STATE OF TEXAS **COUNTY OF NUECES** , DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; 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 I ADOPT THIS PLATFOR THE PURPOSES OF DESCRIPTION AND DEDICATION. _____ DAY OF ______, 2025. **MANAGING MEMBER** STATE OF TEXAS **COUNTY OF NUECES** BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED , MANAGING MEMBER, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURES THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY

ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND

AND SEAL OF OFFICE. THIS ______, 2025.

DOC. NO. 1999037816

WINDSONG SUBDIVISION,

UNIT 2

VOL. 53, PG. 164 M.R.N.C.T.

D.R.N.C.T.

LOT 44, BLOCK 1

CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND

CORPUS CHRISTI HOLLY ADDITION LOT 2, 2A, BLOCK 1

BEING A 11.86 ACRE TRACT OF LAND OUT OF TRACT 8, SECTION 19 OF THE FLOUR BLUFF & ENCINIAL FARM & GARDEN TRACTS, AS RECORDED IN VOLUME A, PAGE 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS **COUNTY OF NUECES**

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ______, 2025.

BRIA WHITMIRE, P.E. CFM CPM DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS COUNTY OF NUECES

NOTARY PUBLIC

DOC. NO. 2025015957

O.R.N.C.T.

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

THIS ______, 2025.

MICHAEL DICE, SECRETARY

PARCEL # 200108054

BAYSHORE BIBLE CHURCH

DEED # 2008013677

STATE OF TEXAS COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FORGOING MAP DATED THE DAY OF

FILED FOR RECORD IN MY OFFICE THIS DAY OF

, PAGE ______, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN COURPUS CHRISTI.

TEXAS. THIS THE ______, 2025.

2025 AT ______ O'CLOCK ____.M. AND DULY RECORDED IN VOLUME

DOCUMENT NO: ___

, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS

KARA SANDS, COUNTY CLERK

DEPUTY

STATE OF TEXAS COUNTY OF NUECES

15' UTILITY ESMT. 🚽

VOL. 62, PG. 89

M.R.N.C.T.

I, JAMES G. TEMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

Legend Boundary Line Adjoining Boundary Line Property Line Table Right-of-Way Line Length Direction Center Line Easement Line S61°19'31"E 885.69' L1 Setback Line L2 S56°03'39"E 99.69' Found Monument (As Noted) Found Aluminum Cap (As Noted) L3 S60°59'22"E 180.07' 214.49' S00°21'10"W L4 L5 S28°25'50"W -1,304 SQ.FT. OR 0.03 AC. ± 176.19' **r** 5,644 SQ.FT. OR 0.13 AC. ± HOLLY ROAD RIGHT-OF-WAY DEDICATION г Р.О.В. ROAD, 1267.98 (BY OTHERS) L6 N60°59'08"W 5/8" RFBAR 5/8" RFBAR 3/8" REBAR W/CAP L7 N28°44'19"E 367.69' 5/8" REBAR W/CAP "BRISTER SURVEYING" "BRISTER SURVEYING" "COWAN & ASSOC" "BRISTER SURVEYING" FIELD I Record Property Line Table per **-+---** 173.88' **-**LOT 7, BLOCK 6 Deed Doc. No. 2022037723 SUNSHINE ACRES **└**S56°03'39"E 17.95' 15' UTILITY ESMT. -Direction Length VOL. 11, PG. 6 M.R.N.C.T. 20′ B.S.L. → 20' B.S.L. 🗸 ΟQ **└**S61°19'31"E 11.84' AND B.S.L. PARCEL # 200040025 (BY SEPARATE INSTRUMENT) ΙΙΝΙΤΔΡΙΔΝ ΙΙΝΙ\/FRSΔΙΙςΤ S61°19'12"E 885.75' RODEED # 20020257-58 D.R.N.C.T. LOT 2 L2 S56°12'49"E 99.74' BLOCK 1 LOT 2A, BLOCK 1 PARENT TRACT 37.5' STORM SEWER ESMT. 🚄 S60°57'31"E L3 180.03' CALLED 10.509 AC. TRACT 58.769 SQ. FT.± FUTURE DEVELOPMENT DOC.# 1996035379 YASIN INVESTMENTS LLS OR 1.35 AC.± 5/8" RÉBAR W/CAP D.R.N.C.T L4 214.67' S00°21'35"W DOC. NO 2022037723 BRISTER SURVEYING 329,416 SQ. FT.± O.P.R.N.C.T. OR 7.56 AC.± 120.0' R/W L5 S28°25'43"W 176.00' 28.94 BLOCK 1 N61°34'17"W 313.09' 457,843 SQ. FT.± (BY OTHERS) OR 10.51 AC.± L6 N60°59'17"W 1268.07 62,717 SQ. FT.± 10' UTILITY ESMT. -N28°43'43"E 367.64' L7 OR 1.44 AC.± VOL. 53, PG. 164 15' PRIVATE UTILITY ESMT. (BY SEPARATE INSTRUMENT) 15' PUBLIC UTILITY ESMT. 3/8" REBAR W/CAF "COWAN & ASSOC" (BY SEPARATE INSTRUMENT) 5/8" RFBAR W/CAP LOT 47A, BLOCK 1 5/8" REBAR W/CAP 'BRISTER SURVEYING' PARCEL #200062780 "BRISTER SURVEYING" HINOJOSA JORDAN A 120.0' R/W — _{173.87′} -DOC. NO. 2023008790 L6 D.R.N.C.T. ____1/2" REBAR _ BEARS N14°17'44"W. 3.28' LOT 46A, BLOCK 1 10' UTILITY ESMT PARCEL #200062778 LOT 45A, BLOCK 1 VOL. 62, PG. 89 GRUBER STEVEN M II AND WF PARCEL #200062776 M.R.N.C.T. CHRIST COMMUNITY SUBDIVISION DOC. NO. 2013042627 JOHNSON BRUCE C ETUX - 15' UTILITY ESMT. VOL. 62, PG. 89 D.R.N.C.T.

JAMES G. TEMPLE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6296

Land and Life

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PLAT NOTES CONTINUE:

- 1. TOTAL PLATTED AREA INCLUDING LOTS AND **RIGHT-OF WAYS DEDICATION CONTAINS 9.04** ACRES.
- 2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS SOUTH 4205, SURVEY FEET, SITE **ELEVATION DATUM IS NAVD 88.**
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO CATEGORIZED THE OSO BAY BASIN AS "CONTACT RECREATION" USE.
- 5. THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48355C0540G WITH A MAP EFFECTIVE DATE OF OCTOBER 13, 2022, COUNTY OF NUECES, TEXAS.
- 6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE **BUILDING PERMIT PHASE.**
- 7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7).
- 15 FOOT PRIVATE AND PUBLIC UTILITY EASEMENTS WILL BE DEDICATED BY SEPRATE INSTRUMENTS.