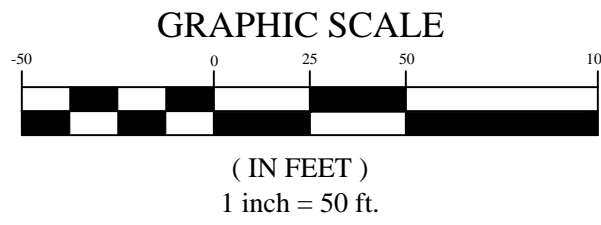




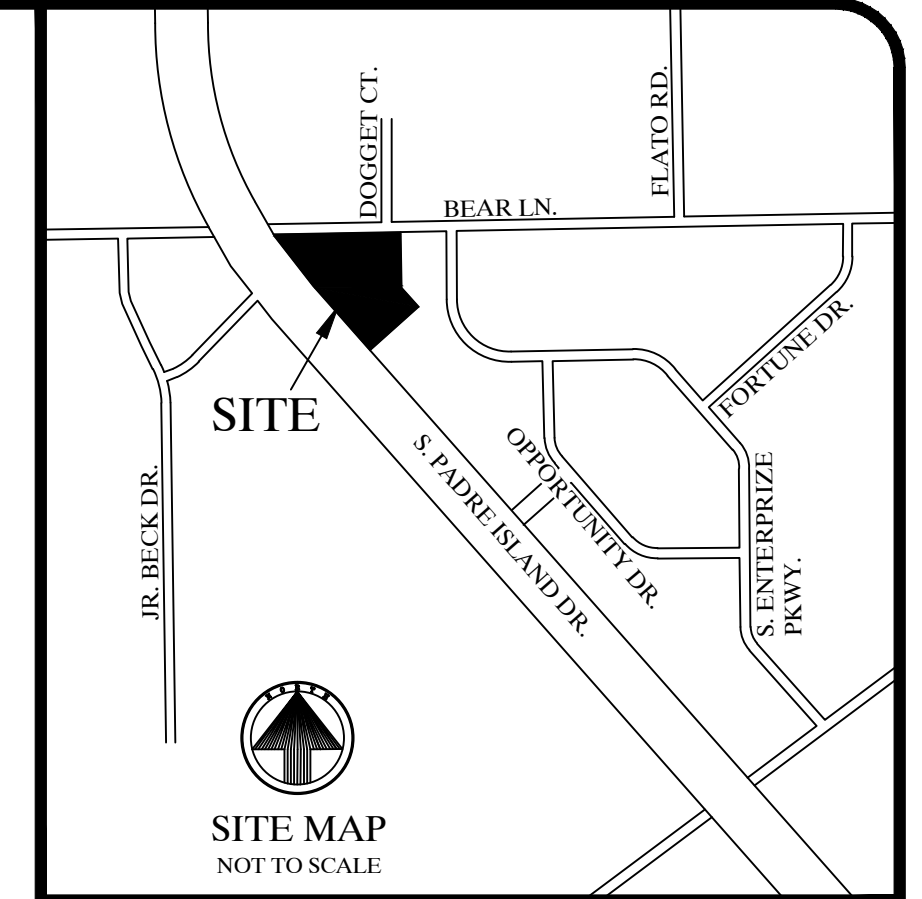
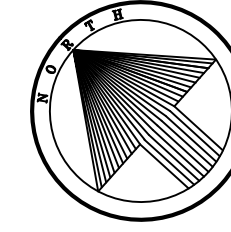
Brister Surveying

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Corpus Christi, Texas 78411
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Firm Registration No. 10072800



PRELIMINARY PLAT OF 100 SOUTH PADRE BLOCK 1, LOT 3

BEING A PLAT OF 5.014 ACRES OUT OF LOTS 3 AND 4, SECTION 5, RANGE VIII, "GUGENHEIM & COHN'S FARM LOTS", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGE 53, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022008420, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

