

BEING A REPLAT OF A 4.018 ACRE TRACT BEING ALL OF LOT 9B, BLOCK 2, "PARKDALE AUTOTOWN" AS SHOWN ON THE PLAT RECORDED IN VOLUME 58, PAGE 2, MAP RECORDS NUECES COUNTY, TEXAS, ALL OF LOT 8, BLOCK 2, "PARKDALE AUTOTOWN" AS SHOWN ON THE PLAT RECORDED IN VOLUME 41, PAGE 139, MAP RECORDS NUECES COUNTY, TEXAS, A PORTION OF LOT 1, "BANK PARK PLAZA" AS SHOWN ON THE PLAT RECORDED IN VOLUME 29, PAGE 62, MAP RECORDS NUECES COUNTY, TEXAS, A PORTION OF PARKDALE DRIVE OUT OF LOTS 16 AND 17, SECTION 2, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS, CLOSED BY ORDINANCE NO. 11255 RECORDED IN DOCUMENT NO. 911642, VOLUME 1460, PAGE 583, DEED RECORDS NUECES COUNTY, TEXAS, AND THE REMAINING PORTION OF A TRIANGULAR STRIP OF LAND OUT OF LOT 16, SECTION 2, OF SAID FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS. SAID 4.018 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019037658, OFFICIAL RECORDS NUECES COUNTY, TEXAS.

WE, STONEMASTER PROPERTIES STAPLES LP, 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 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, STEVE BEREZAN, 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.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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

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.

RONALD E. BRISTER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
LICENSE NO. 5407

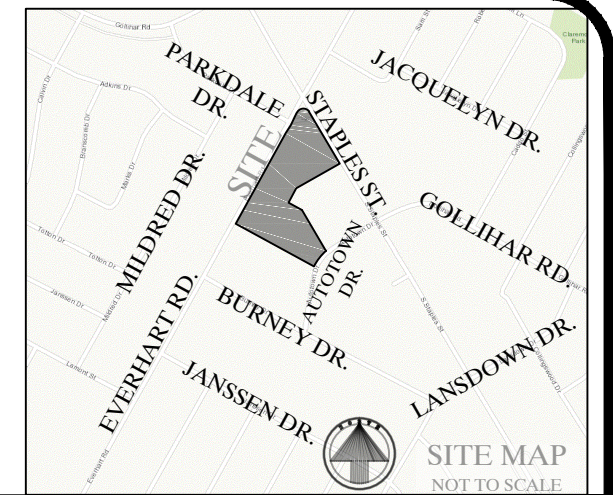
LEGEND:  
CL = CENTERLINE  
DOC. NO. = DOCUMENT NUMBER  
F.B. & E.F. & G.T. = FLOUR BLUFF & ENCINAL  
FARM & GARDEN TRACTS  
M.R.N.C.T. = MAP RECORDS OF NUECES  
COUNTY, TEXAS  
  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATIONAL" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 4835C 0510 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 4.018 ACRES.
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.B., AND IDM 3.05.

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.

DEPUTY

DATE OF MAP: 14 AUGUST 2025



Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twcbc.com  
Firm Registration No. 10072800

