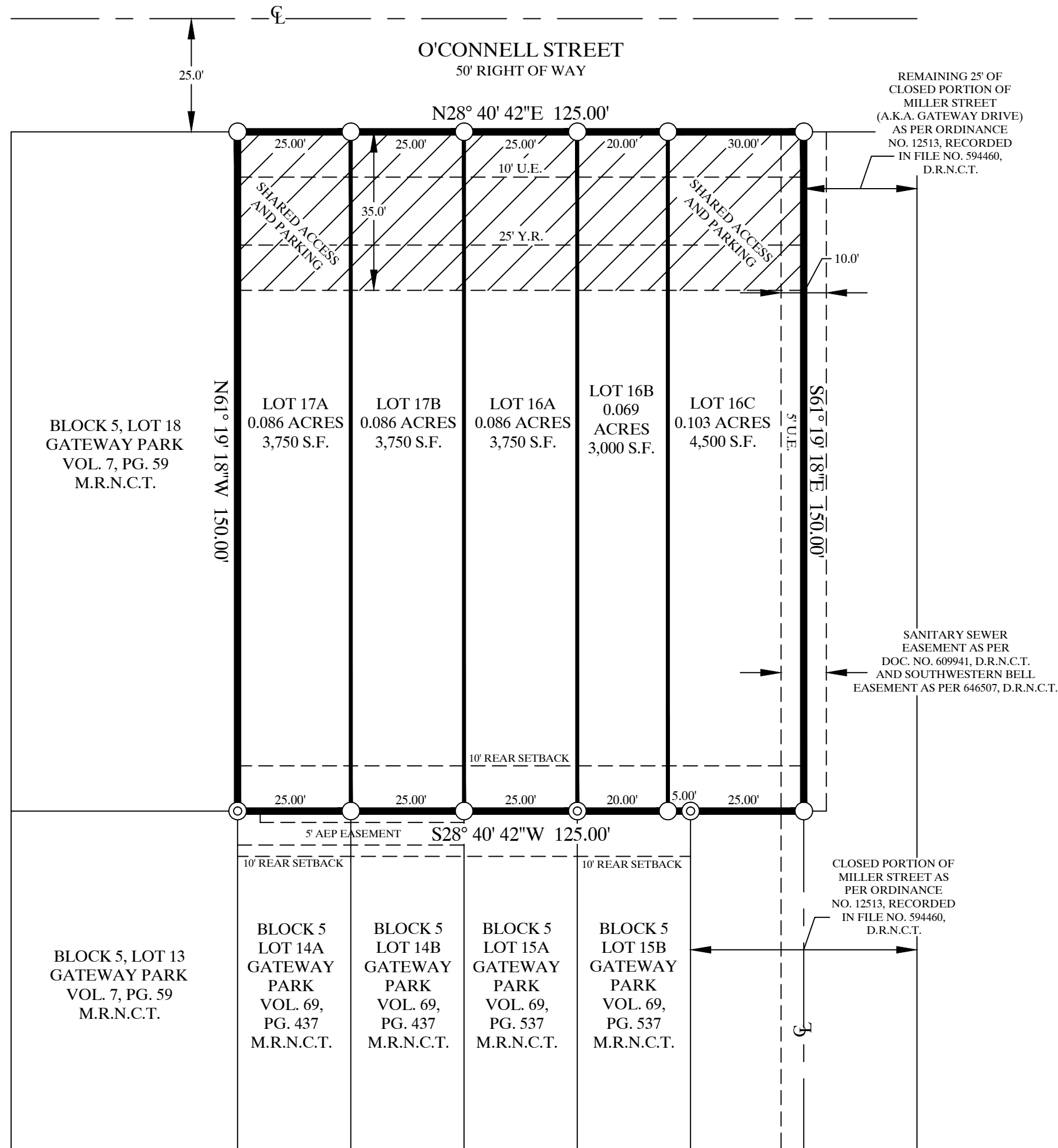
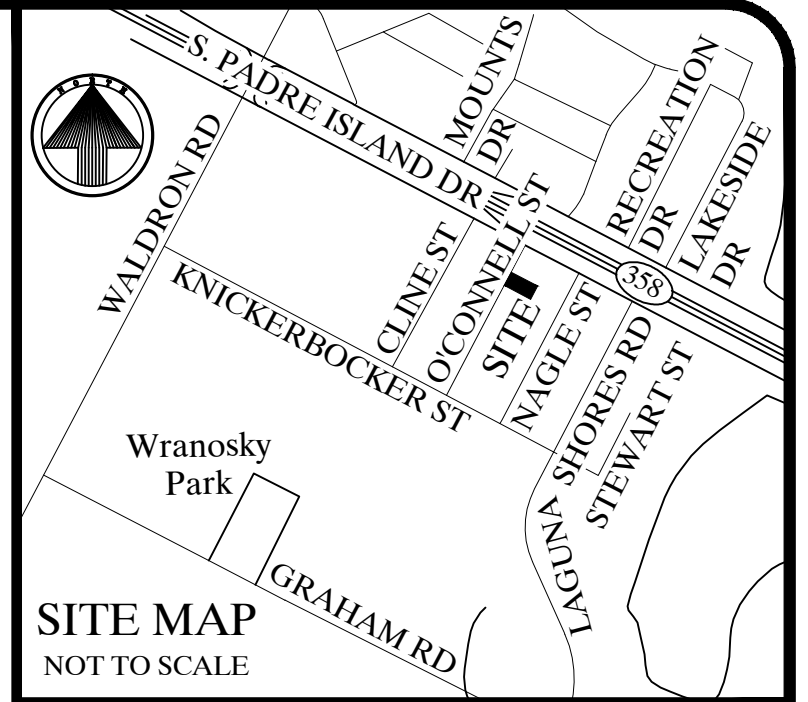
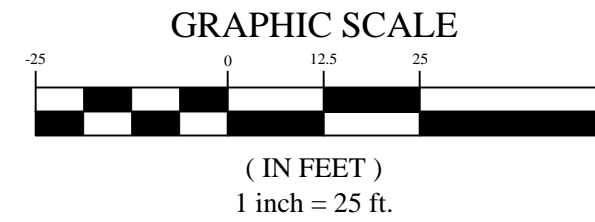
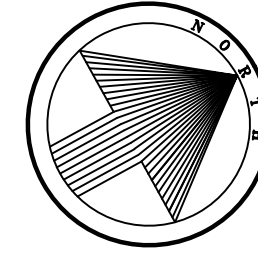




Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800

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

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



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

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.

DATE OF MAP: 11 MARCH 2021