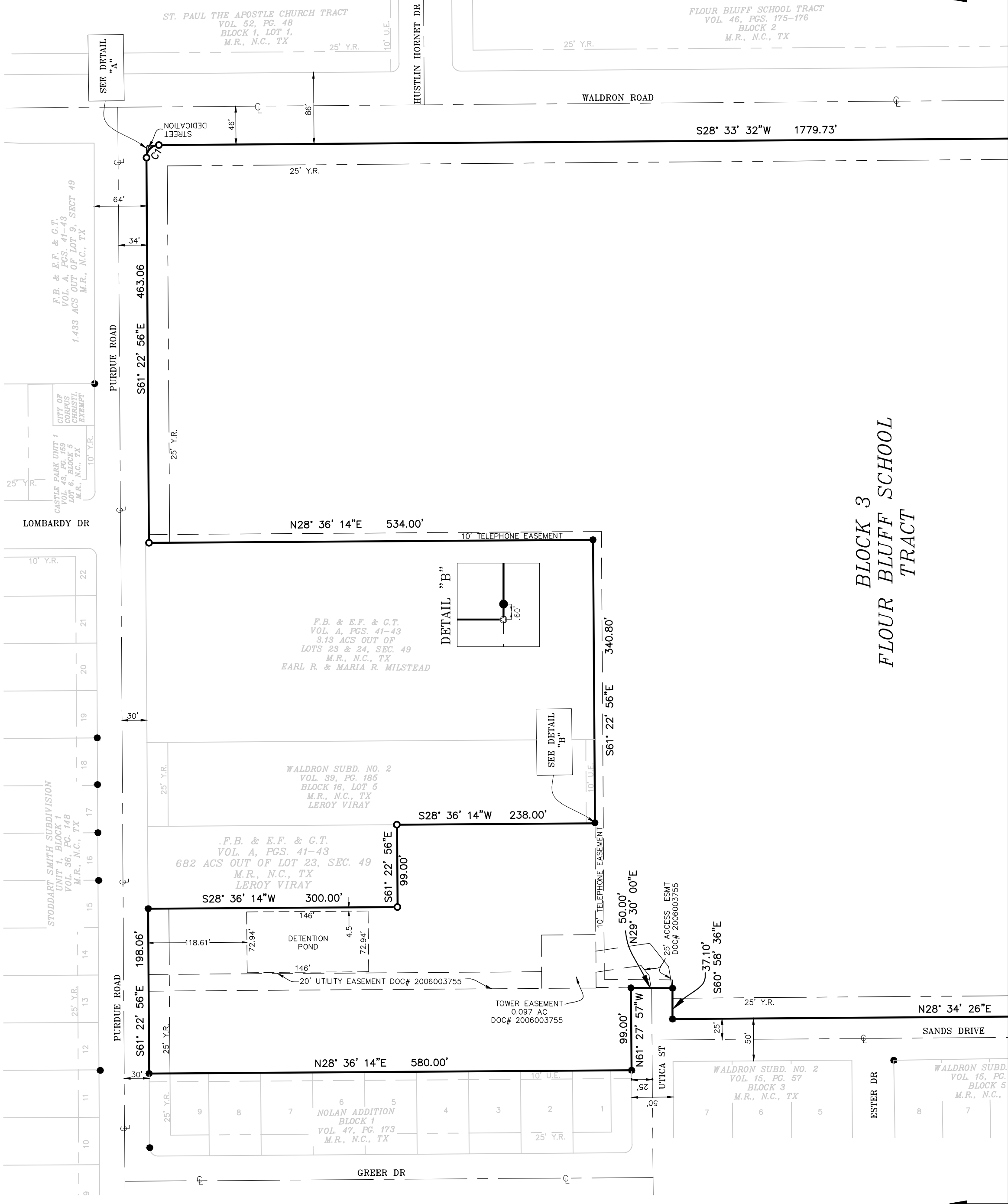
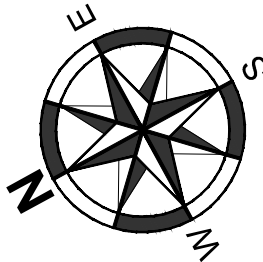


A TRACT OF LAND OUT OF LOTS 23 & 24, SECTION 49,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS,
AS RECORDED IN VOLUME A, PAGES 41-43,
FLOUR BLUFF SCHOOL TRACT, BLOCK 2, VOLUME 46, PAGES 175-176
AND GLENOAK PARK UNIT 2, BLOCK 2, LOT 2
VOLUME 41, PAGE 182,
MAP RECORDS, NUECES COUNTY, TEXAS
AND CONTAINING 44.79 ACRES OF LAND

SHEET **1** OF 3

PLAT OF
FLOUR BLUFF SCHOOL TRACT
BLOCK 3

A TRACT OF LAND OUT OF LOTS 23 & 24, SECTION 49,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS,
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GENERAL NOTES:

1. TOTAL PLATTED AREA CONTAINS 44.79 ACRES OF LAND, INCLUDING STREET DEDICATION.
2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983) AND ALL DISTANCES ARE SURFACE DISTANCES.
3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
4. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

- LEGEND:
- = 5/8" IRON ROD FOUND
 - = A 5/8" DIAMETER BY 18" LONG IRON ROD SET WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX."
 - ⊙ = CALCULATED POINT

U.E. = UTILITY EASEMENT
Y.R. = YARD REQUIREMENT
D.R. = DEED RECORDS
M.R. = MAP RECORDS
N.C., TX. = NUECES COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE

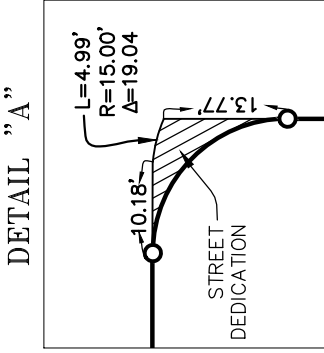
F.B. & E.F.G.T. = FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT
℄ = CENTERLINE

5. FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
6. RECEIVING WATERS: 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 CATERGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION". USE.
7. FEMA INFORMATION: PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0318 C MAP, REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING.

