

STATE OF TEXAS
COUNTY OF NUECES

I, Mark P. Bratton, Trustee, by Ann H. Bratton, Independent Executor of the Estate of Mark P. Bratton, Deceased, do hereby certify that I am the owner of the property referred to as Botanical Gardens Park Unit 4, that all easements as shown are dedicated to the public for the installation, operation and maintenance of public utilities and we adopt this plat for the purposes of description and dedication, this 25th day of MAY, 2004.

Ann H. Bratton

Ann H. Bratton, Independent Executor of the Estate of Mark P. Bratton, Deceased

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Ann H. Bratton, Independent Executor of the Estate of Mark P. Bratton, Deceased, known to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this 25th day of MAY, 2004.



Donald Dean McElroy

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco, Jr., Registered Professional Land Surveyor, do hereby certify that the foregoing map was prepared from surveys made on the ground under my supervision, that said survey is, to the best of my knowledge, true and correct, and that corners not existing shall be set by me or under my direction without delay. This the 25th day of May, 2004.



Albert E. Franco, Jr.

Albert E. Franco, Jr., R.P.L.S.
Texas License No. 4471

STATE OF TEXAS
COUNTY OF NUECES

This plat approved by the Department of Engineering Services, City of Corpus Christi, Texas, this 17th day of JUNE, 2004.

Angel R. Escobar, P.E.

Angel R. Escobar, P.E.
Director of Engineering Services

STATE OF TEXAS
COUNTY OF NUECES

This plat approved by the Planning Commission of the City of Corpus Christi, Texas, this 21st day of MAY, 2004.

David Berlanga Jr.

David Berlanga, Sr., Chairman

Michael N. Gunning

Michael N. Gunning, Secretary

04-055

STATE OF TEXAS
COUNTY OF NUECES

Approved by the Corpus Christi-Nueces County Health Department. This the 11th day of JUNE, 2004. Any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

Sharon A. Jones, P.E.

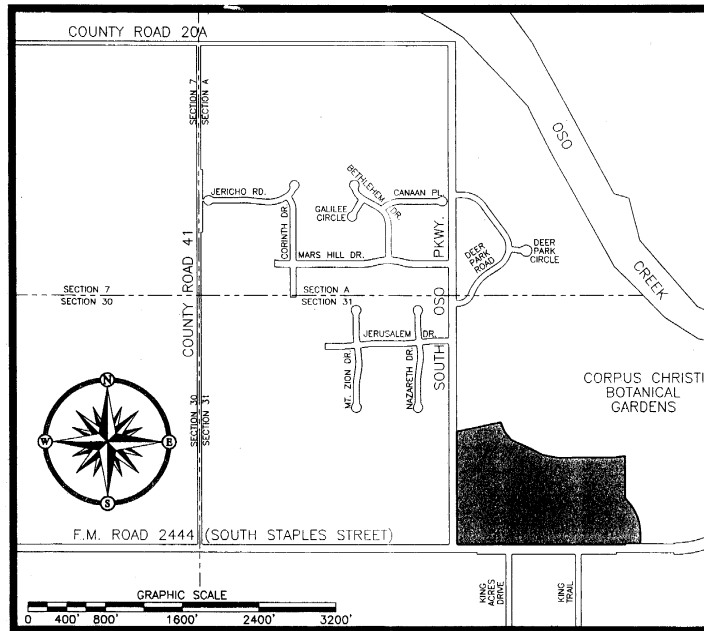
Public Health Engineer

STATE OF TEXAS
COUNTY OF NUECES

I, Ernest Briones, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of Botanical Gardens Park Unit 4 dated the 18th day of JUNE, 2004, with its certificate of authentication was filed for record in my office this 19th day of JUNE, 2004 at 9:56 o'clock A.m. and duly recorded in Volume 63, Page 134. Map Records of Nueces County, Texas. I witness my hand and seal of said court at office in Corpus Christi, Texas, this 21st day of JUNE, 2004.



