

● = SET 5/8" RE-BAR  
⊙ = FOUND 5/8" RE-BAR