

#### METES AND BOUNDS DESCRIPTION

Field Notes for a 8.48 acre tract of land out of Lot 16, Section D, Paisley Subdivision of the Hoffman Tract, a map of which is recorded in Volume A, Page 28, Map Records of Nueces County, Texas, said 8.48 acre tract of land being more fully described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with cap stamped "RIO DELTA SURVEYING" set on the west boundary of Ayers Street, a 100.00 foot wide public roadway, for the south corner of Lot 3J, Block 2, Behmann Addition, a map of which is recorded in Volume 63, Page 143, Map Records of Nueces County, Texas, for the northeast corner of this tract;

Thence, South 28°30'30" West, along the west boundary of said Ayers Street, same being the east boundary of this tract, a distance of 366.38 feet to a 1/2 inch iron rod with cap stamped "RIO DELTA SURVEYING" set for the east corner of Lot 4-B, Block 2, Behmann Addition, a map of which is recorded in Volume 48, Page 198, Map Records of Nueces County, Texas, and for the southeast corner of this tract;

Thence, North 61°38'00" West, along the north boundary of said Lot 4-B, same being the south boundary of this tract, a distance of 998.44 feet to a 5/8 inch rod found on the east boundary of Crosstown Expressway, a public roadway, for the north corner of said Lot 4-B, and for the southwest corner of this tract;

Thence, North 24°11'30" East, along the east boundary of said Crosstown Expressway, same being the west boundary of this tract, a distance of 175.45 feet to point (no monumentation found or set) for a corner of this tract, from which a found concrete monument with brass disc bears North 42°31'37" East, a distance of 0.15 feet;

Thence, North 28°17'30" East, continuing along the east boundary of said Crosstown Expressway, same being the west boundary of this tract, a distance of 191.39 feet to a point (no monumentation found or set) being the west corner of Lot 3F, Block 2, Behmann Addition, a map of which is recorded in Volume 60, Page 132, Map Records of Nueces County, Texas, and for the northwest corner of this tract, from which a found concrete monument with brass disc bears South 38°55'11" West, a distance of 0.70 feet;

Thence, South 61°38'00" East, along the south boundary of said Lots 3F and 3J, Lot 3G, Block 2, Behmann Addition, a map of which is recorded in Volume 60, Page 132, Map Records of Nueces County, Texas, and Lot 3K, Block 2, Behmann Addition, a map of which is recorded in Volume 63, Page 143, Map Records of Nueces County, Texas, same being the north boundary of this tract, a distance of 1,012.37 feet to the Point of Beginning and containing 8.48 acres (369,557 square feet) of land.

#### PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 485444 12855 MAP REVISED: SEPTEMBER 17, 1992
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR STRUCTURES LOCATED WITHIN THIS SUBDIVISION SHALL BE ESTABLISHED BY ADDING 18" ABOVE NATURAL GROUND AT THE CENTER OF THE LOT, OR ABOVE THE AVERAGE ELEVATION OF ADJACENT TRAVEL WAYS.
- BEARING BASED ON GPS, NAD83, STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNITED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE RECEIVING WATER 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 RECREATION" USE.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

4821 AYERS, LLC, HEREBY CERTIFY AS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOT 16 SECTION D, PAISLEY SUBDIVISION OF THE HOFFMAN TRACT, AS SHOWN ON THE FOREGOING PLAT; THAT OWNER 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.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
OWNER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

TAWAIL ENTERPRISES, LLC, HEREBY CERTIFY AS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOT 16 SECTION D, PAISLEY SUBDIVISION OF THE HOFFMAN TRACT, AS SHOWN ON THE FOREGOING PLAT; THAT OWNER 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.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
OWNER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL 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 \_\_\_\_\_, 20\_\_\_\_.

