

STATE OF TEXAS  
COUNTY OF NUECES

I, ADRIANA ORTIZ, HEREBY CERTIFIES THAT I AM THE OWNER OF THE FOREGOING PLAT AND THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

ADRIANA ORTIZ, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ADRIANA ORTIZ.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF 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, 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

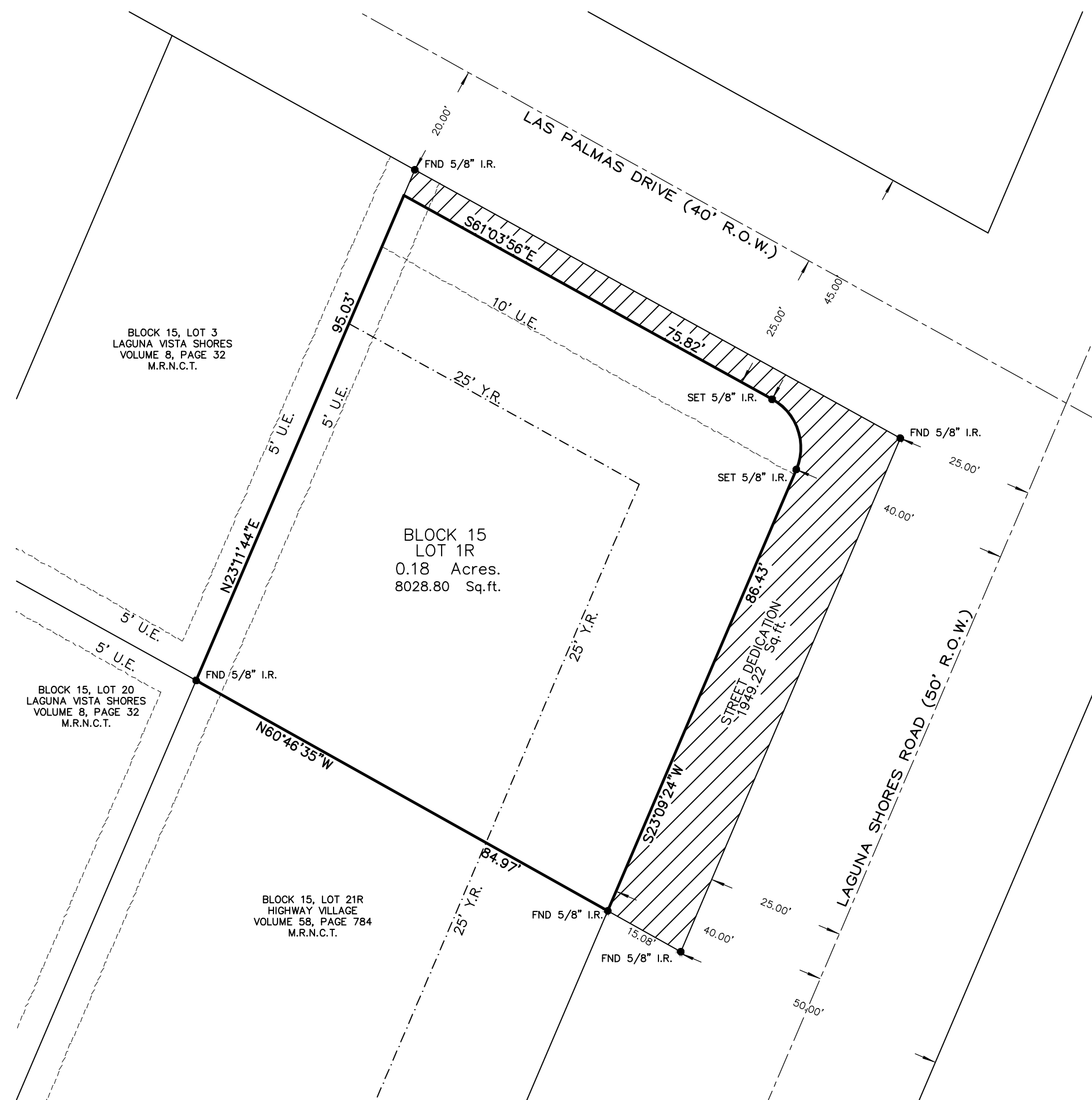
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

\_\_\_\_\_, 2021

By: \_\_\_\_\_ DEPUTY

### FINAL PLAT OF: LAGUNA VISTA SHORES, BLOCK 15, LOT 1R

BEING A RE-PLAT OF LOTS 1 AND 2, BLOCK 15 LAGUNA VISTA SHORES A SUBDIVISION RECORDED IN VOLUME 8, PAGE 32 MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

#### GENERAL NOTES:

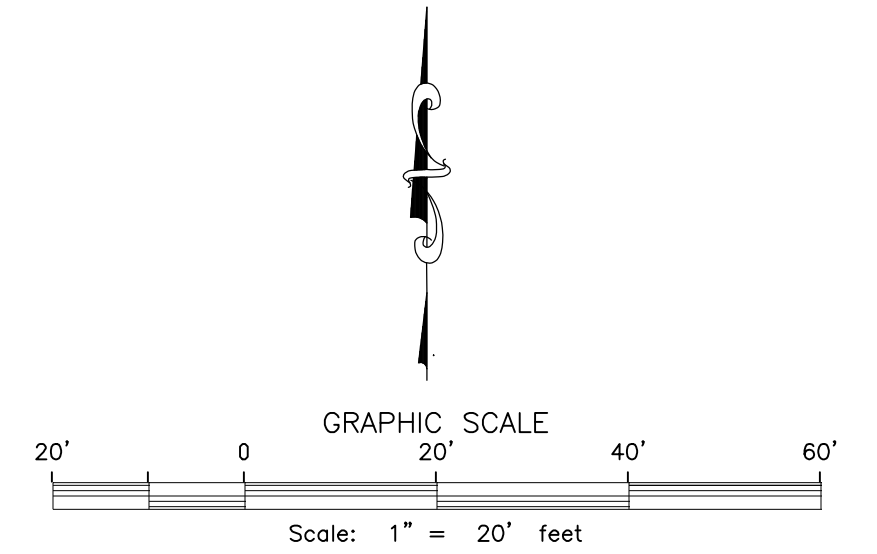
- 1) THE TOTAL PLATTED AREA CONTAINS 0.23 ACRES (9978.02 SQ. FT.) OF LAND, INCLUDING STREET DEDICATION.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANAL NUMBER 485464-0356C, DATED 07/18/1987, THIS PROPERTY IS ALL IN ZONE A-18, AREAS OF 100 YEAR FLOODING; BASE FLOOD ELEVATION AND FLOOD HAZARDS DETERMINE.
- 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", THE 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.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 8) RESIDENTIAL DRIVEWAY ACCESS ONTO PARKWAY COLLECTOR STREET, LAGUNA SHORES ROAD SHALL NOT BE PERMITTED. (UDC 7.1.7. A NOTE 6)

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



**TEXAS GEO TECH**  
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(361) 993-0808 Fax (361) 993-2955  
JOB # 210744  
SEPTEMBER 7, 2021