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

CURVE DATA			
CURVE#	DELTA	RADIUS	TANGENT LENGTH
C1	89°56'24"	15.00'	14.99
			23.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 61°22'56" E	209.06'
L2	S 56°37'07" E	150.52'
L3	S 61°22'56" E	100.00'
L4	S 16°24'42" E	21.22'



MATCHLINE "A"

PLAT OF
FLOUR BLUFF SCHOOL TRACT, BLOCK 3
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

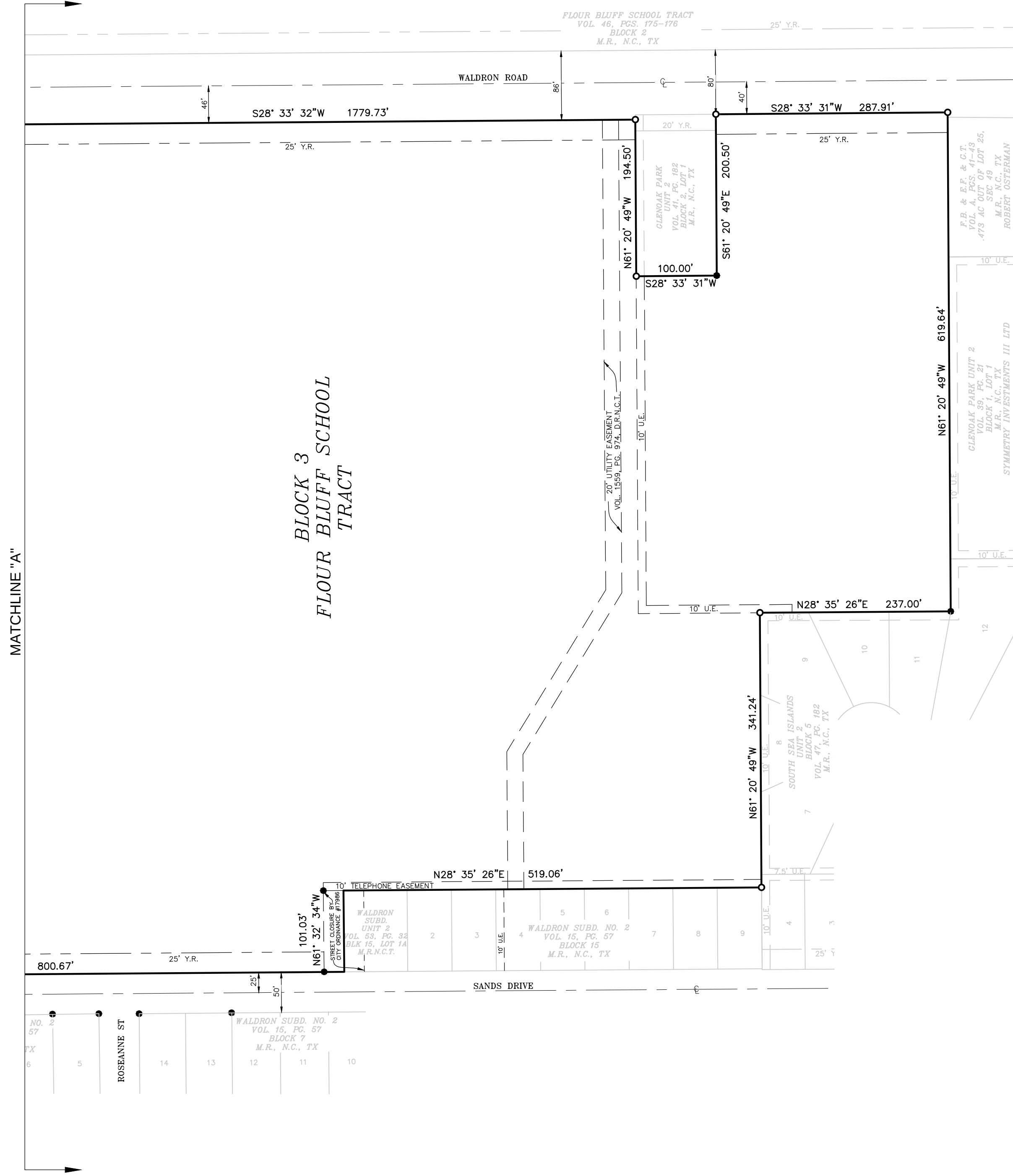
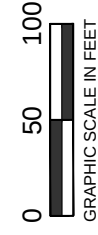
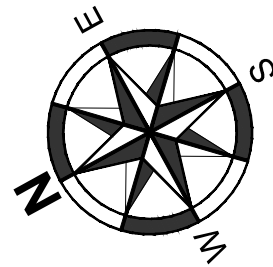
NAI NaismithEngineering,Inc

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DRAWN BY: C.M. DATE: 01/27/14
CHECKED BY: RWC SM DATE: 01/27/14
PROJECT ID: 9151-01 DRAWING NAME: 9151-PLAT-TOPO DRAWING DATE: 3/12/2014

**PLAT OF
FLOUR BLUFF SCHOOL TRACT
BLOCK 3**

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C