

# REPLAT ESTABLISHING LAGUNA VISTA SHORES BLOCK 17, LOT 7R

BEING A REPLAT OF BLOCK 17, LOTS 7 AND 8, LAGUNA VISTA SHORES, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TX, AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGE 32, MAP RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

WE, DAYMON SHAWN OLSON AND LISA JEWEL OLSON, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF, BLOCK 17, LOT 7R, THE PROPERTY SHOWN HEREON, WE 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 \_\_\_\_\_, 2021

DAYMON SHAWN OLSON, OWNER

LISA JEWEL OLSON, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, DAYMON SHAWN OLSON, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_, 2021

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, LISA JEWEL OLSON, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_, 2021

NOTARY PUBLIC

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

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

JEREMY BAUGH,  
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 \_\_\_\_\_, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 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

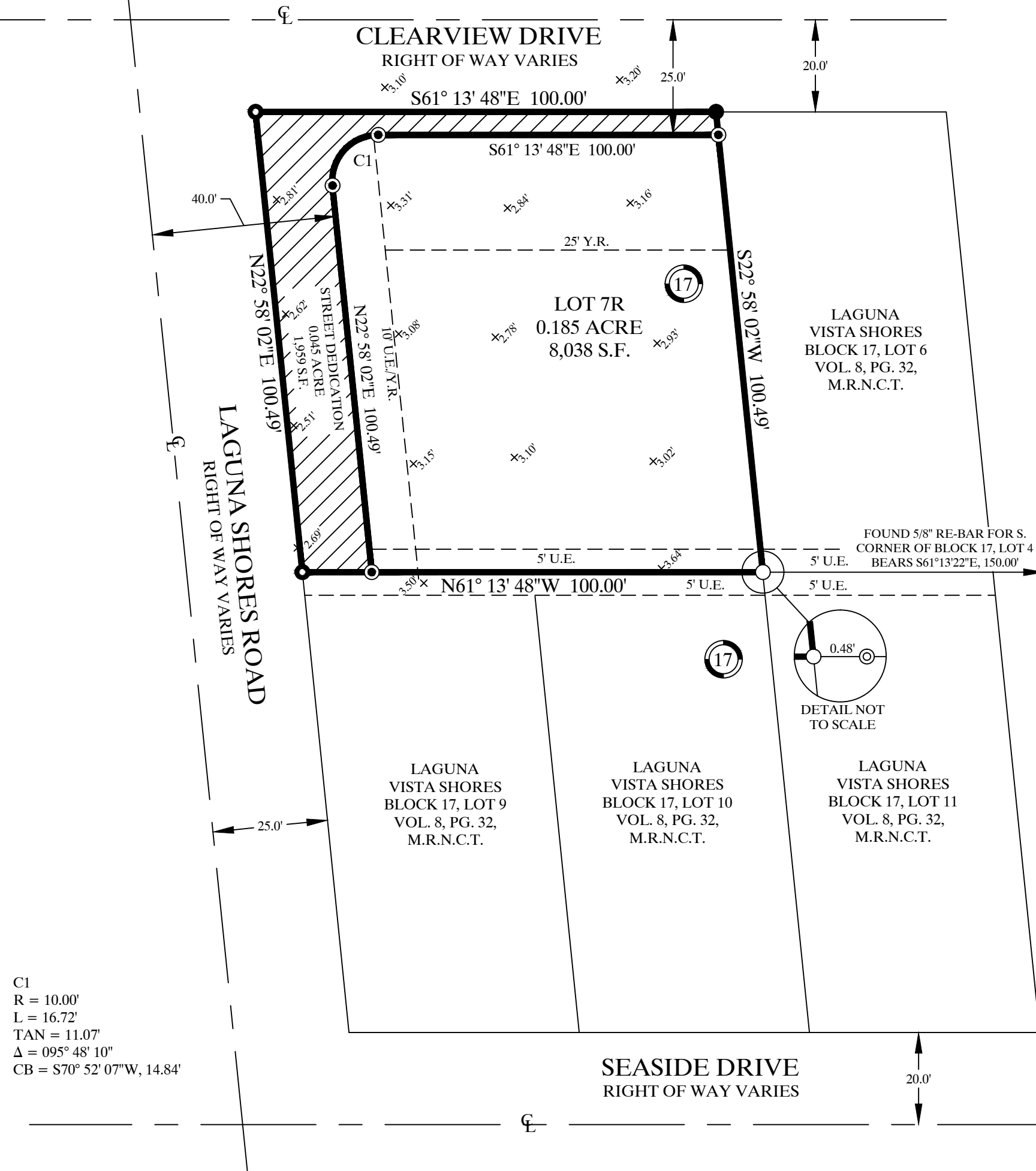
I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR

## NOTES:

- 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.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "V-22" (EL 12') 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. THIS PROPERTY IS ALSO IN ZONE "AE" (EL 9') ON THE PRELIMINARY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0735 G, CITY OF CORPUS CHRISTI, TEXAS, DATED OCTOBER 23, 2015.
- BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- THE TOTAL PLATTED AREA IS 0.230 ACRE, INCLUDING STREET DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- LOT ACCESS ALONG LAGUNA SHORES ROAD SHALL BE PROHIBITED PER ARTICLE 7.1.7.A, NOTE 6, UDC.



C1  
R = 10.00'  
L = 16.72'  
TAN = 11.07'  
Δ = 095° 48' 10"  
CB = S70° 52' 07"W, 14.84'

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

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 3" IRON PIPE
- = PROPERTY CORNER
- = PREVIOUSLY SET 5/8" RE-BAR



**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