

STATE OF TEXAS
COUNTY OF NUECES

WE, COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE D/B/A COME DREAM COME BUILD HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT 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 _____ DAY OF _____, 2026.

CHARLES N. MITCHELL
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF NUECES

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

WE, CITY OF CORPUS CHRISTI, TEXAS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 39-43, COME DREAM COME BUILD TRANCHE #2 SUBDIVISION, THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITES, AND WE ADOPT THIS PLAT FOR THE PURPOSE OF DESCRIPTION AND DEDICATION. THIS _____ DAY OF _____, 2026.

JEFF EDMONDS

STATE OF TEXAS
COUNTY OF NUECES

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, AMANDA M. JONAS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE. THIS SURVEY WAS COMPLETED ON AUGUST 13, 2025.

AMANDA M. JONAS R.P.L.S.
TEXAS LICENSE NO. 7010



STATE OF TEXAS
COUNTY OF NUECES

THE 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 _____, 20_____.

BRIA WHITMIRE, PE, CFM, CPM, ENV SP, CBO
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

MICHAEL DICE INTERIM ASSISTANT CITY MANAGER
CYNTHIA SALAZAR-GARZA, CHAIR PLANNING COMMISSION

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

DOCUMENT NO: _____

KARA SANDS COUNTY CLERK

DEPUTY

PLAT OF COME DREAM COME BUILD TRANCHE #2 SUBDIVISION BLOCK 2, LOTS 39-43

BEING A REPLAT OF
LOTS 9-16 JASMIN ADDITION
AS SHOWN ON A MAP RECORDED IN VOLUME 5, PAGE 25
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

E. VILLAREAL SURVEY
ABSTRACT NO. 01

LAWNVIEW ANNEX REPLAT
VOL. 31, PG 14
MAY 23, 1929
O.R.N.C.T.

JASMIN ADDITION
VOL. 5, PG 25
MAY 23, 1929
O.R.N.C.T.

LOT 19

LOT 20

LOT 18

LOT 21

LOT 17

LOT 22

(N 88°00' 00" E 127.41')
N 88°27'00" E 127.41'

LOT 16

LOT 23

LOT 43
0.117 ACRES
(5,097 SF)

LOT 15

LOT 24

N 88°27'00" E 127.44'

LOT 14

LOT 42
0.117 ACRES
(5,098 SF)

LOT 25

LOT 13

N 88°27'00" E 127.48'

LOT 26

JASMIN ADDITION
VOL. 5, PG 25
MAY 23, 1929
O.R.N.C.T.

LOT 41
0.117 ACRES
(5,100 SF)

BLOCK 2
0.585 ACRES
(25,499 SQ. FT.)

LOT 12

N 88°27'00" E 127.51'

PLAT OF JASMIN ADDITION
LOT 27A
68, PG. 765
JANUARY 27, 2017
M.R.N.C.T.

LOT 11

LOT 40
0.117 ACRES
(5,101 SF)

LOT 29

N 88°27'00" E 127.54'

LOT 10

LOT 39
0.117 ACRES
(5,102 SF)

LOT 30

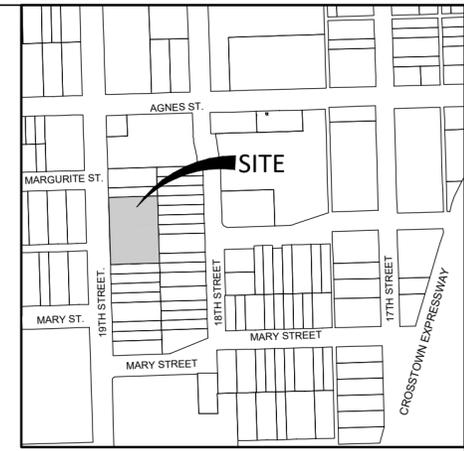
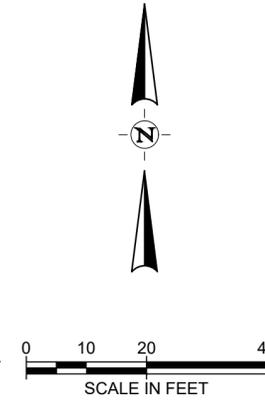
LOT 9

S 88°27'00" W 127.58'
(S 88°00' 00" W 127.58')

LOT 8

JASMIN ADDITION
VOL. 5, PG 25
MAY 23, 1929
O.R.N.C.T.

LOT 31



LOCATION MAP
NOT TO SCALE



100 NE LOOP 410, SUITE 200
SAN ANTONIO, TX 78216-4741
TEL (210) 798-1895
TBPELS SURVEYING FIRM #10029600

LEGEND

- B.S.L. BUILDING SETBACK LINE
- M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS
- O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- U.E. PUBLIC UTILITY EASEMENT
- SET 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "HALFF"
- FOUND 1" IRON PIPE UNLESS NOTED
- LOT LINE
- - - EASEMENT LINE
- ORIGINAL LOT LINE
- - - R.O.W. CENTERLINE
- - - R.O.W. LINE

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 0.585 ACRES (25,499 SQUARE FEET) OF LAND INCLUDING ANY DEDICATION.
3. CONSULT THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE / APPLICABLE ZONING CODE TO DETERMINE CURRENT CITY REQUIRED SETBACK / YARD REQUIREMENTS, WHICH MAY DIFFER FROM THE PLATTED BUILDING SETBACK LINE.
4. SET 1/2" IRON RODS WITH YELLOW PLASTIC CAPS STAMPED HALFF AT ALL LOT CORNERS EXCEPT WHERE NOTED.
5. BASIS OF BEARING IS GRID NORTH. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83 (2011 ADJ., EPOCH 2010.00). ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE SURFACE ADJUSTMENT FACTOR OF 0.99996.
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE OF THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
7. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN. ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0320G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
10. PER SECTION 9.2.1.E.3 OF THE CITY OF CORPUS CHRISTI UDC, THE LOTS SUBDIVIDED ON THIS PLAT ARE EXEMPT FROM UDC SECTION 9.5 NONCONFORMING LOTS OF RECORDS OF UNIFIED DEVELOPMENT CODE BECAUSE THE STRUCTURES WILL UTILIZE GRANT FUNDING THROUGH THE CITY OF CORPUS CHRISTI HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.