REPLAT OF
COME DREAM COME BUILD SUBDIVISION
BLOCK 1, LOTS 51 - 56

REPLAT OF BLOCK 1, LOTS 51-56 COME DREAM COME BUILD SUBDIVISION
RECORDED IN VOLUME 70, PAGE 598; DOC. NO. 2025028354 OFFICIAL RECORDS NUECES
COUNTY, TEXAS; BEING A REPLAT OF LOTS 6, AND 8-12, BLOCK 7 OF
LUTER PARTITION SUBDIVISION
AS SHOWN ON A MAP RECORDED IN
VOLUME 4, PAGE. 12 OF THE MAP RECORDS OF NUECE COUNTY, TEXAS
LOT 2, BLOCK 5 OF H.E. LUTER SUBDIVISION
AS SHOWN ON A MAP RECORDED IN
VOLUME 31, PAGE 27 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS
LOTS 1 AND 2 NEYLANDS COLONIA MEXICANA ADDITION
(UNRECORDED) DESCRIBED IN DOC. NO. 202111038517 O.R.N.C.T.

GRAPHIC SCALE
0 10 20 40
1"=20'

STATE OF TEXAS
COUNTY OF NUECES

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE D/B/A COME DREAM COME BUILD HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, AS DESCRIBED IN DOCUMENT NUMBER 2024027952 O.R.N.C.T.; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS 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.

THIS _____ DAY OF _____, 2026.

_____
CHARLES N. MITCHELL
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES N. MITCHELL, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, AMANDA M. JONAS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE. THIS SURVEY WAS COMPLETED ON SEPTEMBER 15, 2025.

STATE OF TEXAS REGISTERED AMANDA M. JONAS 7010 PROFESSIONAL LAND SURVEYOR

Amanda Jonas
AMANDA M. JONAS R.P.L.S.
TEXAS LICENSE NO. 7010

STATE OF TEXAS
COUNTY OF NUECES

THE 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 WHITMIRE, PE, CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING AND ZONING COMMISSION ON THIS THE _____ DAY OF _____, 2026.

