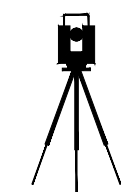


# PRELIMINARY PLAT OF SOUTHSIDE STORAGE TRACT BLOCK 1, LOT 1

BEING A 1.292 ACRE TRACT OUT OF THE SOUTH HALF OF LOT 9, SECTION 20, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015031952, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

OWNER: DEARING PROPERTIES, LLC  
3818 WALKING OAKS LN, CORPUS CHRISTI, TX  
361-813-7550  
DEARINGPROPERTIES@GMAIL.COM

SURVEYOR: RONALD E. BRISTER  
5506 CAIN DR.  
361-850-1800  
BRISTERSURVEYING@CORPUS.TWCBC.COM

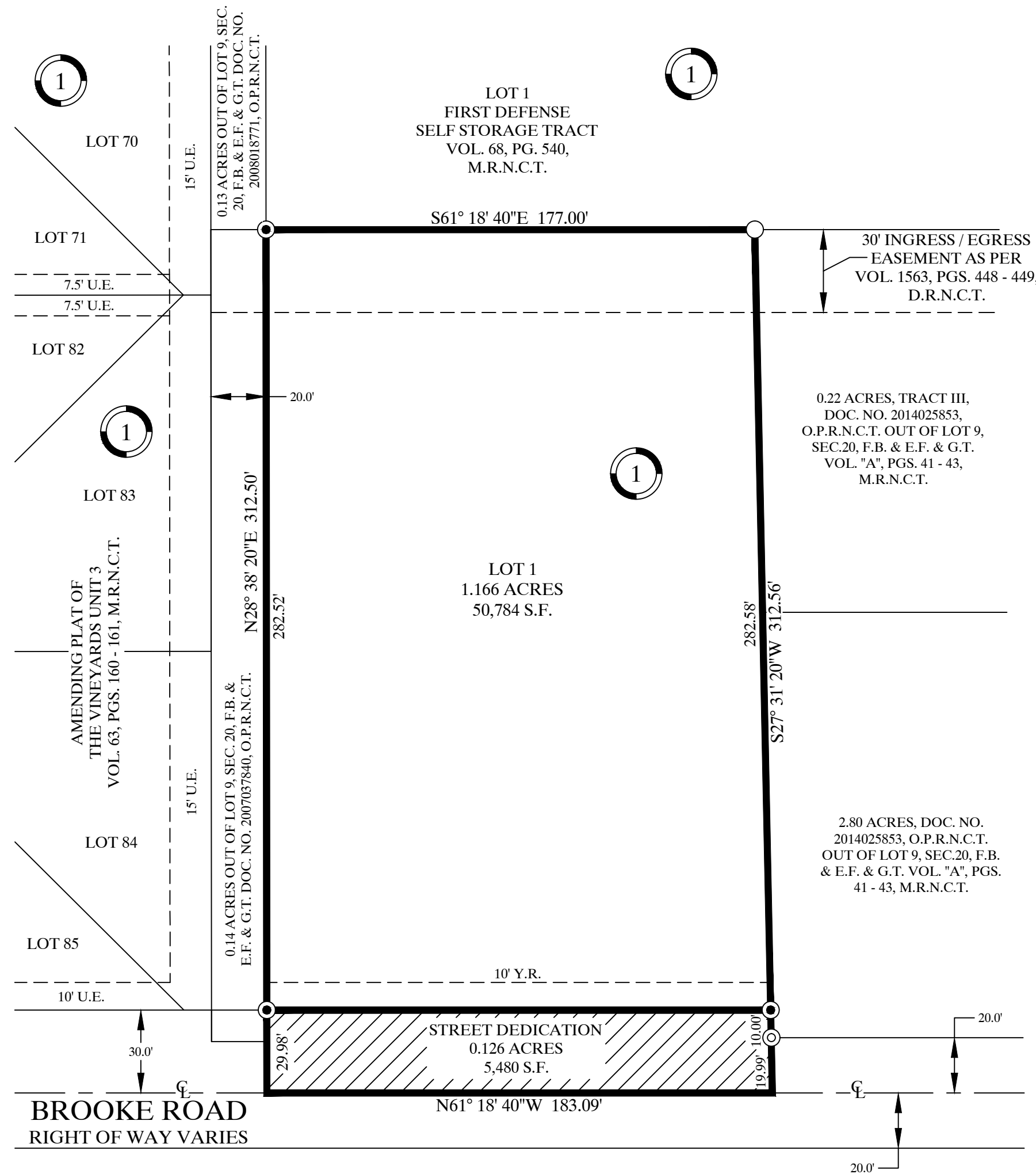


## Brister Surveying

5506 Cain Drive  
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 BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO 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 NOS. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
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 1.292 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.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.



- LEGEND:
- CL = CENTERLINE
  - D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
  - DOC. NO. = DOCUMENT NUMBER
  - F.B. & E.F. & G.T. = FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT
  - M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
  - O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
  - PG. = PAGE
  - S.F. = SQUARE FEET
  - U.E. = UTILITY EASEMENT
  - VOL. = VOLUME
  - Y.R. = YARD REQUIREMENT
- = SET 5/8" RE-BAR  
⊙ = FOUND 5/8" RE-BAR  
○ = FOUND DRILL HOLE