

- 1.) Total platted area contains 11.515 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- 3.) 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". The TCEQ also categorized the receiving water as "contact recreation" use.
- 4.) Bearings are based on the recorded plat Bridgepointe Landing, Block 1, Lots 4 and 5, a map of which is recorded in Volume 64, Page 119, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is located in Zones "A2", "A4", "B", "C", and "A15 (E) 9", on Flood Insurance Rate Map, Community Panel No. 485464 0304 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and Flood Insurance Rate Map, Community Panel No. 485464 0315 D, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and it is partially located in a Special Flood Hazard Area.
- 6.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.

MAY DEV., LP., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever, that easements as shown are dedicated to the public use for the installation, operation and use of public utilities, and that this map was made for the purpose of description and dedication.

By: GP MAY DEV., LLC., a Texas limited liability company, its General Partner

State of Texas
County of Nueces

Kevin E. Patterson
Notary Public in and for the State of Texas



JOLENE E POTTER
My Commission Expires
July 24, 2017

11.515 acres of land out of Lot 12, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

MAY DEV., LP., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever, that easements as shown are dedicated to the public use for the installation, operation and use of public utilities, and that this map was made for the purpose of description and dedication.

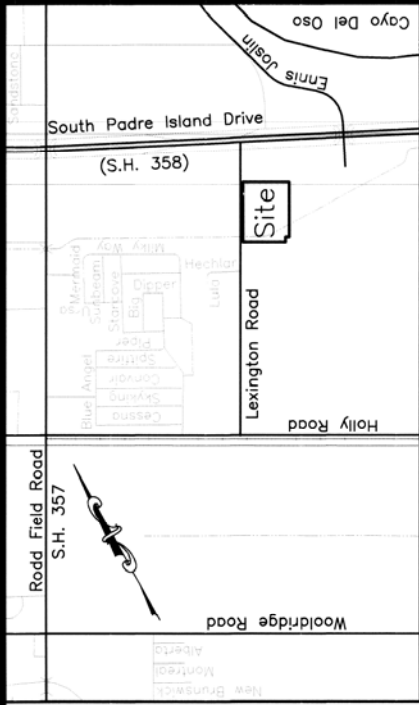
By: GP MAY DEV., LLC., a Texas limited liability company, its General Partner

State of Texas
County of Nueces

Kevin E. Patterson
Notary Public in and for the State of Texas



JOLENE E POTTER
My Commission Expires
July 24, 2017



LOCATION MAP N.T.S.

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the 20th day of MAY 2014

Renee T. Couture P.E.
Renee T. Couture, P.E.
Development Services Engineer

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the 12TH day of May, 2010

Barney Williams, P.E.
Secretary
04/0005-NP012 (10-2/000505)

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 22 day of March, 20 17, with its certificate of authentication was filed for record in my office the 22 day of March, 20 17. At 12:14 O'clock P.M., and duly recorded the 22 day of March, 20 17 at 12:17 O'clock P.M., in said County in Volume 68 Page 219 Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 8014018970
Filed for Record
at 12:34 O'clock P M. 14
MO 22 20 14

State of Texas
County of Nueces

I, Don L. Urban, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 6TH day of MAY 2014

Dan L. Urban, R.P.L.S.
Texas License No. 4710



VEURBAN
ENGINEERING
2725 Sibley St.
1397 First Ave. 145
PHONE: (312) 854-2121 FAX: (312) 854-0001
Cott. Grove, IL 76064
IRMS Form No. 1032400

DATE: April 9, 2010
SCALE: 1"=100'
JOB NO.: 39507.B0.00
SHEET: 1 of 2
DRAWN BY: XG

This is a detailed survey map for Lot 6, Block 1, Bridgepointe Landing. The map shows the lot's location within a larger section, with various zones (A4, B, C) and easements (Utility, Drainage) clearly marked. Survey data includes bearings and distances for all boundaries, as well as area calculations for different parts of the lot. The map also includes a north arrow, a scale bar, and a table of bearings and distances. The lot is situated near Lexington Road and is adjacent to other lots in the same block. The map is a professional survey document, likely prepared by a licensed surveyor, and is intended to provide a clear and accurate representation of the property boundaries and features.

Lot 6, Block 1
11.515 Acres
501,582.14sf

Zone A4
Approximate Location of Flood Zone Line

Zone B
Approximate Location of Flood Zone Line

Zone C
Approximate Location of Flood Zone Line

Utility Easement
N37°56'44"E 132.72'
S37°56'44"W 60.11'

Drainage Easement
S60°58'07"E 292.09'

Lift Station and Gas Utility Site
(Owner: City of Corpus Christi)
Vol. 1424, Pg. 638, Deed
Records of Nueces County, Texas

Lexington Road
N29°00'00"E 808.00'

Bridgepointe Landing
Plat of
Lot 6, Block 1

Lot 6, Block 1
11.515 acres of land out of Lot 12, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE
1-1	N60°54'17"W	43.92'
1-2	S28°53'38"W	69.45'

Scale
Graphic Scale
1" = 60'

North Arrow
20° Y.R.

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Bridgepointe Landing

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