



80' U.E.

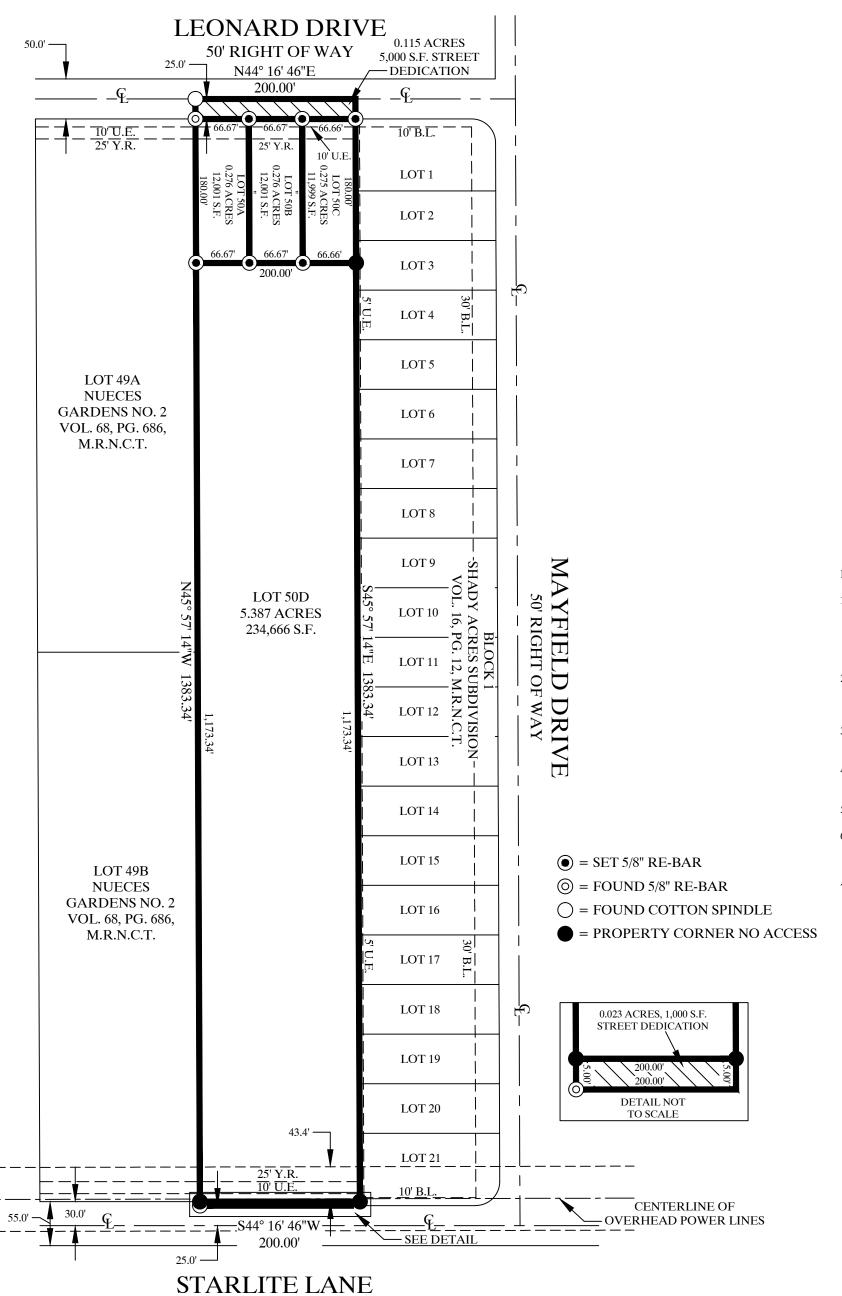
AS PER AEP-

PLAT OF NUECES GARDENS NO. 2 LOTS 50A, 50B, 50C, & 50D

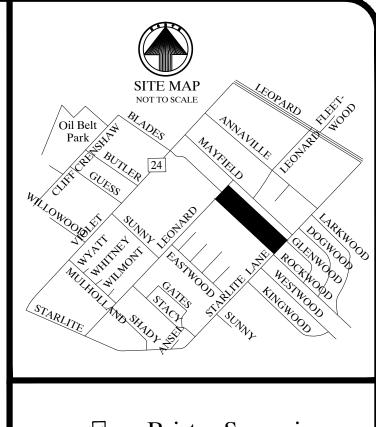
BEING A REPLAT OF LOT 50, NUECES GARDENS NO. 2, AS SHOWN ON A MAP RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016016337, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXA COUNTY OF NU		
ARE THE OWN EASEMENTS AN PUBLIC FOR TH PUBLIC STREE PURPOSES OF I	ERS OF THE PROPE ND RIGHT-OF-WAYS IE INSTALLATION, O IS AND UTILITIES, A	CANTU, DO HEREBY CERTIFY THAT WE RTY SHOWN HEREON, THAT ALL S AS SHOWN ARE DEDICATED TO THE OPERATION, AND MAINTENANCE OF AND WE ADOPT THIS PLAT FOR THE DEDICATION. THIS THE DAY
		ARTURO CANTU
		OWNER
		NEELY CANTU OWNE
STATE OF TEXA		
COUNTY OF NU		ALIENODIEW ON THIS DAY DEDGONALLY
APPEARED, AR THE PERSON W INSTRUMENT O THEY EXECUT THEREIN EXPR	TURO CANTU AND THOSE SIGNATURE OF WRITING, AND TED THE SAME FOR TESSED. GIVEN UND	AUTHORITY, ON THIS DAY PERSONALLY NELLY CANTU, PROVEN TO ME TO BE THEY MADE ON THE FOREGOING HEY ACKNOWLEDGED TO ME THAT THE PURPOSES AND CONSIDERATIONS DER MY HAND AND SEAL OF OFFICE, 2025.
		NOTARY PUBLIC
STATE OF TEXA COUNTY OF NU		
APPROVED BY		DESCRIBED PROPERTY WAS T SERVICES ENGINEER OF THE
THIS THE	DAY OF	, 2025
		IA A. WHITMIRE, P.E., CFM, CPM EVELOPMENT SERVICES ENGINEER
STATE OF TEX.		
