

STATE OF TEXAS §
COUNTY OF NUECES §

I, KENNETH I. BERRY, GENERAL PARTNER OF TINTA NEGRA, A TEXAS CORPORATION, FORMALLY KNOWN AS CHANNEL INVESTMENTS LTD. HEREBY CERTIFY THAT TINTA NEGRA, LTD. IS THE OWNER, FREE OF ALL LIENS OF THE PROPERTY SHOWN HEREON, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.

THIS THE ____ DAY OF _____, 2026.

KENNETH I. BERRY,
GENERAL PARTNER OF TINTA NEGRA, LTD.

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
KENNETH I. BERRY,
THIS THE ____ DAY OF _____, 2026.

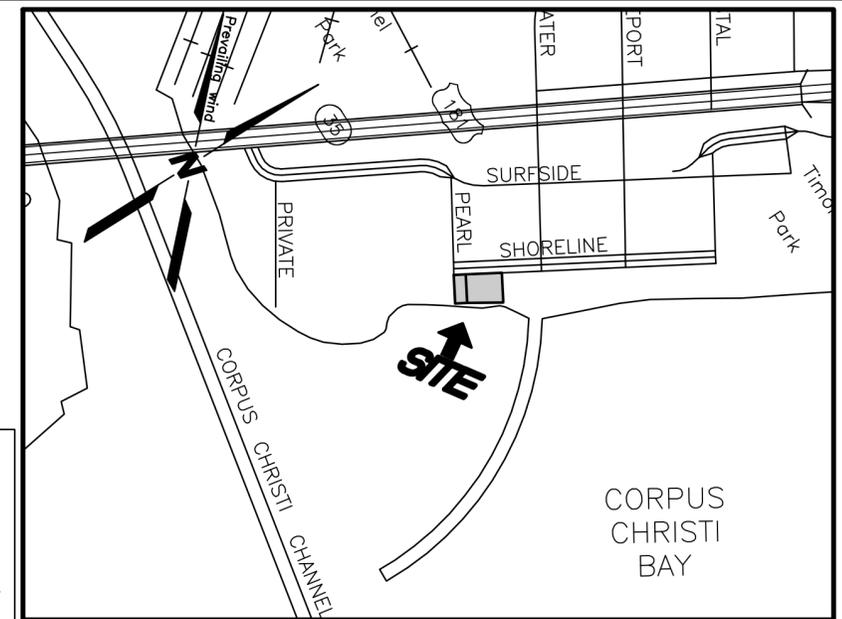
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT OF:

BROOKLYN ADDITION

BLOCK G, LOT 14R

BEING A REPLAT OF REVISED LOT 2,4,6 & 8 BLOCK G,
BROOKLYN ADDITION, VOLUME A, PAGE 30, MAP RECORDS
NUECES COUNTY TEXAS AND RECORDED IN DOCUMENTS
2002047572, 2004066174 & 2011004955
IN THE OFFICIAL RECORDS NUECES COUNTY, TEXAS

