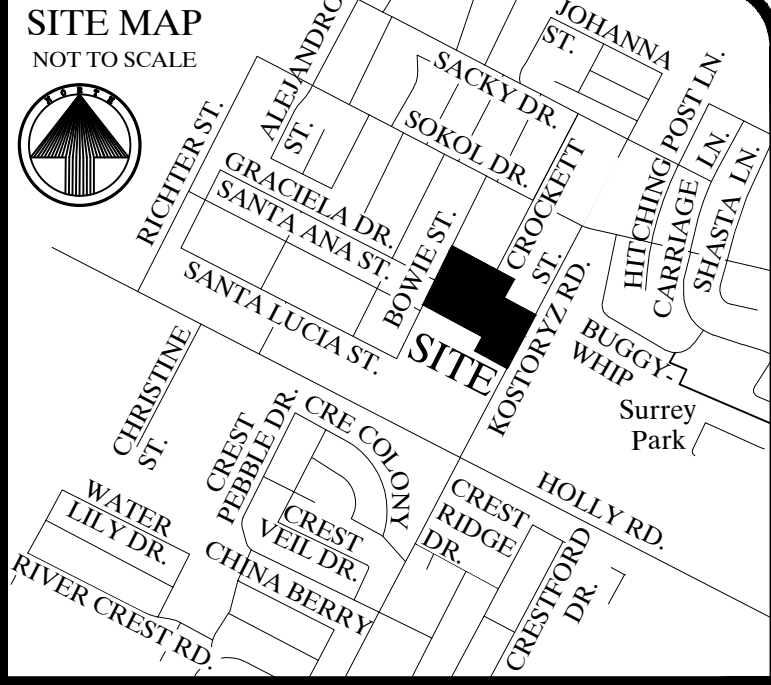




Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcsc.com
Firm Registration No. 10072800

FINAL PLAT OF LEAR ADDITION BLOCK B, LOT 1

BEING A REPLAT OF 3.947 ACRES OUT OF LOT 4, SECTION 3, BOHEMIAN COLONY LANDS,
AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGE 48, MAP RECORDS OF NUECES COUNTY, TEXAS
AND BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021008105,
OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, BOMBA ENTERPRISES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF BLOCK B, LOT 1, LEAR ADDITION, 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

MARTIN BOMBA, REPRESENTATIVE

DEBORAH BOMBA, REPRESENTATIVE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, MARTIN BOMBA, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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, DEBORAH BOMBA, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 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

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

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.

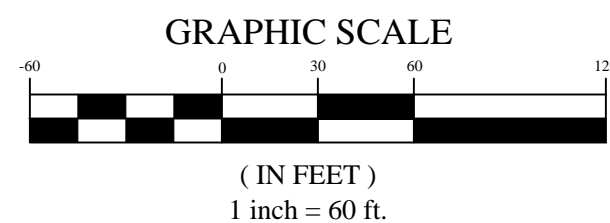
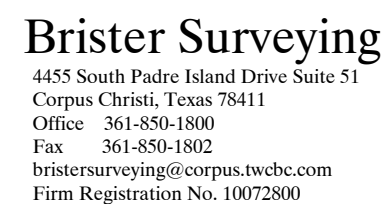
THIS THE _____ DAY OF _____, 2021

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



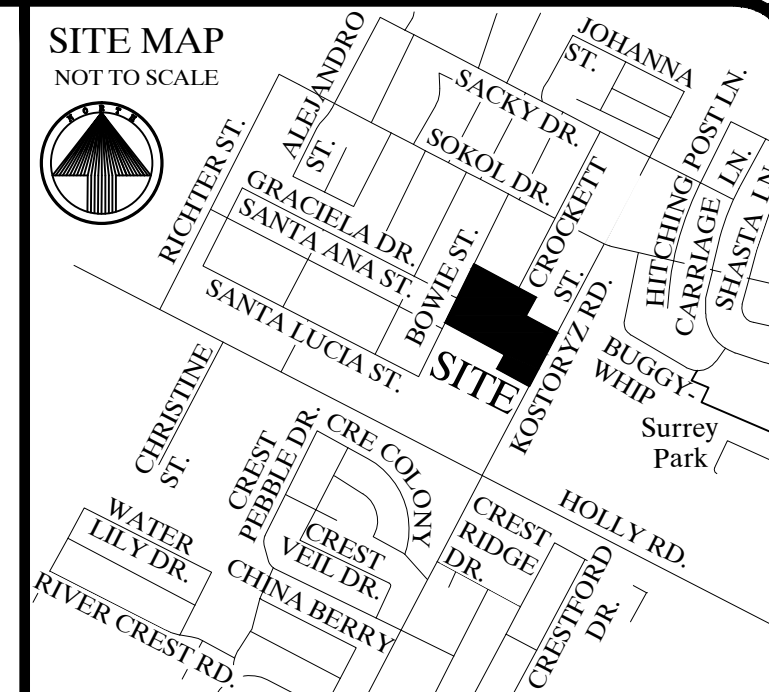
NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND 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 0285 C, DATED SEPTEMBER 17, 1982 (PANEL NOT PRINTED REFER TO MAP INDEX DATED SEPTEMBER 17, 1992) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
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 3.947 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. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTIONS OR ALTERATIONS OCCURRING ON SAID PROPERTY WILL COMPLY WITH 14 CFR, §77 (TITLE 14, PART 77), FEDERAL REGULATIONS. THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN ALL LAND COMPATIBILITY USE (TITLE 14, PART 150) FEDERAL REGULATIONS.