Ernest Briones
Nueces County Clerk



V. 63 P139



- NOTES:
1. NO DRIVEWAY ACCESS SHALL BE PERMITTED TO SOUTH STAPLES ST., EXCEPT LOT 1, BLOCK 2.
 2. NO DRIVEWAY ACCESS SHALL BE PERMITTED TO SOUTH OSO PARKWAY FROM THE NORTH END ALONG THE PROPERTY LINE OF LOT 1, BLOCK 2.
 3. NO DRIVEWAY ACCESS SHALL BE PERMITTED TO COUNTRY CREEK ROAD.
 4. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
 5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
 6. THE PROPERTY IS LOCATED WITHIN FEMA ZONES A7 & B. BASE FLOOD ELEVATION WITHIN ZONE A7 IS 15 FT. (NGVD 1929).
 7. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-RAMP NUMBER 485-94-0520-D, DATED JUNE 4, 1987, AND IS SUBJECT TO CHANGE.
 8. FLOOD ELEVATION OF RESIDENTIAL STRUCTURES BELOW THE BASE FLOOD ELEVATIONS AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP IS PROHIBITED AND IS SUBJECT TO REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
 9. RECEIVING WATERS ARE THE OSO CREEK, WHICH IS NOT CLASSIFIED BY THE TCEQ AS HAVING EXCEPTIONAL AQUATIC LIFE.
 10. EXISTING CONTOURS AND WETLANDS BOUNDARY INDICATED ARE APPROXIMATE AND ARE BASED ON INTERPOLATION FROM PRELIMINARY PLAT PREPARED BY URBAN ENGINEERING, DATED AUG. 1992.
 11. Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

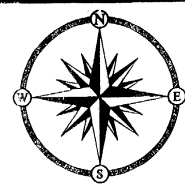
CURVE DATA				
CURVE	Δ	R	T	L
C1	46°07'40"	515.00'	219.28'	414.62'
C2	90°00'00"	10.00'	10.00'	15.71'
C3	72°22'00"	500.00'	365.72'	631.52'
C4	72°22'00"	460.00'	336.46'	581.00'
C5	02°37'08"	540.00'	12.34'	24.68'
C6	23°33'32"	540.00'	112.61'	222.04'
C7	25°43'40"	1000.00'	228.37'	449.03'
C8	25°43'40"	960.00'	219.23'	431.07'
C9	09°57'53"	1040.00'	90.66'	180.87'
C10	11°22'36"	1040.00'	103.59'	206.50'
C11	14°14'25"	500.00'	208.34'	394.80'
C12	42°05'21"	540.00'	207.77'	396.68'
C13	92°52'19"	460.00'	483.66'	745.62'
C14	17°38'00"	100.00'	15.51'	30.78'
C15	17°38'00"	430.00'	20.16'	40.01'
C16	17°38'00"	70.00'	10.86'	21.54'
C17	84°47'03"	10.00'	9.13'	14.80'
C18	85°49'46"	10.00'	9.30'	14.98'
C19	82°19'53"	10.00'	8.74'	14.37'
C20	93°16'56"	10.00'	10.59'	16.28'
C21	98°05'40"	10.00'	11.52'	17.12'
C22	87°07'41"	10.00'	9.51'	15.21'
C23	42°50'00"	25.00'	9.81'	18.69'
C24	265°40'01"	50.00'	-	231.84'
C25	90°00'00"	20.00'	20.00'	31.42'
C26	50°34'44"	100.00'	47.25'	88.28'
C27	50°34'44"	60.00'	28.35'	52.97'

Plat of
**Botanical
Gardens Park
Unit 4**

BEING A 42.590 ACRE TRACT OF LAND OUT OF SECTION 31, LAURELS FARM TRACTS, AS SHOWN IN VOLUME 3, PAGE 15, MAP RECORDS, NUECES COUNTY, TEXAS.

**BOTANICAL
GARDENS PARK
UNIT 4**

V63 P140



GRAPHIC SCALE
0 50' 100' 200' 300' 400'



②
5 COUNTRY CREEK UNIT 2 V. 55 P. 186-187 M.R.N.C.T.
190' DRAINAGE DEDICATION DOC. #1999004619 D.R.N.C.T.

