

- VICINITY MAP N.T.S.**
- GENERAL NOTES:**
1. SET 5/8" STEEL RODS AT SECTION CORNERS. SET 60D NAILS AT ALL LOT CORNERS TO BE REPLACED WITH CERTIFIED LOT MARKERS AS SECTION COMES INTO USE.
  2. CONTAINS A TOTAL OF 85,178 SQUARE FEET (1.9554 - ACRES).
  3. BASIS OF BEARING OF THIS SURVEY MATCH THOSE AS SHOWN ON THE REPLAT OF DUNCAN CEMETERY, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 367, MAP RECORDS, NUECES COUNTY, TEXAS.
  4. THIS PROPERTY IS FOR USE AS A CEMETERY ONLY. NO RESIDENTIAL USES WILL BE PERMITTED. BECAUSE OF THIS, NO SEPTIC, SEWER, OR WATER IMPROVEMENTS WILL BE NECESSARY OTHER THAN FOR LANDSCAPE IRRIGATION.
  5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE A-18 AND FLOOD ZONE V-22, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, PANEL NO.: 485464 0318 C, EFFECTIVE DATE: JULY 18, 1985. FLOOD RATES DO NOT APPLY AS NO HABITABLE STRUCTURES WILL BE CONSTRUCTED.

- LOT DETAILS:**
1. ALL LOTS WITHIN THIS SECTION ARE NUMBERED CONSECUTIVELY FROM LEFT TO RIGHT BEGINNING IN THE UPPER LEFT CORNER OF THE SECTION.
  2. ALL PLOTS WITHIN THE LOTS ARE NUMBERED CONSECUTIVELY FROM LEFT TO RIGHT BEGINNING IN THE UPPER LEFT HAND CORNER OF THE LOT.
  3. ALL PLOTS WITHIN FRACTIONAL OR OVERSIZED LOTS ARE NUMBERED CONSECUTIVELY FROM LEFT TO RIGHT BEGINNING IN THE UPPER LEFT HAND CORNER OF THE LOT AND CONTINUING TO THE LAST AVAILABLE FULL SIZED PLOT.
  4. ALL LOTS ARE 20 FEET SQUARE AND PARALLEL TO THE ADJACENT BOUNDARY, EXCEPTING FRACTIONAL AND OVERSIZED LOTS.
  5. ALL PLOTS ARE 4' WIDE BY 10' LONG. ALL OVERSIZED PLOTS ARE 5' WIDE BY 10' LONG.

TRACY DUNCAN  
(REMAINING PORTION  
OF TRACT I)  
DOC. #2008053232  
O.R.N.C.T.

STATE OF TEXAS:  
COUNTY OF NUECES:

I, Owen A. Norton, hereby certify that I am the owner of Duncan Cemetery, Sections 11 and 12, in Nueces County, Texas, and that I have had said lands surveyed and subdivided as shown hereon and that all streets are private and that this map is for the purpose of description & dedication this 5th day of June, 2017.

*Owen A. Norton*  
Owen A. Norton, Owner

TRACY DUNCAN  
(REMAINING PORTION  
OF TRACT I)  
DOC. #2008053232  
O.R.N.C.T.

STATE OF TEXAS:  
COUNTY OF NUECES:

I, David L. Nesbitt, a Registered Professional Land Surveyor for LJA Engineering, Inc., have prepared the foregoing map from surveys made on the ground under my direction & that it is true and correct to the best of my knowledge, information & belief; I have been engaged under contract to set all lot & block corners as shown hereon & to complete such operations with due & reasonable diligence consistent with sound professional practice.

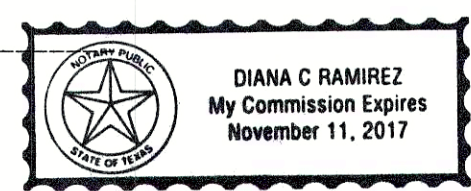
LJA Engineering, Inc.  
*David L. Nesbitt*  
David L. Nesbitt R.P.L.S., L.S.L.S.  
License No. 5302

