

RE-PLAT OF  
PEARSON ADDITION  
BLOCK TWO (2), LOT SIX (6)

BEING A RE-PLAT OF A 0.245-ACRE TRACT OF LAND OUT OF LOTS THIRTEEN (13)  
AND FOURTEEN (14), SECTION 54, OF THE FLOUR BLUFF AND ENCINAL FARM AND  
GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41 - 43 OF  
THE MAP RECORDS OF NUECES COUNTY, TEXAS

\* METES AND BOUNDS DESCRIPTION \*

BEING A 0.245-ACRE TRACT OF LAND OUT OF AND A PART OF LOTS THIRTEEN (13) AND  
FOURTEEN (14), SECTION 54, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A  
SUBDIVISION IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN ON PLAT  
RECORDED IN VOLUME A, PAGES 41 - 43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS  
AND FURTHER BEING OUT OF AND A PART OF THAT CERTAIN CALLED 11.104-ACRE TRACT OF  
LAND DESCRIBED IN VOLUME 539, PAGE 113, DEED RECORDS OF NUECES COUNTY, TEXAS,  
AND THIS 0.245-ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED  
RECORDED AS DOCUMENT NO. 2022037142, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS,  
AND THIS 0.245-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF PEARSON STREET,  
A PUBLIC RIGHT-OF-WAY BEING 40 FEET WIDE, SAID POINT BEING THE SOUTHWEST CORNER  
OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT,  
NORTH 28°27'54" EAST, AT A DISTANCE OF 4.99 FEET, PASS A 5/8 INCH IRON ROD FOUND FOR  
THE SOUTHEAST CORNER OF LOT 7B, BLOCK TWO (2), PEARSON ADDITION AS RECORDED IN  
VOLUME 30, PAGE 65 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, SAID ROD BEING IN  
THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF PEARSON STREET AND CONTINUING FOR A  
TOTAL DISTANCE OF 104.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST  
CORNER OF LOT 7B, SAID ROD BEING IN THE SOUTHWEST BOUNDARY LINE OF LOT 2, BLOCK  
TWO (2), PEARSON ADDITION AS RECORDED IN VOLUME 30, PAGE 10 OF THE MAP RECORDS OF  
NUECES COUNTY, TEXAS, AND SAID ROD ALSO BEING THE NORTHWEST CORNER OF THE  
HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME  
BEING THE SOUTHWEST BOUNDARY LINE OF THE AFOREMENTIONED LOT 2, SOUTH 61°31'39"  
EAST, FOR A DISTANCE OF 102.50 FEET TO A "X" SET IN CONCRETE AT THE SOUTHEAST  
CORNER OF SAID LOT 2, SAID ROD BEING IN THE NORTHWEST LINE OF A CALLED 1.843-ACRE  
TRACT OF LAND OUT OF AND A PART OF LOTS 13 AND 14, SECTION 54, FLOUR BLUFF AND  
ENCINAL FARM AND GARDEN TRACTS AS RECORDED IN DOCUMENT NO. 20180108910 OF THE  
OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, SAID ROD ALSO BEING THE NORTHEAST  
CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME  
BEING THE NORTHWEST BOUNDARY LINE OF THE AFOREMENTIONED 1.843-ACRE TRACT,  
SOUTH 28°31'59" WEST, AT A DISTANCE OF 99.27 FEET, PASS A 5/8 INCH IRON ROD WITH CAP  
MARKED "5907" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.843-ACRE TRACT, SAID ROD  
BEING IN THE CURRENT NORTH RIGHT-OF-WAY LINE OF PEARSON STREET AND CONTINUING  
FOR A TOTAL DISTANCE OF 104.00 FEET TO A POINT ON THE ORIGINAL NORTH RIGHT-OF-WAY  
LINE OF PEARSON STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN  
DESCRIBED TRACT;

THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME  
BEING THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF PEARSON STREET, NORTH 61°32'07"  
WEST, FOR A DISTANCE OF 102.38 FEET, TO THE POINT OF BEGINNING, CONTAINING IN AREA  
0.245-ACRES OF LAND, MORE OR LESS.

\* NOTES \*

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 0.245-ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE DRAINAGE BASIN AS "OYSTER WATERS USE" AND "FISH CONSUMPTION USE".
6. BY GRAPHIC PLOTTING, THIS ENTIRE PROPERTY LIES WITHIN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4854640545, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

\* LEGEND \*

Y.R. YARD REQUIREMENT  
O.R.N.C.T. OFFICIAL RECORDS OF NUECES COUNTY, TEXAS  
M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS  
⊙ PROPERTY CORNER

STATE OF TEXAS  
COUNTY OF NUECES  
I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY,  
TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 202\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED  
FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, 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 \_\_\_\_\_, 202\_\_\_\_.

