

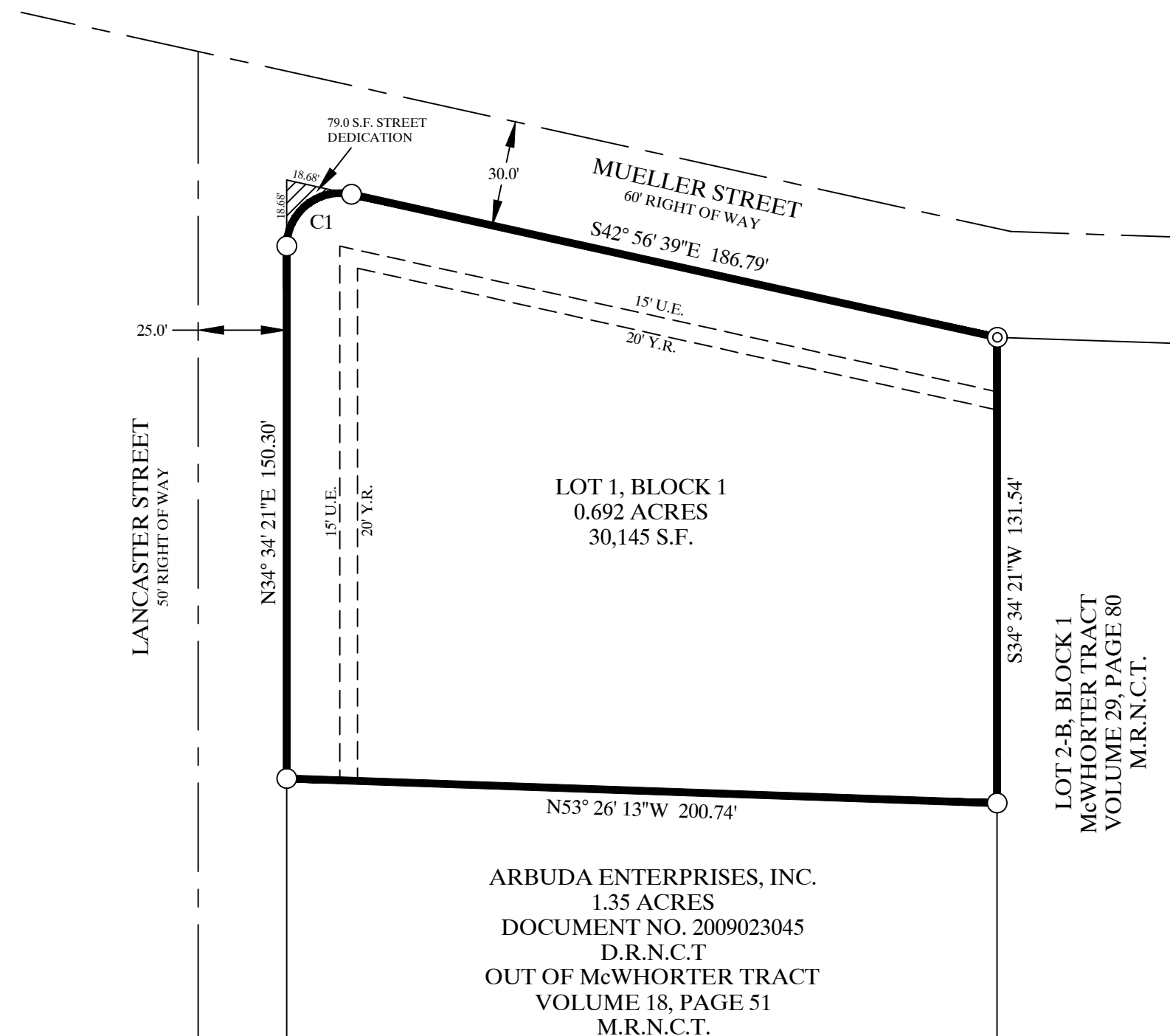
## PLAT OF McWHORTER TRACT BLOCK 1, LOT 1

BEING A REPLAT OF A 0.692 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN DOCUMENT NO. 2015035974, DEED RECORDS NUECES COUNTY, TEXAS, SAID 0.69 ACRE TRACT ALSO BEING OUT OF THE McWHORTER TRACT AS SHOWN ON A MAP RECORDED IN VOLUME 18, PAGE 51, MAP RECORDS NUECES COUNTY, TEXAS.



## Brister Surveying

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○ = SET 5/8" IRON ROD  
⊙ = FOUND 1" IRON PIPE

C1  
R = 15.00'  
L = 26.83'  
TAN = 18.68'  
Δ = 102° 29' 00"  
CB = N85° 48' 51"E, 23.39'

### NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0166 C, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
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 0.692 ACRES INCLUDING STREET DEDICATION.
6. SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
7. NO PRIVATE DRIVEWAY ACCESS ONTO LANCASTER DRIVE.
8. "PUBLIC OPEN SPACE" STANDARD NOTE: "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 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

I, KALPESH CHAUDHARI, DO HEREBY CERTIFY THAT I AM THE OWNER OF 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 \_\_\_\_\_, 2017

KALPESH CHAUDHARI, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, KALPESH CHAUDHARI, ON THIS DAY PERSONALLY APPEARED THE PEOPLE WHOSE NAME ARE 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 \_\_\_\_\_, 2017

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

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

WILLIAM J. GREEN, P.E.  
INTERIM SECRETARY

ERIC VILLARREAL, P.E.  
CHAIRMAN

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

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