APPROVED BY	THE PLANNING CO	DESCRIBED PROPERTY WAS DMMISSION OF THE CITY OF CORPUS DAY OF, 2025
CYNTHIA SALA	AZAR -GARZA HAIRPERSON	MICHAEL DICE SECRETARY
STATE OF TEX COUNTY OF N	1 10	
OF BRISTER SU A SURVEY MA	URVEYING, HAVE P DE ON THE GROUN	ERED PROFESSIONAL LAND SURVEYOR PREPARED THE FOREGOING MAP FROM ND UNDER MY DIRECTION AND IT IS ST OF MY KNOWLEDGE, INFORMATION
THIS THE	DAY OF	, 2025
		RONALD E. BRISTER REGISTERED PROFESSIONAL

LAND SURVEYOR LICENSE NO. 5407



RIGHT OF WAY VARIES





Brister Surveying 5506 Cain Drive

5506 Cain Drive Corpus Christi, Texas 78411 Office 361-850-1800 Fax 361-850-1802 bristersurveying@corpus.twcbc.com Firm Registration No. 10072800

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES

COUNTY, TEXAS
PG. = PAGE
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 TCEQ 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 NOS. 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.
- $5.\, THE\, TOTAL\, PLATTED\, AREA\, IS\, 6.351\, ACRES, INCLUDING\, STREET\, DEDICATION.$
- 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.

STATE OF TEXAS COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP 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 IN VOLUME _____, PAGE ____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO.

KARA SANDS COUNTY CLERK

DEPUTY

DATE OF MAP: 18 AUGUST 2025