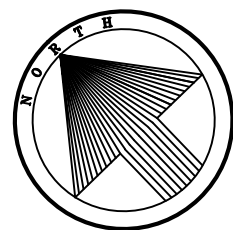
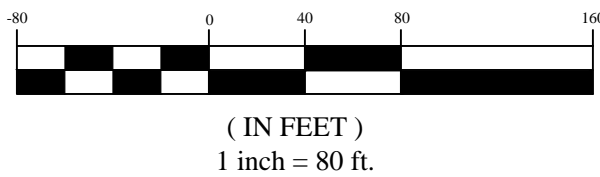


GRAPHIC SCALE



PLAT OF NUECES GARDENS NO. 1 LOTS 18A, 18B, 18C, 18D, & 18E

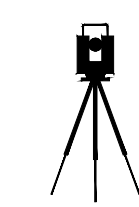
BEING A REPLAT OF NUECES GARDENS NO. 1, LOT 18, AS SHOWN ON THE PLAT RECORDED IN VOLUME 10, PAGE 22, MAP RECORDS OF NUECES COUNTY, TEXAS AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021033122, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

C1
R = 2,277.33'
L = 36.35'
TAN = 18.18'
Δ = 00° 54' 53"
CB = N44° 31' 20"E, 36.35'

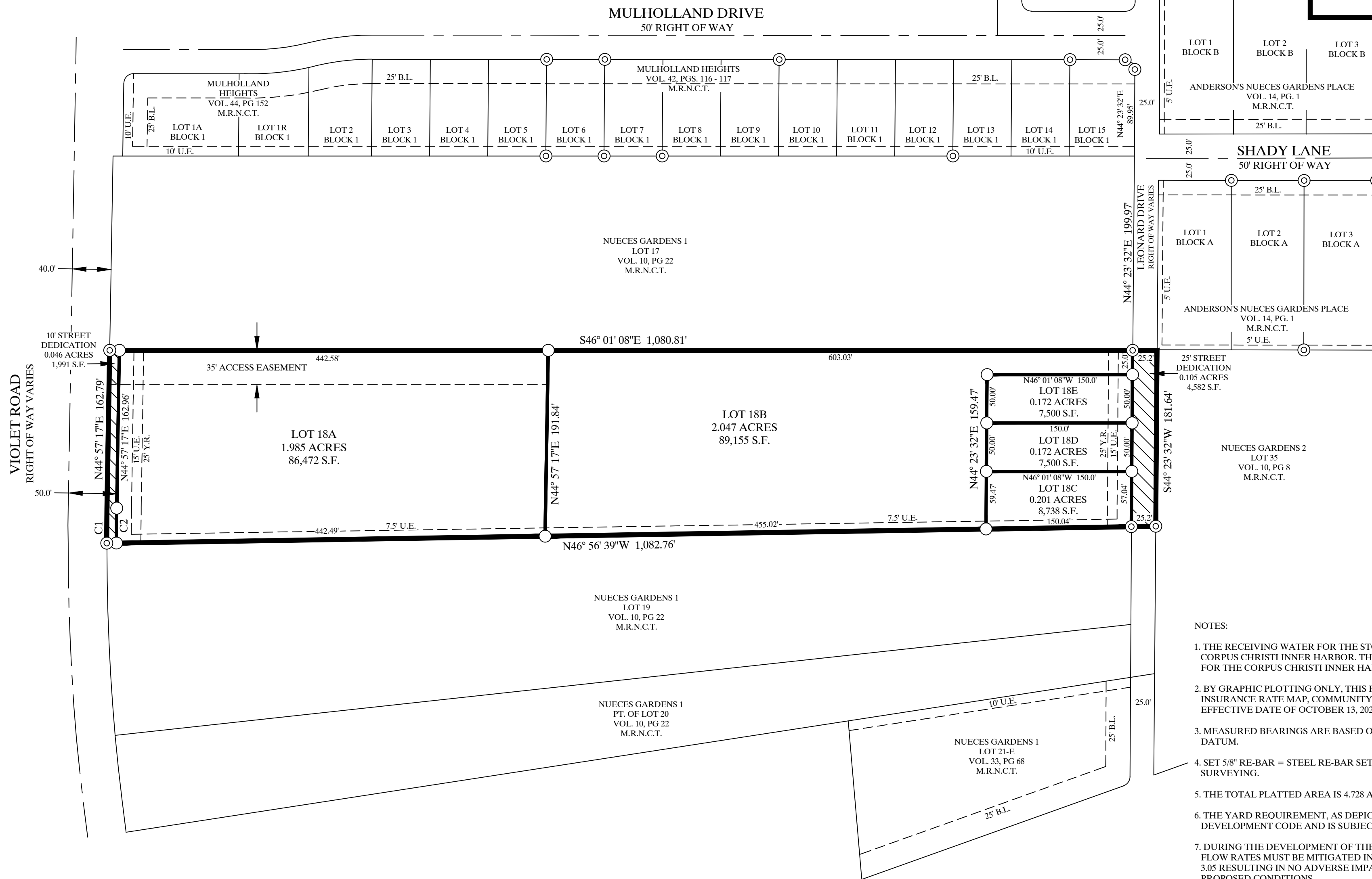
C2
R = 2,267.60'
L = 36.02'
TAN = 18.01'
Δ = 00° 54' 37"
CB = N44° 31' 28"E, 36.02'



SITE MAP
NOT TO SCALE



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Firm Registration No. 10072800



○ = SET 5/8" RE-BAR
⊙ = FOUND 5/8" RE-BAR

LEGEND:
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

- NOTES:
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
 2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0280 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 4.728 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. DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.