_____ _____
MICHAEL DICE CYNTHIA SALAZAR-GARZA, CHAIR
INTERIM CITY ASSISTANT MANAGER PLANNING COMMISION

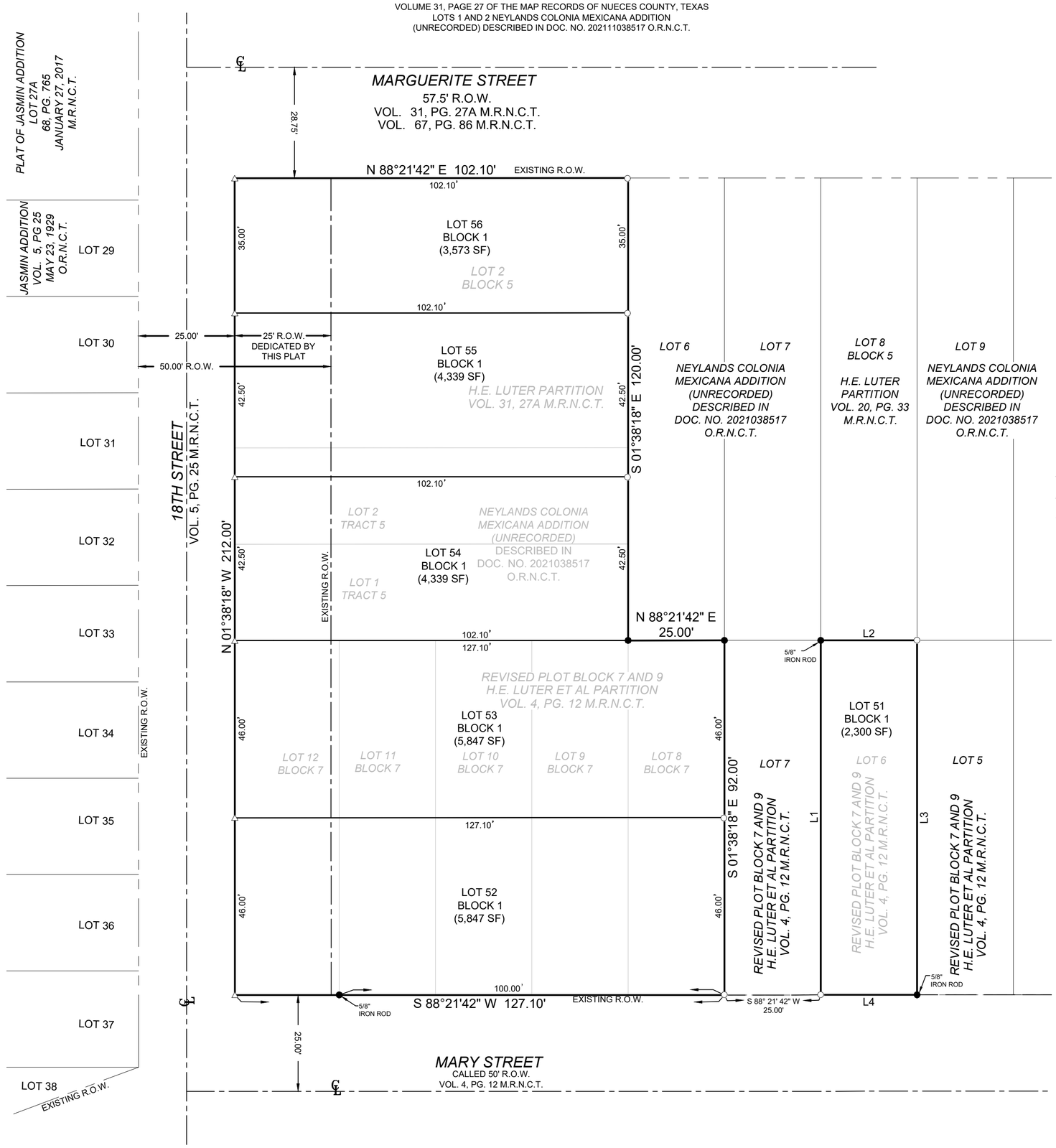
STATE OF TEXAS
COUNTY OF NUECES

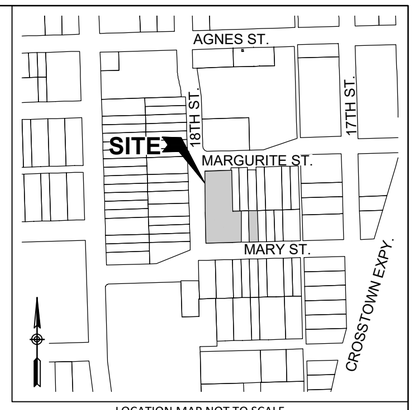
I, KARA SANDS , CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT DATED THE _____ DAY OF _____, 2026, WITH ITS CERTIFICATE AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2026 AT__O'CLOCK ___.M. AND DULY RECORDED IN VOLUME _____ ,PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF ___ _____, 2026.

DOCUMENT NO: _____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY





LOCATION MAP NOT TO SCALE

halff
100 NE LOOP 410, SUITE 200
SAN ANTONIO, TX 78216-4741
TEL (210) 798-1895
TBPELS SURVEYING FIRM #10029600

LEGEND

M.R.N.C.T.	MAP RECORDS NUECES COUNTY, TEXAS
O.R.N.C.T.	OFFICIAL RECORDS NUECES COUNTY, TEXAS
R.O.W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
○	SET 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "HALFF"
△	SET PK NAIL WITH "HALFF" WASHER
●	FOUND 5/8" IRON ROD W/ ORANGE CAP STAMPED "CITY OF CORPUS CHRISTI TX" (UNLESS NOTED)
	EASEMENT LINE
	R.O.W. LINE
	R.O.W. CENTERLINE
	ORIGINAL LOT LINE

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 01° 38' 18" W	92.00'
L2	N 88° 21' 42" E	25.00'
L3	S 01° 38' 18" E	92.00'
L4	S 88° 21' 42" W	25.00'

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 0.60 ACRE(S) OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS AREQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. CONSULT THE CITY OF CORPUS CHRISTI UNIFIED DEVEOPMENT CODE / APPLICABLE ZONING CODE TO DETERMINE CURRENT CITY REQUIRED SETBACK / YARD REQUIREMENTS, WHICH MAY DIFFER FROM THE PLATTED BUILD LINE.
5. SET 1/2" IRON RODS WITH YELLOW PLASTIC CAPS STAMPED HALFF AT ALL LOT CORNERS EXCEPT WHERE NOTED.
6. BASIS OF BEARING IS GRID NORTH. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83 (2011 ADJ., EPOCH 2010.00). ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE SURFACE ADJUSTMENT FACTOR OF 0.99996.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE OF THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATAGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
8. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN. ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0320G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
10. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
11. PER SECTION 9.2.1.E.3 OF THE CITY OF CORPUS CHRISTI UDC, THE LOTS SUBDIVIDED ON THIS PLAT ARE EXEMPT FROM UDC SECTION 9.5 NONCONFORMING LOTS OF RECORDS OF UNIFIED DEVELOPMENT CODE BECAUSE THE STRUCTURES WILL UTILIZE GRANT FUNDING THROUGH THE CITY OF CORPUS CHRISTI HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.

A:\58000s\58432\001\SURV\CADD\Sheets\V-PLAT-58432.001 V3.dwg
February 05, 2026, 4:00:17 PM, ahi5513