

PLAT OF LEXINGTON PLACE LOT U-1R

BEING A FINAL PLAT OF A 0.221 ACRE TRACT, BEING THE SOUTHEAST HALF OF THE SOUTHWEST 66 FEET OF LOT U, "LEXINGTON PLACE", AS SHOWN ON A MAP RECORDED IN VOLUME 9, PAGES 7 - 8, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020025506, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

I, EDUARDO GARCIA GONZALEZ, 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.

EDUARDO GARCIA GONZALEZ,
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EDUARDO GARCIA GONZALEZ, 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

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

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, 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.

THIS THE _____ DAY OF _____, 2025

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

SOUTHWEST HALF OF
SOUTHWEST 66' LOT U
LEXINGTON PLACE VOL. 9,
PGS. 7 - 9, M.R.N.C.T.
DOC. NO. 2024024660,
O.R.N.C.T.

N28° 16' 59"E 66.00'

LOT U-1R
0.221 ACRES
9,620 S.F.

N61° 43' 01"W 145.75'

S61° 43' 01"E 145.75'

NORTHEAST 54' OF LOT U
LEXINGTON PLACE VOL. 9,
PGS. 7 - 9, M.R.N.C.T.
DOC. NO. 2024022012,
O.R.N.C.T.

25' B.L.

FOUND 5/8" RE-BAR IN NW
ROW OF KOSTORYZ RD.
BEARS S28° 16' 59"W 245.84'

S28° 16' 59"W 66.00'

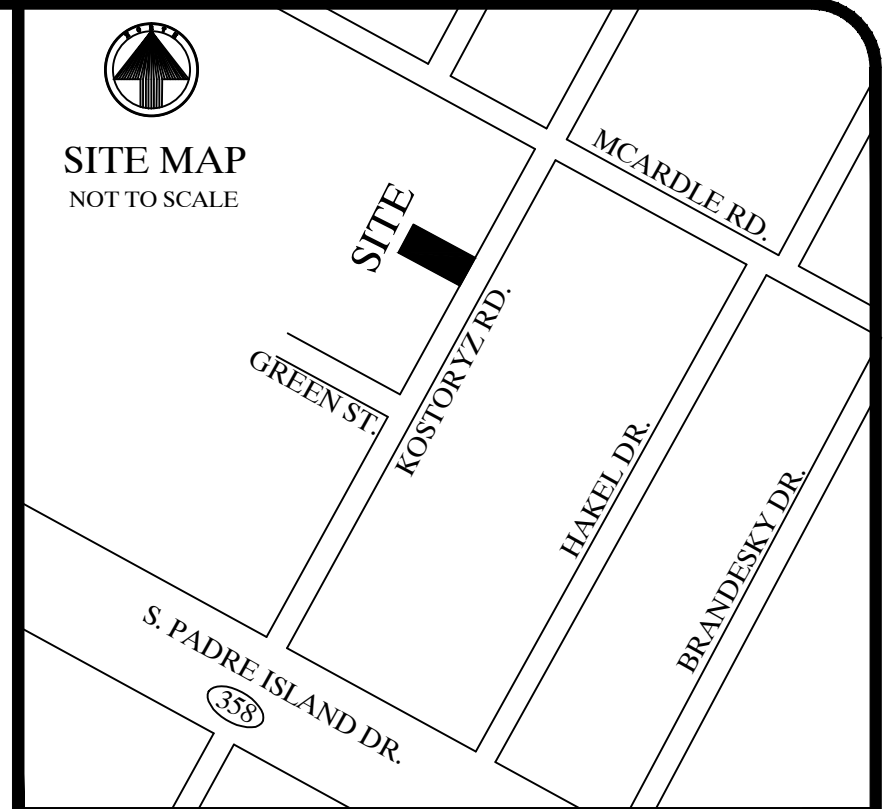
KOSTORYZ ROAD
80' RIGHT OF WAY

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES
COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS OF NUECES
COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
VOL. = VOLUME

● = SET 5/8" RE-BAR
⊙ = FOUND 5/8" RE-BAR
○ = PROPERTY CORNER NO ACCESS



SITE MAP
NOT TO SCALE



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Firm Registration No. 10072800

NOTES:

- 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 RECREATIONAL" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- THE TOTAL PLATTED AREA IS 0.221 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.8.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: 8 SEPTEMBER 2025