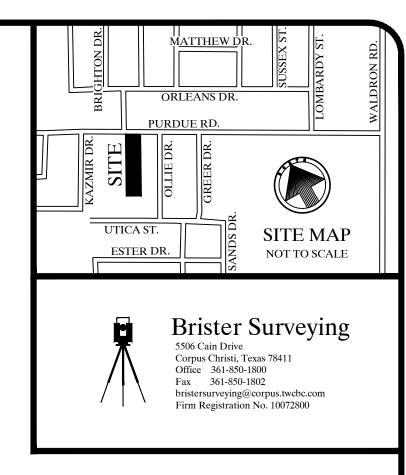


PLAT OF **SMITH ADDITION** BLOCK 1, LOT 1

BEING A REPLAT OF A 0.904 ACRE TRACT OUT OF LOT 22, SECTION 49, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016042895, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS									
COUNTY OF NUECES		A		PUR	DUE ROAD				
WE, JOEL SMITH AND DEBRA SMITH, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR		30.4'			OF WAY VARIES 1° 34' 49"E 94.92'	S			
THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE DAY OF, 2025.	LOT 1, V	——————————————————————————————————————	1.0		0.064 ACRES ,812 S.F. STREET DEDICATION	29.63/	E	19.6'	
JOEL SMITH, OWNER				 	— <u>15' Ū.E.</u> — — — — — — — — — — — — — — — — — — —		- — — _{20' B.L}		
DEBRA SMITH, OWNER	OU	0.09 ACRES NO. 2016041624, O.P.R.N.C Γ OF LOT 22, SECTION 49 F.B.&E.F.&G.T. —— VOL. "A", PGS. 41 - 43					LOT 1		
STATE OF TEXAS		M.R.N.C.T.							
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JOEL SMITH AND DEBRA SMITH, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE DAY OF, 2025.					LOT 1 0.840 ACRES 36,578 S.F.	-		2	
NOTA DV DVDI IC		2.00 ACRES	,00		,	,00	LOT 2		25.0'
NOTARY PUBLIC	OUT OF F	D. 826426, O.P.R.N.C.T. LOT 22, SECTION 49 B.&E.F.&G.T. L. "A", PGS. 41 - 43 M.R.N.C.T.	5' 57"E 415.0			864.99' 5' 57''W 415.0			VE
STATE OF TEXAS COUNTY OF NUECES			N28° 3			328° 35		CK 2 UBDIV 0, M.R	ORI OF W
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.							LOT 3	BLO DRON S 13, PG. 4	LIE I
THIS THE , 2025								_ WAI	
BRIA A. WHITMIRE, P.E., CFM, CPM DEVELOPMENT SERVICES ENGINEER							LOT 4	'B.L.	
STATE OF TEXAS COUNTY OF NUECES								10'	
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 , 2025	(iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	,							
MICHAEL YORK MICHAEL DICE CHAIRMAN SECRETARY	 ● FOUND 3/8 RE-BAR ● PROPERTY CORNER NO ACCESS ● FOUND COTTON SPINDLE IN FENCE POST CONCRETE 						LOT 5		
STATE OF TEXAS COUNTY OF NUECES			23.31			20.38			
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.				N61	° 34' 49"W 94.92'		LOT 6		
THIS THE DAY OF , 2025									
RONALD E. BRISTER REGISTERED PROFESSIONAL		LOT 11	LOT 1	0	LOT 9				



LEGEND: CL = CENTERLINEM.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS

PG. = PAGES.F. = SQUARE FEET U.E. = UTILITY EASEMENT VOL. = VOLUMEY.R. = YARD REQUIREMENT

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". THE TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATIONAL" USE.
- 2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0545 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- 3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- 4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- 5. THE TOTAL PLATTED AREA IS 0.904 ACRES, INCLUDING STREET DEDICATION.
- 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. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

STATE OF TEXAS COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE DAY OF 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF ____, 2025 AT ____ O'CLOCK _M AND DULY RECORDED IN VOLUME ____, PAGE ___ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO.

KARA SANDS COUNTY CLERK

DEPUTY

DATE OF MAP: 3 MARCH 2025

STATE OF TEX COUNTY OF N			
THE OWNERS AND RIGHT-O THE INSTALLA STREETS AND OF DESCRIPTI	OF THE PROPE F-WAYS AS SHO ATION, OPERAT UTILITIES, ANI	RTY SHOWN HER WWN ARE DEDICA ION, AND MAINT WE ADOPT THIS ATION. THIS THE	EBY CERTIFY THAT WE ARE EON, THAT ALL EASEMENTS TED TO THE PUBLIC FOR ENANCE OF PUBLIC SPLAT FOR THE PURPOSES DAY
			JOEL SMITH
			OWNER
			DEBRA SMITE
STATE OF TEX COUNTY OF N			
APPEARED, JC PERSON WHO INSTRUMENT THEY EXECUT THEREIN EXP	DEL SMITH AND SE SIGNATURE OF WRITING, A FED THE SAME RESSED. GIVEN	DEBRA SMITH, P THEY MADE ON T ND THEY ACKNO FOR THE PURPOS	ON THIS DAY PERSONALLY ROVEN TO ME TO BE THE THE FOREGOING WLEDGED TO ME THAT SES AND CONSIDERATIONS D AND SEAL OF OFFICE, 2025.
			NOTARY PUBLIC
APPROVED BY CITY OF CORP	UECES AT OF THE HER THE DEVELOP US CHRISTI, TE		ENGINEER OF THE
11113 111L	DAT OF		_ , 2023
			IIRE, P.E., CFM, CPM Γ SERVICES ENGINEER
STATE OF TEX			
APPROVED B	Y THE PLANNIN		PROPERTY WAS OF THE CITY OF CORPUS , 2025
MI	CHAEL YORK CHAIRMAN		MICHAEL DICE SECRETARY
STATE OF TE			
OF BRISTER S A SURVEY M	SURVEYING, HA ADE ON THE GF	VE PREPARED TI ROUND UNDER M	SSIONAL LAND SURVEYOR HE FOREGOING MAP FROM Y DIRECTION AND IT IS OWLEDGE, INFORMATION
THIS THE	DAY OF		, 2025

LAND SURVEYOR LICENSE NO. 5407