

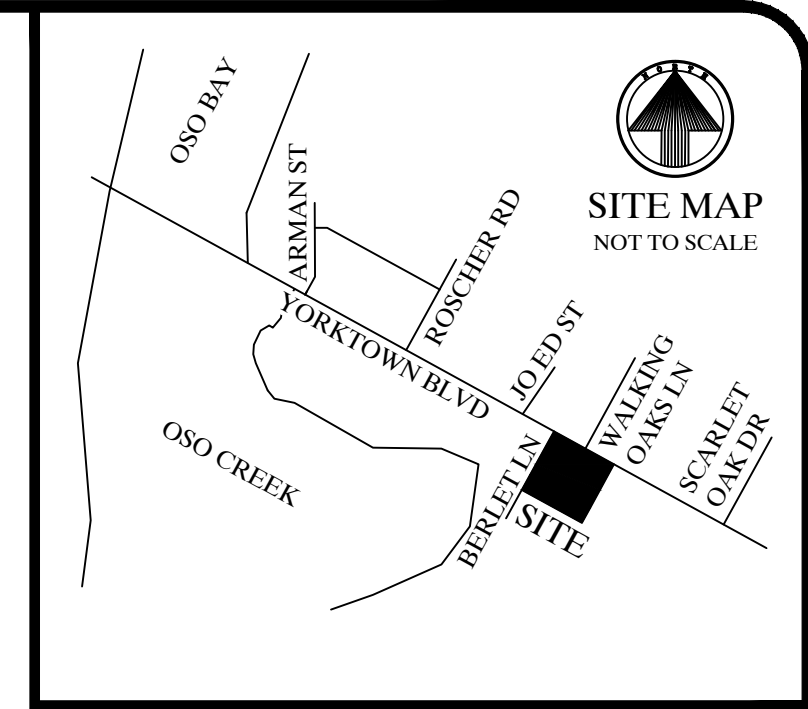


Brister Surveying

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Firm Registration No. 10072800

**FINAL PLAT OF
BERLET ADDITION ANNEX
LOTS 4 - 12**

BEING A FINAL PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, DEARING PROPERTIES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE 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 _____, 2026

STACEY A. DEARING
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, STACEY A. DEARING, 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 _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES R. FICHTEL, JR., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, WE 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 _____, 2026

JAMES R. FICHTEL, JR.
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, JAMES R. FICHTEL, JR., ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST. CITY MANAGER

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 _____, 2026

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

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 "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
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 7.188 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

MANUAL GARCIA, ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

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 _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 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.

