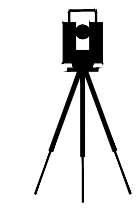
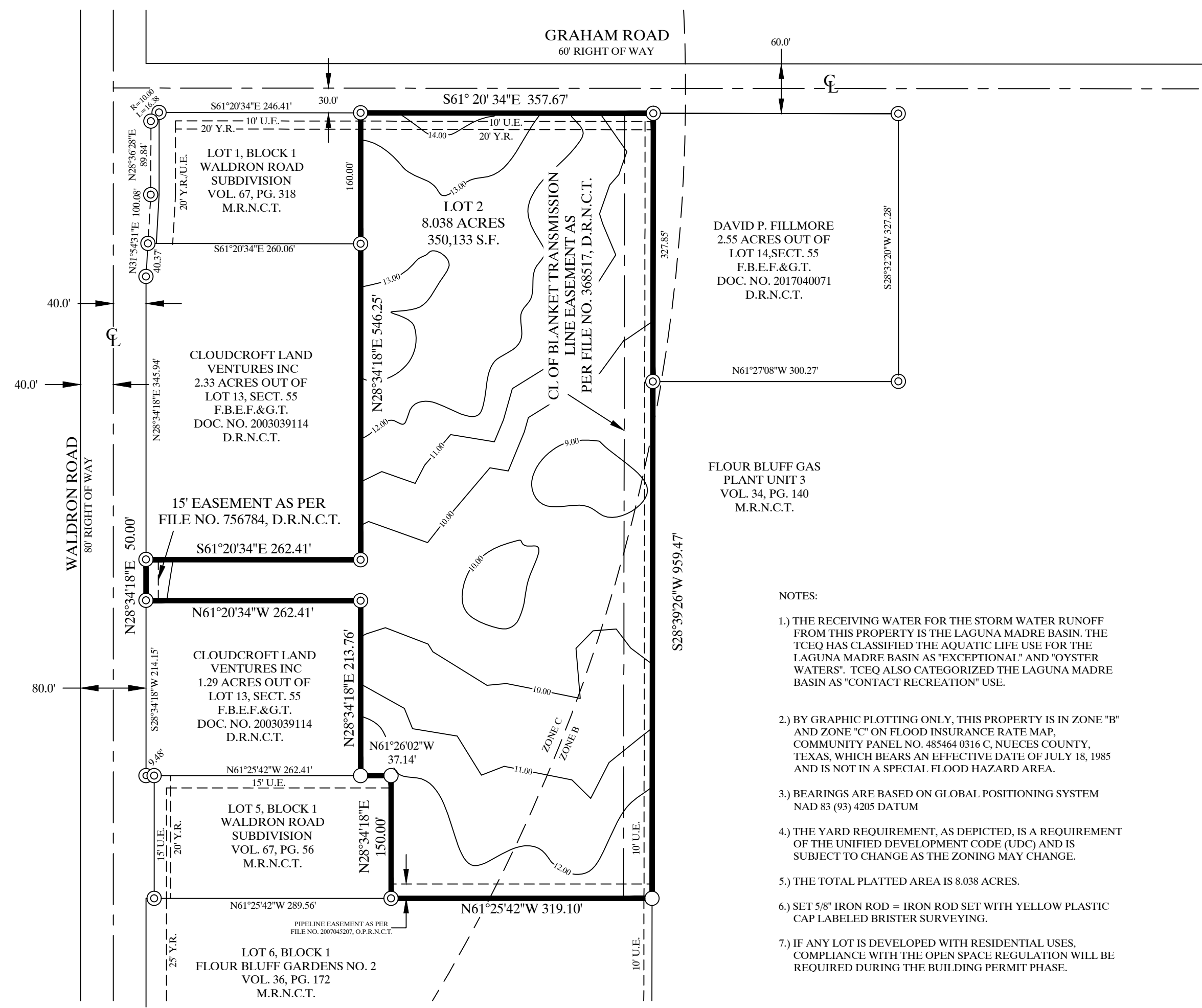


PLAT OF WALDRON ROAD SUBDIVISION BLOCK 1, LOT 2

BEING A FINAL PLAT OF AN 8.038 ACRE TRACT BEING OUT OF LOT 13,
SECTION 55, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS,
AS SHOWN ON A PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP
RECORDS NUECES COUNTY, TEXAS. SAID 8.038 ACRE TRACT ALSO BEING
THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO.
2017040189, DEED RECORDS NUECES COUNTY, TEXAS



Brister Surveying
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Corpus Christi, Texas 78411
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Firm Registration No. 10072800



- NOTES:
- 1.) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE BASIN AS "CONTACT RECREATION" USE.
 - 2.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "B" AND ZONE "C" ON FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 485464 0316 C, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - 3.) BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
 - 4.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 5.) THE TOTAL PLATTED AREA IS 8.038 ACRES.
 - 6.) SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 - 7.) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2017

RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

WE, BOATEX PROPERTIES I, LLC., DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2017

DAVID N. JOHNSON, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, DAVID N. JOHNSON, ON THIS DAY PERSONALLY APPEARED THE PEOPLE WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2017

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2017

WILLIAM J. GREEN, P.E.
INTERIM SECRETARY

ERIC VILLARREAL, P.E.
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2017 AT _____ O'CLOCK ____M IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK ____M

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 _____, 2017

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



○ = PROPERTY CORNER
⊙ = FOUND 5/8" IRON ROD