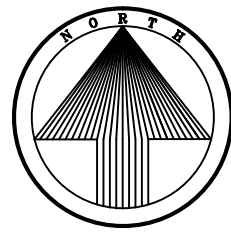


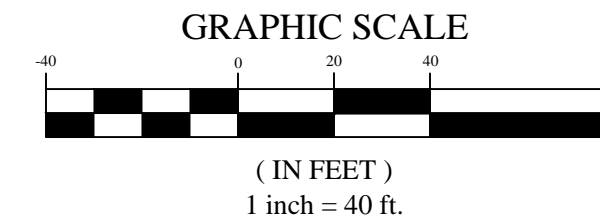


Brister Surveying

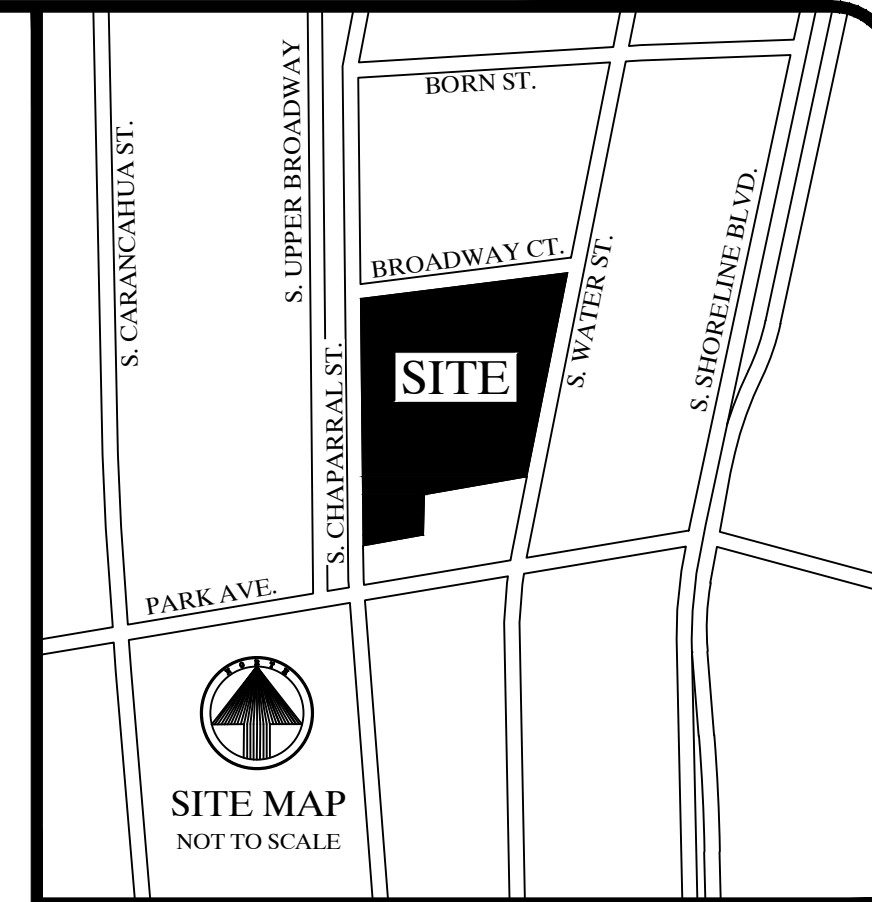
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@gmail.com
Firm Registration No. 10072800



PLAT OF RAYNE TRACT BLOCK 2, LOT 4A



BEING A PLAT OF 1.385 ACRES BEING ALL OF LOTS 1, 2, 3, 4, 5, AND A PORTION OF LOT 6, BLOCK 3, "BROADWAY COURT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 3, PAGE 17, MAP RECORDS NUECES COUNTY, TEXAS, ALL OF LOT 4, BLOCK 2, "RAYNE TRACT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 31, PAGE 24, MAP RECORDS NUECES COUNTY, TEXAS, AND A 0.11 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN DOCUMENT NO. 2025045962, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, SAINT NICHOLAS, GREEK COMMUNITY ORTHODOX CHURCH, DO HEREBY CERTIFY THAT WE ARE THE OWNERS 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 _____, 2026.

GEORGE J. SPENTZOS
PARISH COUNCIL
VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GEORGE J. SPENTZOS, 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 _____, 2026.

NOTARY PUBLIC

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.

