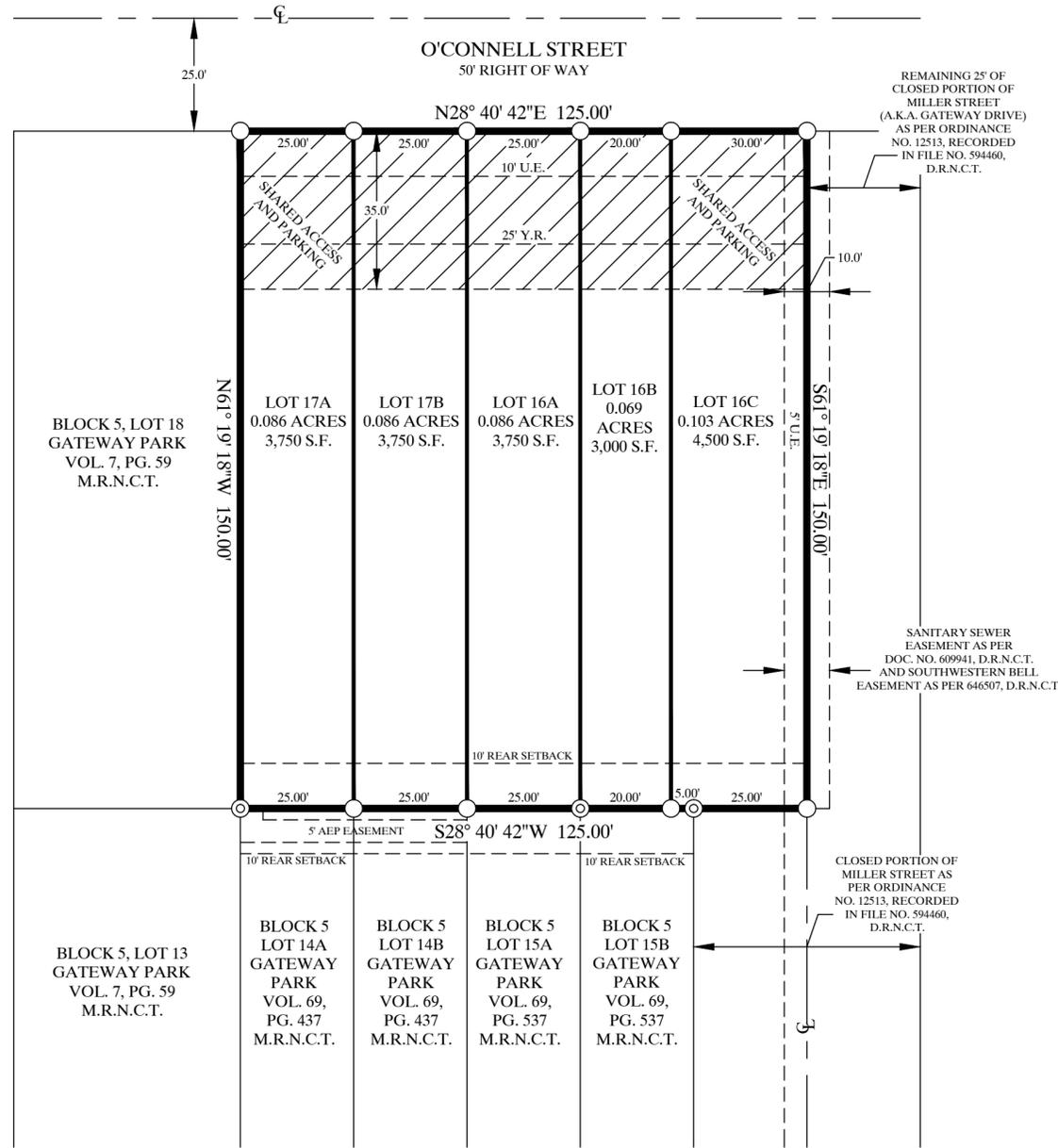
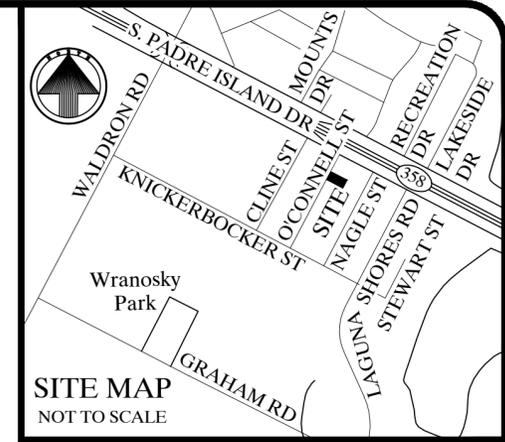
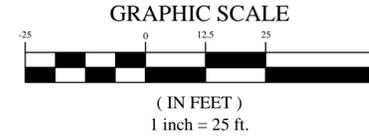
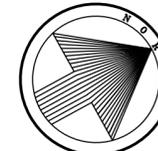




