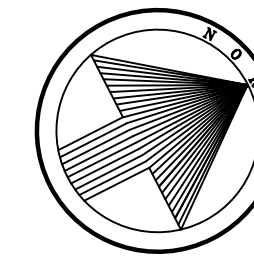


PLAT OF THURMAN'S MARINE BLOCK 1, LOT 1

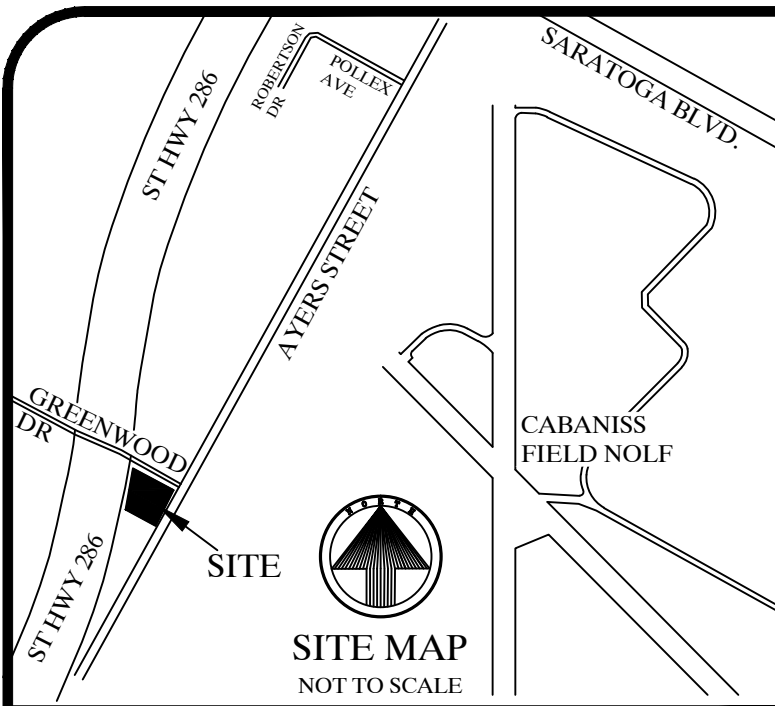
FINAL PLAT OF A 1.592 ACRE TRACT BEING OUT OF LOT 4, SECTION 14, "BOHEMIAN COLONY LANDS" AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS. SAID 1.592 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022034208, OFFICIAL RECORDS NUECES COUNTY, TEXAS.



