

STATE OF TEXAS
COUNTY OF NUECES

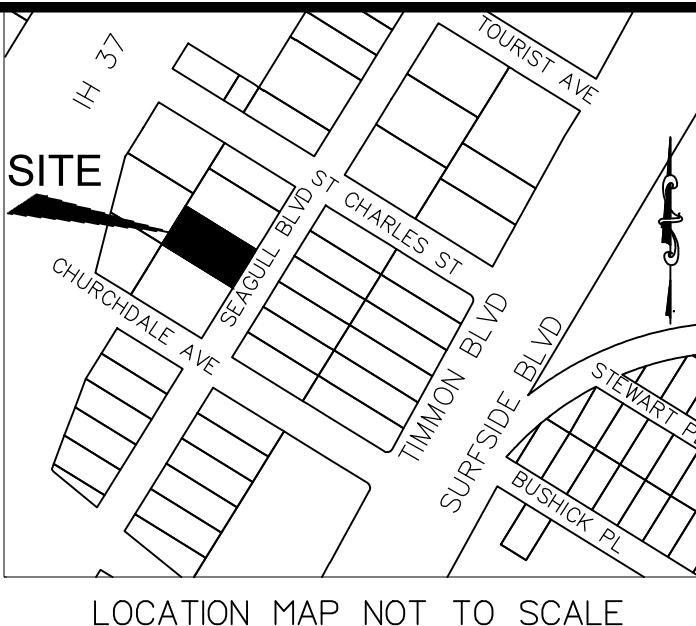
WE, DGS HOLDINGS & INVESTMENTS, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2025.

MELISSA SALAZAR _____
MANAGER

BROOKLYN ADDITION, BLOCK 81, LOT 5R

BEING A RE-PLAT OF LOTS 5 AND SOUTH HALF OF LOT 7, BLOCK 81, BROOKLYN ADDITION, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 13, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MELISSA SALAZAR.

THIS THE _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 THE _____ DAY OF _____ 2025.

CYNTHIA SALAZAR-GARZA, CHAIR
MICHAEL DICE, DIRECTOR

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 _____ 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 29TH DAY OF JULY 2025.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.22 ACRES OF LAND.
- 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) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0310G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE AREA OF SPECIAL FLOOD HAZARD WITH BFE (EL 10 FT)
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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.
- 6) 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)
- 7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

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 _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M, IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2025

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

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JOB # 251007
December 1, 2025