30'	P P P P P P 1 2 3 4 5 6
30'	P P P P P P 7 8 9 10 11 12
LOTS 1 & 10, SECTION 11 (PLOT SIZE 5'x10')	
30'	P P P P P P 1 2 3 4 5 6
30'	P P P P P P 7 8 9 10 11 12
30'	P P P P P P 13 14 15 16 17 18
LOTS 19, 28, 37, 46, 55, 64, 73, 82, & 91, SECTION 11 (PLOT SIZE 5'x10')	
20'	P P P P P 1 2 3 4 5
20'	P P P P P 6 7 8 9 10
LOTS 2-9, & 11-18, SECTION 11 (PLOT SIZE 4'x10')	
30'	P P P P P 1 2 3 4 5
30'	P P P P P 6 7 8 9 10
30'	P P P P P 11 12 13 14 15
LOTS 20-27, 29-36, 38-45, 47-54, 56-63, 65-72, 74-81, 83-90, & 92-99, SECTION 11	
20'	P P P P P 1 2 3 4 5
20'	P P P P P 6 7 8 9 10
20'	P P P P P 11 12 13 14 15
LOTS 1-31, SECTION 12 (PLOT SIZE 4'x10')	
29.63'	P P P P P P P 1 2 3 4 5 4 5*
30'	P P P P P P P 6 7 8 9 10 9 10*
30'	P P P P P P P 11 12 13 14 15 14 15*
LOT 32, SECTION 12 (PLOT SIZE 4'x10')	

STATE OF TEXAS:  
COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared Owen A. Norton, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office, this 5th day of June, 2017.

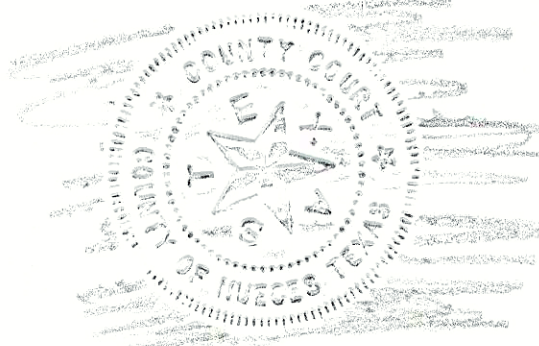
*Diana C. Ramirez*  
Notary Public



STATE OF TEXAS:  
COUNTY OF NUECES:

I, Kara Sands, Clerk of the County Court in & for Nueces County, Texas, hereby certify that the foregoing map of Duncan Cemetery, Sections 11 and 12, dated the 6th day of June, 2017, with its certificate of authentication was filed for record in my office this 6th day of June, 2017, at 9:21 o'clock a.m. & duly recorded in Volume 68, Pages 886, Map Records of Nueces County, Texas. Witness my hand & seal of said Court at office in Corpus Christi, Texas, this 6th day of June, 2017.

*Kara Sands*  
Kara Sands, Nueces County Clerk

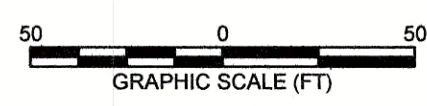


## PLAT OF DUNCAN CEMETERY SECTIONS 11 AND 12

BEING A PLAT OF A 1.00-ACRE TRACT OF LAND DESCRIBED IN A DEED TO ANGELES DE DIOS LLC AS RECORDED IN DOCUMENT NO. 2012030146, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND A 0.4474-ACRE TRACT OF LAND KNOWN AS "TRACT I" DESCRIBED IN A DEED TO ANGELES DE DIOS AS RECORDED IN DOCUMENT NO. 2017008209, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, SAID TRACTS COMPRISE THE HEREIN DESCRIBED SECTION 11 OF DUNCAN CEMETERY, AND A 0.5080-ACRE TRACT OF LAND KNOWN AS "TRACT II", DESCRIBED IN SAID DOCUMENT NO. 2017008209 FOR THE HEREIN DESCRIBED SECTION 12 OF DUNCAN CEMETERY, ALL BEING OUT OF PORTIONS OF LOTS 19 AND 24, SECTION 54 OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING OUT OF THE "EL RINCON DE CORPUS CHRISTI" GRANT, ABSTRACT 411, IN NUECES COUNTY, TEXAS.

**LJA ENGINEERING**  
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Corpus Christi, Texas 78411 Fax 361.993.7569  
TBPE Firm Reg. # F-1386 TBPLS Firm Reg. #101040-01  
Email: LJA@outhco@lja.com www.lja.com

SURVEY DATE: MARCH 9, 2017  
SURVEY PREPARED: MAY 2, 2017  
LJA JOB: 21055C  
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SHEET 1 OF 1



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