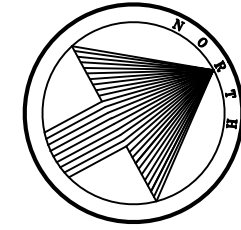




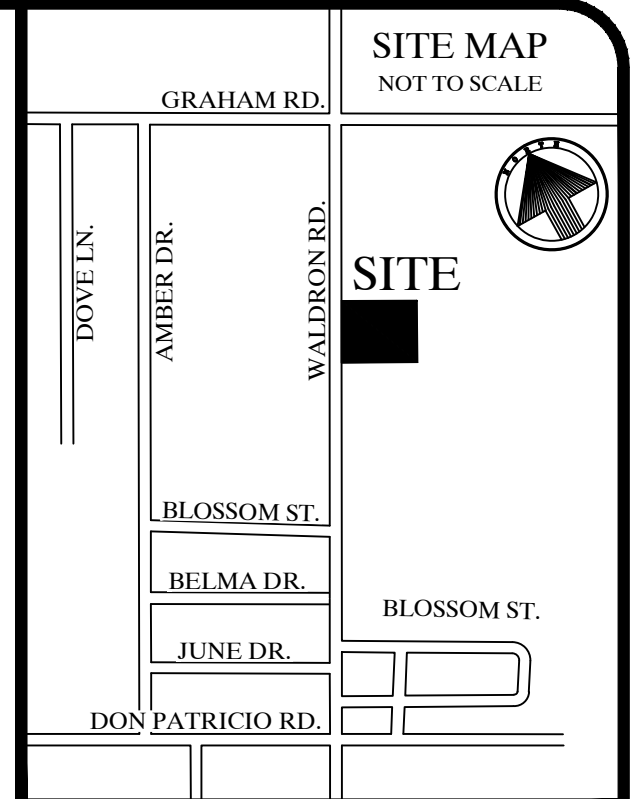
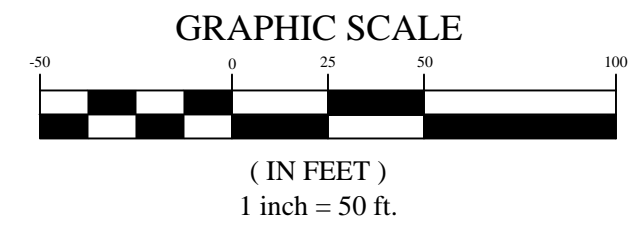
# Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
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Firm Registration No. 10072800



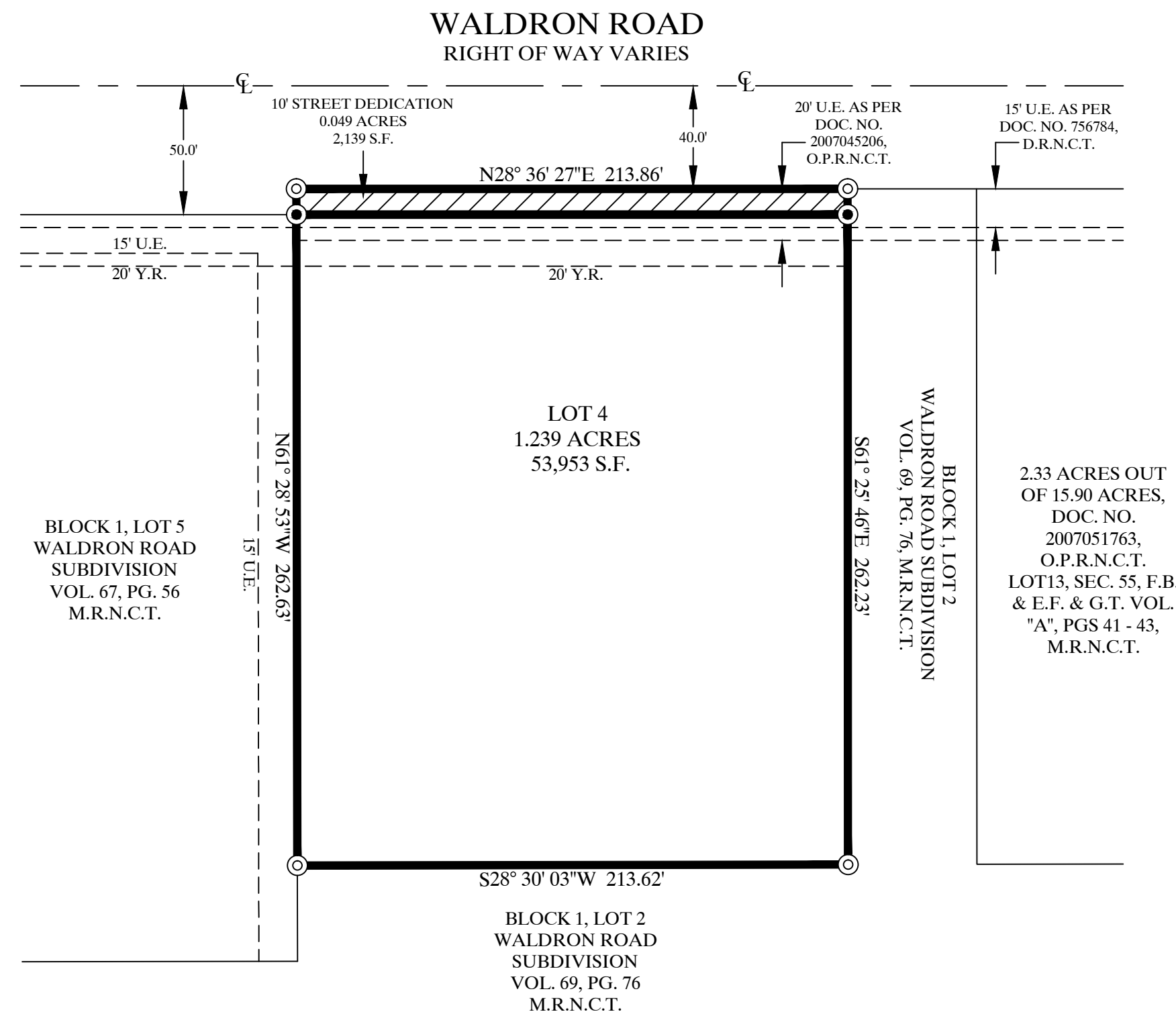
## PRELIMINARY PLAT OF WALDRON ROAD SUBDIVISION BLOCK 1, LOT 4

BEING A PLAT OF 1.288 ACRES OUT OF LOT 15, SECTION 55, "FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING OUT OF THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2007051763, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



OWNER: CLOUDCROFT LAND VENTURES, INC.  
6901 S. PADRE ISLAND DRIVE, STE. 103-A, PMB 336  
CORPUS CHRISTI, TX 78412  
361-244-0048  
STEVE.HOME3@GMAIL.COM

SURVEYOR: RONALD E. BRISTER  
5506 CAIN DR., CORPUS CHRISTI, TX 78411  
361-850-1800  
BRISTERSURVEYING@CORPUS.TWCBC.COM



● = SET 5/8" RE-BAR  
⊙ = FOUND 5/8" RE-BAR

LEGEND:  
B.L. = BUILDING LINE  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME

### 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. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0545 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 1.288 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.