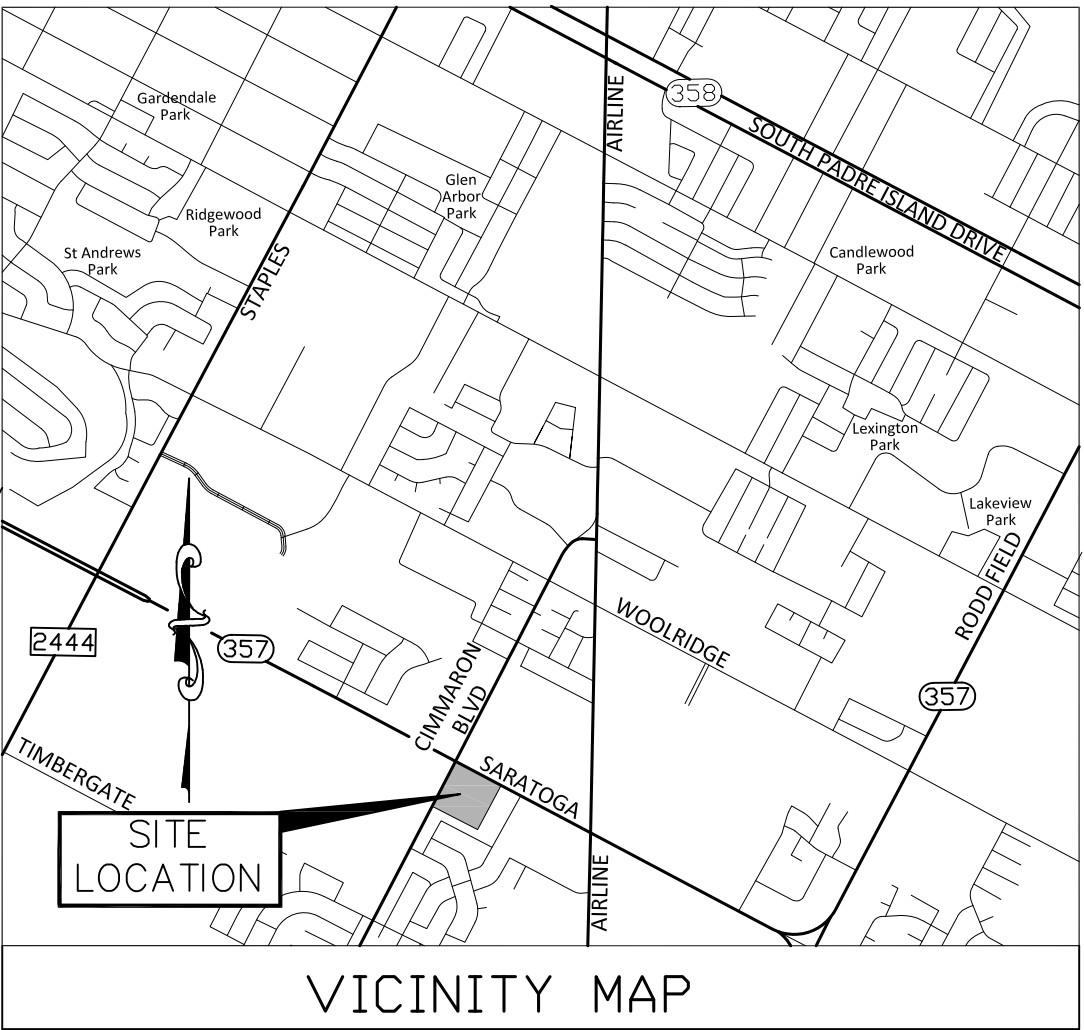
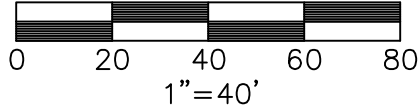
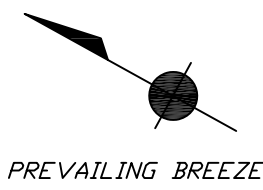


NOTES:

1. BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. NO EASEMENT RESEARCH HAS BEEN PERFORMED BY MDS LAND SURVEYING.
3. TOTAL AREA OF THIS PLAT IS 55,755 S.F. OR 1.280 ACRES.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, ACCORDING TO THE FLOOD INSURANCE RATE MAPS OF THE CITY OF CORPUS CHRISTI, TEXAS, PANEL NO. 485464 0315 C, EFFECTIVE DATE, AUGUST 3, 1989 AND PANEL NO. 485494 0540 C, EFFECTIVE DATE, MARCH 18, 1985.
5. THE RECEIVING WATER FOR THIS STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY, THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". T.C.E.Q. ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE".
6. THE OWNERS OF LOTS 6 AND 7 ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE STORM SEWER LINE SERVING THE PROPERTY.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. VEHICULAR ACCESS ACROSS LOT LINES SHALL NOT BE OBSTRUCTED.
10. THE 30' RECIPROCAL EASEMENT IS FOR THE PURPOSES OF INGRESS AND EGRESS.



VICINITY MAP

N.T.S.

LEGEND

- 1/2" REBAR SET
- "X" IN CONCRETE FOUND
- 1/2" REBAR FOUND
- PUNCH IN CONCRETE FOUND
- MAG NAIL "PK"
- U.E. UTILITY EASEMENT
- Y.R. YARD REQUIREMENTS
- VOL. / PG. VOLUME / PAGE
- S.F. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS
- D.R.N.C.T. DEED RECORDS NUECES COUNTY, TEXAS
- CL CENTERLINE
- POB POINT OF BEGINNING
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- CENTERLINE ROAD
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- NEW EASEMENT

STATE OF _____
COUNTY OF _____

I, JARED SHOPE, MANAGER FOR CORPUS CE CIMARRON LLC, HEREBY CERTIFY THAT I (WE) AM THE OWNER OF BRIGHTON VILLAGE, UNIT 2, LOT 6 AND 7, BLOCK 13, NUECES COUNTY, TEXAS, AND THAT ALL EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION THIS _____ DAY OF _____, 2018.

JARED SHOPE
AGENT

STATE OF TEXAS
COUNTY OF NUECES

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

NINA NIXON-MENDEZ F.A.I.C.P. SECRETARY

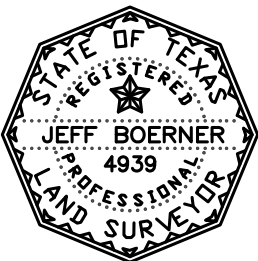
ERIC VILLARREAL P.E. - CHAIRMAN

STATE OF TEXAS
COUNTY OF KERR

I, JEFF BOERNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PREPARED THE FOREGOING MAP FROM SURVEYS MADE ON THE GROUND UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

DATE: _____ 2018.

JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4939



STATE OF TEXAS
COUNTY OF NUECES

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

_____, P.E.
WILLIAM J. GREEN
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, County Clerk of Nueces County, do hereby certify that the foregoing instrument, dated the _____ day of _____ A.D. 2018, with its certificate of authentication was filed for record in my office this _____ day of _____ A.D. 2018, at _____ M. and duly recorded in Volume _____, Page _____, Map Records of Nueces County, Texas. Witness my hand and official seal of said Count at office in Corpus Christi, Texas, this _____ day of _____ A.D. 2018.

By: _____

Doc #: _____

LOT 4E
BLOCK 13
BRIGHTON VILLAGE, UNIT 2
VOLUME 66, PAGE 47
M.R.N.C.T.

LOT 4C
BLOCK 13
BRIGHTON VILLAGE, UNIT 2
VOLUME 66, PAGE 47
M.R.N.C.T.

LOT 6
0.860 ACRES

LOT 7
0.420 ACRES

BLOCK 13

BRIGHTON VILLAGE
VOLUME 47, PAGES 8-10
M.R.N.C.T.

BRIGHTON VILLAGE, UNIT 2 BLOCK 13 LOTS 6 AND 7

BEING A RE-PLAT OF LOT 4D, BLOCK 13, BRIGHTON VILLAGE, UNIT 2, AS SHOWN ON MAP RECORDED IN VOLUME 66, PAGE 47, MAP RECORDS, NUECES COUNTY, TEXAS.

MDS LAND SURVEYING

CONTACT: JEFF BOERNER
8 SPENCER ROAD
BOERNE, TEXAS 78006

DATE: 03/05/18

SURVEYOR

(830) 816-1818
mdsinc@gvtc.com

JOB NO: 18-043-00

SHEET: (1 OF 1)