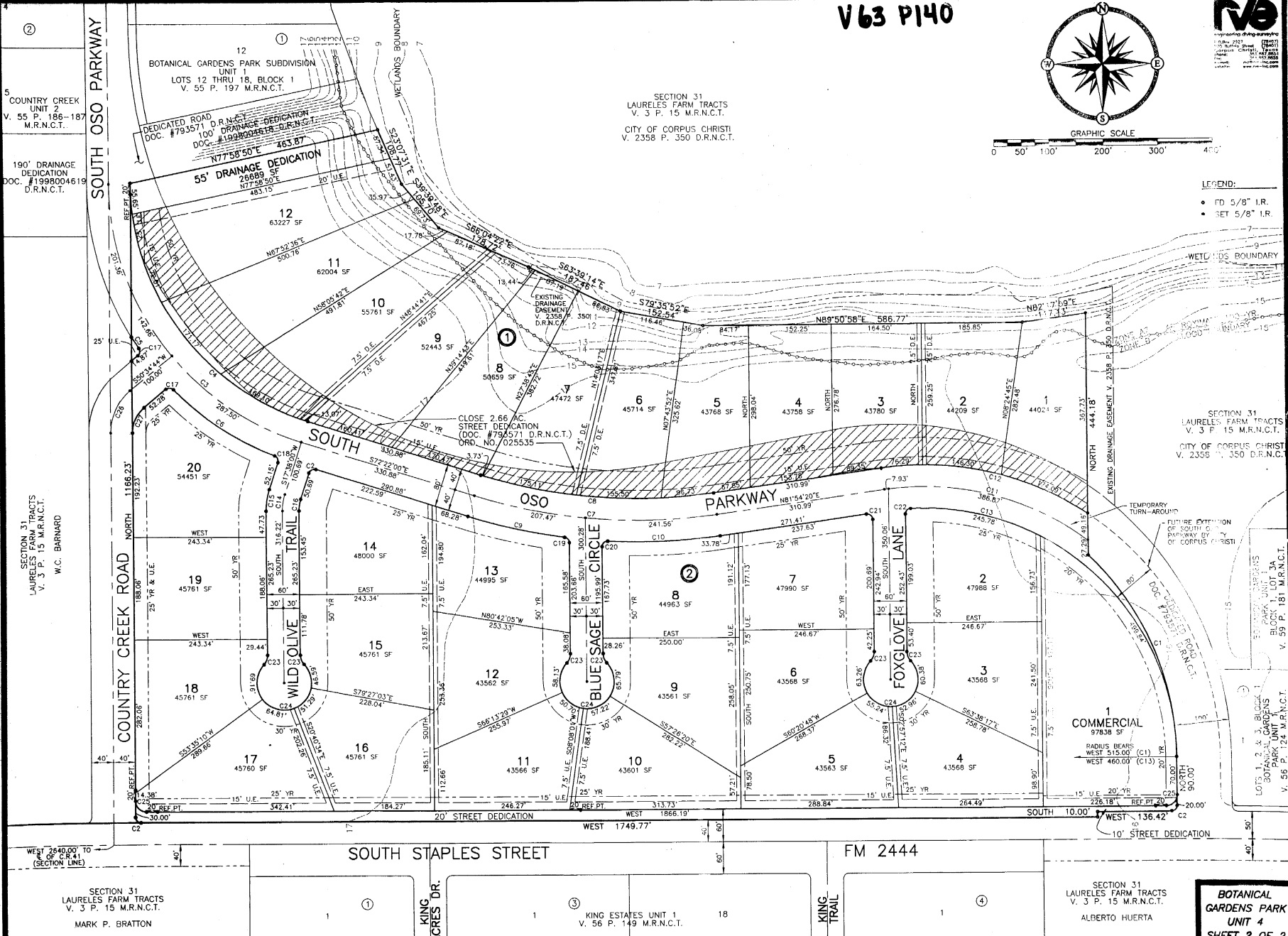
SECTION 31 LAURELES FARM TRACTS V. 3 P. 15 M.R.N.C.T. W.C. BARNARD

SECTION 31 LAURELES FARM TRACTS V. 3 P. 15 M.R.N.C.T. MARK P. BRATTON

SECTION 31 LAURELES FARM TRACTS V. 3 P. 15 M.R.N.C.T. CITY OF CORPUS CHRISTI V. 2358 P. 350 D.R.N.C.T.

SECTION 31 LAURELES FARM TRACTS V. 3 P. 15 M.R.N.C.T. CITY OF CORPUS CHRISTI V. 2358 P. 350 D.R.N.C.T.

BOTANICAL GARDENS PARK UNIT 4 SHEET 2 OF 2



LEGEND:
• FD 5/8" I.R.
• SET 5/8" I.R.

SECTION 31 LAURELES FARM TRACTS V. 3 P. 15 M.R.N.C.T. LOT 1, 2 & 3, BLOCK 1, LOT 3A, BOTANICAL GARDENS PARK UNIT 1, BLOCK 1, LOT 1, V. 59 P. 181 M.R.N.C.T.

SECTION 31 LAURELES FARM TRACTS V. 3 P. 15 M.R.N.C.T. ALBERTO HUERTA

③ KING STATES UNIT 1 V. 56 P. 149 M.R.N.C.T.

KING ACRES DR.

KING TRAIL

SOUTH STAPLES STREET

FM 2444

WEST 2640.00' TO OF C.R. 41 (SECTION LINE)

10' STREET DEDICATION

20' STREET DEDICATION

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