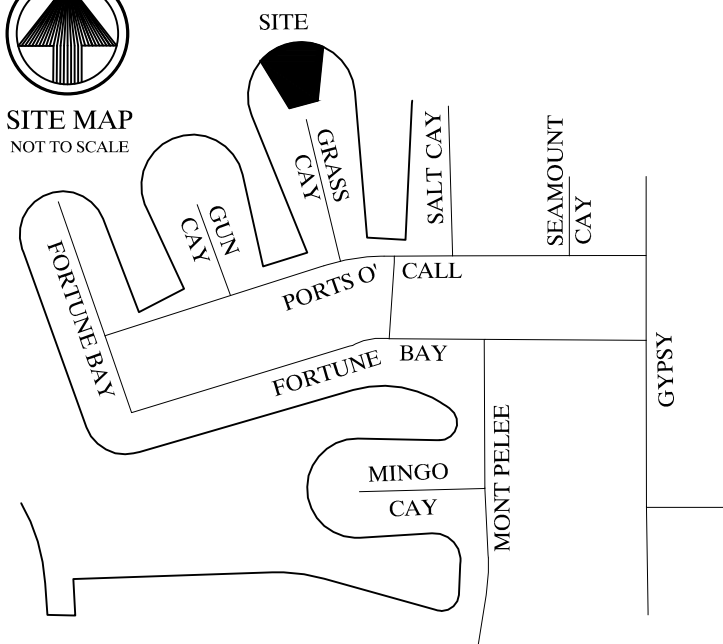




SITE MAP
NOT TO SCALE



PLAT OF GRASS CAY TOWNHOMES

BEING A REPLAT OF LOT 9R, BLOCK 17, PI PORTS O CALL,
AS SHOWN ON A MAP RECORDED IN VOLUME 67, PAGE 591,
MAP RECORDS NUECES COUNTY, TEXAS.



Brister Surveying

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

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES SWINDLE, DO HEREBY CERTIFY THAT I AM THE OWNER OF GRASS CAY TOWNHOMES 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 _____, 2016

JAMES SWINDLE, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 2016

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2016

RATNA POTTUMUTHU, P.E., LEED, AP
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, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 2016

PHILLIP J. RAMIREZ, A.I.A., LEED AP
CHAIRMAN

DANIEL MCGINN, A.I.C.P.
INTERIM 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 _____, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016 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.

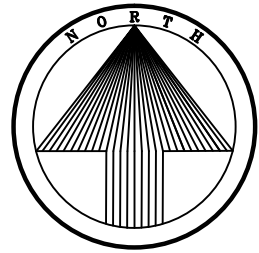
THIS THE _____ DAY OF _____, 2016

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

1. 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.
2. THE SUBJECT SITE IS LOCATED ON A 100-YEAR FLOOD PLAIN IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "A13 ELEV. 9.0" AS INDICATED ON PANEL NUMBER 485464 0405 D, CITY OF CORPUS CHRISTI, TEXAS.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. THE TOTAL PLATTED AREA IS 0.745 ACRES.
6. SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PLAT OF GRASS CAY TOWNHOMES

