

SITE MAP  
NOT TO SCALE

PLAT OF  
WASHBURN MEADOWS UNIT 2  
LOTS 3A, 9A, AND 10A

BEING A REPLAT OF A PORTION OF LOT 9 AND ALL OF LOT 10,  
WASHBURN MEADOWS, AS SHOWN ON A MAP RECORDED IN  
VOLUME 42, PAGE 75, MAP RECORDS NUECES COUNTY, TEXAS.



Brister Surveying

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Firm Registration No. 10072800

STATE OF TEXAS  
COUNTY OF NUECES

WE, ERF REAL ESTATE, DO HEREBY CERTIFY THAT WE ARE THE  
OWNER OF WASHBURN MEADOWS UNIT 2, 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 \_\_\_\_\_, 2017

\_\_\_\_\_  
PAUL ALTHIEDE, CEO

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 \_\_\_\_\_, 2017

\_\_\_\_\_  
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 \_\_\_\_\_, 2017

\_\_\_\_\_  
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 \_\_\_\_\_, 2017

\_\_\_\_\_  
PHILIP J. RAMIREZ, A.I.A., LEED AP  
CHAIRMAN

\_\_\_\_\_  
JULIO DIMAS, CFM  
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 \_\_\_\_\_, 2017, WITH ITS  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY  
OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 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.

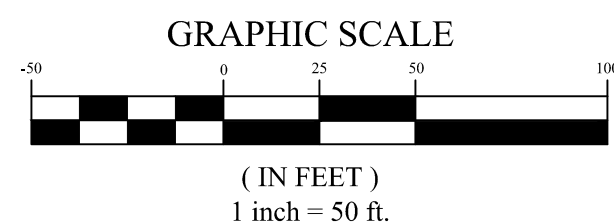
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

\_\_\_\_\_  
RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

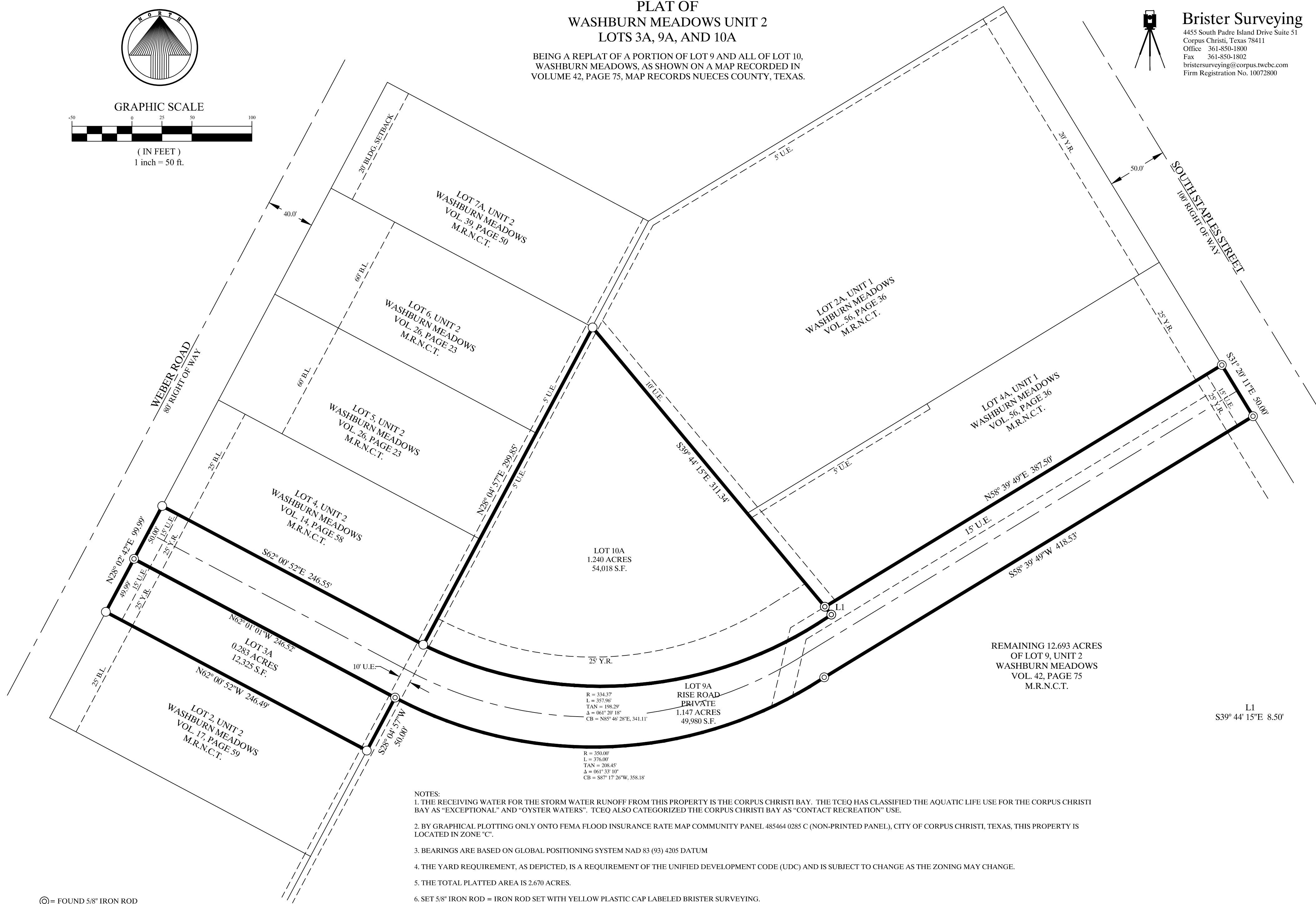
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
2. BY GRAPHICAL PLOTTING ONLY ONTO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 485464 0285 C (NON-PRINTED PANEL), CITY OF CORPUS CHRISTI, TEXAS, THIS PROPERTY IS LOCATED IN ZONE "C".
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 2.670 ACRES.
6. SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
7. LOT 9A, COMMON AREA IS A NON-BUILDABLE LOT TO BE USED AS SHARED ACCESS AND SHALL NOT BE OBSTRUCTED.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. LOT 9A, COMMON AREA TO BE MAINTAINED BY OWNER OF LOT 10A.



BEING A REPLAT OF A PORTION OF LOT 9 AND ALL OF LOT 10,  
WASHBURN MEADOWS, AS SHOWN ON A MAP RECORDED IN  
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⊙ = FOUND 5/8" IRON ROD  
 ○ = FOUND 3/4" IRON PIPE

- NOTES:
1. 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.
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  9. LOT 9A, COMMON AREA TO BE MAINTAINED BY OWNER OF LOT 10A.