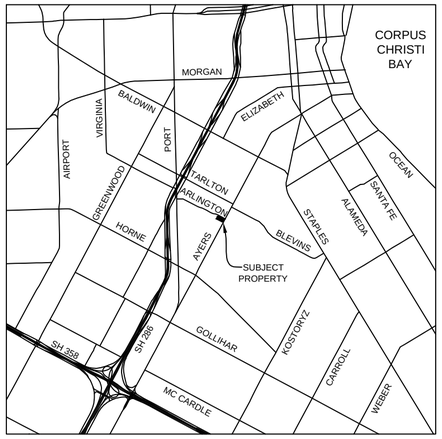


VICINITY MAP
(1" = 1 MILE)

LEGEND

- FOUND 5/8" IRON ROD
- FOUND 1" IRON PIPE
- YARD REQUIREMENT / BUILDING LINE
- EASEMENT

NOTES

1. Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
2. The subject property DOES NOT appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "C" Rating as shown by Map No. 4854640168C, dated July 18, 1985.
3. Total platted area contains 1.276 acres of land, including street dedication.
4. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
5. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
6. The receiving water for the storm water runoff from this property is 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 recreation" use.

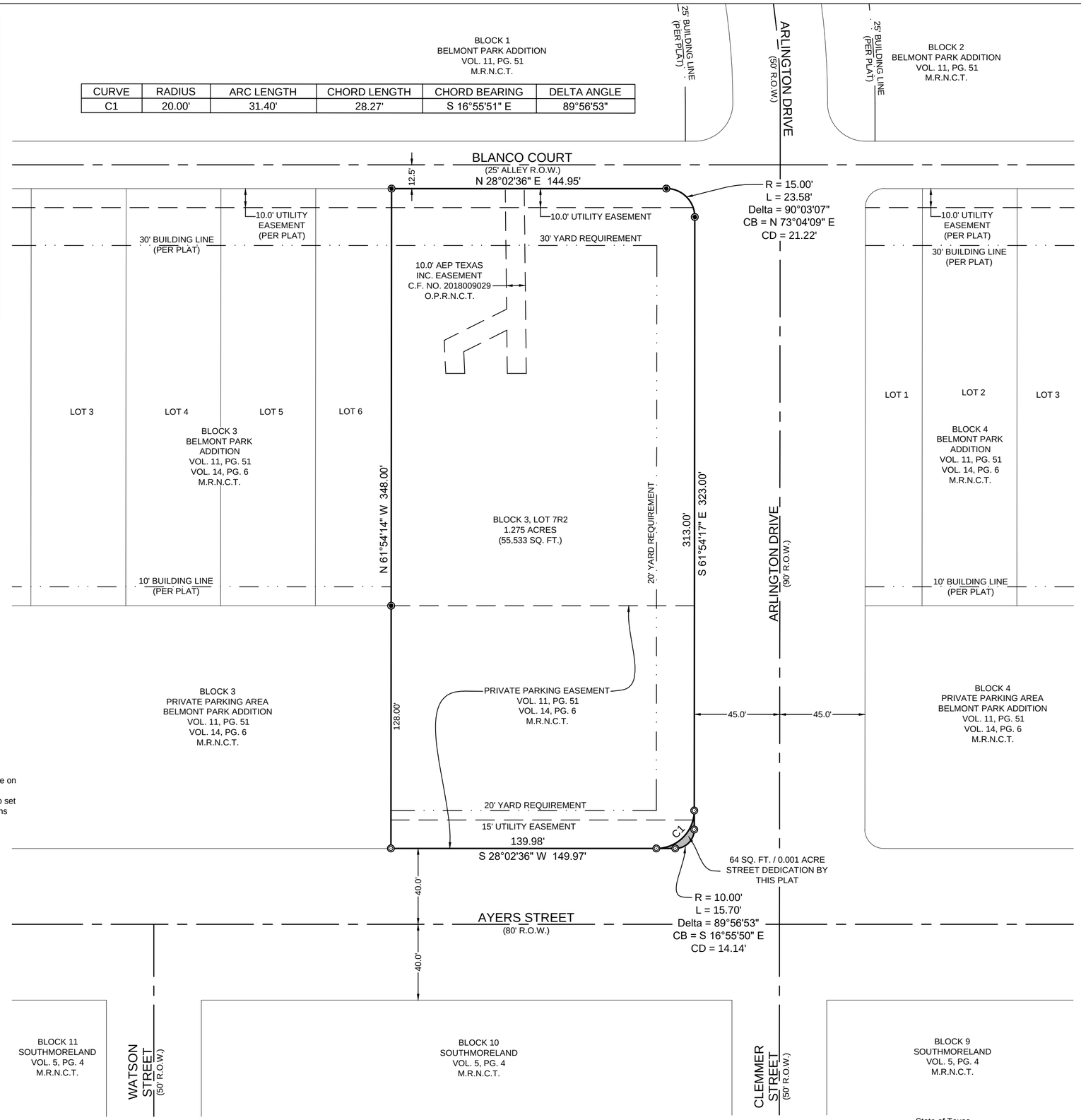
State of Texas
County of Nueces

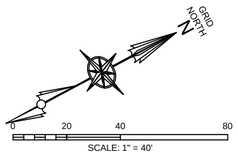
I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, have prepare the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 2019.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.40'	28.27'	S 16°55'51" E	89°56'53"





State of Tennessee
County of Davidson

Francis M. Durst IV, authorized agent of 3D AYERS STREET, LLC, a Texas limited liability company, does hereby certify that it is the owner of the lands within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the 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.

This the _____ day of _____, 2019

By: _____
Francis M. Durst IV, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Francis M. Durst IV, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

_____
Notary Public

State of Texas
County of Nueces

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

This the _____ day of _____, 2019

_____
Eric Villarreal, P.E., Chairman

_____
Nina Nixon-Méndez, F.A.I.C.P., Secretary

State of Texas
County of Nueces

This plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Department of Development Service.

This the _____ day of _____, 2019

_____
William J. Green, P.E.
Development Services Engineer

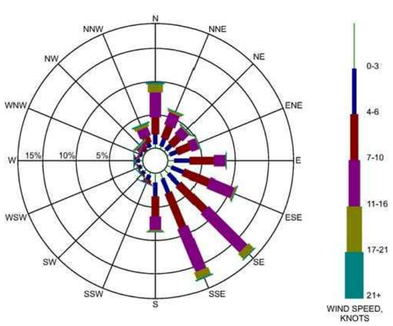


Figure 1
Wind Rose for Corpus Christi, TX

BELMONT PARK ADDITION

BLOCK 3, LOT 7R2

Being a re-plat of Block 3, Lot 7R, Belmont Park Addition, a subdivision in the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof, recorded in Volume 68, Page 989 of the Map Records of Nueces County, Texas, together with a portion of Block 3, Private Parking Area, Belmont Park Addition, a subdivision in the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof, recorded in Volume 11, Page 51 and amended in Volume 14, Page 6 of the Map Records of Nueces County, Texas

Surveyor
Frontier Surveying Company
710 Buffalo St., Suite 700
Corpus Christi, TX 78401
Ph: (361) 881-8044

State of Texas
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2019 at _____ o'clock ___.M. and duly recorded the _____ day of _____, 2019 at _____ o'clock ___.M. in said County in Volume _____, Page _____, Map Records.

No. _____
Filed for Record

At _____ o'clock ___.M.

_____, 2019

_____
Kara Sands
County Clerk
Nueces County Texas

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