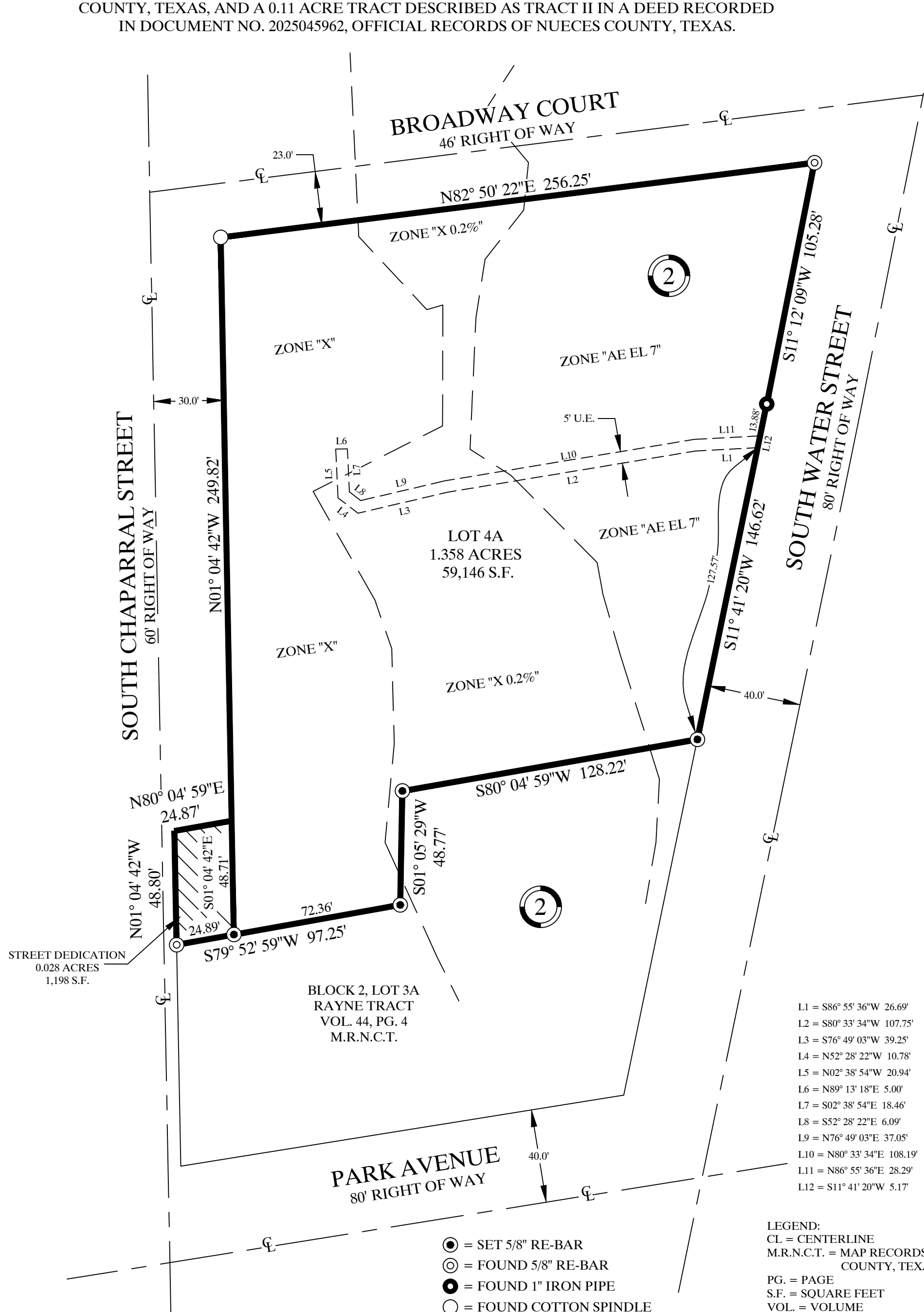
THIS THE _____ DAY OF _____, 2026.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR

NOTES:

1. 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 RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "X 0.2%", AND "AE" WITH A B.F.E. OF 7 FEET ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0320 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022, (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).
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 1.385 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.



- L1 = S86° 55' 36"W 26.69'
- L2 = S80° 33' 34"W 107.75'
- L3 = S76° 49' 03"W 39.25'
- L4 = N52° 28' 22"W 10.78'
- L5 = N02° 38' 54"W 20.94'
- L6 = N89° 13' 18"E 5.00'
- L7 = S02° 38' 54"E 18.46'
- L8 = S52° 28' 22"E 6.09'
- L9 = N76° 49' 03"E 37.05'
- L10 = N80° 33' 34"E 108.19'
- L11 = N86° 55' 36"E 28.29'
- L12 = S11° 41' 20"W 5.17'

LEGEND:
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
VOL. = VOLUME

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 _____, 2026.

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

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 _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 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.

THIS THE _____ DAY OF _____, 2026.

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