

SYMBOL LEGEND

- ⊕ BUILDING HYDRANT
- ⊙ BOLLARD
- ⊗ SANITARY SEWER CLEANOUT
- ⊠ CPED COMMUNICATION, TELEPHONE, CABLE PEDESTAL
- ⊕ EM ELECTRIC METER
- ⊕ FI FIRE HYDRANT
- ⊕ QTY QTY ANCHOR
- ⊕ RFD ROOF DRAIN
- ⊕ ADVERTISING, ROAD/UTILITY SIGN WITH DESCRIPTION
- ⊕ SP SPRINKLER
- ⊕ SPV SPRINKLER VALVE
- ⊕ UP UTILITY POLE
- ⊕ UPT UTILITY POLE W/TRANSFORMER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ SET 5/8" I.R.(PD)
- ⊕ FOUND

LINE LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY

DEED/PLAT REFERENCE

M.R. MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF NUECES COUNTY, TEXAS

LEGEND

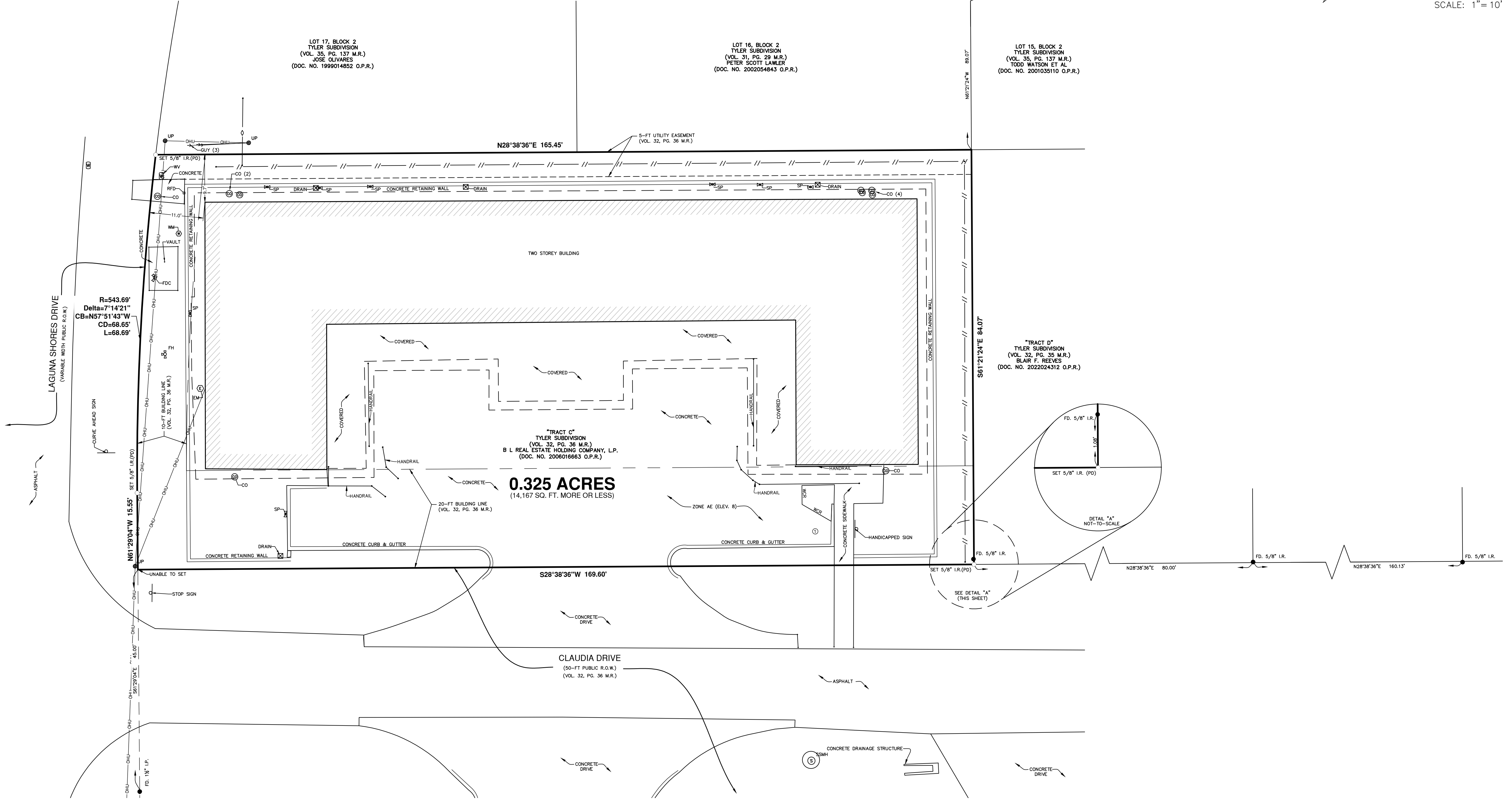
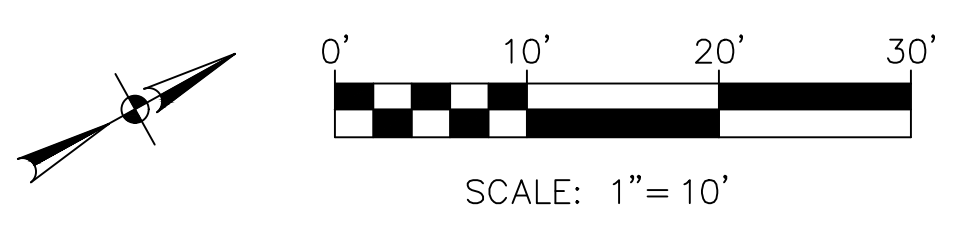
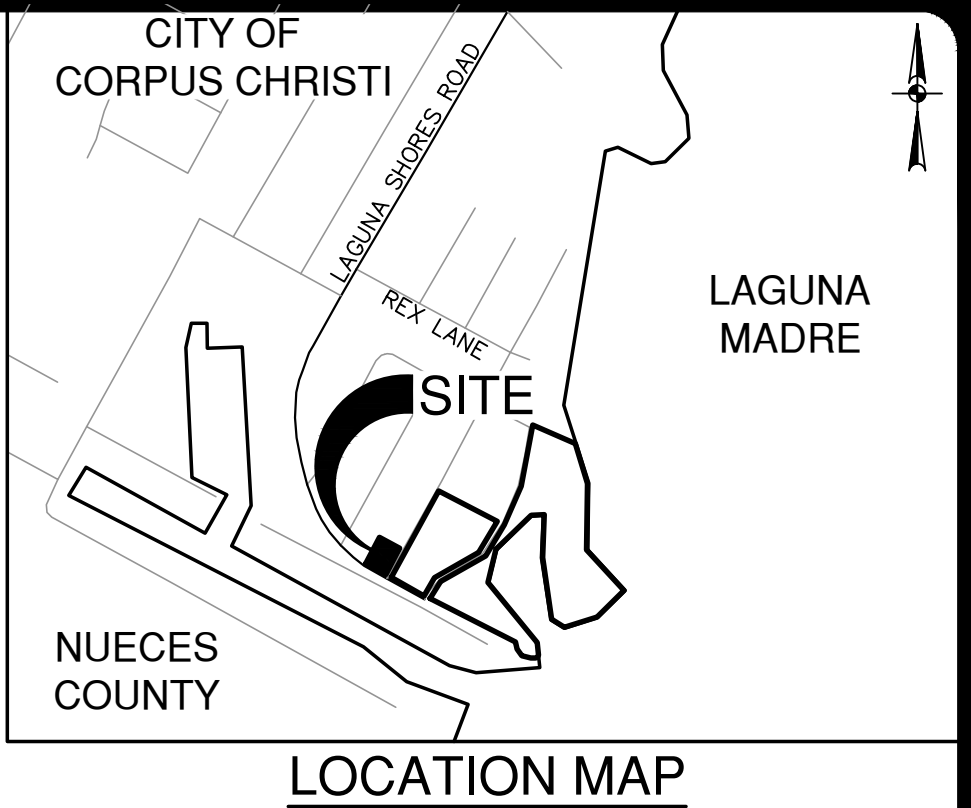
- CONC. CONCRETE
- ELEC. ELECTRIC
- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- (PD) PAPE-DAWSON CAP
- WOR. WHEELCHAIR RAMP