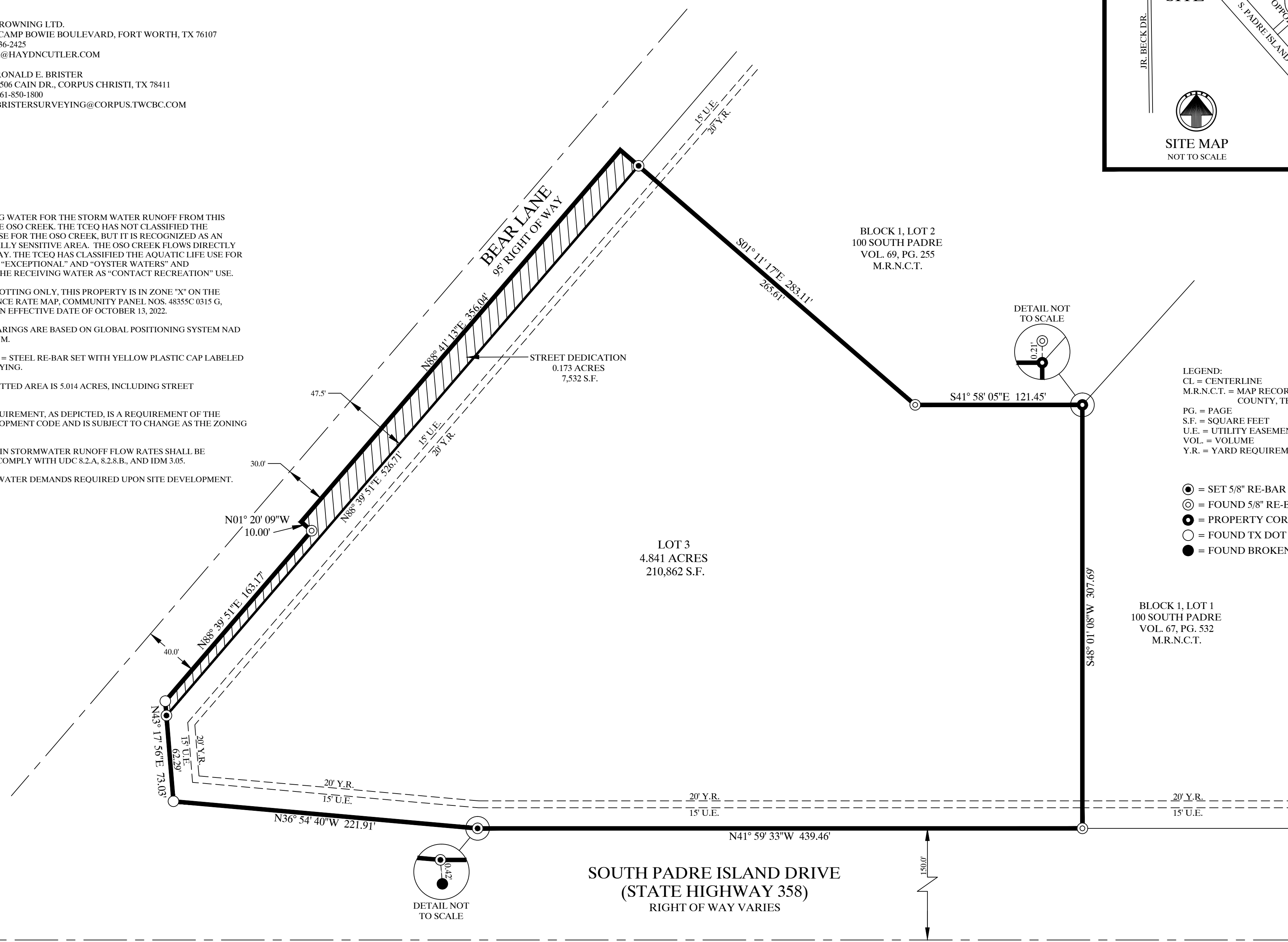


OWNER: EC BROWNING LTD.
3825 CAMP BOWIE BOULEVARD, FORT WORTH, TX 76107
817-336-2425
RITA@HAYDNCUTLER.COM

SURVEYOR: RONALD E. BRISTER
5506 CAIN DR., CORPUS CHRISTI, TX 78411
361-850-1800
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NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0315 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
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 5.014 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.
8. WATER/WASTEWATER DEMANDS REQUIRED UPON SITE DEVELOPMENT.



BLOCK 1, LOT 2
100 SOUTH PADRE
VOL. 69, PG. 255
M.R.N.C.T.

LOT 3
4.841 ACRES
210,862 S.F.

LEGEND:
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

- ⊙ = SET 5/8" RE-BAR
- ⊕ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER
- = FOUND TX DOT MONUMENT
- ⦿ = FOUND BROKEN TX DOT MONUMENT

BLOCK 1, LOT 1
100 SOUTH PADRE
VOL. 67, PG. 532
M.R.N.C.T.

DETAIL NOT TO SCALE

DETAIL NOT TO SCALE