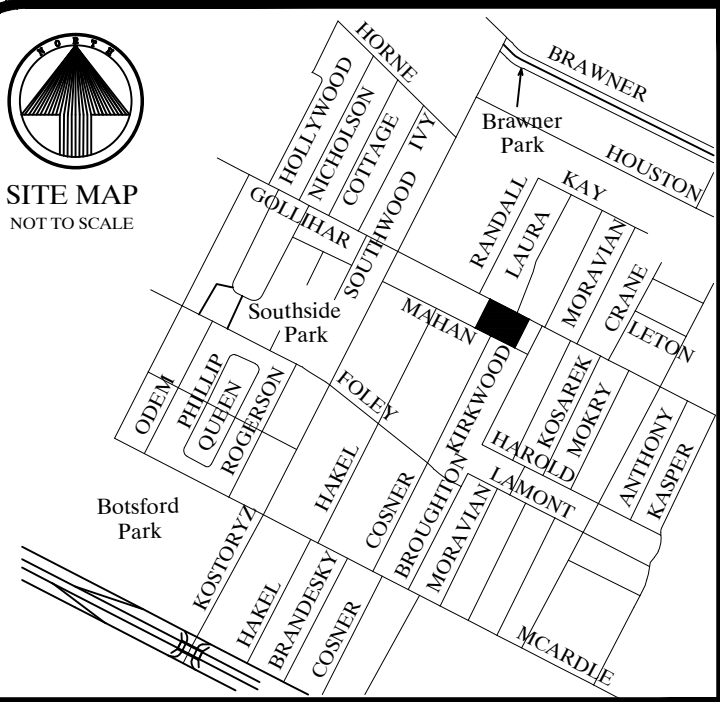




SITE MAP
NOT TO SCALE



PLAT OF COGGIN SUBDIVISION LOTS 2R & 3R

BEING A REPLAT OF LOTS 2, 3, & 5, COGGIN SUBDIVISION, AS SHOWN ON A MAP
RECORDED IN VOLUME 13, PAGES 46, MAP RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, NEIGHBORHOOD CENTERS OF CORPUS CHRISTI, INC., DO HEREBY CERTIFY THAT WE ARE
THE OWNERS OF, COGGIN SUBDIVISION, LOTS 3A & 3B, 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 _____, 2018

CESAR L. FLORES, EXECUTIVE DIRECTOR

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 _____, 2018

NOTARY PUBLIC

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 _____, 2018

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

1. THE RECEIVING WATERS 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 RECREATIONAL" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0285 C, NUECES COUNTY, TEXAS, WHICH
IS A NON-PRINTED PANEL AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 2.085 ACRES INCLUDING STREET DEDICATION.
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. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
7. 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 _____, 2018

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2018

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MENDEZ, F.A.I.C.P.
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 _____,
2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE
_____ DAY OF _____, 2018 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

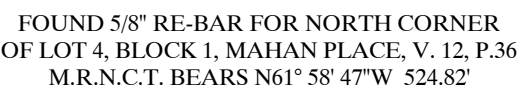
AT _____ O'CLOCK __M

BY: _____
DEPUTY:

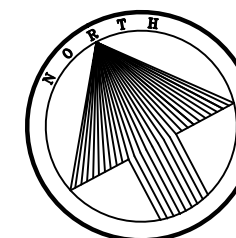


Brister Surveying

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



BEING A REPLAT OF LOTS 2, 3, & 5, COGGIN SUBDIVISION, AS SHOWN ON A MAP
RECORDED IN VOLUME 13, PAGES 46, MAP RECORDS NUECES COUNTY, TEXAS.



(IN FEET)
1 inch = 30 ft.

S61° 58' 47"E 395.00'

7.5' STREET DEDICATION
0.068 ACRES
2.962 S.F.

S61° 58' 47"E 101.27'

----- 10' B.L. -----

LOT 1, BLOCK 7
CENTRAL PARK UNIT 1
VOL. 14, PG. 44
M.R.N.C.T.

LOT 2, BLOCK 7
CENTRAL PARK UNIT 1
VOL. 14, PG. 44
M.R.N.C.T.

LOT 3, BLOCK 7
CENTRAL PARK UNIT 1
VOL. 14, PG. 44
M.R.N.C.T.

LOT 1
COGGIN SUBDIVISION
VOL. 13, PG. 46
M.R.N.C.T.

LOT 4
COGGIN SUBDIVISION
VOL. 13, PG. 46
M.R.N.C.T.

LOT 2R
1.477 ACRES
64,323 S.F.

LOT 3R
0.541 ACRES
23,564 S.F.

KIRKWOOD DRIVE
50' RIGHT OF WAY

MAHAN DRIVE

RIGHT OF WAY VARIES

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DATE OF MAP: 13 JUNE 2018

PAGE 2 OF 2



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○ = PROPERTY CORNER
● = FOUND 5/8" RE-BAR
◎ = SET 5/8" RE-BAR