

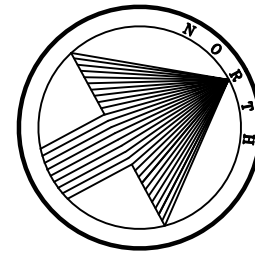


Brister Surveying

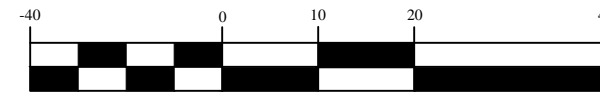
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Office 361-850-1800
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bristersurveying@corpus.twcsc.com
Firm Registration No. 10072800

PLAT OF BAYSIDE ACRES BLOCK 1, LOT 2R

BEING A PLAT OF A 0.210 ACRE TRACT BEING THE SOUTHWEST 75 FEET OF
BLOCK 1, LOTS 1 & 2, BAYSIDE ACRES, AS SHOWN ON A PLAT RECORDED IN
VOLUME 15, PAGE 31, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING
THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT
NO. 2016018067, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



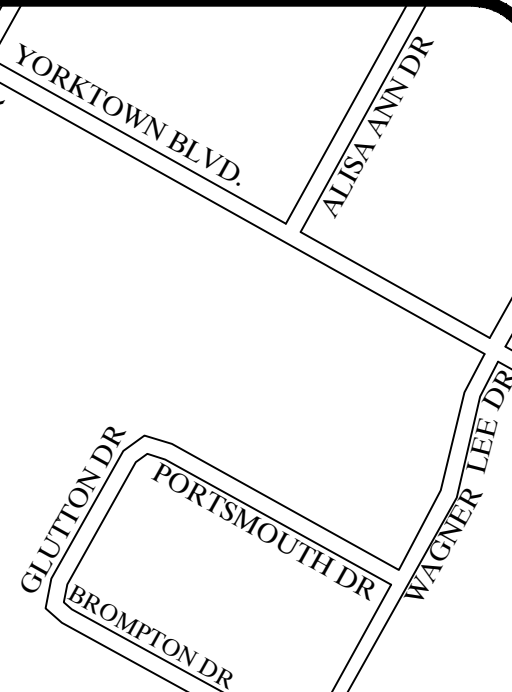
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SITE MAP
NOT TO SCALE



LOT 3
BLOCK 1
BAYSIDE ACRES
VOL. 15, PG. 31
M.R.N.C.T.

N28° 23' 36"E 75.05'

1

1

REMAINDER OF
LOT 2, BLOCK 1
BAYSIDE ACRES
VOL. 15, PG. 31
M.R.N.C.T.

LOT 2R
0.210 ACRES
9,162 S.F.

1

0.55 ACRES
(OWNER: MUHAMMAD ZAMAN)
DOC. NO. 2013002793, D.R.N.C.T.
OUT OF LOTS 1 & 2, BLOCK 1
BAYSIDE ACRES
VOL. 15, PG. 31
M.R.N.C.T.

REMAINDER OF
LOT 1, BLOCK 1
BAYSIDE ACRES
VOL. 15, PG. 31
M.R.N.C.T.

S61° 36' 24"E 122.08'

LOT 6
BLOCK 1
BAYSIDE ACRES
VOL. 15, PG. 31
M.R.N.C.T.

4' U.E.
N61° 36' 24"W 122.08'

25' B.L.

20' Y.R.

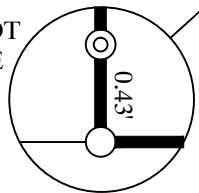
66.09'

S28° 23' 36"W 75.05'

25.0'

SWEET BAY DRIVE
50' RIGHT OF WAY

DETAIL NOT
TO SCALE



- ⊙ = FOUND 5/8" RE-BAR
○ = PROPERTY CORNER

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

NOTES:

- 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 "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0356 C, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES H. DANGLADE, DO HEREBY CERTIFY THAT I AM THE OWNER OF BLOCK 1, LOT 2R, 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 _____, 2022

JAMES H. DANGLADE
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, JAMES H. DANGLADE, THE PERSON WHOSE NAME IS 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 _____, 2022

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2022

DANIEL DIBBLE
CHAIRMAN

AL RAYMOND III, A.I.A.
SECRETARY

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 _____, 2022

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

NOTES (CONT.):

- THE TOTAL PLATTED AREA IS 0.210 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTIONS OR ALTERATIONS OCCURRING ON SAID PROPERTY WILL COMPLY WITH 14 CFR, §77 (TITLE 14, PART 77), FEDERAL REGULATIONS. THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN ALL LAND COMPATIBILITY USE (TITLE 14, PART 150) FEDERAL REGULATIONS.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

WE, PLAINS CAPITAL BANK, DO HEREBY CERTIFY THAT WE ARE HOLDERS OF A LIEN ON THE PROPERTY REFERRED TO AS BLOCK 1, LOT 2R, BAYSIDE ACRES, AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS.

THIS THE _____ DAY OF _____, 2022

DAVID BARGANSKI
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, DAVID BARGANSKI, THE PERSON WHOSE NAME IS 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 _____, 2022

NOTARY PUBLIC

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 _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2022 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 _____, 2022

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF MAP: 16 AUGUST 2022