

STATE OF TEXAS
COUNTY OF NUECES

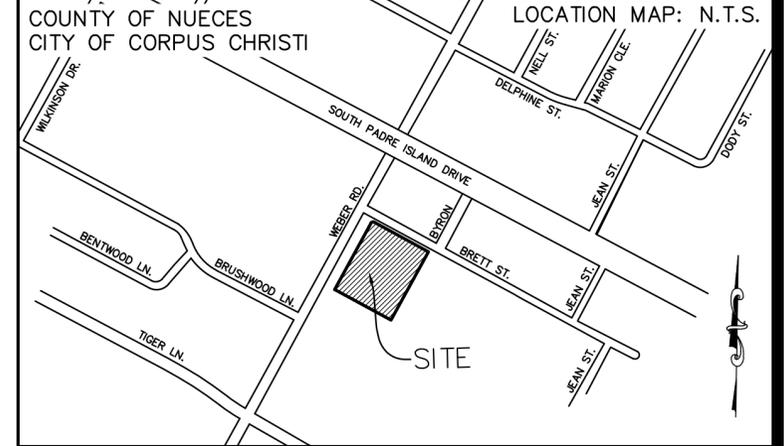
PHYLLIS C. ALLEN, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT SHE HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____.

BY: _____
PHYLLIS C. ALLEN, OWNER

Replat of Bratton Place Unit 2 Lots 1A, 2A, and 3A, Block 2

A 1.992 ACRE TRACT OF LAND, BEING A RE-PLAT OF BRATTON PLACE UNIT 2, LOTS 1 - 15, BLOCK 2, A MAP RECORDED IN VOLUME 35, PAGES 170-171, MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 1.992 ACRE TRACT BEING THE SAME PROPERTY DESCRIBED IN A DISTRIBUTION DEED, FROM THE ESTATE OF SAM L. ALLEN, DATED THE 3RD DAY OF DECEMBER 2013, TO PHYLLIS C. ALLEN, RECORDED IN DOCUMENT NO. 2013051730, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, PAYTON C. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR DCCM, HAVE PREPARED THE FOREGOING MAP FROM A 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS _____ DAY OF _____, 2026

PAYTON C. JOHNSON
R.P.L.S. NO. 6961

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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

MICHAEL DICE
DIRECTOR

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

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 MAP DATED THE _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2026. AT _____ O'CLOCK _____ M., AND DULY RECORDED IN VOLUME _____, PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2026.

DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10030200
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 URBAN.DCCM.COM

LEGEND:

—————	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
-----	ROAD CENTERLINE	U.E.	UTILITY EASEMENT
—————	ADJACENT LOT LINE	D.E.	DRAINAGE EASEMENT
-----	YARD REQUIREMENT	VOL.	VOLUME
-----	EASEMENT	PG.	PAGE
○	SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DCCM"	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
●	FOUND 5/8" REBAR	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
BS ●	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "BRISTER SURVEYING"		
MAG ●	FOUND MAG NAIL WITH WASHER STAMPED "CEI ENG ASSOC INC"		
⊗	FOUND "X" MARK ON CONCRETE		

NOTES:

