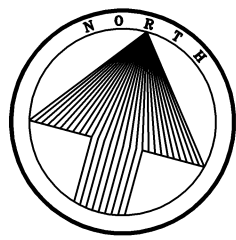
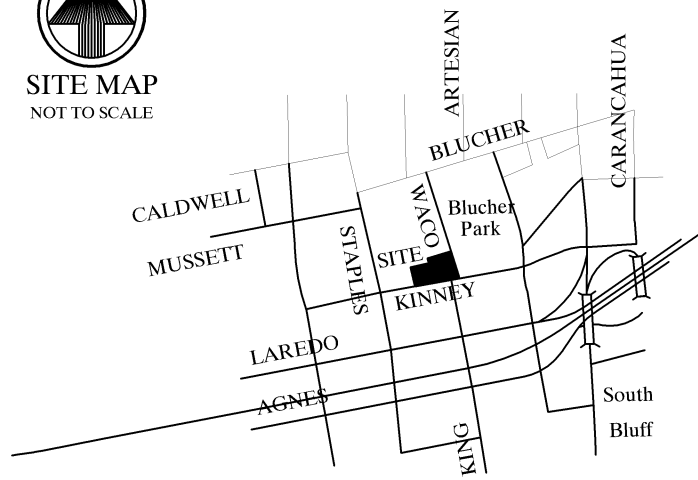




SITE MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PLAT OF BLUCHER SUBDIVISION "A" LOT 10

BEING A PLAT 1.284 ACRES OUT OF BLUCHER SUBDIVISION A, LOT 9, AND PORTION OF TEXAS MEXICAN RAILROAD AS SHOWN ON A MAP RECORDED IN VOLUME 6, PAGE 17, MAP RECORDS NUECES COUNTY, TEXAS. SAID 1.284 ACRES ALSO BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015025842, DEED RECORDS NUECES COUNTY, TEXAS.

HIGH TIDE PARTNERSHIP
0.11 ACRES OUT OF
BLUCHER LOTS 1 & 6
DOC. NO. 1998032314
D.R.N.C.T.

HIGH TIDE PARTNERSHIP
BLUCHER LOTS 7 & 8
DOC. NO. 1998013151
D.R.N.C.T.

STAPLE KINNEY
0.42 ACRES OUT OF
BLUCHER LOT 1
DOC. NO. 1998013149
D.R.N.C.T.

0.429 ACRES
DOC. NO. 2008008014
D.R.N.C.T.
BEING PORTION OF LOT 1, BLOCK 18,
CENTRAL WHARF & WAREHOUSE CO.
AND ALL OF A 40' WIDE RAILROAD
AVENUE AS SHOWN ON V.27, P.34, A
PORTION OF T.M.R.R.C. R.O.W. & A
PORTION OF LOT 9, BLUCHER
SUBDIVISION A, V. 6, P. 17, M.R.N.C.T.

LOT 10
1.284 ACRES
55,928 S.F.

WACO STREET
50' RIGHT OF WAY

C1
R=20.00
L=33.81
Tan=22.5
[]=96°51'00"
CB=832°12'33"W, 29.92'

NOTES:

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". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
2. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS INDICATED ON PANEL NUMBER 485464 0130 C, CITY OF CORPUS CHRISTI, TEXAS, WITH AN EFFECTIVE DATE OF JULY 18, 1985.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
4. THE TOTAL PLATTED AREA IS 1.287 ACRES INCLUDING STREET DEDICATION.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. FOUND 5/8" IRON RODS UNLESS NOTED OTHERWISE.
7. SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

STATE OF TEXAS
COUNTY OF NUECES

I, TIM CLOWER, TRUSTEE, DO HEREBY CERTIFY THAT I AM THE OWNER OF LOT 10, THE PROPERTY SHOWN HEREON, I 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 _____, 2015

TIM CLOWER TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 2015

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 _____, 2015

RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2015

PHILIP J. RAMIREZ, A.I.A., LEED AP
CHAIRMAN

DANIEL M. GRIMSBO, P.E., A.I.C.P.
DEVELOPMENT SERVICES 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 _____, 2015, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2015 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

BY: _____
DEPUTY:

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 _____, 2015

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



DATE OF MAP: 21 AUGUST 2015



Brister Surveying

4659 Everhart Road Suite 100
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twbc.com
Firm Registration No. 10072800