

PADRE ISLAND-CORPUS CHRISTI SECTION No. 4
BLOCK 236, LOT 13R

BEING A FINAL REPLAT OF BLOCK 236, LOT 13 PADRE ISLAND-CORPUS CHRISTI, SECTION No. 4, AS RECORDED
IN VOLUME 33, PAGES 44-47 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.17 ACRES OF LAND (7350.00 SQ. FT.)
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0405 C, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE A-13, DEFINED AS AREA OF 100-YEAR FLOOD. BASE FLOOD ELEVATION AND FLOOD HAZARD FACTOR DETERMINED.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2021.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

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 _____ 2021.

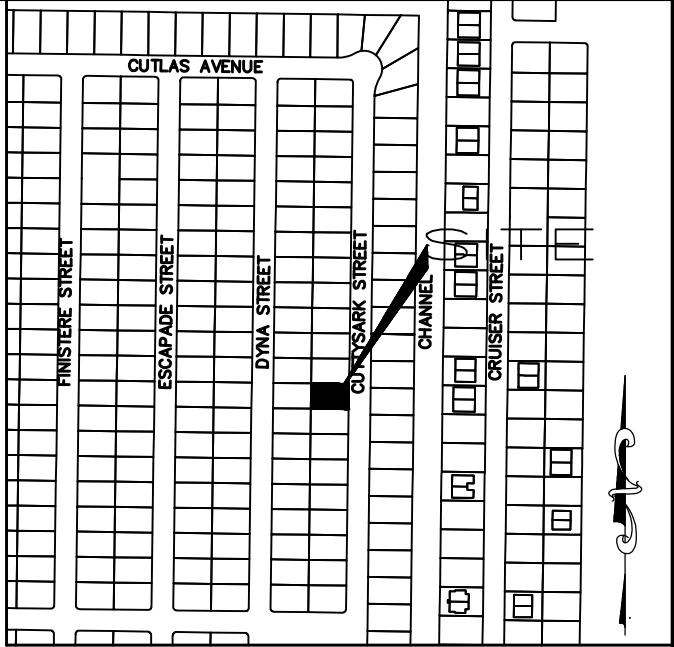
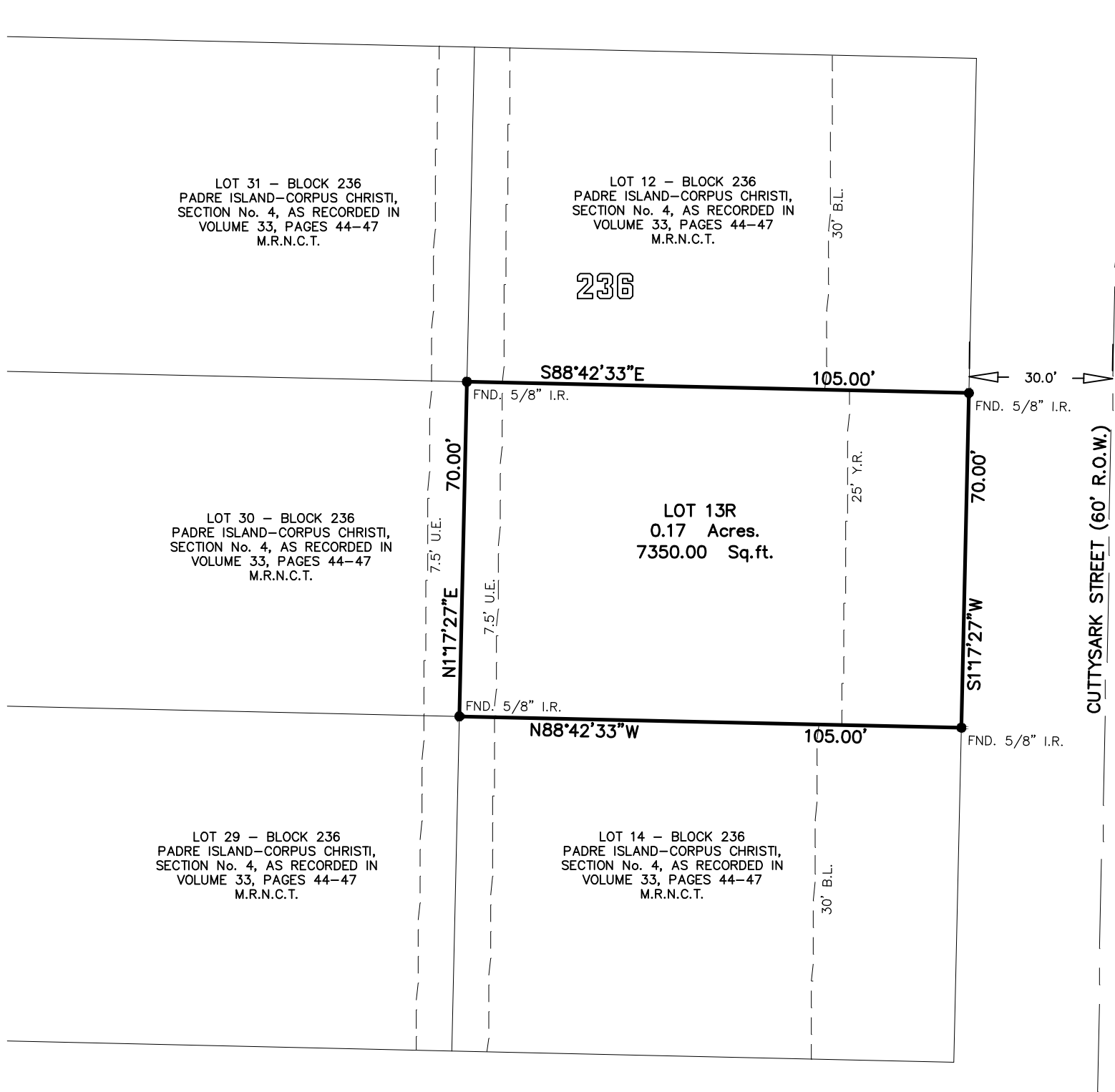
BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND
CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL
LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT
DELAY.

THIS THE XXTH DAY OF XXXXXXXX 2021.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

We, WINECUP PROPERTIES, LLLC, hereby certify that we are the
owners of Lot 13R, the property shown hereon, that we 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 _____ 2018.

MARIA ALEJANDRA IBARRA, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by
MARIA ALEJANDRA IBARRA.

This the_____ day of _____ 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

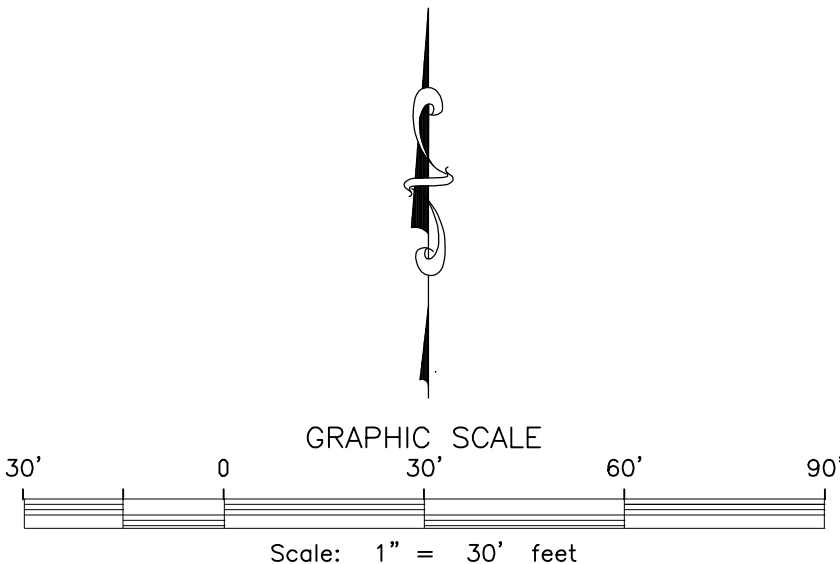
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES
COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT DATED THE _____ DAY OF _____, 2021, WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF _____, 2021, AT _____ O'CLOCK _____M.
AND DULY RECORDED THE _____ DAY OF _____, 2021, AT
_____ O'CLOCK _____M, IN VOLUME _____, PAGE _____, MAP
RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2021

BY:_____ DEPUTY



TEXAS GEO TECH
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JOB # 210314
MARCH 12, 2021