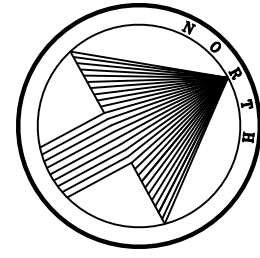




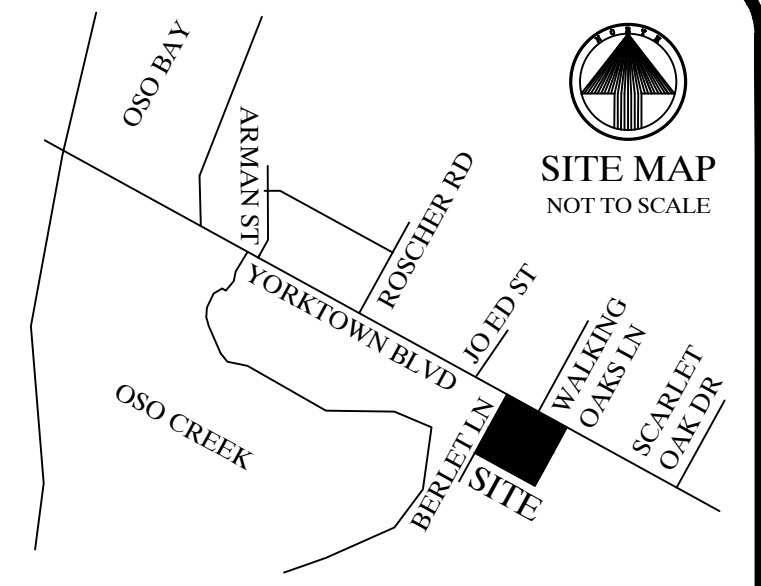
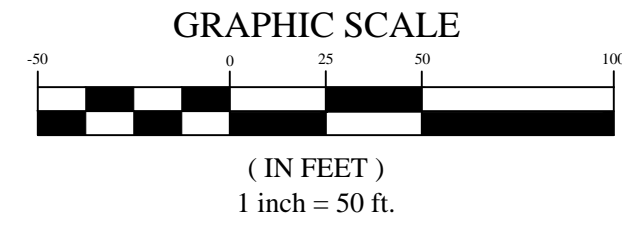
Brister Surveying

5506 Cain Drive
Corpus Christi, Texas 78411
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Firm Registration No. 10072800



PRELIMINARY PLAT OF BERLET ADDITION ANNEX

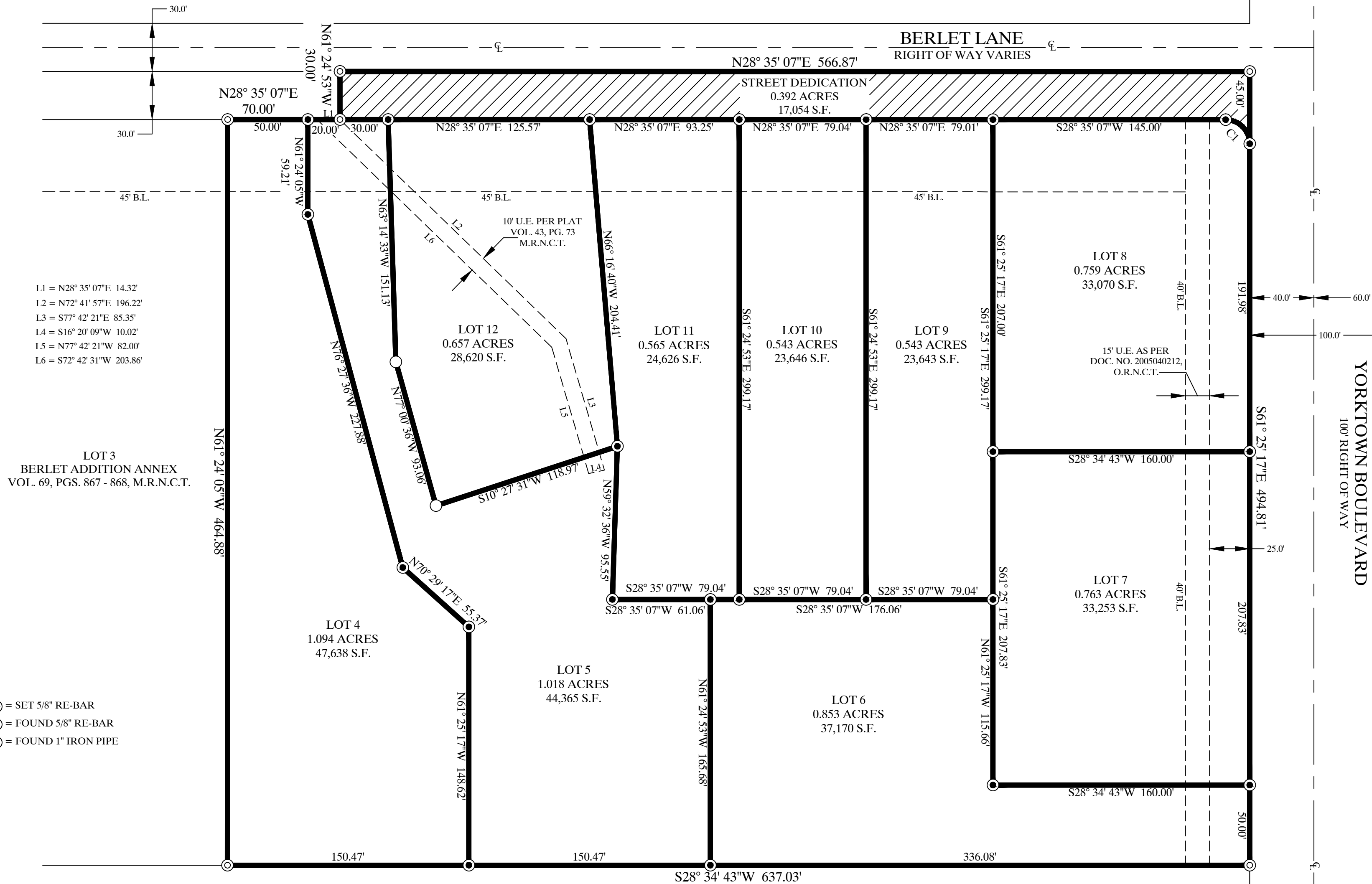
BEING A PRELIMINARY PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



OWNER: DEARING PROPERTIES, LLC
3818 WALKING OAKS LN, CORPUS CHRISTI, TX
361-813-7550
DEARINGPROPERTIES@GMAIL.COM

OWNER: JAMES FICHTEL JR.
4005 BERLET LN., CORPUS CHRISTI, TX

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



- L1 = N28° 35' 07"E 14.32'
- L2 = N72° 41' 57"E 196.22'
- L3 = S77° 42' 21"E 85.35'
- L4 = S16° 20' 09"W 10.02'
- L5 = N77° 42' 21"W 82.00'
- L6 = S72° 42' 31"W 203.86'

LOT 3
BERLET ADDITION ANNEX
VOL. 69, PGS. 867 - 868, M.R.N.C.T.

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
F.B. & E.F. & G.T. = FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME

5.00 ACRES
OUT OF
LOT 19, SECTION 38
F.B. & E.F. & G.T.
DOC. NO. 2022036077,
O.R.N.C.T.

C1
R = 15.00'
L = 23.56'
TAN = 15.00°
Δ = 89° 59' 36"
CB = S73° 34' 55"W, 21.21'

- NOTES:
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK. BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 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 7.188 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.