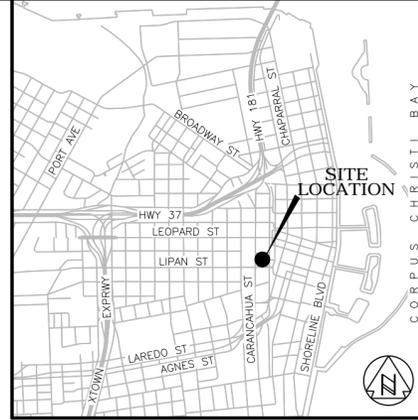


PREVAILING BREEZE



CURVE DATA
 ① $\Delta=89^{\circ}38'30''$
 R=15.00'
 L=23.47'
 T=14.91'
 ② $\Delta=90^{\circ}12'40''$
 R=15.00'
 L=23.62'
 T=15.06'

- NOTES:**
- BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS SOUTH ZONE 4205, NAD 83, WITH A COMBINED SCALE FACTOR OF 0.999989004.
 - PARENTHESIS INDICATE CALLED BEARINGS AND / OR DISTANCES.
 - FOUND BRASS MONUMENT
○ SET DRILL HOLE IN CONCRETE (OR AS NOTED)
 - TOTAL AREA OF THIS PLAT IS 30,396 SQUARE FEET OR 0.6978 ACRES, WITH STREET DEDICATION.
 - NO EASEMENT RESEARCH HAS BEEN PERFORMED BY COYM, REHMET, AND GUTIERREZ ENGINEERING, L.P.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, PANEL NO.: 485464 0167 C, EFFECTIVE DATE: JULY 18, 1985.
 - 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.
 - THE ORIGINAL BOUNDARY OF LOTS 5, 6, 7, & 8, BLOCK 1, BLUFF PORTION WAS ESTABLISHED USING THE ORIGINAL FIELD NOTES & SURVEYS CREATED BY C.F.H. v. BLUCHER, PERFORMED IN JANUARY THRU APRIL 1938, ACCORDING TO THE TAMU-CC ARCHIVES COLLECTION.
 - YARD REQUIREMENTS AS DEPICTED ARE REQUIRED AREA REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS:
 COUNTY OF NUECES:

I, David L. Nesbitt, a Registered Professional Land Surveyor for Coym, Rehmet & Gutierrez Engineering, L.P., have prepared the foregoing map from surveys made on the ground under my direction & that it is true and correct to the best of my knowledge, information & belief; I have been engaged under contract to set all lot & block corners as shown hereon & to complete such operations with due & reasonable diligence consistent with sound professional practice.

Coym, Rehmet & Gutierrez Engineering, L.P.

David L. Nesbitt R.P.L.S., L.S.L.S.
 License No. 5302

STATE OF TEXAS:
 COUNTY OF NUECES:

The final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this _____ day of _____, 2016.

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 of the City of Corpus Christi, Texas, this _____ day of _____, 2016.

Daniel M. McGinn, AICP
 Secretary

Philip J. Ramirez, AIA, LEED AP
 Chairman

STATE OF TEXAS:
 COUNTY OF NUECES:

I, Kara Sands, Clerk of the County Court in & for Nueces County, Texas, hereby certify that the foregoing map of Bluff Portion, Lot 5R, Block 1, dated the _____ day of _____, 2016, with its certificate of authentication was filed for record in my office this _____ day of _____, 2016, at _____ o'clock _____ m. & duly recorded in Volume _____, Pages _____, Map Records of Nueces County, Texas. Witness my hand & seal of said Court at office in Corpus Christi, Texas, this _____ day of _____, 2016.

Kara Sands, Nueces County Clerk

Doc#

STATE OF TEXAS:
 COUNTY OF NUECES:

I, Most Rev. W. Michael Mulvey, the Bishop of the Diocese of Corpus Christi, hereby certify that we are the owners of Bluff Portion, Lot 5R, Block 1, Nueces County, Texas, & that all easements as shown are dedicated, to the public for the installation, operation, and maintenance of public utilities & we adopt this plat for the purposes of description & dedication this _____ day _____, 2016.

Most Rev. W. Michael Mulvey

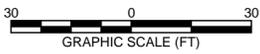
STATE OF TEXAS:
 COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared Most Rev. W. Michael Mulvey, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office, this _____ day of _____, 2016.

Notary Public

CR & G
 Coym, Rehmet & Gutierrez Engineering, L.P.
 TBPE Firm Reg. No. F-388
 TBPLS Firm Reg. No. 101040-01
 5656 South Staples, Suite 230
 Corpus Christi, Texas 78411
 Phone (361) 991-8550 Fax 993-7569
 E-Mail crg@crgei.com

SURVEY DATE: OCTOBER 26, 2015
 SURVEY PREPARED: APRIL 11, 2016
 CRG JOB: 20981C
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 SHEET 1 OF 1



PLAT OF
BLUFF PORTION, LOT 5R, BLOCK 1
 BEING A REPLAT OF LOTS 5, 6, 7, & 8, BLOCK 1, OF BLUFF PORTION, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGE 2, MAP RECORDS, NUECES COUNTY, TEXAS.