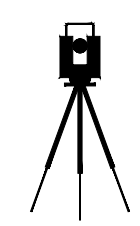


REPLAT OF PERRY'S ESTATE BLOCK 2, LOT 21R

BEING A REPLAT OF BLOCK 2, LOT 21, PERRY'S ESTATE, AS SHOWN ON A MAP RECORDED IN VOLUME 30, PAGE 98, MAP RECORDS OF NUECES COUNTY, TEXAS.

THE PURPOSE OF THIS PLAT IS TO MOVE THE SETBACK LINES



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 Firm Registration No. 10072800

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 _____, 2020

 PABLO MARTINEZ, P.E.
 DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
 COUNTY OF NUECES

I DOUGLAS WELLS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF, PERRY'S ESTATE, BLOCK 2, LOT 21R, 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 _____, 2020

 DOUGLAS WELLS, 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 _____, 2020

 NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2020

 AL RAYMOND, III, A.I.A.
 SECRETARY

 CARL CRULL, P.E.
 CHAIRMAN

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 _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2020 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

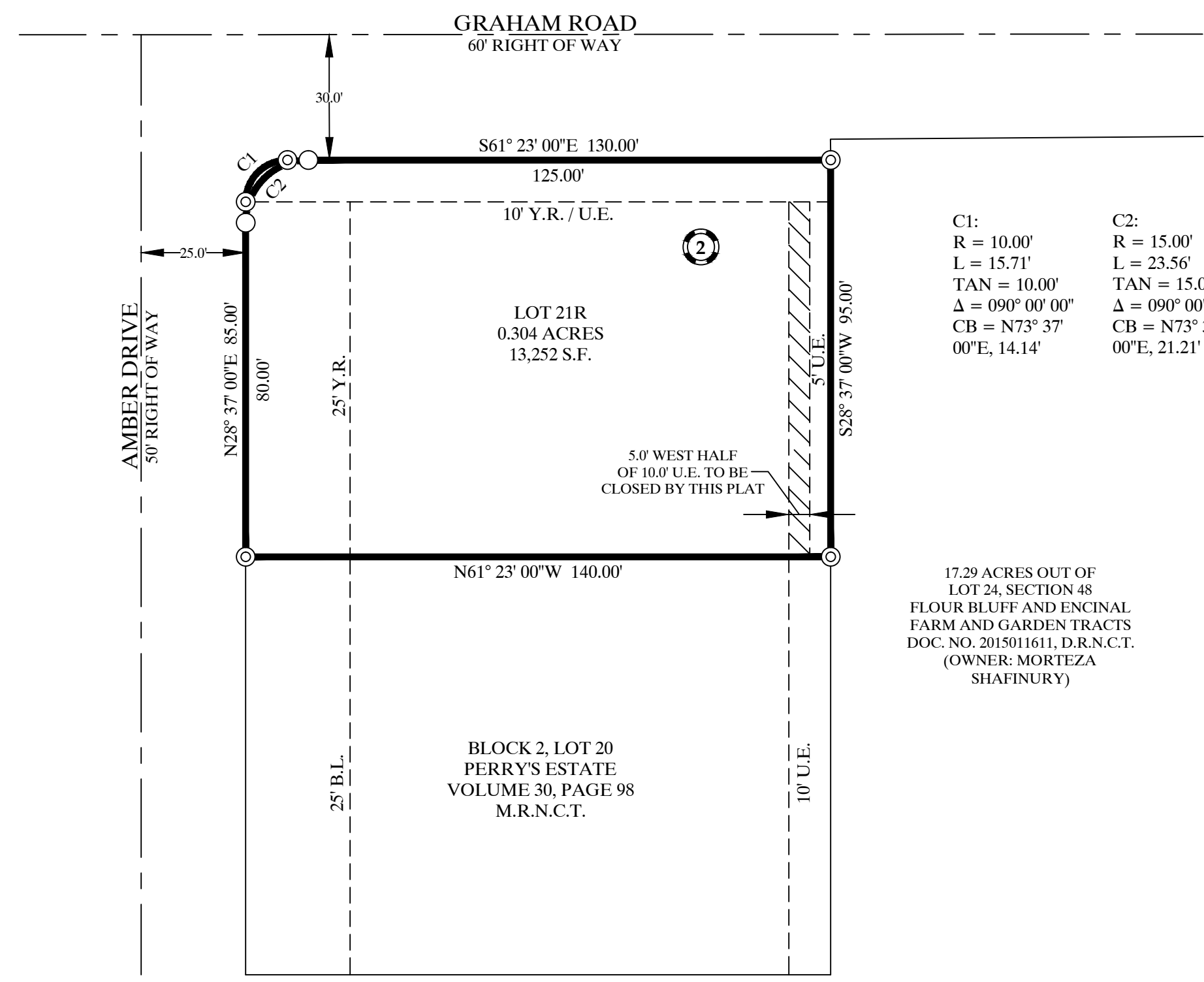
AT _____ O'CLOCK _____ M

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 _____, 2020

 RONALD E. BRISTER
 REGISTERED PROFESSIONAL LAND SURVEYOR



C1: R = 10.00' L = 15.71' TAN = 10.00' Δ = 090° 00' 00" CB = N73° 37' 00"E, 14.14'	C2: R = 15.00' L = 23.56' TAN = 15.00' Δ = 090° 00' 00" CB = N73° 37' 00"E, 21.21'
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17.29 ACRES OUT OF LOT 24, SECTION 48 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS DOC. NO. 2015011611, D.R.N.C.T. (OWNER: MORTEZA SHAFINURY)

BLOCK 2, LOT 20
 PERRY'S ESTATE
 VOLUME 30, PAGE 98
 M.R.N.C.T.

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

LEGEND:
 B.L. = BUILDING LINE
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
 S.F. = SQUARE FEET
 U.E. = UTILITY EASEMENT
 Y.R. = YARD REQUIREMENT

NOTES:

1. THE RECEIVING WATERS 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 CORPUS CHRISTI BAY AS "CONTACT RECREATIONAL" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0316 C, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 0.305 ACRES INCLUDING STREET DEDICATION.
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. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
7. EXISTING STRUCTURE ON LOT 21R AS OF DATE OF THIS PLAT IS DEEMED CONFORMING PER UDC SECTION 9.4.2 REGARDING GOVERNMENT ACQUISITION OF RIGHT OF WAY BY DEDICATION.
8. PRIVATE ACCESS IS PROHIBITED ALONG GRAHAM ROAD FOR LOT 21R.
9. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
10. LOT 21R BEING A CORNER LOT REQUIRES CONFORMANCE TO THE VISIBILITY TRIANGLE REQUIREMENTS OF THE UDC.