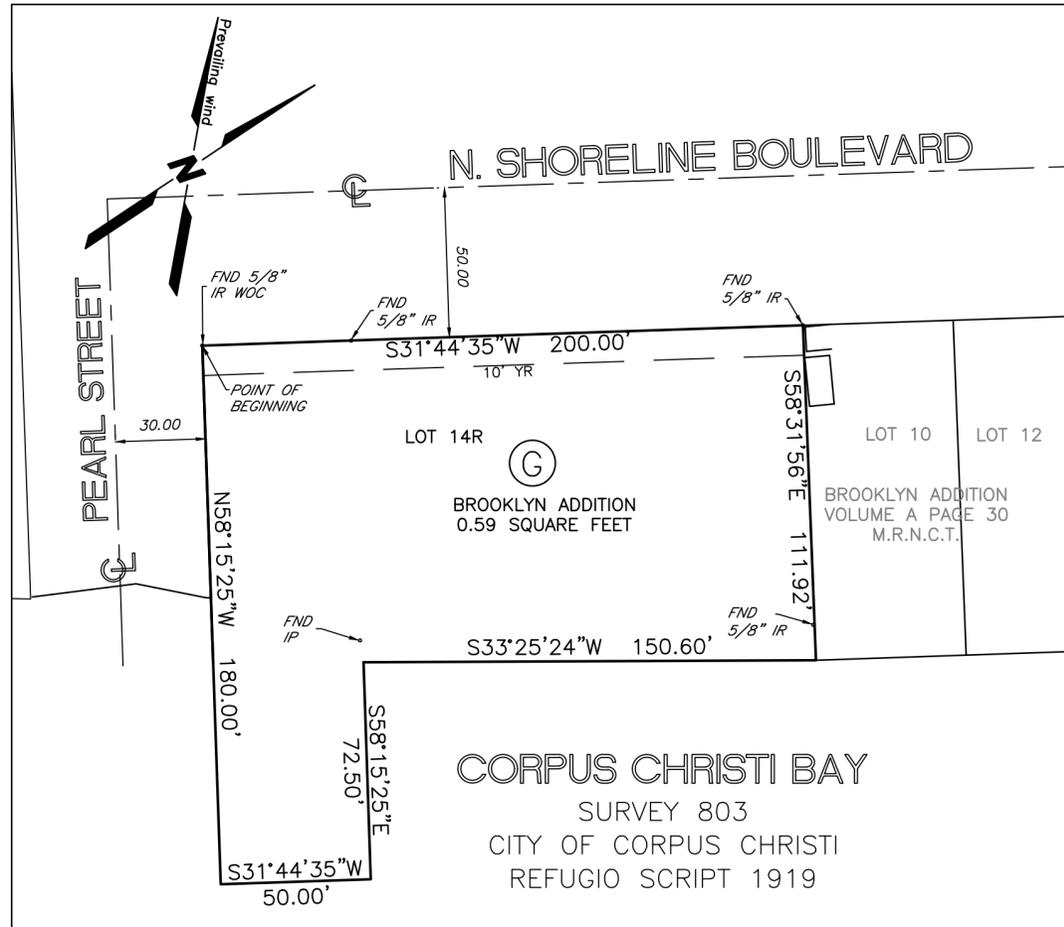


LOCATION MAP

SCALE 1"=500'

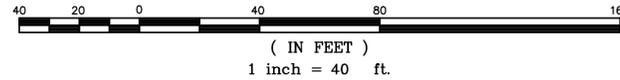
LEGEND

- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS
- M.R.N.C.T. MAP RECORDS NUECES COUNTY TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT
- EASEMENT
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER



CORPUS CHRISTI BAY
SURVEY 803
CITY OF CORPUS CHRISTI
REFUGIO SCRIPT 1919

GRAPHIC SCALE



STATE OF TEXAS §
COUNTY OF NUECES §

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

CYNITHIA SALAZAR-GARZA
CHAIRMAN

MICHAEL DICE
DIRECTOR

PREPARED BY

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

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

BRIA WHITMIRE P.E. CFM, CPM
DEVELOPMENT SERVICES ENGINEER

DATE

NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- THE SUBJECT PROPERTY LIES IN ZONE VE 11 & 12 COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION) BASE FLOOD ELEVATION DETERMINED AS SHOWN ON FEMA PANEL 48355 C 0310 G, DATED 10/13/22.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA CONTAINS 0.59 ACRES OF LAND.
- PROPERTY IS ZONED CR-3 RESORT COMMERCIAL (NORTH BEACH).

XREF: BASE

PLOTS/SCALE: 1:1

DRAWING NO: 25004

PLOT/DATE: 01-28-26 13:44 PM

STATE OF TEXAS §
COUNTY OF NUECES §
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2025.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS