

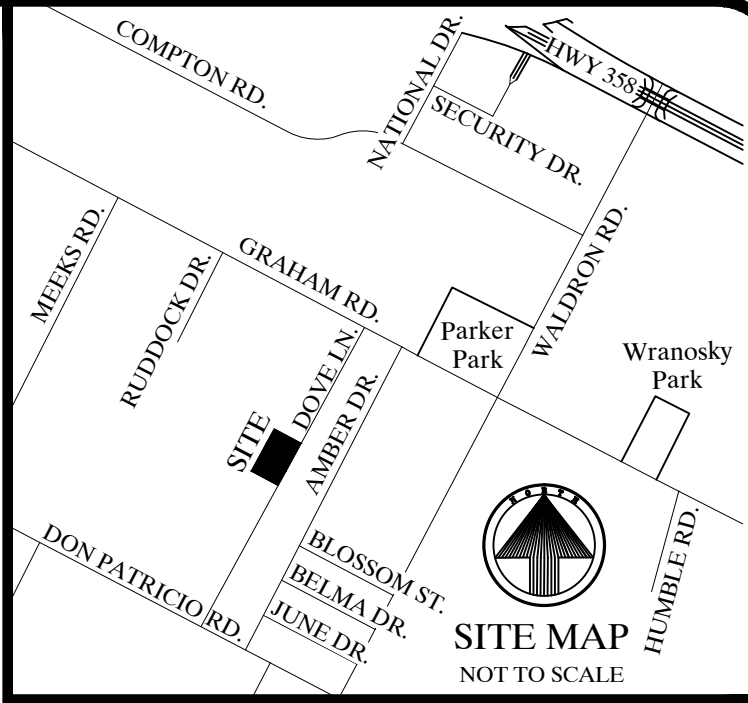


Brister Surveying

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Firm Registration No. 10072800

FINAL PLAT OF
PERRY'S ESTATES
BLOCK 5, LOTS 8A AND 9

BEING A FINAL OF BLOCK 5, LOT 8, PERRY'S ESTATES, AS SHOWN ON A
MAP RECORDED IN VOLUME 48, PAGE 149, MAP RECORDS OF NUECES COUNTY,
TEXAS AND ALSO A CALLED 1.262 ACRE TRACT DESCRIBED IN A DEED RECORDED IN
DOCUMENT NO. 2006020179, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, SAMUEL AND SUSAN MCCAULEY, DO HEREBY CERTIFY
THAT WE ARE THE OWNERS OF BLOCK 5, LOTS 8A AND 9, 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

SAMUEL MCCAULEY, OWNER

SUSAN MCCAULEY, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, SAMUEL MCCAULEY, 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

BEFORE ME, SUSAN MCCAULEY, ON THIS DAY PERSONALLY
APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO
ME THAT SHE 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 ON BEHALF OF THE CITY OF CORPUS CHRISTI,
PLANNING COMMISSION.

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

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH
DEPARTMENT. THIS THE _____ DAY OF _____, 2021. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY
THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT
PRIOR TO INSTALLATION.

JENNIFER RICHTER, R.S., D.R. MPA NUECES COUNTY HEALTH
DEPARTMENT

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

BY: _____
DEPUTY:

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:

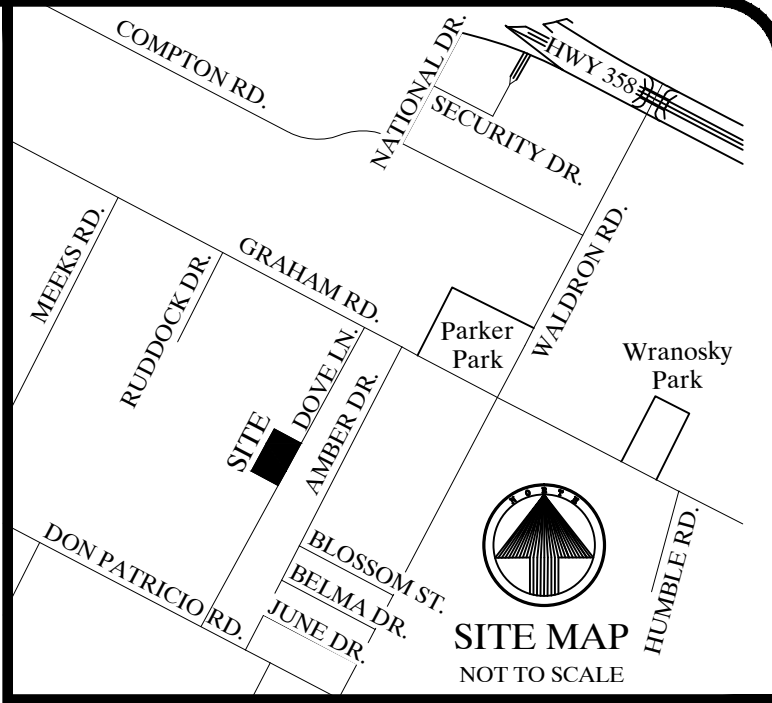
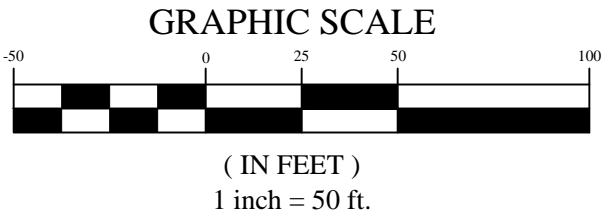
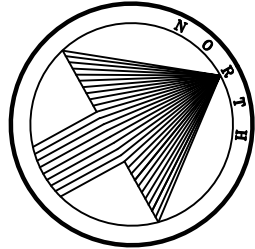
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0316 C, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON RECORDED PLAT IN VOLUME 48, PAGE 149, MAP RECORDS OF NUECES COUNTY, TEXAS.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 2.478 ACRES, INCLUDING STREET DEDICATION.
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. AS PER PLAT RECORDED IN VOLUME 48, PAGE 149, M.R.N.C.T. NO BUILDING MAY BE CONSTRUCTED WITHIN 15' OF PIPELINES.
8. AS PER PLAT RECORDED IN VOLUME 48, PAGE 149, M.R.N.C.T. EXISTING EASEMENT GRANTED 10-1-36 BY J.P. WEBSTER AND SONS TO HUMBLE OIL AND REFINING COMPANY VOL. 225, PG. 453, D.R.N.C.T., EXISTING EASEMENT GRANTED 7-30-59 BY VERNE HARRIS AND WIFE ANNA LEE HARRIS TO HUMBLE OIL AND REFINING COMPANY, VOL. 862, PG. 140, D.R.N.C.T.
9. TCEQ CHAPTER 285 OSSF SYSTEMS, SUBDIVISIONS OF SINGLE FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF'S) FOR SEWAGE DISPOSAL, SHALL HAVE LOTS OF AT LEAST HALF ACRE (21,780 SF). PROPERTIES WITH DRAINAGE EASEMENTS WITHIN THE PROPERTY MAY LIMIT THE BUILDING AND AMENITIES FOOTPRINT. ALL LOTS AND STRUCTURES SHALL ADHERE TO TCEQ OSSF DISPOSAL, DESIGNS AND REQUIREMENTS.



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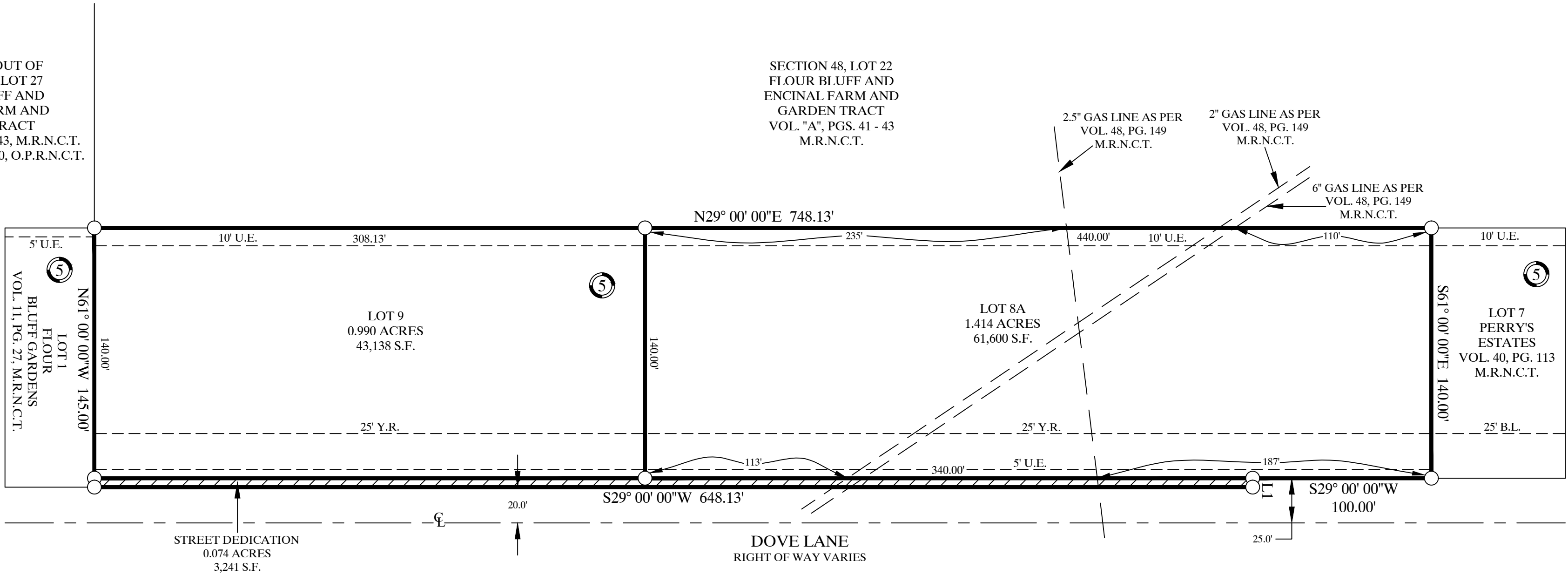
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5.00 ACRES OUT OF
SECTION 48, LOT 27
FLOUR BLUFF AND
ENCINAL FARM AND
GARDEN TRACT
VOL. "A", PGS. 41 - 43, M.R.N.C.T.
DOC. NO. 2005033790, O.P.R.N.C.T.

SECTION 48, LOT 22
FLOUR BLUFF AND
ENCINAL FARM AND
GARDEN TRACT
VOL. "A", PGS. 41 - 43
M.R.N.C.T.



L1 = S61° 00' 00\"/>

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LEGEND:
B.L. = BUILDING LINE
CL. = CENTERLINE
D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

○ = FOUND 5/8" RE-BAR