SITE MAP NOT TO SCALE 37 LEOPARD BRENNAN COMANCHE HOWARD SITE COMANCHE HOWARD SITE COMANCHE GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

60.0' -

R = 15.00'

L = 23.64'

TAN = 15.08'

 $\Delta = 90^{\circ} 18' 17''$

 $CB = S45^{\circ} 33' 52''W, 21.27'$

= FOUND 1" IRON PIPE

 \bigcirc = FOUND 5/8" RE-BAR

 \bigcirc = SET 5/8" RE-BAR

PLAT OF BRENNAN ADDITION BLOCK 4, LOT 12R

BEING A REPLAT OF ALL OF BLOCK 4, LOTS 11, 12, THE SOUTH 9.0 FEET OF LOTS 13 AND 14, BRENNAN ADDITION, AS SHOWN ON A MAP RECORDED IN VOLUME 8, PAGE 33, MAP RECORDS OF NUECES COUNTY, TEXAS AND A 316 SQUARE FEET TRACT OUT OF BLOCK 4, LOTS 13 AND 14, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018023634, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

6. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP

NON-CONFORMING LOT TO THE DEVELOPMENT STANDARD OF THE ZONING DISTRICT BY THE REQUEST OF THE STREET

TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9. TO PREVENT VISION OBSTRUCTIONS AT CITY STREET INTERSECTIONS.

COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE

7. THIS LOT HAS BEEN LEGALLY ESTABLISHED AS A

8. THIS LOT REQUIRES CONFORMANCE TO THE VISIBILITY

9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES,

REQUIRED DURING THE BUILDING PERMIT PHASE.

LABELED BRISTER SURVEYING.

DEDICATION. UDC SECTION 9.5.1.A



STATE OF TEXAS **BRENNAN STREET** COUNTY OF NUECES 28' RIGHT OF WAY WE, HABITAT FOR HUMANITY - CORPUS CHRISTI, INC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF, BRENNAN ADDITION, BLOCK 4, LOT 12R, THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND BRENNAN ADDITION SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN VOLUME 8, PAGE 33 PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION. MAP RECORDS OF THIS THE ____ DAY OF ____ NUECES COUNTY, TEXAS MONIQUE ESPINOSA, VICE PRESIDENT REMAINDER REMAINDER REMAINDER REMAINDER OF LOT 15 OF LOT 14 OF LOT 13 OF LOT 16 STATE OF TEXAS S89° 17' 55"E 49.11' S89° 24' 12"E 49.93' BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY **/** 60.0' 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 4 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE ______ DAY OF _________, 2018 BLOCK 4, LOT 8A LOT 12R NOTARY PUBLIC **BRENNAN ADDITION** 0.102 ACRES VOLUME 68, PAGE 640 4,464 S.F. MAP RECORDS OF **NUECES COUNTY, TEXAS** NOTES: 1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. 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 10' U.E. 10' U.E. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0166 49 S.F. STREET C, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE DEDICATION N89° 13' 05"W 49.83' OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. N89° 16' 59"W 49.56' 3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM. 4. THE TOTAL PLATTED AREA IS 0.104 ACRES INCLUDING STREET LIPAN STREET 30.0' DEDICATION. 60' RIGHT OF WAY 5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

STATE OF TEX		
		DESCRIBED PROPERTY WAS APPROVED BY THE EER OF THE CITY OF CORPUS CHRISTI, TEXAS.
THIS THE	DAY OF	, 2018
	REEN, P.E. NT SERVICES ENGIN	EER
STATE OF TEX		
		DESCRIBED PROPERTY WAS APPROVED OF THE CITY OF CORPUS CHRISTI, TEXAS.
THIS THE	DAY OF	, 2018
ERIC VILLAR CHAIRMAN	REAL, P.E.	
NINA NIXON- SECRETARY	MENDEZ, F.A.I.C.P.	
STATE OF TEXT		
DO HEREBY 0	CERTIFY THAT THE DOMESTIFF	DUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, FOREGOING INSTRUMENT DATED THE DAY OF ICATE OF AUTHENTICATION WAS FILED FOR RECORD O'CLOCKM IN SAID E MAP RECORDS.
WITNESS MY	HAND AND SEAL OF	THE COUNTY COURT, IN AND FOR SAID COUNTY AT TEXAS, THE DAY AND YEAR LAST WRITTEN.
NOFILED FOR R	ECORD	
KARA SANDS NUECES COU	, CLERK NTY, TEXAS	BY: DEPUTY:
AT O'O	CLOCK _M	
STATE OF TEX		
BRISTER SURSURVEY MAD	VEYING, HAVE PREI DE ON THE GROUND	ERED PROFESSIONAL LAND SURVEYOR OF PARED THE FOREGOING MAP FROM A UNDER MY DIRECTION AND IT IS TRUE AND NOWLEDGE, INFORMATION AND BELIEF.
		, 2018

RONALD E BRISTER E

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