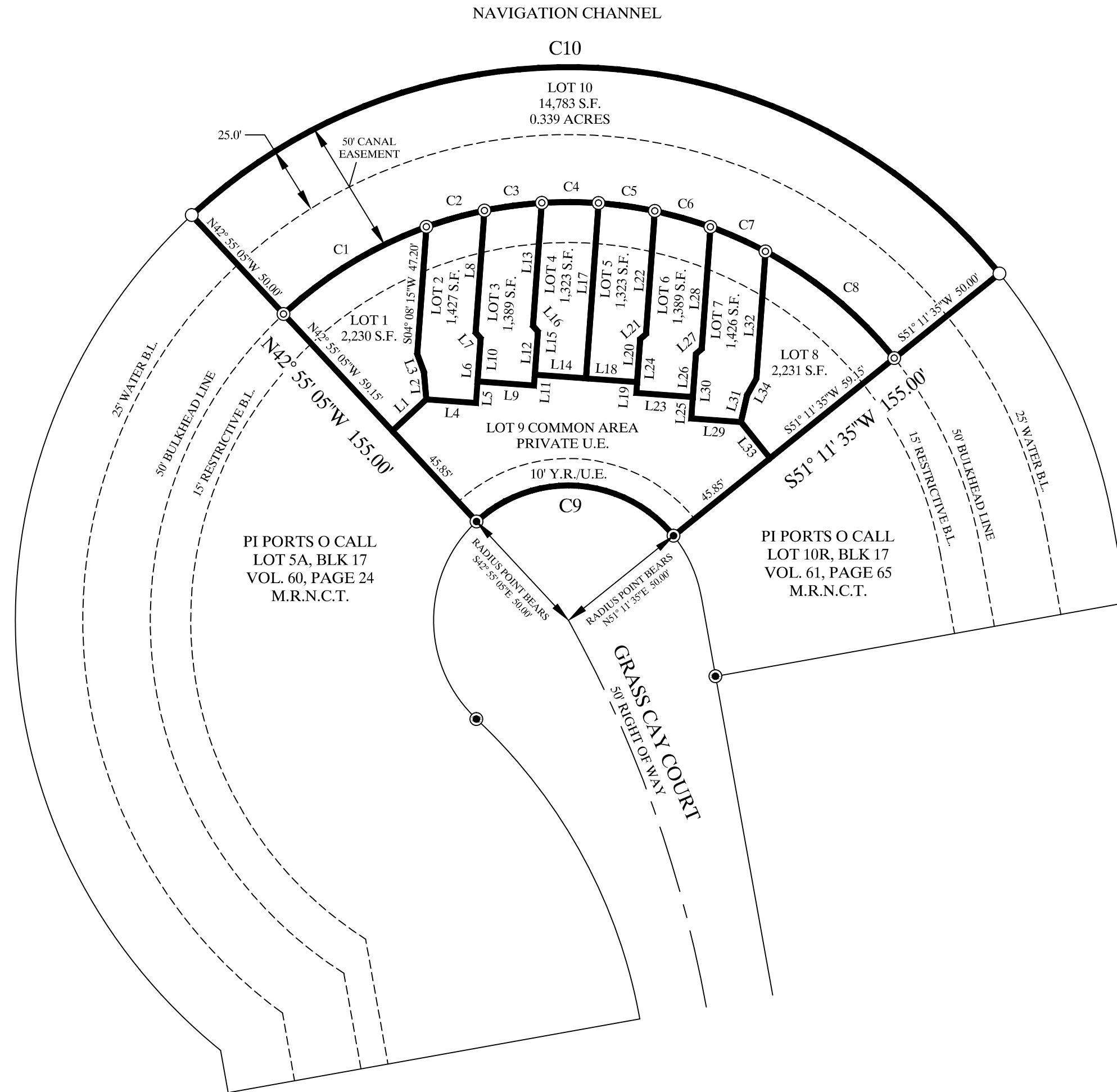
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C1 R = 155.00' L = 62.42' TAN = 31.64' Δ = 23° 04' 24" CB = N58° 37' 07"E, 62.00'	C2 R = 155.00' L = 22.35' TAN = 11.19' Δ = 08° 15' 37" CB = S74° 17' 08"W, 22.33'
C3 R = 155.00' L = 21.47' TAN = 10.75' Δ = 07° 56' 07" CB = N82° 23' 00"E, 21.45'	C4 R = 155.00' L = 21.06' TAN = 10.55' Δ = 07° 47' 12" CB = S89° 45' 21"E, 21.05'
C5 R = 155.00' L = 21.06' TAN = 10.55' Δ = 07° 47' 12" CB = S81° 58' 09"E, 21.05'	C6 R = 155.00' L = 21.47' TAN = 10.75' Δ = 07° 56' 07" CB = S74° 06' 30"E, 21.45'
C7 R = 155.00' L = 22.35' TAN = 11.19' Δ = 08° 15' 37" CB = S66° 00' 38"E, 22.33'	C8 R = 155.00' L = 62.42' TAN = 31.64' Δ = 23° 04' 24" CB = S50° 20' 37"E, 62.00'
C9 R = 50.00' L = 82.13' TAN = 53.72' Δ = 94° 06' 40" CB = N85° 51' 45"W, 73.20'	C10 R = 205.00' L = 336.72' TAN = 220.26' Δ = 094° 06' 40" CB = S85° 51' 45"E, 300.13'



LINE TABLE		
LINE	LENGTH	BEARING
L1	17.20	N47° 04' 55"E
L2	10.18	N04° 58' 51"W
L3	7.11	N20° 15' 13"W
L4	18.45	S85° 51' 45"E
L5	8.00	N04° 08' 15"E
L6	24.00	N04° 08' 18"E
L7	2.83	N40° 51' 45"W
L8	45.31	N04° 08' 15"E
L9	21.00	N85° 51' 45"W
L10	16.00	N04° 08' 15"E
L11	4.00	N04° 08' 15"E
L12	20.00	N04° 08' 15"E
L13	45.68	N04° 08' 15"E
L14	19.00	N85° 51' 45"W
L15	16.00	N04° 08' 15"E
L16	2.83	N40° 51' 45"W
L17	65.11	N04° 08' 15"E
L18	19.00	S85° 51' 45"E
L19	4.00	N04° 08' 15"E
L20	16.00	N04° 08' 15"E
L21	2.83	N49° 08' 15"E
L22	45.68	N04° 08' 15"E
L23	21.00	S85° 51' 45"E
L24	20.00	N04° 08' 15"E
L25	8.00	N04° 08' 15"E
L26	16.00	N04° 08' 15"E
L27	2.83	N49° 08' 15"E
L28	45.31	N04° 08' 15"E
L29	18.45	S85° 51' 45"E
L30	24.00	N04° 08' 15"E
L31	10.18	N12° 56' 51"E
L32	47.21	N04° 08' 15"E
L33	17.20	S38° 48' 25"E
L34	7.11	N29° 00' 32"E

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE GULF OF MEXICO. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GULF OF MEXICO AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE GULF OF MEXICO AS "CONTACT RECREATION" USE.

2. THE SUBJECT SITE IS LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "A13 ELEV. 9.0" AS INDICATED ON PANEL NUMBER 485464 0405 D, CITY OF CORPUS CHRISTI, TEXAS.

3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM

4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

5. THE TOTAL PLATTED AREA IS 0.745 ACRES.

6. SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

7. COMMON AREA USED AS A PRIVATE EASEMENT FOR UTILITIES AND SHARED PARKING AS PER HOME OWNER'S ASSOCIATION IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 8.1.8, AS DESCRIBED IN DOCUMENT NO.

⊙ = SET 5/8" IRON ROD
○ = PROPERTY CORNER
● = FOUND 5/8" IRON ROD