DOCUMENT NO: \_\_\_\_\_

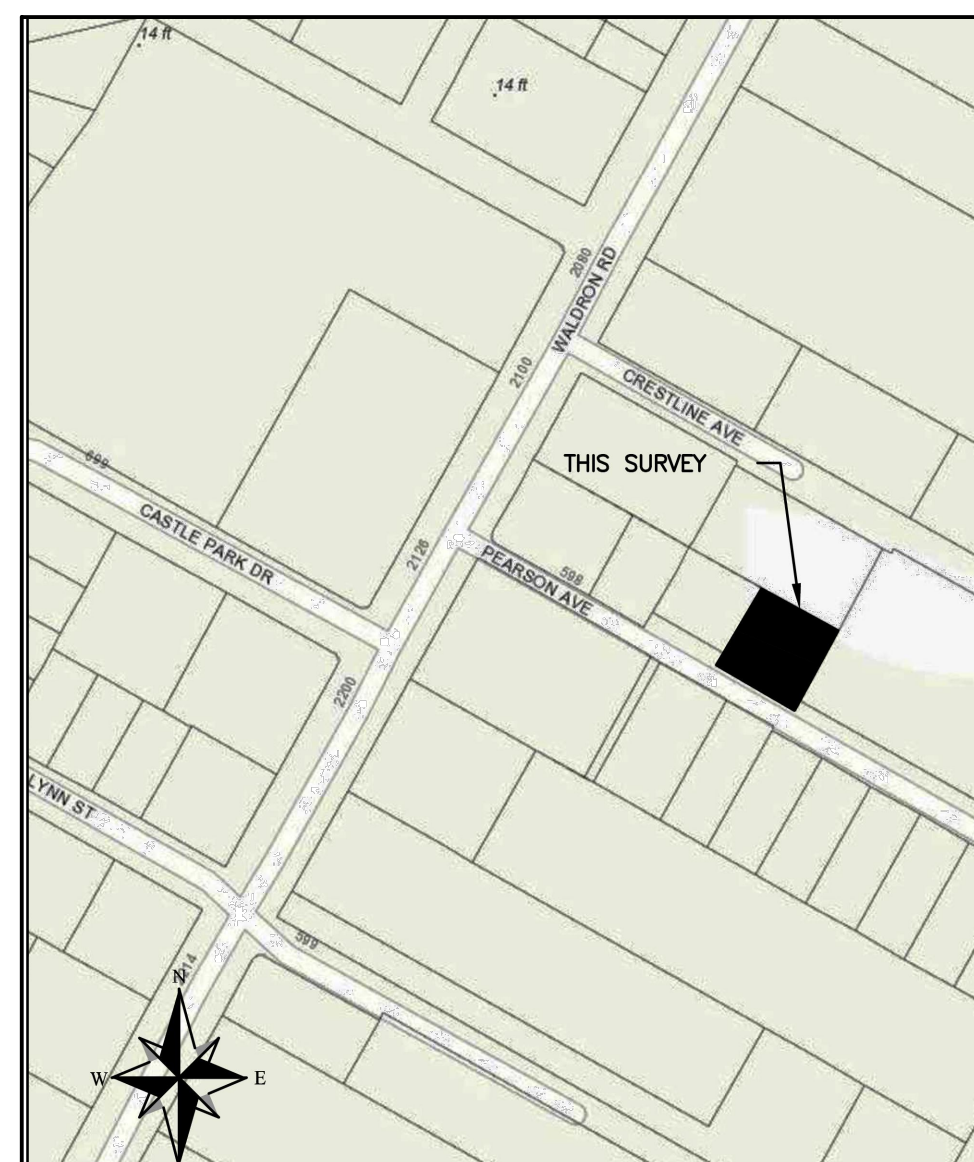
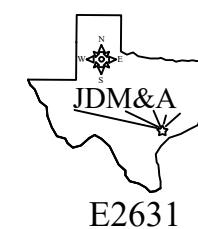
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

DEPUTY

JOHN D. MERCER & ASSOCIATES  
CONSULTING ENGINEERS  
TEXAS REGISTERED ENGINEERING FIRM F-324

118 EAST MAIN STREET  
EDNA, TX 77957

361-782-7121



VICINITY MAP

STATE OF TEXAS  
COUNTY OF NUECES

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE  
PROPERTY DESCRIBED HEREIN; 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 I ADOPT THIS PLAT  
FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 202\_\_\_\_.