FINAL PLAT OF
LEAR ADDITION
BLOCK B, LOT 1

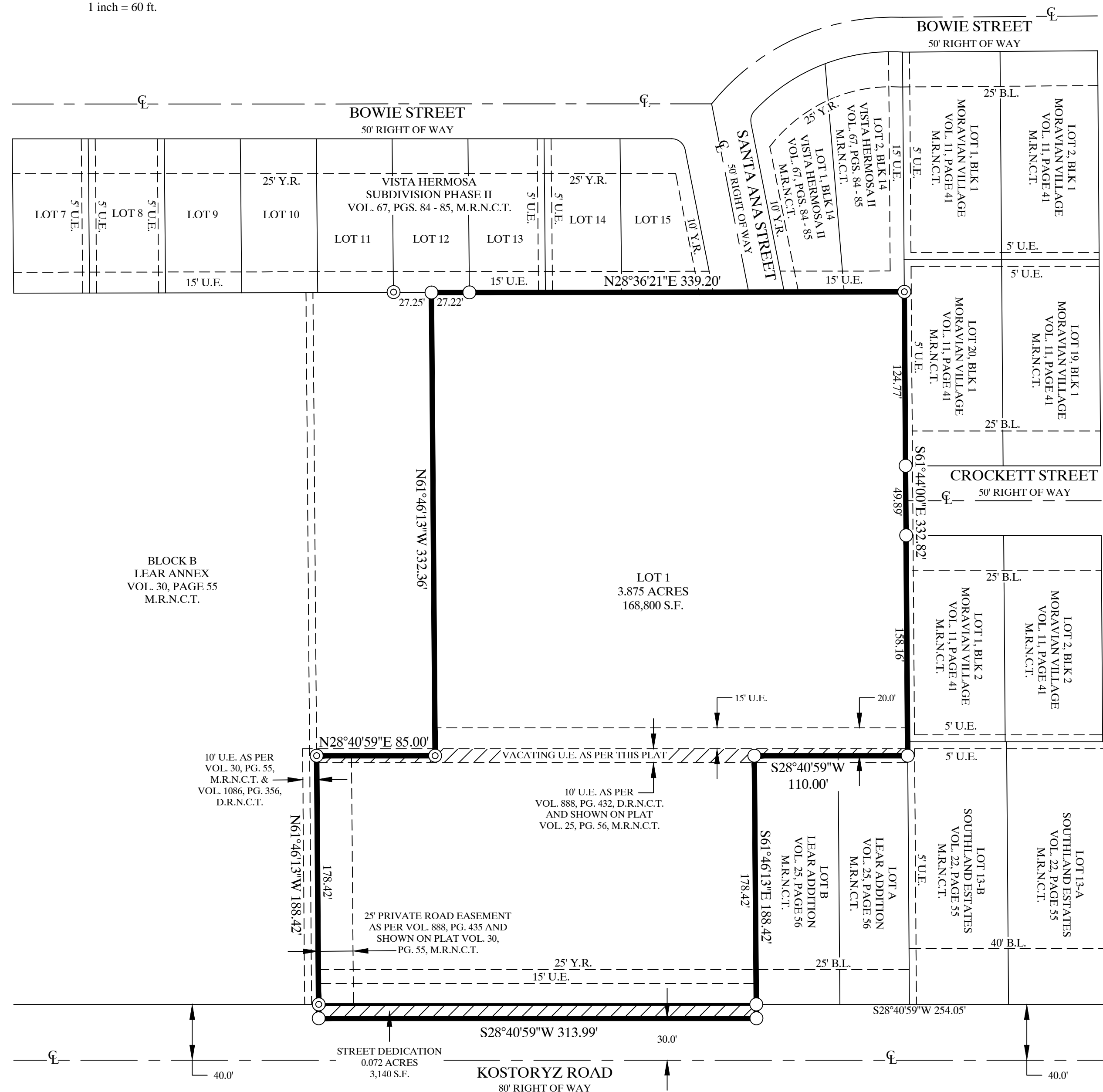
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LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

NOTES:

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