GRAPHIC SCALE



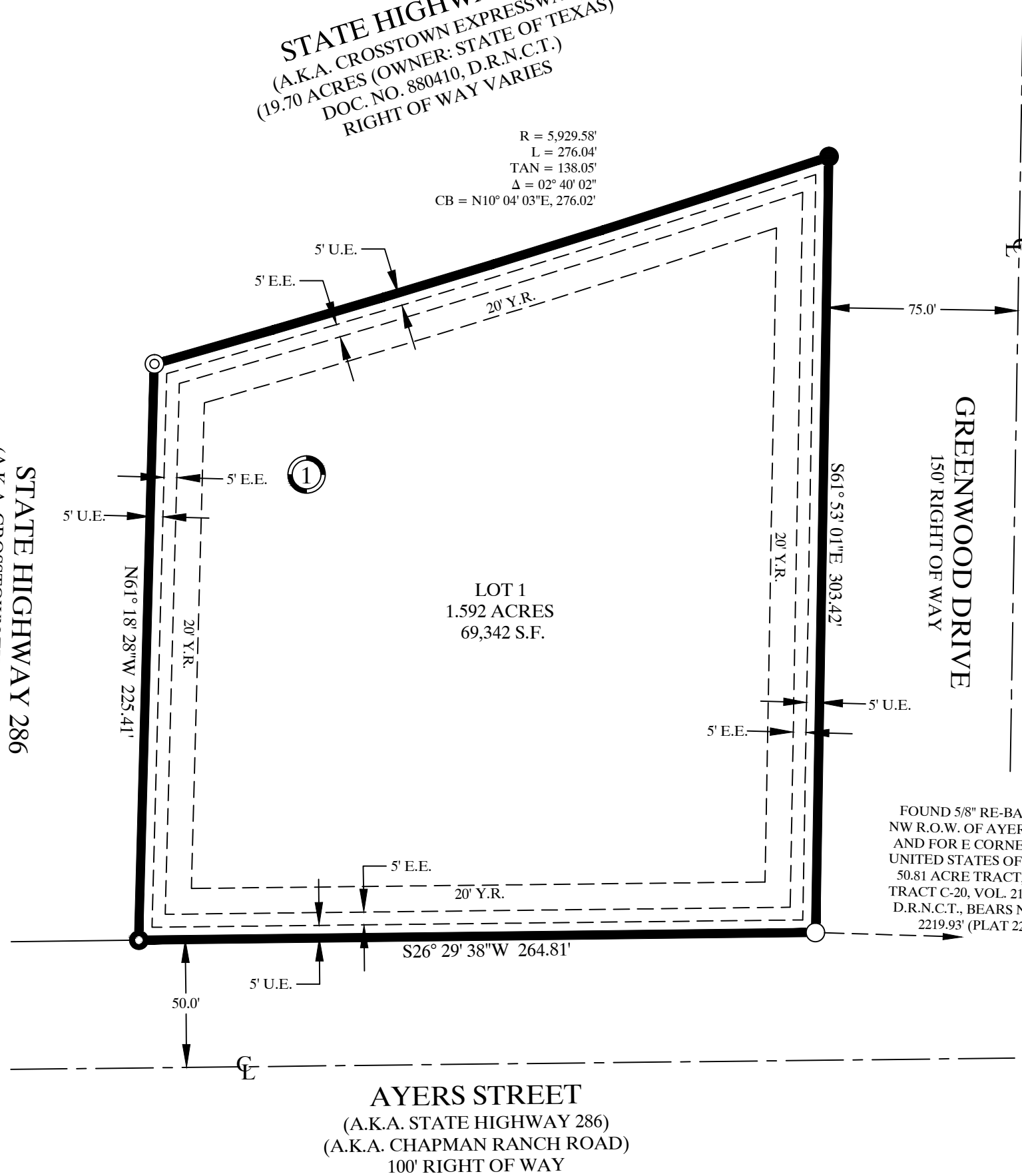
(IN FEET)
1 inch = 50 ft.



STATE HIGHWAY 286
(A.K.A. CROSSTOWN EXPRESSWAY)
(19.70 ACRES (OWNER: STATE OF TEXAS)
DOC. NO. 880410, D.R.N.C.T.)
RIGHT OF WAY VARIES

R = 5,929.58'
L = 276.04'
TAN = 138.05°
Δ = 02° 40' 02"
CB = N10° 04' 03"E, 276.02'

STATE HIGHWAY 286
(A.K.A. CROSSTOWN EXPRESSWAY)
(19.70 ACRES (OWNER: STATE OF TEXAS)
DOC. NO. 880410, D.R.N.C.T.)
RIGHT OF WAY VARIES



FOUND 5/8" RE-BAR IN THE
NW R.O.W. OF AYERS STREET,
AND FOR E CORNER OF THE
UNITED STATES OF AMERICA
50.81 ACRE TRACT, CALLED
TRACT C-20, VOL. 2182, PG. 781,
D.R.N.C.T., BEARS N28°54'28"E
2219.93' (PLAT 2220.31')

- ⊙ = FOUND PREVIOUSLY SET DRILL HOLE
- = POWER POLE ON CORNER
- ⊙ = FOUND TXDOT MONUMENT
- = FOUND BROKEN MONUMENT

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

STATE OF TEXAS
COUNTY OF NUECES

I, RYAN ELBRIDGE THURMAN, DO HEREBY CERTIFY THAT I AM THE OWNER OF, LOT 1, BLOCK 1, 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

RYAN ELBRIDGE THURMAN,
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RYAN ELBRIDGE THURMAN, KNOWN TO ME TO BE 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

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2022. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH DEPARTMENT

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 FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0505 G CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS EFFECTIVE DATES OF OCTOBER 13, 2022.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 1.592 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. 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

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

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

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