

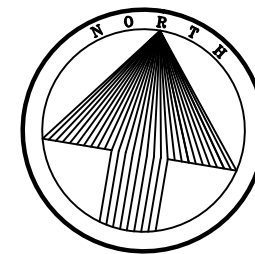


Brister Surveying

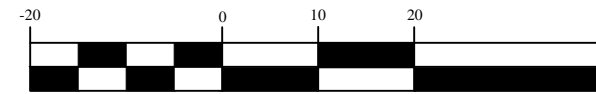
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

PLAT OF CHAMBERLIN'S SUBDIVISION BLOCK 8, LOT 1R

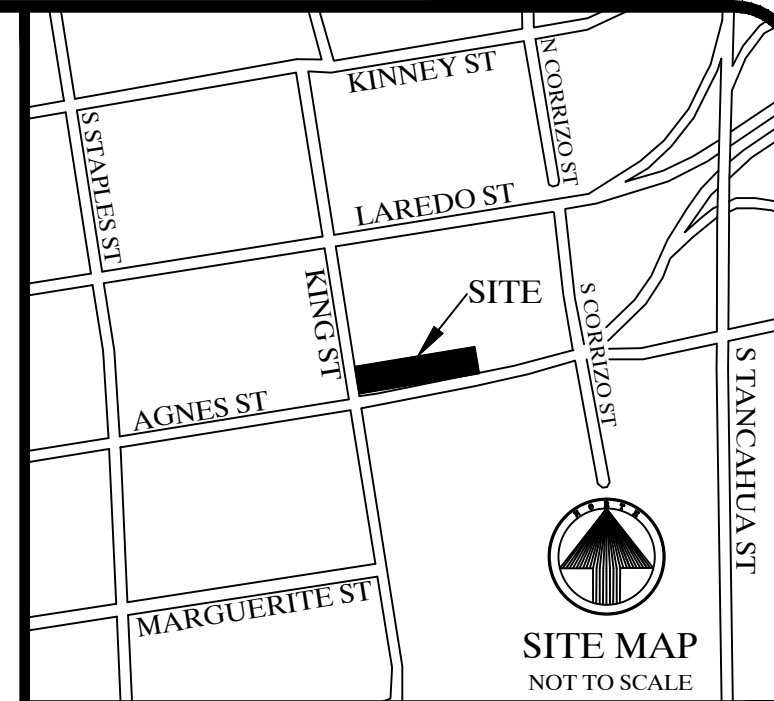
BEING A PLAT OF A 0.258 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022013376, OFFICIAL RECORDS NUECES COUNTY, TEXAS. SAID 0.258 ACRE TRACT BEING OUT OF A 0.54 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019027659, DEED RECORDS NUECES COUNTY, TEXAS AND ALSO BEING OUT OF LOTS 1, 2, 3, 4, AND 5, BLOCK 8, "CHAMBERLIN'S SUBDIVISION" AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 16, MAP RECORDS NUECES COUNTY, TEXAS.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SITE MAP
NOT TO SCALE

0.28 ACRES BEING
REMAINDER OF 0.54 ACRES
DOC. NO. 2019027659, O.R.N.C.T.
BEING NORTH 55' OF LOTS 1-5, BLOCK 8
CHAMBERLIN'S SUBDIVISION, AND
PORTION OF R.B. CURRY TRACT, WHICH
IS PART OF 100 ACRE SCHATZEL TRACT

0.15 ACRES DESCRIBED IN
DOC. NO. 2004005632, O.P.R.N.C.T.
BEING PORTION OF TRACT
CONVEYED TO W.A. McCORD
VOL. 32, PG. 206, D.R.N.C.T.

0.18 ACRES DESCRIBED IN
VOL. 2232, PG. 773, D.R.N.C.T.
BEING THE SOUTH 45'
OF A 105' X 175' TRACT
DESCRIBED IN VOL. 136,
PGS. 336 - 337, D.R.N.C.T.

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

KAMRAN ZARGHOUNI
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

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

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

AT ____ O'CLOCK __M

BY: _____
DEPUTY:

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

C1
R = 10.00'
L = 15.71'
TAN = 10.00'
Δ = 90° 00' 16"
CB = N54° 26' 58"W, 14.14'

- ⊙ = FOUND 5/8" RE-BAR (FRONTIER)
● = FOUND 5/8" RE-BAR
● = SET 5/8" RE-BAR

LEGEND:
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
VOL. = VOLUME

STATE OF TEXAS
COUNTY OF NUECES

WE, M2J3 TEXAS CONSTRUCTION, LLC, 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 _____, 2022

MATTHEW ZAVAGLIA
MANAGER

NOTES:

- 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.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0320 G, WHICH
BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL
FLOOD HAZARD AREA.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83
(93) 4205 DATUM.

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED BEFORE ME, MATTHEW ZAVAGLIA, 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

NOTES (CONT.):

- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC
CAP LABELED BRISTER SURVEYING.
- THE TOTAL PLATTED AREA IS 0.258 ACRES, INCLUDING STREET
DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT
OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO
CHANGE AS THE ZONING MAY CHANGE.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES,
COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE
REQUIRED DURING THE BUILDING PERMIT PHASE.