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# FINAL PLAT OF GATEWAY PARK BLOCK 5, LOTS 16A, 16B, 16C, 17A, AND 17B

BEING A REPLAT OF BLOCK 5, LOTS 16, 17, AND THE SOUTH 25' OF MILLER STREET  
 (A.K.A. GATEWAY DRIVE) CLOSED BY ORDINANCE NO. 12513, RECORDED IN DOCUMENT NO. 594460, DEED  
 RECORDS OF NUECES COUNTY, TEXAS, GATEWAY PARK, AS SHOWN ON A MAP RECORDED IN VOLUME 7, PAGE 59,  
 MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS  
 COUNTY OF NUECES

WE, TOSCANNA BAY CUSTOM HOMES LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 16A, 16B, 16C, 17A, AND 17B, THE PROPERTY SHOWN HEREON. WE 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 \_\_\_\_\_, 2021

EDITH E GARZA, MANAGING MEMBER

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 \_\_\_\_\_, 2021

NOTARY PUBLIC

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 \_\_\_\_\_, 2021

JEREMY BAUGH  
 CHAIRMAN

AL RAYMOND III, A.I.A.  
 SECRETARY

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 \_\_\_\_\_, 2021

JALAL SALEH, P.E.  
 DEVELOPMENT SERVICES ENGINEER

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 \_\_\_\_\_, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 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

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

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 \_\_\_\_\_, 2021

RONALD E. BRISTER  
 REGISTERED PROFESSIONAL LAND SURVEYOR



- NOTES:
1. THE RECEIVING WATER 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  2. PER PRELIMINARY FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C 0545 G, REVISED PRELIMINARY, OCTOBER 23, 2015, THE SUBJECT PROPERTY IS LOCATED IN THE ZONE "AE", ELEVATION 7.0 SPECIAL FLOOD HAZARD AREA. PER EFFECTIVE FLOOD INSURANCE RATE MAP, MAP NUMBER 485464 0317 C, REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE "B", AREAS WITHIN THE 500 YEAR BASE FLOOD BOUNDARY.
  3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
  4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
  5. THE TOTAL PLATTED AREA IS 0.430 ACRES.
  6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS AND A MINIMUM OF 1 FOOT ABOVE THE PRELIMINARY 100 YEAR BASE FLOOD ELEVATION.
8. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PROCESS.
10. SHARED PARKING WILL BE PROVIDED IN COMPLIANCE WITH SECTION 4.4.3 OF THE U.D.C.
11. THE RECORDED PLAT AND PERMIT APPLICATION WILL BE IN COMPLIANCE WITH THE U.D.C. SECTION 4.4.3. RESIDENTIAL DEVELOPMENT STANDARDS: TABLE 4.4.3. A RESIDENTIAL DEVELOPMENT (TWO FAMILY AND TOWNHOUSE DISTRICT); ATTACHED, TWO FAMILY PER CITY ORDINANCE 029770 DATED MARCH 19, 2013.

LEGEND:  
 CL = CENTERLINE  
 D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS  
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
 PG. = PAGE  
 S.F. = SQUARE FEET  
 U.E. = UTILITY EASEMENT  
 VOL. = VOLUME  
 Y.R. = YARD REQUIREMENT

○ = SET 5/8" RE-BAR  
 ⊙ = FOUND 5/8" RE-BAR