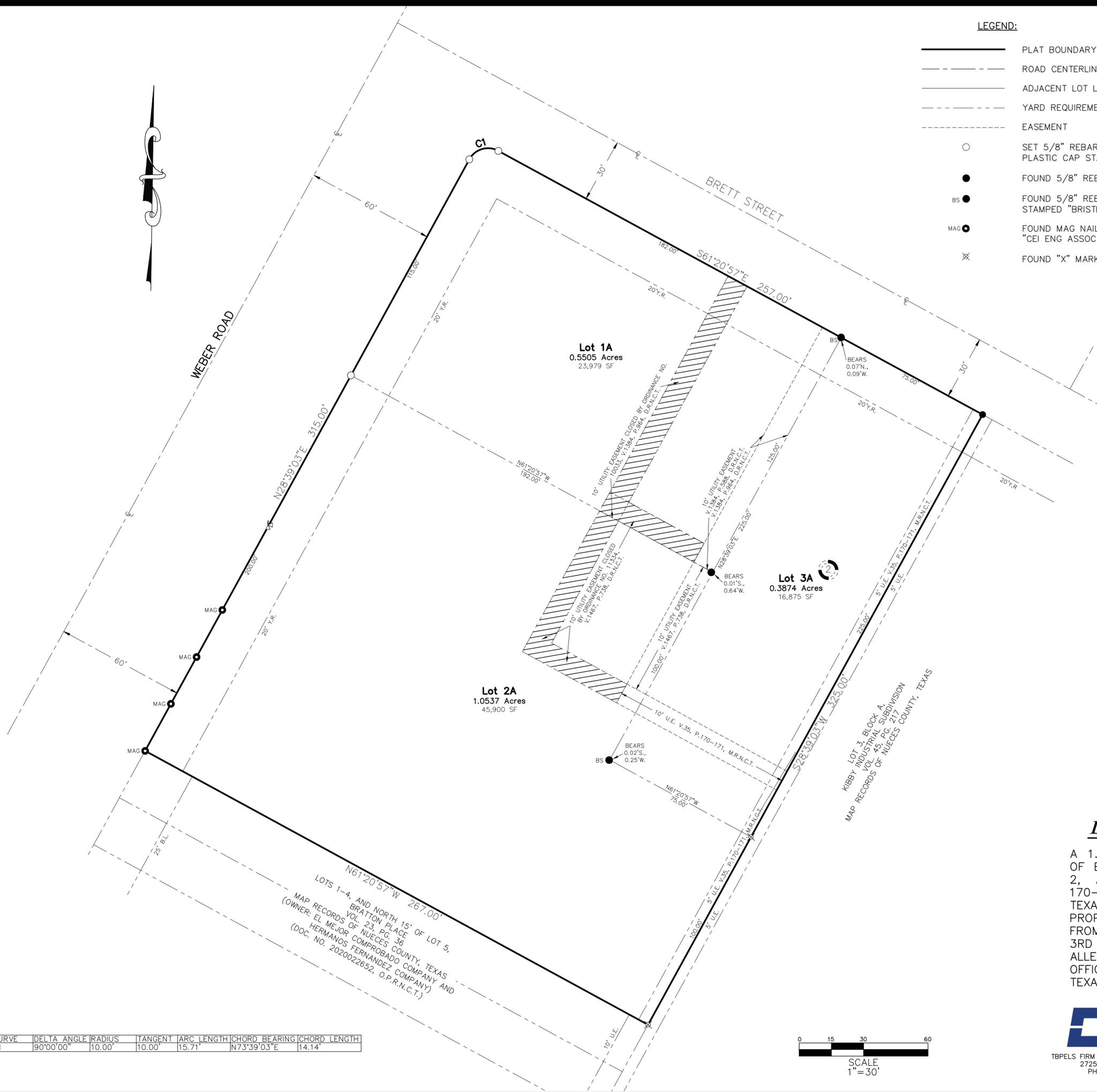
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS CURRENTLY ZONED "CG-2" (GENERAL COMMERCIAL).
3. THE TOTAL AREA TO BE PLATTED CONTAINS 1.992 ACRES INCLUDING ANY DEDICATION.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DCCM" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS 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.
7. 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.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0510G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0510G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Revised: 02/12/2026
Submitted: 01/26/2026
SCALE: 1"=30'
JOB NO.: 0000073152
SHEET: 1 of 2
DRAWN BY: SAB



LEGEND:

- | | | | |
|--|---|------------|--------------------------------------|
| | PLAT BOUNDARY | Y.R. | YARD REQUIREMENT |
| | ROAD CENTERLINE | U.E. | UTILITY EASEMENT |
| | ADJACENT LOT LINE | D.E. | DRAINAGE EASEMENT |
| | YARD REQUIREMENT | VOL. | VOLUME |
| | EASEMENT | PG. | PAGE |
| | SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DCCM" | M.R.N.C.T. | MAP RECORDS OF NUECES COUNTY, TEXAS |
| | FOUND 5/8" REBAR | D.R.N.C.T. | DEED RECORDS OF NUECES COUNTY, TEXAS |
| | FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" | | |
| | FOUND MAG NAIL WITH WASHER STAMPED "CEI ENG ASSOC INC" | | |
| | FOUND "X" MARK ON CONCRETE | | |



Replat of
Bratton Place Unit 2
Lots 1A, 2A, and 3A, Block 2

A 1.992 ACRE TRACT OF LAND, BEING A RE-PLAT OF BRATTON PLACE UNIT 2, LOTS 1 - 15, BLOCK 2, A MAP RECORDED IN VOLUME 35, PAGES 170-171, MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 1.992 ACRE TRACT BEING THE SAME PROPERTY DESCRIBED IN A DISTRIBUTION DEED, FROM THE ESTATE OF SAM L. ALLEN, DATED THE 3RD DAY OF DECEMBER 2013, TO PHYLLIS C. ALLEN, RECORDED IN DOCUMENT NO. 2013051730, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

N61°20'57"W 267.00'
 LOTS 1-4, AND NORTH 15' OF LOT 5,
 BRATTON PLACE
 MAP RECORDS OF NUECES COUNTY, TEXAS
 VOL. 23, PG. 36
 (OWNER: EL MEJOR COMPROBADO COMPANY AND
 HERMANOS FERNANDEZ COMPANY)
 (DOC. NO. 2020022652, O.P.R.N.C.T.)

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	10.00'	15.71'	N73°39'03"E	14.14'



DCCM
 TBPES FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10030200
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Revised: 02/12/2026
 Submitted: 01/26/2026
 SCALE: 1"=30'
 JOB NO.: 0000073152
 SHEET: 2 of 2
 DRAWN BY: SAB
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 urbansurvey1@urbaneng.com