



# PLAT OF PERRY'S ESTATES BLOCK 1, LOT 23

BEING 0.396 ACRES OUT OF SECTION 48, LOT 23, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 0.396 ACRES ALSO BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017034599, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



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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  
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 \_\_\_\_\_, 2018

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS  
COUNTY OF NUECES

I, BRUCE LEE HENRY, DO HEREBY CERTIFY THAT I AM THE OWNER OF, BLOCK 1, LOT 23, PERRY'S ESTATES, 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 \_\_\_\_\_, 2018

BRUCE LEE HENRY, OWNER

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

WE, SECURITY SERVICE FEDERAL CREDIT UNION, DO HEREBY CERTIFY THAT WE ARE HOLDERS OF A LIEN ON THE PROPERTY REFERRED TO AS BLOCK 1, LOT 23, PERRY'S ESTATES, AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

SECURITY SERVICE FEDERAL CREDIT UNION

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

## NOTES:

1. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE 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 0316 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 TOTAL PLATTED AREA IS 0.396 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.
8. EXISTING STRUCTURE ON LOT 23 AS OF DATE OF THIS PLAT IS DEEMED CONFORMING PER UDC SECTION 9.4.2 REGARDING GOVERNMENT ACQUISITION OF RIGHT OF WAY BY DEDICATION.
9. PRIVATE ACCESS IS PROHIBITED ALONG GRAHAM ROAD FOR LOT 23.
10. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
11. LOT 23 BEING A CORNER LOT REQUIRES CONFORMANCE TO THE VISIBILITY TRIANGLE REQUIREMENTS OF THE UDC.

BLOCK 1, LOT 26  
PERRY'S ESTATES  
VOLUME 62, PAGE 107  
M.R.N.C.T.

BLOCK 1, LOT 22  
PERRY'S ESTATES  
VOLUME 47, PAGE 81  
M.R.N.C.T.

LOT 23  
0.365 ACRES  
15,891 S.F.

GRAHAM ROAD  
RIGHT OF WAY VARIES

STREET DEDICATION  
0.031 ACRES  
1,342 S.F.

AMBER DRIVE  
RIGHT OF WAY VARIES

- = PROPERTY CORNER
- ⊙ = FOUND 5/8" RE-BAR
- = SET 5/8" RE-BAR

C1  
R = 15.00'  
L = 23.57'  
TAN = 15.01'  
Δ = 90° 01' 27"  
CB = S16° 35' 30"E, 21.22'