TYLER BRADFORD  
OWNER

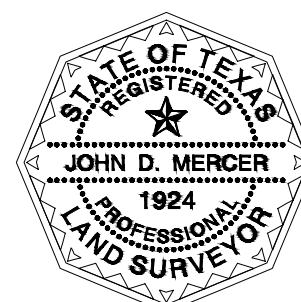
STATE OF TEXAS  
COUNTY OF NUECES COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE  
SIGNATURE IS 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.  
AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

I, JOHN D. MERCER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY  
CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, TO THE BEST OF MY  
KNOWLEDGE AND ABILITY, AND THAT IT WAS PREPARED FROM A SURVEY MADE  
ON THE GROUND IN  
SEPTEMBER, 2022.



JOHN D. MERCER  
RPLS REGISTRATION No. 1924

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

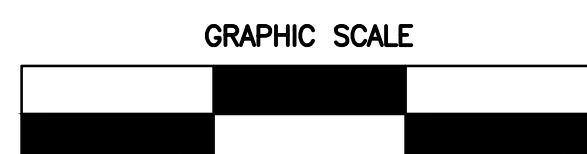
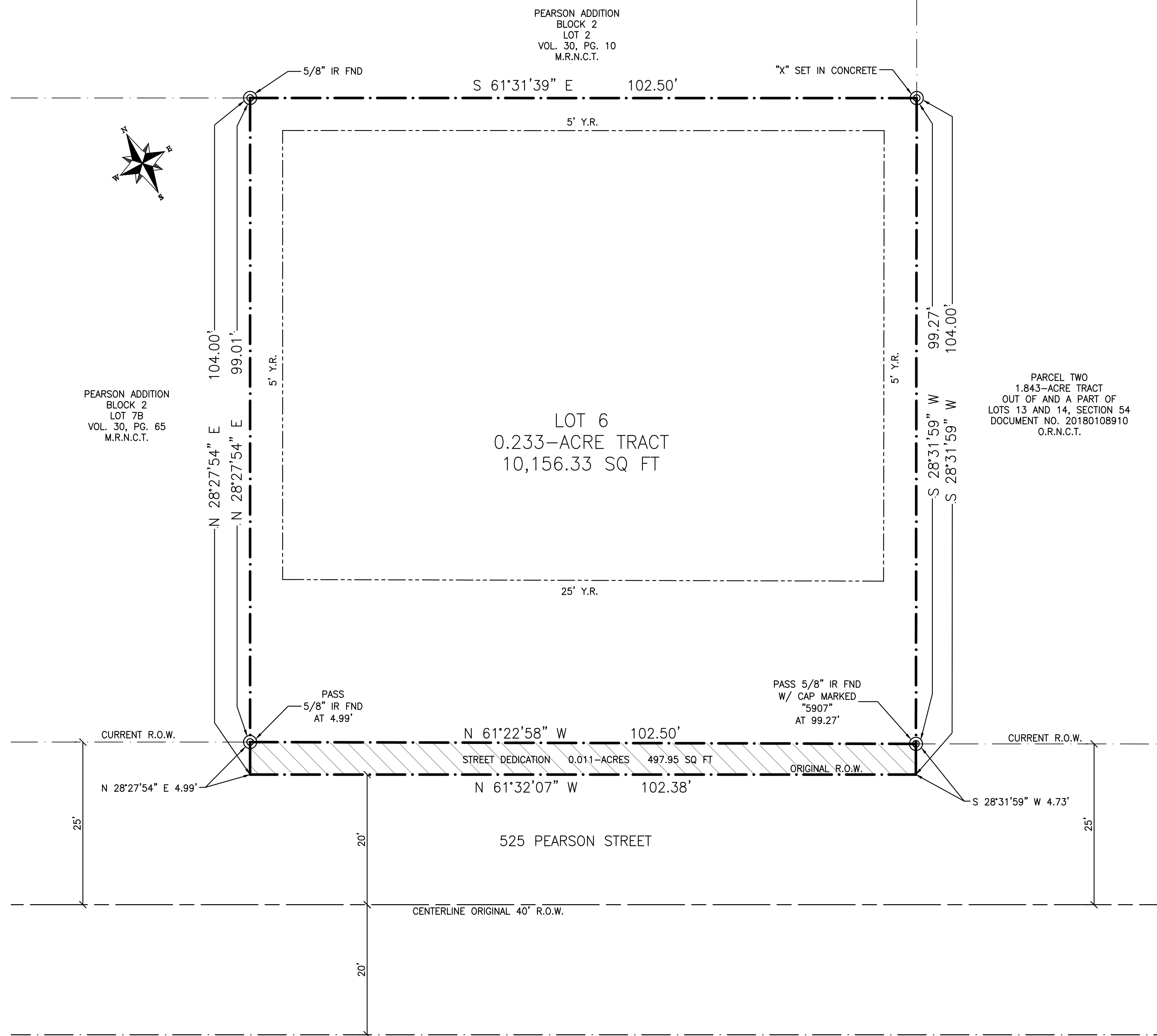
BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE  
PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

KAMRAN ZARGHOUNI  
CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY



1 : 10