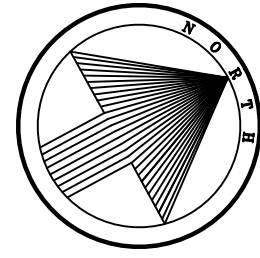
THIS THE _____ DAY OF _____, 2026

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



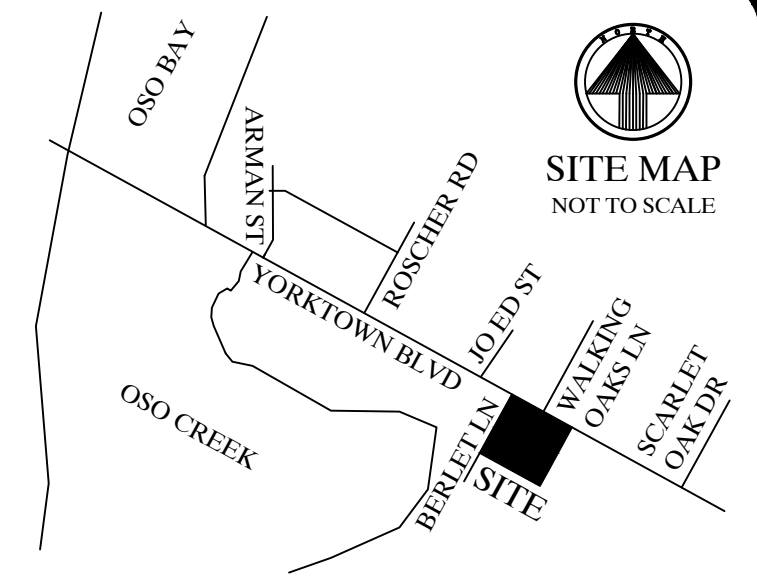
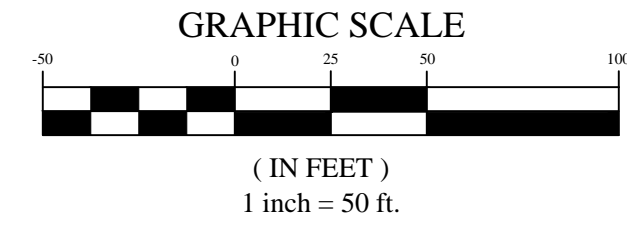
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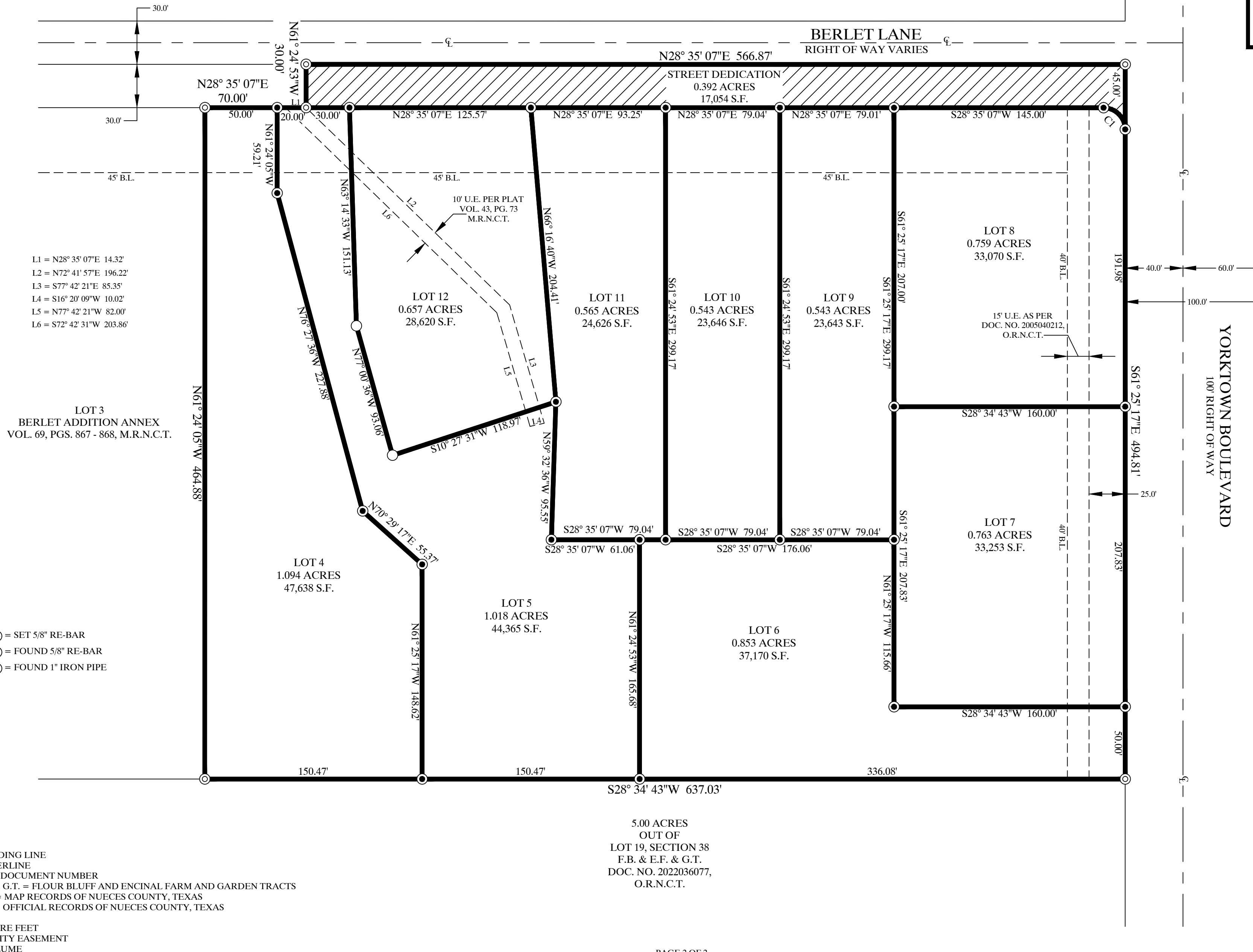


FINAL PLAT OF BERLET ADDITION ANNEX LOTS 4 - 12

BEING A FINAL PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



SITE MAP
NOT TO SCALE



- L1 = N28° 35' 07"E 14.32'
- L2 = N72° 41' 57"E 196.22'
- L3 = S77° 42' 21"E 85.35'
- L4 = S16° 20' 09"W 10.02'
- L5 = N77° 42' 21"W 82.00'
- L6 = S72° 42' 31"W 203.86'

LOT 3
BERLET ADDITION ANNEX
VOL. 69, PGS. 867 - 868, M.R.N.C.T.

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE

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

C1
 R = 15.00'
 L = 23.56'
 TAN = 15.00°
 Δ = 89° 59' 36"
 CB = S73° 34' 55"W, 21.21'

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5.00 ACRES
 OUT OF
 LOT 19, SECTION 38
 F.B. & E.F. & G.T.
 DOC. NO. 2022036077,
 O.R.N.C.T.