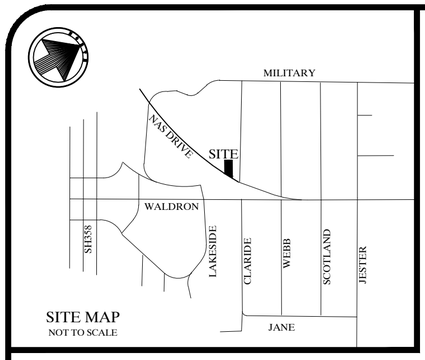


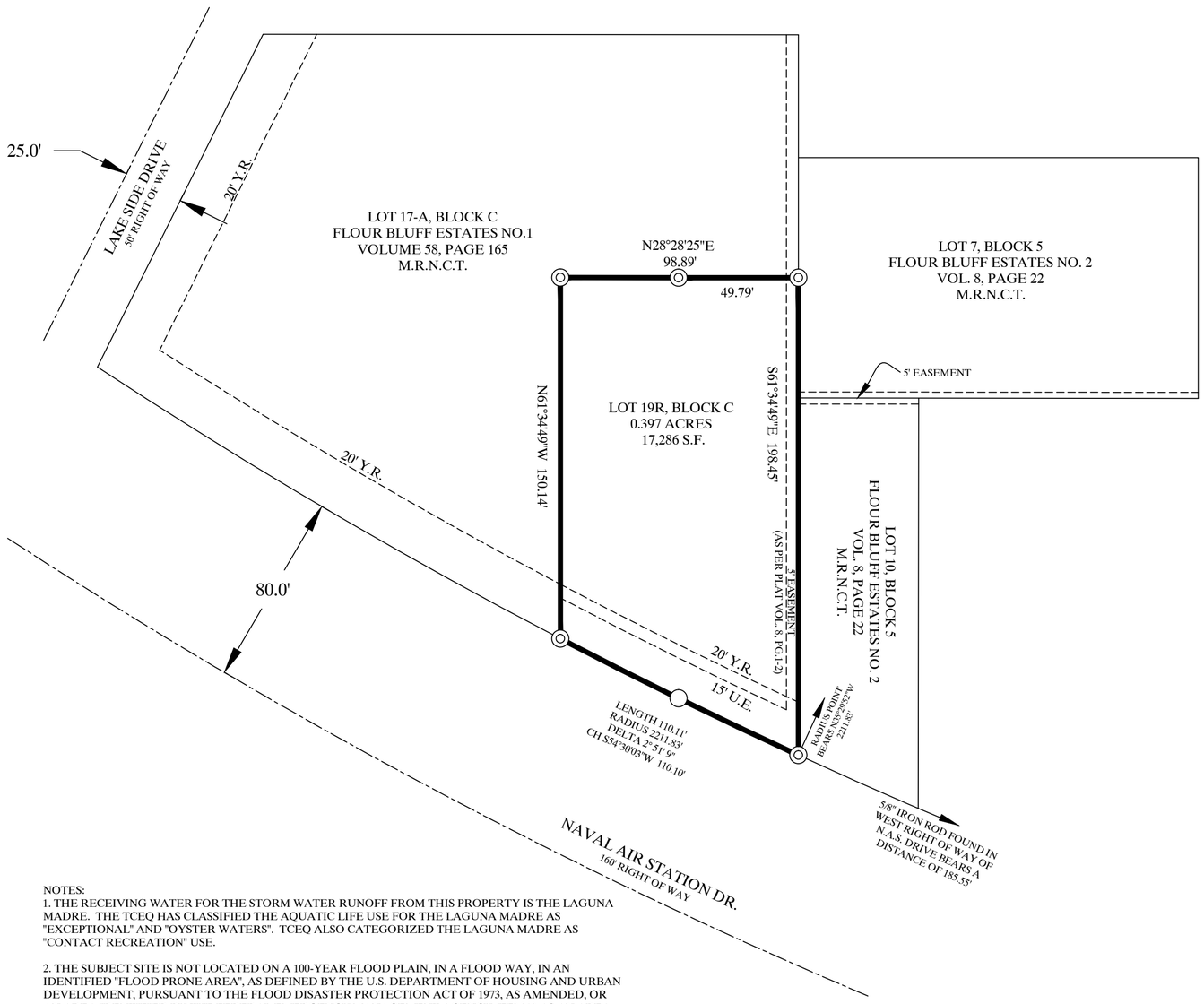

SITE MAP
NOT TO SCALE

# PLAT OF
# FLOUR BLUFF ESTATES
# BLOCK C, LOT 19R


Brister Surveying
4659 Everhart Road Suite 100
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800


BEING A REPLAT OF 0.397 ACRES OF LAND BEING THE SOUTH HALF OF THE NORTH 100.0' OF LOTS 18 & 19, BLOCK C, FLOUR BLUFF ESTATES, AS SHOWN ON A MAP RECORDED IN VOLUME 8, PAGE 1 & 2, MAP RECORDS NUECES COUNTY, TEXAS, AND ALL OF LOT 18R, BLOCK C, FLOUR BLUFF ESTATES, AS SHOWN ON A MAP RECORDED IN VOLUME 68, PAGE 43, MAP RECORDS NUECES COUNTY, TEXAS . SAID 0.397 ACRES BEING THE SAME TRACTS DESCRIBED IN A DEED RECORDED IN VOLUME 1372, PAGE 516, AND DOCUMENT NO. 2015045894, DEED RECORDS NUECES COUNTY, TEXAS.

GRAPHIC SCALE
-40 0 20 40 80
( IN FEET )
1 inch = 40 ft.




NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.

2. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS INDICATED ON PANEL NUMBER 485464 0317 C, CITY OF CORPUS CHRISTI, TEXAS.

3.THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

4. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

5. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM

6. THE TOTAL PLATTED AREA IS 0.397 ACRES.

7. SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

◎ = FOUND 5/8" IRON ROD
○ = FOUND 1/2" IRON PIPE

STATE OF TEXAS
COUNTY OF NUECES

I, ISMAEL PENA, DO HEREBY CERTIFY THAT I AM THE OWNER OF LOT 19R, BLOCK C, 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_____ , 2016

_____
ISMAEL PENA, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____ , 2016

_____
NOTARY PUBLIC

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 _____ , 2016

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

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 _____ , 2015

_____
PHILIP J. RAMIREZ, A.I.A., LEED AP
CHAIRMAN

_____
DANIEL M. McGINN, A.I.C.P.
INTERIM SECRETARY

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 _____, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016 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

_____ BY: _____
KARA SANDS, CLERK DEPUTY:
NUECES COUNTY, TEXAS

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 _____ , 2013

STATE OF TEXAS
REGISTERED
RONALD E BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

_____
RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF MAP: 3 MARCH 2015