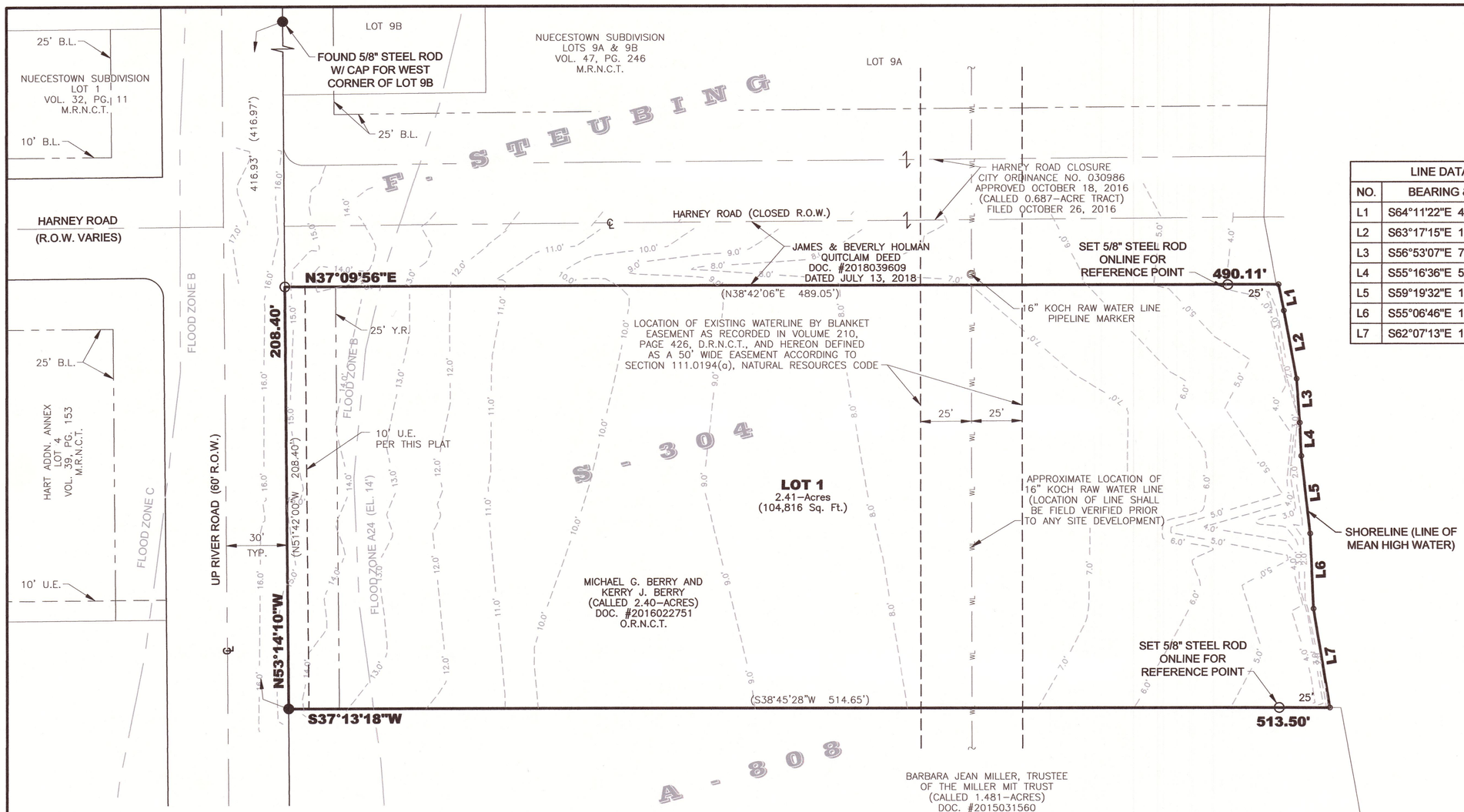
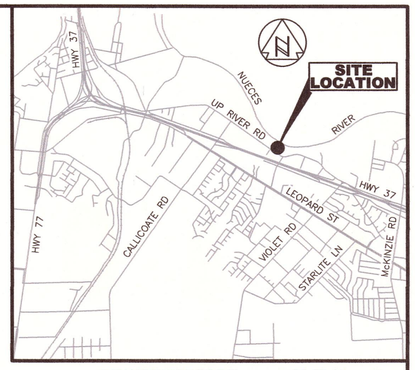


SCALE: 1"=40'

