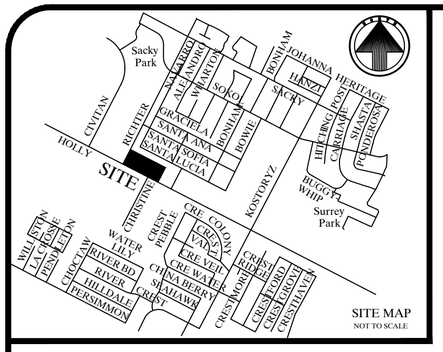

PLAT OF
VISTA HERMOSA SUBDIVISION PHASE IV
BLOCK 1, LOTS 2 & 3

BEING A PLAT OF A 5.152 ACRE TRACT OUT OF LOT 4, BOHEMIAN COLONY LANDS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS, AND ALSO BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017043386, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS “EXCEPTIONAL” AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0356 C, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM

4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

5. THE TOTAL PLATTED AREA IS 5.152 ACRES INCLUDING STREET DEDICATION.

6. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

7. “PUBLIC OPEN SPACE” STANDARD NOTE: “IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.”

8, NO ACCESS ALLOWED TO SAN JAVIER STREET.

9. PROPOSE DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ , 2018

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

STATE OF TEXAS
COUNTY OF NUECES

WE, ERF REAL ESTATE, INC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF 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_____ , 2018

_____
PAUL ALTHIEDE, REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, PAUL ALTHIEDE, ON THIS DAY PERSONALLY APPEARED THE PEOPLE WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 _____ , 2018

_____
NOTARY PUBLIC

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 _____ , 2018

_____
WILLIAM J. GREEN, P.E.
INTERIM DIRECTOR

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 _____, 2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2018 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

_____ BY:
_____
KARA SANDS, CLERK DEPUTY:
NUECES COUNTY, TEXAS

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 _____ , 2018

_____
RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
RONALD E BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

DATE OF MAP: 18 JANUARY 2018

PLAT OF
VISTA HERMOSA SUBDIVISION PHASE IV
BLOCK 1, LOTS 2 & 3

BEING A PLAT OF A 5.152 ACRE TRACT OUT OF LOT 4, BOHEMIAN COLONY LANDS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS, AND ALSO BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017043386, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.

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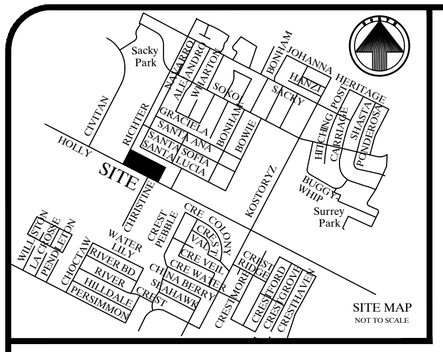

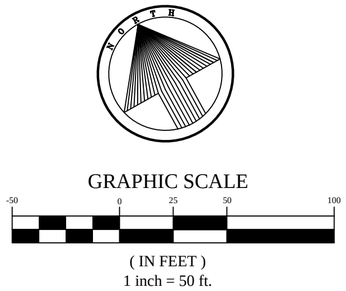

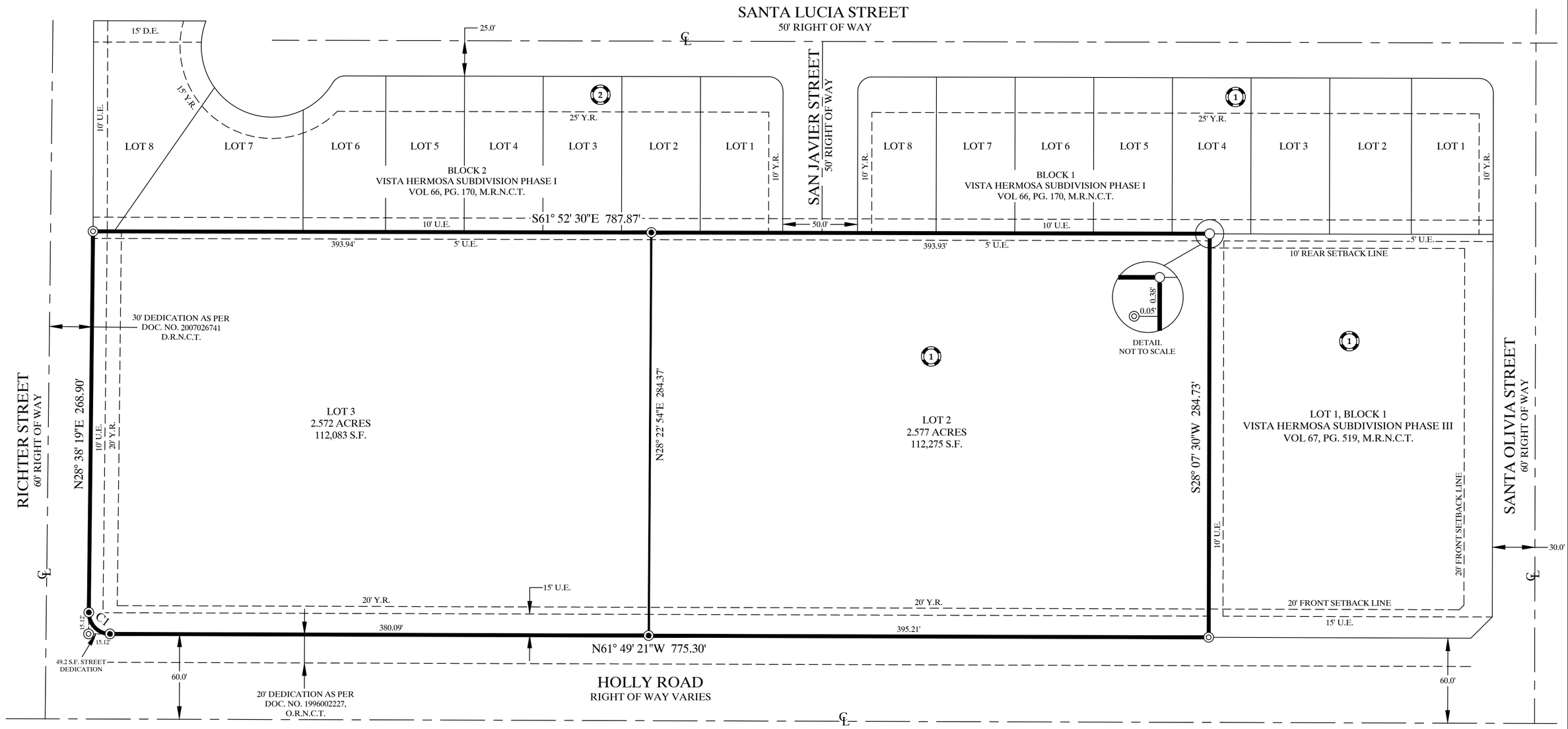

C1
R = 15.00'
L = 23.68'
TAN = 15.12'
Δ = 90° 27' 40"
CB = N16° 35' 31"W, 21.30'

◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
○ = PROPERTY CORNER

DATE OF MAP: 18 JANUARY 2018