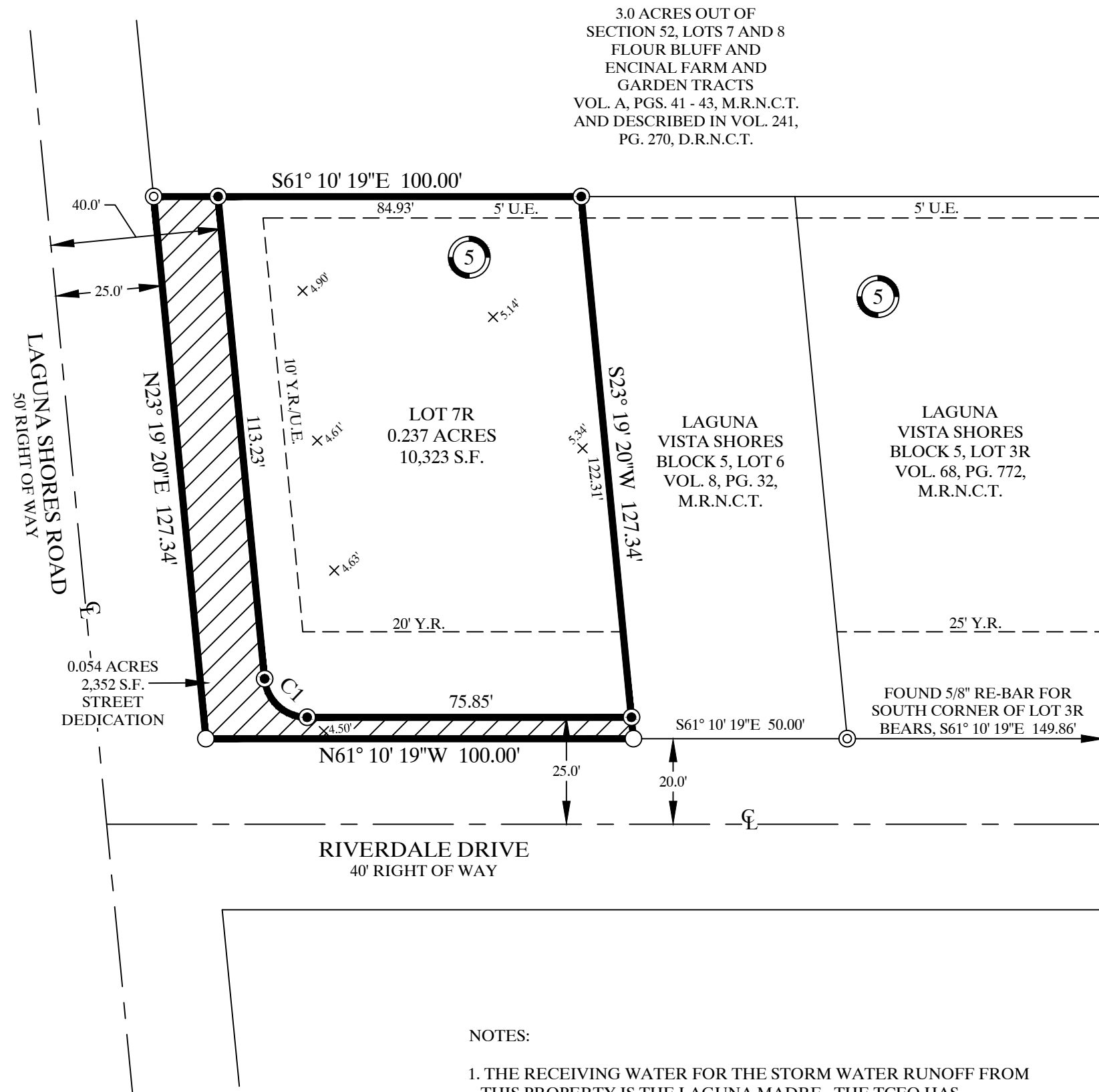


PLAT OF LAGUNA VISTA SHORES BLOCK 5, LOT 7R

BEING A REPLAT OF LAGUNA VISTA SHORES, BLOCK 5, LOTS 7
AND 8, AS SHOWN ON A MAP RECORDED IN VOLUME 8, PAGE 32,
MAP RECORDS NUECES COUNTY, TEXAS.



C1
R = 10.00'
L = 14.75'
TAN = 9.08"
Δ = 84° 29' 38"
CB = N18° 55' 30"W, 13.45'

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

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 0.291 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.
6. THE 20' YARD REQUIREMENT IS IN COMPLIANCE WITH UDC SECTION 4.2.5.F ON SETBACK AVERAGING.

STATE OF TEXAS
COUNTY OF NUECES

I, DAVID CLARK SCRUTON, JR., DO HEREBY CERTIFY THAT I AM THE OWNER OF, BLOCK 5, LOT 7R, 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

DAVID CLARK SCRUTON, JR., 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

STATE OF TEXAS
COUNTY OF NUECES

I, MARY E. SCRUTON, DO HEREBY CERTIFY THAT I AM THE OWNER OF, BLOCK 5, LOT 7R, 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

MARY E. SCRUTON, 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

LEGEND:
CL = CENTERLINE
D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
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

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: 19 AUGUST 2020

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Fax 361-850-1802
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