LINE DATA TABLE	
NO.	BEARING & DISTANCE
L1	S64°11'22"E 4.781v (13.28')
L2	S63°17'15"E 12.319v (34.22')
L3	S56°53'07"E 7.823v (21.73')
L4	S55°16'36"E 5.893v (16.37')
L5	S59°19'32"E 13.899v (38.61')
L6	S55°06'46"E 13.396v (37.21')
L7	S62°07'13"E 17.748v (49.30')



VICINITY MAP **N.T.S**

NOTES:

1. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS SOUTH ZONE NAD 83 WITH A COMBINED SCALE FACTOR OF 1.000009742.
2. PARENTHESIS INDICATE CALLED BEARINGS AND / OR DISTANCES.
3. ● FOUND 3/4" IRON PIPE (OR AS NOTED)
   ○ SET 5/8" STEEL ROD
4. TOTAL AREA OF THIS PLAT IS 104,816 SQUARE FEET OR 2.41 ACRES.
5. NO EASEMENT RESEARCH HAS BEEN PERFORMED BY LJA SURVEYING, INC.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE A24 (EL. 14), AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS, PANEL NO.: 485464 0130 C, EFFECTIVE DATE: JULY 18, 1985.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
8. THE YARD REQUIREMENT (Y.R.), AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
10. NO STRUCTURE SHALL BE PLACED ON THE UTILITY EASEMENT RETAINED BY CITY ORDINANCE NO. 030986, HARNEY ROAD CLOSURE.

STATE OF TEXAS:
COUNTY OF NUECES:

I, David L. Nesbitt, a Registered Professional Land Surveyor for LJA Surveying, Inc., have prepared the foregoing map from surveys made on the ground under my direction & that it is true and correct to the best of my knowledge, information & belief; I have been engaged under contract to set all lot & block corners as shown hereon & to complete such operations with due & reasonable diligence consistent with sound professional practice.

LJA Surveying, Inc.

_____
David L. Nesbitt, R.P.L.S., L.S.L.S.
License No. 5302

STATE OF TEXAS:
COUNTY OF NUECES:

The final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this _____ day of _____, 2018.

_____
William J. Green, P.E.
Development Services Engineer

APPROVED
NOV 28 2018
PLANNING COMMISSION

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 _____ day of _____, 2018.

_____ _____
Nina Nixon-Mendez, F.A.I.C.P. Eric Villarreal, P.E.
Secretary Chairman

STATE OF TEXAS:
COUNTY OF NUECES:

I, Kara Sands, Clerk of the County Court in & for Nueces County, Texas, hereby certify that the foregoing map of Berry Patch Unit 1, Lot 1 dated the _____, day of _____, 2018, with its certificate of authentication was filed for record in my office this _____, day of _____, 2018, at _____ o'clock _____m. & duly recorded in Volume _____, Pages _____, Map Records of Nueces County, Texas. Witness my hand & seal of said Court at office in Corpus Christi, Texas, this _____ day of _____, 2018.

_____ _____
Kara Sands, Nueces County Clerk Doc#

STATE OF TEXAS:
COUNTY OF NUECES:

We, Michael G. Berry and Kerry J. Berry, hereby certify that we are the owners of Berry Patch Unit 1, Lot 1, Nueces County, Texas, & that all easements as shown are dedicated, to the public for the installation, operation, and maintenance of public utilities & we adopt this plat for the purposes of description & dedication this _____ day _____, 2018.

_____ _____
Michael G. Berry Kerry J. Berry

STATE OF TEXAS:
COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared Michael G. Berry, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office,
this _____ day of _____, 2018.

_____
Notary Public

STATE OF TEXAS:
COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared Kerry J. Berry, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office,
this _____ day of _____, 2018.

_____
Notary Public

PLAT OF
BERRY PATCH UNIT 1, LOT 1

BEING A PLAT OF A CALLED 2.41-ACRE TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL G. BERRY AND KERRY J. BERRY AS RECORDED IN DOCUMENT #2016022751, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, BEING OUT OF THE C.C. HART TRACT, A MAP OF WHICH IS RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING OUT OF THE FRED STEUBING SURVEY 304, ABSTRACT 808, IN NUECES COUNTY, TEXAS.

LJA SURVEYING
820 Buffalo Street Phone 361.887.8851
Corpus Christi, Texas 78401 Fax 361.887.8855
TBPE Firm Reg. # F-1386 TBPLS Firm Reg. #10016600
Email: LJASouthcc@lja.com www.ljasurvey.com

SURVEY DATE: MARCH 19, 2018
SURVEY PREPARED: NOVEMBER 6, 2018
LJAS JOB: 211-18011

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40 0 40
GRAPHIC SCALE (FT)