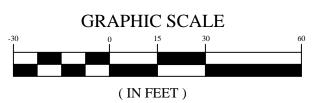


Brister Surveying

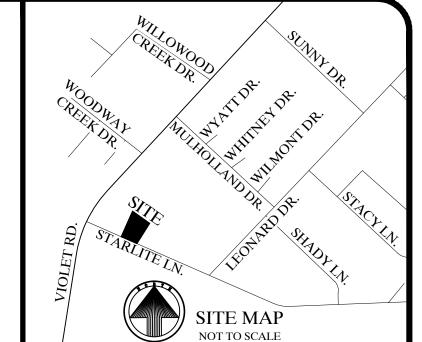
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800



FINAL PLAT OF NUECES GARDENS NO. 1 LOTS 21D & 21E



1 inch = 30 ft.



BEING A FINAL PLAT OF A 0.800 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018002703, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. SAID 0.800 ACRE TRACT ALSO BEING OUT OF LOTS 20 AND 21, NUECES GARDENS NO. 1, AS SHOWN ON A MAP RECORDED IN VOLUME 10, PAGE 22, MAP RECORDS OF NUECES COUNTY, TEXAS.

2.50 ACRES

STATE OF TEXAS COUNTY OF NUECES

I, ESMERALDA RIOS LEAL, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE DAY OF , 2025.

ESMERALDA RIOS LEAL, OWNER

STATE OF TEXAS COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ESMERALDA RIOS LEAL, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF , 2025.

NOTARY PUBLIC

STATE OF TEXAS COUNTY OF NUECES

Y.R. = YARD REQUIREMENT

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

DOC. NO. 2021017273, O.P.R.N.C.T. ABANDONED CRUDE OIL **OUT OF LOTS 19 & 20** PIPELINE AS PER RAILROAD NUECES GARDENS NO. 1 COMMISSION. NO VOL. 10, PG. 22, M.R.N.C.T. EASEMENT LOCATED FOUND 5/8" RE-BAR IN NORTHWEST R.O.W. OF LEONARD DR. & FOR EAST CORNER OF LOT 21-E, NUECES GARDENS NO. 1, VOL. 33, PG. 68, M.R.N.C.T. BEARS \$54°49'11"E 494.94' TO SCALE DETAIL NOT TO SCALE 80' AEP EASEMENT - 40' EACH SIDE OF TRANSMISSION LINE LOT 21D **0.394 ACRES** 17,173 S.F. LOT 21E <u>S54° 36'</u> 11<u>"E 161.08'</u> **0.389 ACRES** LOT 21C 16,931 S.F. NUECES GARDENS NO. 1 VOL. 70, PG. 26 M.R.N.C.T. 1.82 ACRES DOC. NO. 2016009920, O.P.R.N.C.T. OUT OF LOTS 20 & 21 NUECES GARDENS NO. 1 VOL. 10, PG. 22, M.R.N.C.T. 25' Y.R. S65° 29' 37"E 71.52' S65° 29' 37"E 73.10' STREET DEDICATION ---- 0.017 ACRES 30.0' STARLITE LANE RIGHT OF WAY VARIES

NOTES:

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 CHAIRPERSON MICHAEL DICE SECRETARY

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

STATE OF TEXAS COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RONALD E. BRISTER REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 5407

LEGEND:
CL = CENTERLINE
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
VOL. = VOLUME

- \bullet = SET 5/8" RE-BAR
- \bigcirc = FOUND 5/8" RE-BAR
- = PROPERTY CORNER

- 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 NO. 48355C 0280 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- $3.\,MEASURED\,BEARINGS\,ARE\,BASED\,ON\,GLOBAL\,POSITIONING\,SYSTEM\,NAD\,83\,(93)\,4205\,DATUM.$
- 4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- 5. THE TOTAL PLATTED AREA IS 0.800 ACRE, 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.
- 8. ABOVE GROUND IMPROVEMENTS CAN NOT BE PLACED WITHIN AEP TRANSMISSION LINE EASEMENT.

DATE OF MAP: 20 OCTOBER 2025