NINA NIXON MENDEZ, FAICP.  
SECRETARY

ERIC VILLARREAL P.E.  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 OFFICE IN CORPUS CHRISTI TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS  
BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER

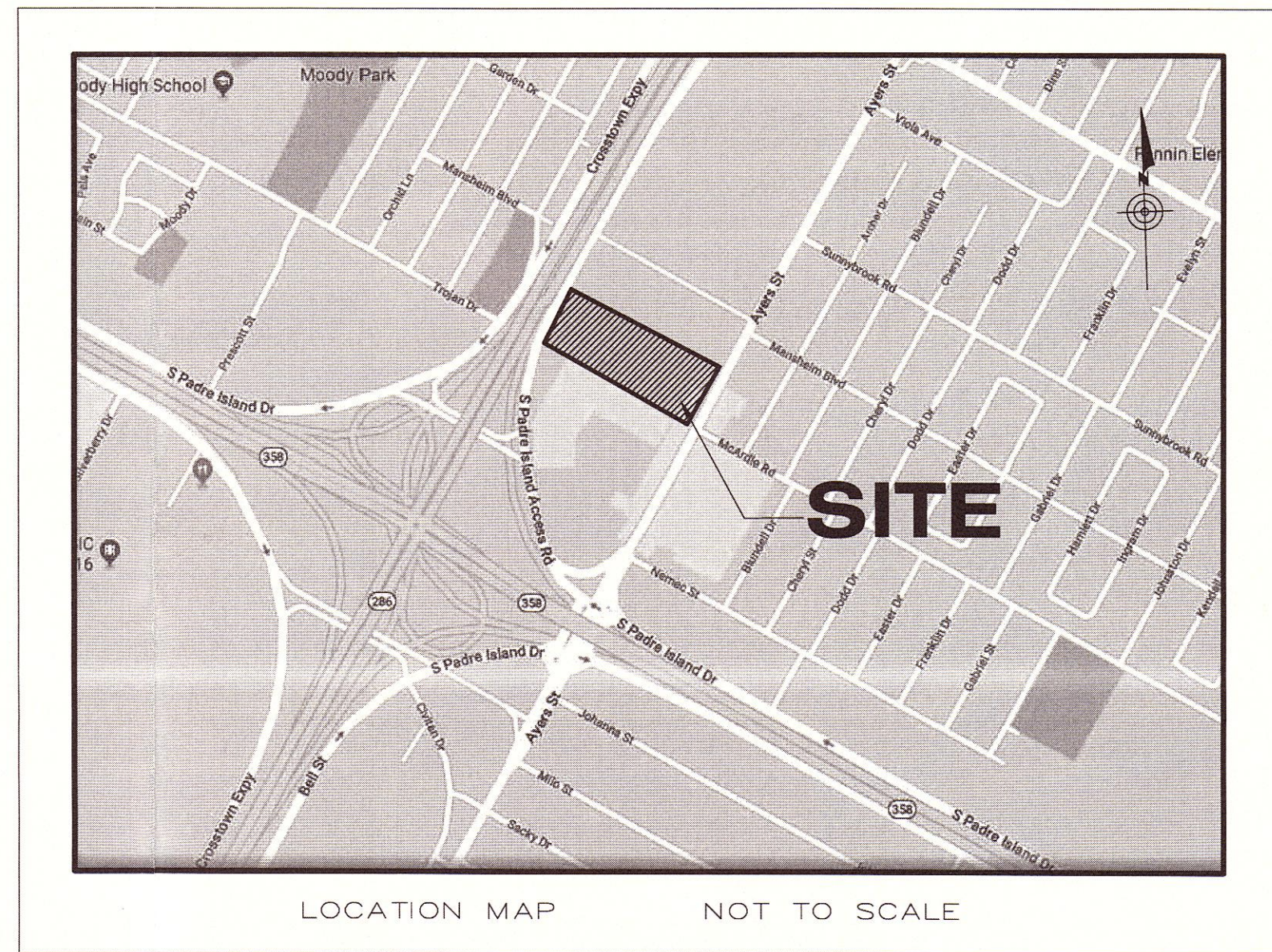
CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.  
P.O. BOX 480  
EDINBURG, TEXAS 78540  
TEL: 956-380-6558  
NO. 92602 STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR RIO DELTA SURVEYING, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOSE MARIO GONZALEZ R.P.L.S  
TEXAS LICENSE NO. 5571



PLAT OF

## Behmann Addition

Block 2, Lots 5 & 6

A SUBDIVISION OF 8.48 ACRE TRACT OF LAND OUT OF LOT 16, SECTION D, PAISLEY SUBDIVISION OF THE HOFFMAN TRACT, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGE 28, M.R.N.C.T.

Plat Scale: 1"=60' JOB # 1141.016

Date: October 9, 2018

Drawn by: G. B.

A Texas Registered Engineering Firm F-9688

**AEC** ENGINEERING, LLC.  
Agricultural \* Environmental \* Civil

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