PARKING COUNT

1	HANDICAPPED
0	REGULAR
1	TOTAL

NOTES:

- 1) 5/8" iron rod with yellow cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.
- 2) The bearings for this survey are based on the NAD 83 (NA2011) epoch 2010.00, from the Texas State Plane coordinate system established for the South Zone.
- 3) Illustrated utilities are based on found visible evidence. The location and depth of existing utilities should be field verified before construction. The Surveyor does not have knowledge as to the availability of service to, or the status of the utilities on this site.
- 4) The subject property is within the following flood zone as depicted on the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 48355CD7356, dated October 13, 2022 for Nueces County, Texas and Incorporated Areas:
Zone AE (Elevation 8 Feet), defined as: "Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood; Base Flood Elevations determined."
This data is available on the website www.msc.fema.gov.



Date: Mar. 01, 2024, 11:45:41 AM, User: J. W. Cooper, Job: 9016-24, File: N:\Survey\2024\9016-24-Standard Land Survey\9016-24_Std.dwg

This map was prepared from a field survey without the benefit of a "Title Commitment" and shows easements and other matters affecting this property that were visible on the ground, or the surveyor was aware of at the time of this survey and may not show all easements and other matters affecting this property.

To: B L Real Estate Holding Company, LP, Hawkins Family Partners
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition II, Land Title Survey.
The field work was completed on February 29, 2024.
Date of Map or Plat: March 01, 2024.

Jon W. Cooper
Registered Professional Land Surveyor No. 6716
JonCooper@pape-dawson.com



NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
CORPUS CHRISTI, SAN ANTONIO, AUSTIN, HOUSTON, DFW, NEW BRUNSWICK, 807 N. UPPER BRADWAY, STE. 103, CORPUS CHRISTI, TX 78401, 710.375.0000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION 1470

STANDARD LAND SURVEY
A 0.325 ACRE OR 14,167 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF TRACT C OF THE TYLER SUBDIVISION, RECORDED IN VOLUME 32, PAGE 36, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING DESCRIBED IN DEED TO B L REAL ESTATE HOLDING COMPANY, L.P., RECORDED IN DOCUMENT NUMBER 2008016663 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS.

JOB NO.	9016-24
DATE	MARCH 2024
CHECKED	JWC_DRAWN_VGR
CIVIL JOB NO.	---
REFERENCE:	---
SHEET	1 OF 3

PROJECT NAME: BLUFFS LANDING