

# PLAT OF LOT 49A AND 49B NUECES GARDENS NO.2

BEING A REPLAT OF LOT 49, NUECES GARDENS NO. 2, AS SHOWN ON A MAP RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

I, FELIPE HERNANDEZ, DO HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 49A AND 49B, 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. ALL STREET DEDICATION SHALL BE IN FEE SIMPLE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

\_\_\_\_\_  
FELIPE HERNANDEZ, 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 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 HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

\_\_\_\_\_  
DANIEL M. GRIMSBO, P.E., A.I.C.P.  
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

\_\_\_\_\_  
KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

STATE OF TEXAS  
COUNTY OF NUECES

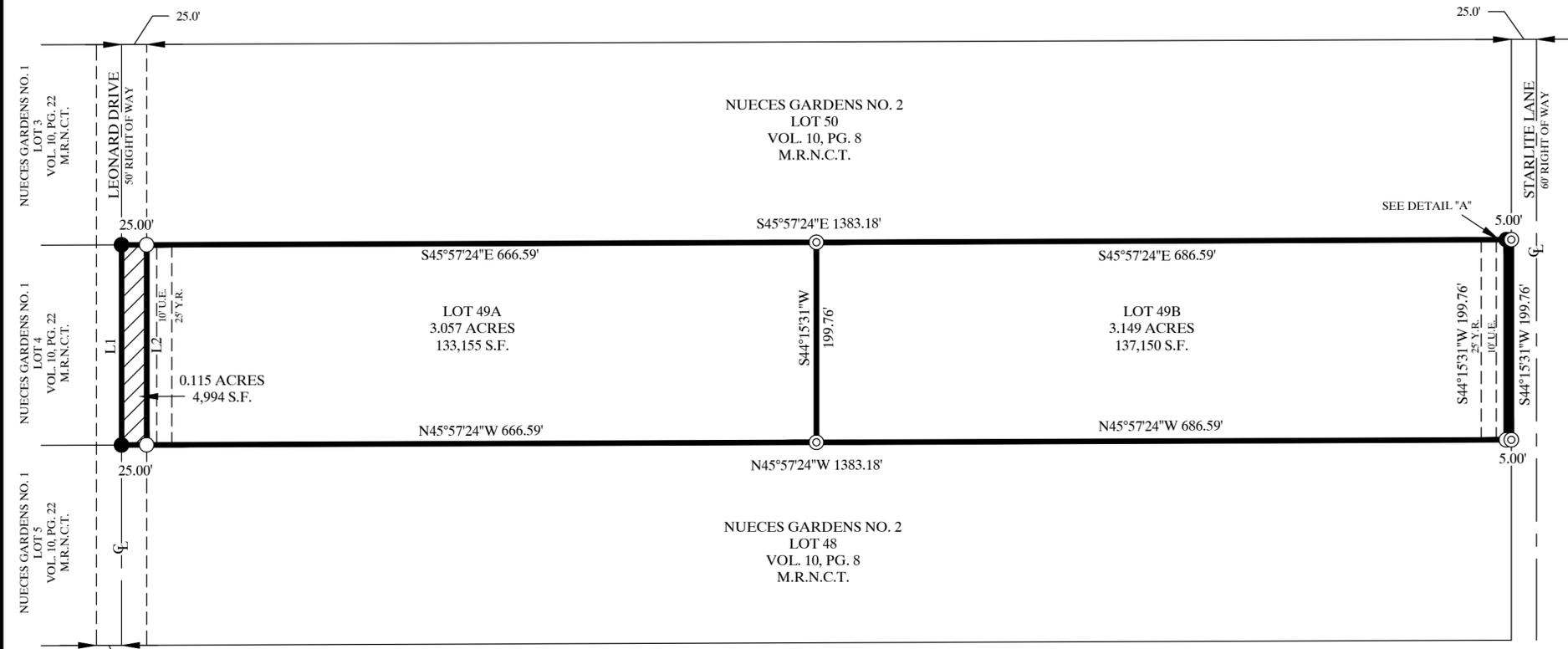
I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

\_\_\_\_\_  
RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR

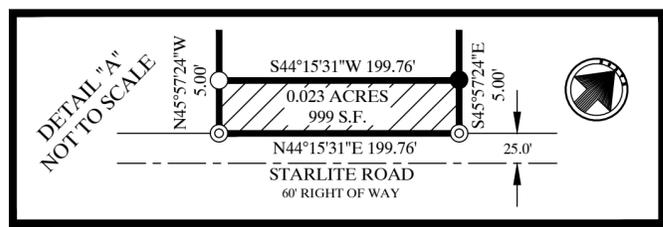


DATE OF MAP: 15 MAY 2016



L1 = N44°15'31"E 199.76'  
L2 = S44°15'31"W 199.76'

- ⊙ = SET 5/8" IRON ROD
- = FOUND 5/8" IRON ROD
- = PROPERTY CORNER



- NOTES:
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
  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 0130 C, CITY OF CORPUS CHRISTI, TEXAS.
  3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
  4. THE TOTAL PLATTED AREA IS 6.344 ACRES, INCLUDING STREET DEDICATIONS.
  5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  6. FOUND 5/8" IRON RODS UNLESS NOTED OTHERWISE.

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