

- 1.) Total platted area contains 11.515 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- 3.) The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- 4.) Bearings are based on the recorded plat Bridgepointe Landing, Block 1, Lots 4 and 5, a map of which is recorded in Volume 64, Page 119, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is located in Zones "A2", "A4", "B", "C" and "A15 (E) 9", on Flood Insurance Rate Map, Community Panel No. 485464 0.304 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and Flood Insurance Rate Map, Community Panel No. 485464 0.315 D, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and it is partially located in a Special Flood Hazard Area.
- 6.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.

MAY DEV., LP., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever, that easements as shown are dedicated to the public use for the installation, operation and use of public utilities, and that this map was made for the purpose of description and dedication.

By: GP MAY DEV., LLC., a Texas limited liability Company, its General Partner

State of Texas  
County of Nueces

This the 25<sup>th</sup> day of April, 2014

**JOLENE E POTTER**  
My Commission Expires  
July 24, 2017

**UEJABAN**  
**ENGINEERING**  
2725 Swanton St.,  
Corpus Christi, TX 78404  
18th Flm. No. 145 1815 S. Fm. No. 10032400  
PHONE: (361) 854-3121 FAX: (361) 854-4001

DATE: April 9, 2010  
SCALE: 1"=100'  
JOB NO.: 39507.B0.1  
SHEET: 1 of 2  
DRAWN BY: XG

11.515 acres of land out of Lot 12, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

MAY DEV., LP., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever, that easements as shown are dedicated to the public use for the installation, operation and use of public utilities, and that this map was made for the purpose of description and dedication.

By: GP MAY DEV., LLC., a Texas limited liability Company, its General Partner

State of Texas  
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DATE: April 9, 2010  
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SHEET: 1 of 2  
DRAWN BY: XG

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the 20<sup>th</sup> day of MAY 2014

*Renee T. Couture, P.E.*  
Renee T. Couture, P.E.  
Development Services Engineer

This final plot of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the 12<sup>TH</sup> day of MAY, 2010

Barney Williams, P.E.  
Secretary  
0410005-NP012 (10-21000005)

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 22 day of March, 20 17, with its certificate of authentication was filed for record in my office the 22 day of March, 20 17. At 12:14 O'clock P.M., and duly recorded the 22 day of March, 20 17 at 12:17 O'clock P.M., in said County in Volume 68 Page 219 Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

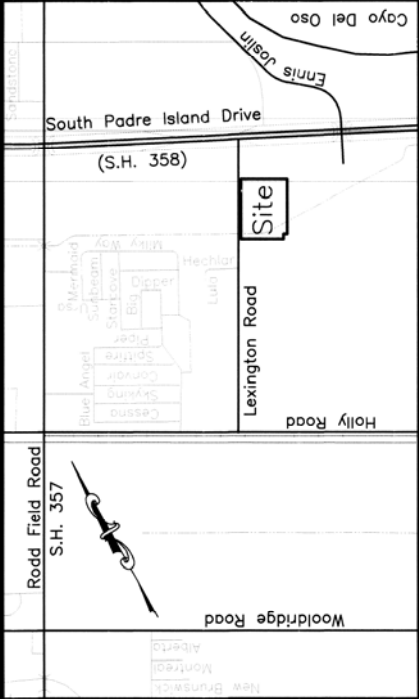
No. 8014018970  
Filed for Record  
at 12:34 PM on 20 14  
MO 22

I, Dan L. Urban, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 6<sup>TH</sup> day of MAY 20 14  
Daniel  
 Dan L. Urban, R.P.L.S.  
 Texas License No. 4710

Dan L. Urban, R.P.L.S.  
Texas License No. 4710

LOCATION MAP N.T.S.



UD 68 pg 720

Existing 40' Wide Right-of-Way  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

2C Lexington Acres  
Vol. 11, Pg. 22, Map  
Records of Nueces County, Texas

1C  
Vol. 11, Pg. 22, Map  
Records of Nueces County, Texas

Lots 13 and 14, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Roy Smith)

Lexington Road

51 C

52 C

51 B

52 B

51 A

52 A

Lot 22, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 21, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 20, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 19, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 18, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 17, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 16, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 15, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 14, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 13, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 12, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 11, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 10, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 9, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 8, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 7, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 6, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 5, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 4, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 3, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 2, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

Lot 1, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

N29°00'00"E 808.00'

20°Y.R.

10°U.E.

Fd. 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. 1x"

20°Y.R.



Lot 5, Block 1  
Bridgepointe Landing  
Vol. 64, Pg. 119, Map  
Records of Nueces County, Texas

Lot 6  
11.515 Acres  
501.58214sf

Lot 4, Block 1  
Bridgepointe Landing  
Vol. 64, Pg. 119, Map  
Records of Nueces County, Texas

Lot 3, Block 1  
Bridgepointe Landing  
Vol. 58, Pg. 1, Map  
Records of Nueces County, Texas

Lift Station and Gas Utility Site  
(Owner: City of Corpus Christi)  
Vol. 1424, Pg. 638, Deed  
Records of Nueces County, Texas

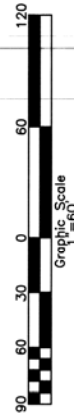
Lots 9, 10, 11 and 22 thru 27, Section 28  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Roy Smith/Pat Nuss and Chris Brown)

Plat of

Bridgepointe Landing  
Lot 6, Block 1

11.515 acres of land out of Lot 12, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE
L1	N60°54'17"W	49.82'
L2	S28°53'38"W	69.45'



DATE: April 9, 2010  
SCALE: 1"=100'  
JOB NO.: 39507.B0.00  
SHEET: 2 of 2  
DRAWN BY: XG

