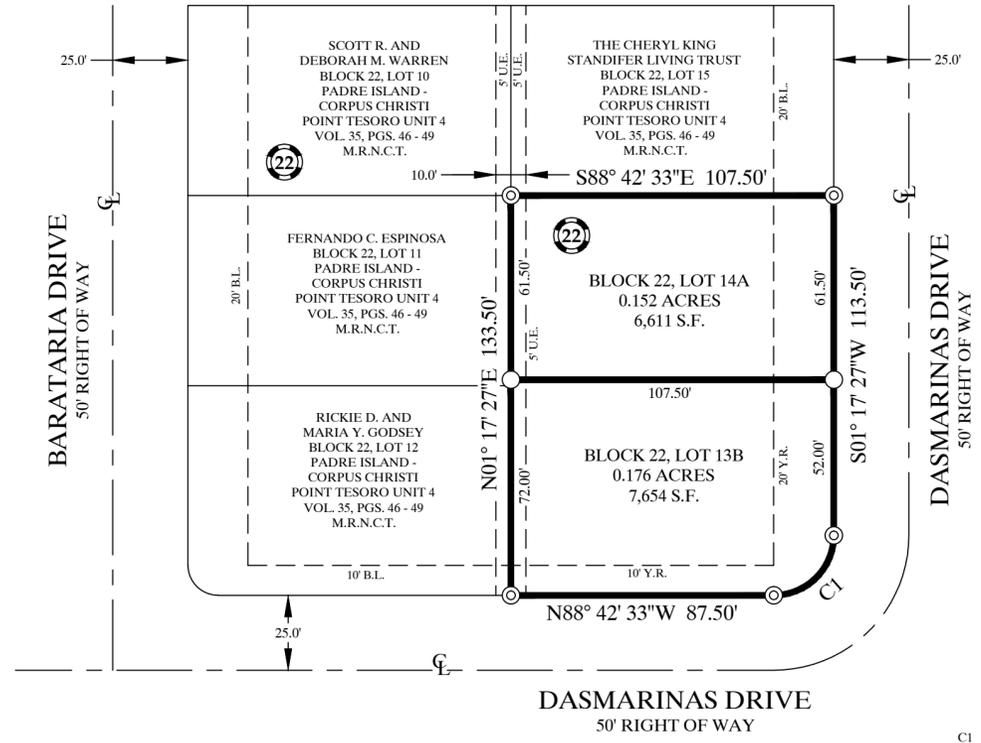
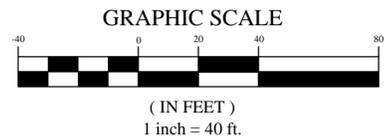
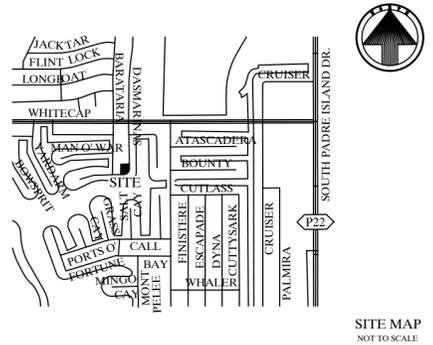


PLAT OF
PADRE ISLAND - CORPUS CHRISTI
POINT TESORO UNIT 4
BLOCK 22, LOTS 13B & 14A

BEING A FINAL REPLAT OF A 0.328 ACRE TRACT BEING ALL OF LOT 13A, BLOCK 22, PADRE ISLAND - CORPUS CHRISTI POINT TESORO UNIT 4, AS SHOWN ON A PLAT RECORDED IN VOLUME 68, PAGE 239, MAP RECORDS NUECES COUNTY, TEXAS.



Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
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Firm Registration No. 10072800



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

C1
R = 20.00'
L = 31.42'
TAN = 20.00'
Δ = 90° 00' 00"
CB = S46° 17' 27"W, 28.28'

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 "OYSTERS WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- 2.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN FLOOD ZONE "A-13", WITH A B.F.E. OF 9', ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0405 D, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 17, 1992 AND IS WITHIN THE 100 YEAR FLOOD PLAIN.
- 3.) BEARINGS ARE BASED ON THE PLAT RECORDED IN VOLUME 68, PAGE 239, MAP RECORDS NUECES COUNTY, TEXAS.
- 4.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 5.) THE TOTAL PLATTED AREA IS 0.328 ACRES.
- 6.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2018

RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

WE, TOSCANNA BAY CUSTOM HOMES, I.L.C., DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE 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 _____, 2018

EDITH E. GARZA, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, EDITH E. GARZA, ON THIS DAY PERSONALLY APPEARED THE PEOPLE WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 _____, 2018

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2018

WILLIAM J. GREEN, P.E.
INTERIM SECRETARY

ERIC VILLARREAL, 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 _____, 2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2018 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

BY: _____
DEPUTY:

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 _____, 2018

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

