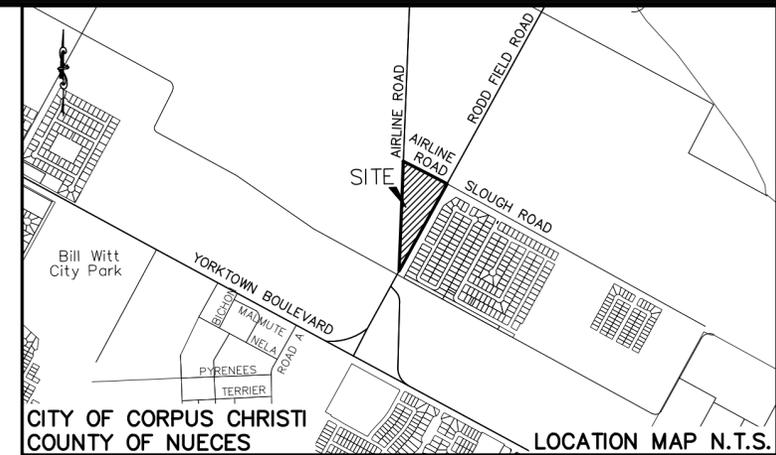


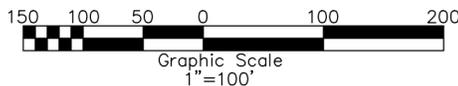
# Plat of Brighton Park Addition No. 2

Being a final plat for 10.00 Acre Tract more or less, of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas. Being conveyed in Special Warranty Deed from Michael Manning, Frank K. Manning, Mike S. Markoff and Patricia Ann Markoff to Point Development, LLC. on July 22, 2015, as recorded in Document No. 2015028408, Official Public Records of Nueces County, Texas.



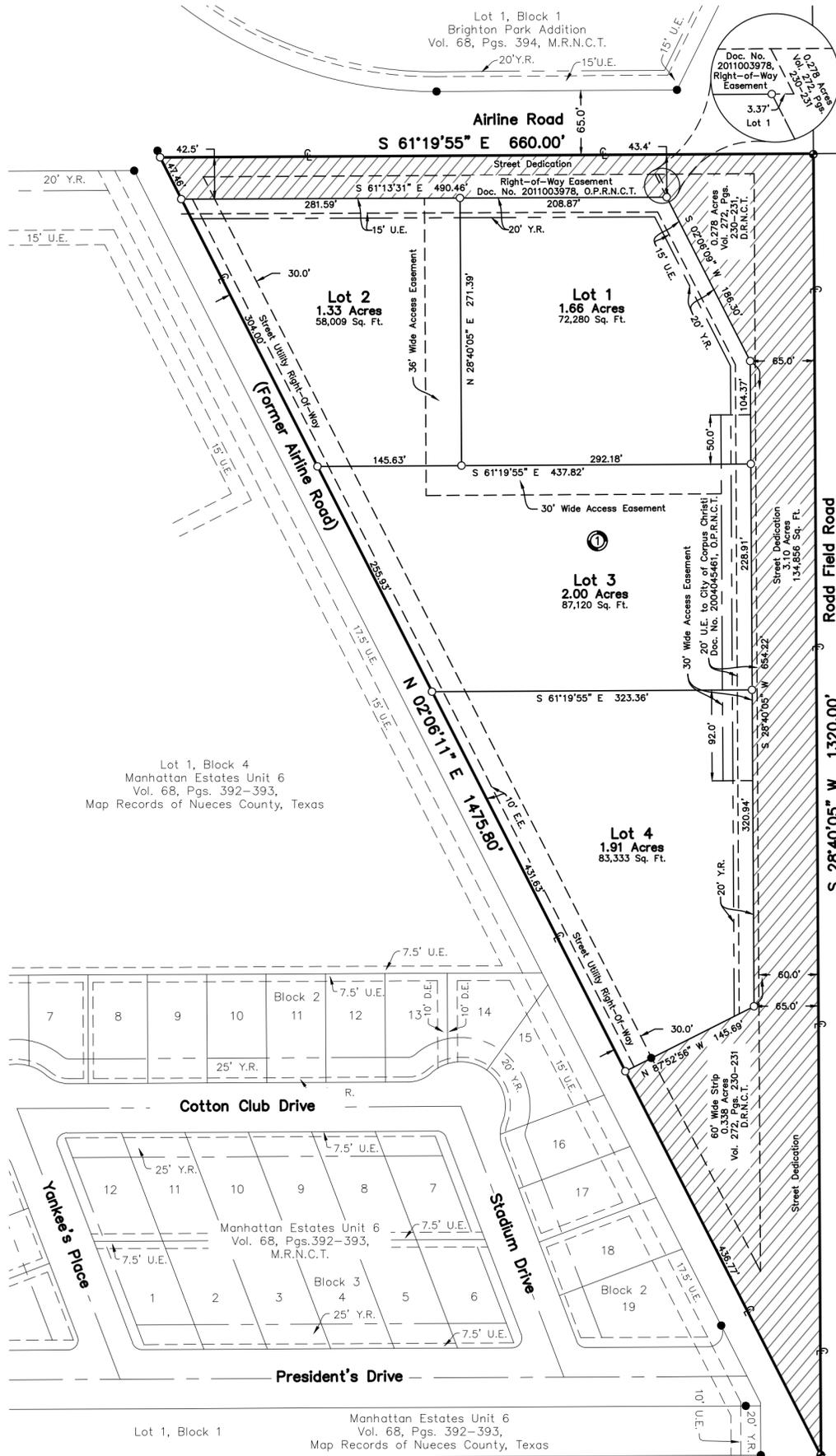
### LEGEND

- 5/8 Inch Iron Rod with a red cap stamped "URBAN ENGR. C.C.T.X." Set
- 5/8 Inch Iron Rod Found
- Drill Hole Found



### Notes:

- 1.) Total platted area contains 10.00 acres of land. (Includes Street Dedication)
- 2.) The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- 3.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- 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.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
- 7.) Public Access to Airline Road is conveyed to Block 1, Lot 3 through Block 1, Lot 2 by recordation of this plat.
- 8.) Public Access to Rodd Field Road is conveyed to Block 1, Lot 3 through Block 1, Lot 4 by recordation of this plat.
- 9.) No private driveway access onto Lots 2, 3 and 4, Block 1 the Former Airline Road.



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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 on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Daniel M. Grimsbo, P.E., A.I.C.P.  
Secretary

Philip J. Ramirez, A.I.A., LEED AP, Chairman

State of Texas  
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. At \_\_\_\_\_ O'clock \_\_\_\_\_M., and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Graceland  
Drive

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_\_M.  
\_\_\_\_\_ 20\_\_\_\_

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, Keith W. Wooley, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Keith W. Wooley, R.P.L.S.  
Texas License No. 5463



DATE: Sep. 9, 2015  
SCALE: 1"=100'  
JOB NO.: 43015.0001  
SHEET: 1 of 1  
DRAWN BY: JBH

State of Texas  
County of Nueces

Point Development, LLC, a Texas Limited Liability Company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Point Development, LLC, a Texas Limited Liability Company

By: \_\_\_\_\_  
Frank K. Manning, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Frank K. Manning, President of Point Development, LLC.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas