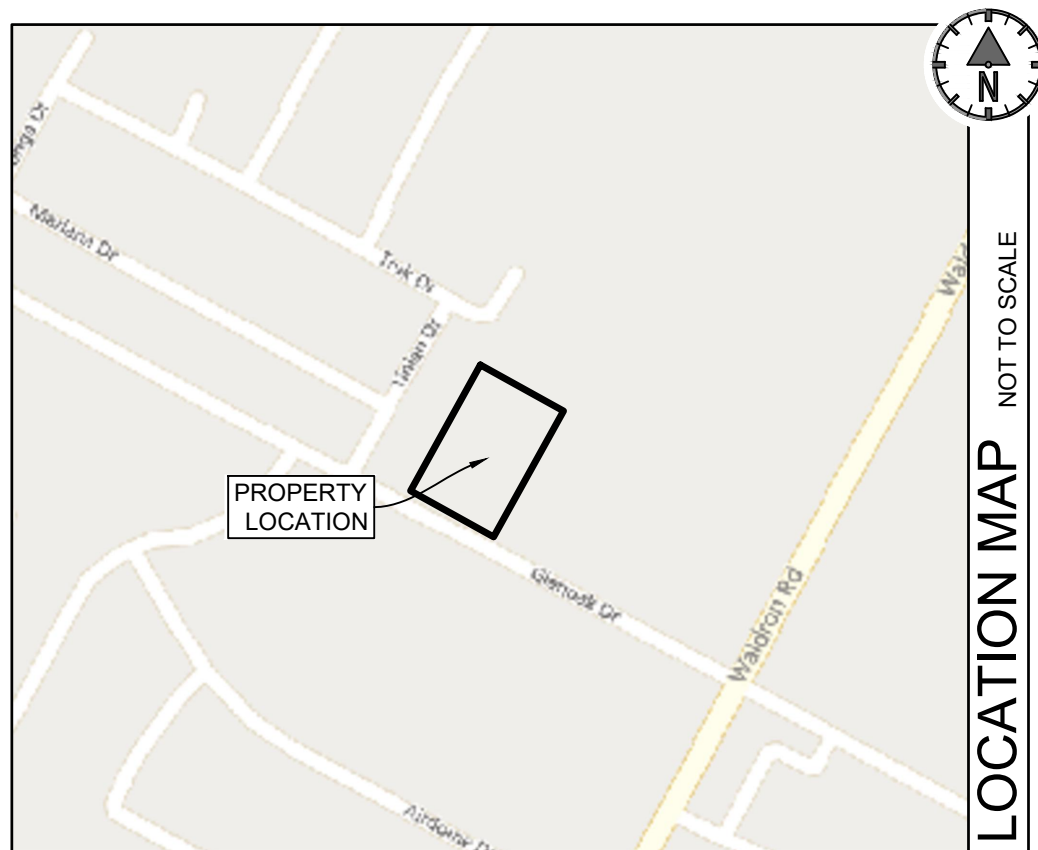


PLAT - FULL SIZE - 18 x 24
MUNOZ ENGINEERING, LLC © 2023. All Projected. Jackie Homes/230050 - GLENOAK TOWNHOMES - PLAT-TM (05/24.dwg)

REPLAT OF
GLENOAK PARK UNIT 2A
BLOCK 1, LOTS 1 - 17

BEING A REPLAT OF A 1.364 ACRE TRACT OF LAND DESCRIBED AS LOT 2,
BLOCK 1, GLENOAK PARK UNIT 2 AS SHOWN ON MAP VOLUME 41 PAGE
88A, MAP RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF _____ §

JACKIE HOMES, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS DESCRIBED HEREIN;
THAT ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED FOR THE INSTALLATION,
OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES WITH THE EXCEPTION OF A PRIVATE ACCESS
EASEMENT FOR A PRIVATE STREET AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF
DESCRIPTION AND DEDICATION.

THIS ____ DAY OF _____, 20 ____.

JACQUELINE AZALLI
MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACQUELINE AZALLI PROVEN TO ME TO BE THE
PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20 ____.

SEAL

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF _____ §

I, _____, _____ FOR THE FIRST STATE BANK OF ODEM, DO HEREBY
CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF
WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND
DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

THIS ____ DAY OF _____, 20 ____.

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN
TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING,
AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20 ____.

SEAL

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 ____ DAY OF _____, 20 ____.

SEAL

RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF NUECES §

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT
SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS ____ DAY OF _____, 20 ____.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION
ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS ____ DAY OF _____, 20 ____.

KAMRAN ZARGHOUNI
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY
CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 20____, WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE ____ DAY OF
_____, 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED IN VOLUME _____,
PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL
OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 20 ____.

BY: _____
DEPUTY

KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

DOCUMENT NO. _____

FILED FOR RECORD AT

____: ____ O'CLOCK ____ ON _____, 20 ____.

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

● PROPERTY CORNER	⊙ FOUND 5/8-INCH RE-BAR
⦿ FOUND 1/2-INCH IRON PIPE	⦿ FOUND 1-INCH IRON PIPE
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR	⦿ BLOCK IDENTIFICATION
_____ ADJACENT BOUNDARY LINE	_____ PROPERTY BOUNDARY LINE
_____ ADJACENT PROPERTY LINE	_____ PROPERTY LOT LINE
----- ADJACENT ROW CENTER LINE	----- ROW CENTER LINE
- - - - - ADJACENT EASEMENT	- - - - - EASEMENT
- - - - - ADJACENT SETBACK REQUIREMENT	- - - - - SETBACK REQUIREMENT
	- - - - - FEMA BOUNDARY LINE

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SFT - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	
NB - NON-BUILDABLE		
YR - YARD REQUIREMENT	M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS	
GR - GARAGE REQUIREMENT	D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS	
D - DRIVEWAY LOCATION	O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS	

MUNOZ ENGINEERING

1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBPELS FRM F-12240



CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

REPLAT OF

GLENOAK PARK UNIT 2A
BLOCK 1, LOTS 1-17

CORPUS CHRISTI, NUECES COUNTY, TEXAS

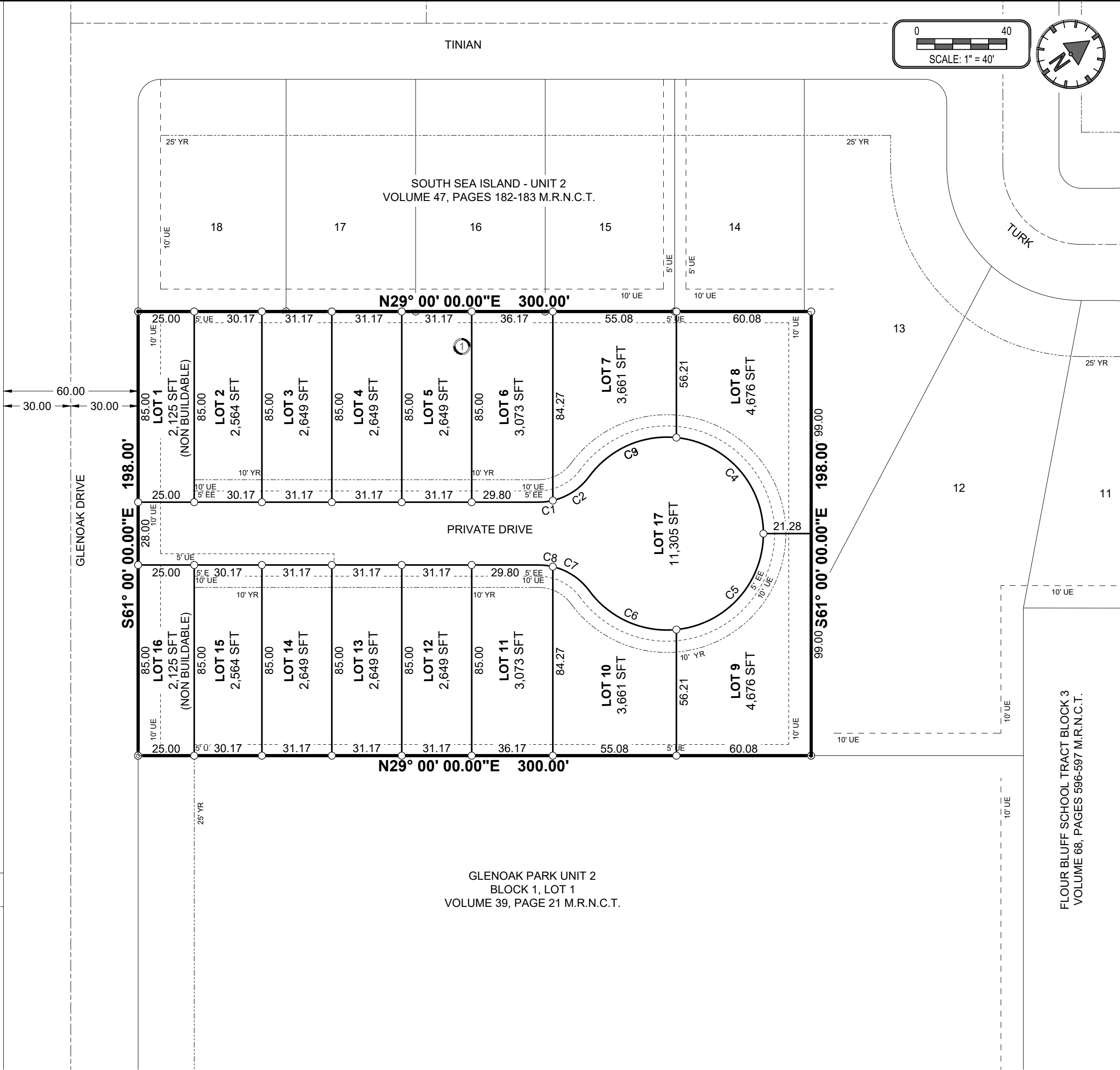
PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2023. M:\Projects\ - Jackie Homes\230050 - GLENOAK TOWNHOMES\02 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\230050 - GLENOAK TOWNHOMES - PLAT-TM (05/24.dwg)

1. LOT INFORMATION
BUILDABLE LOTS: 14
NON-HABITABLE LOTS: 3
TOTAL PLATTED AREA CONTAINS 1.364 ACRES OF LAND INCLUDING RIGHT-OF-WAYS AND EASEMENTS DEDICATION.
2. FEMA INFORMATION
BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0545G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
3. RECEIVING WATERS
LAGUNA MADRE DRAINAGE BASIN
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". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
4. ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
5. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
6. ALL SET 5/8-INCH RE-BAR HAVE CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
7. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
8. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
9. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
10. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
11. THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
12. ELECTRICAL EASEMENTS (EE)
ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMERS, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S) WITHIN THIS PLAT.
13. BLOCK 1 IS TO BE GOVERNED BY THE GLENOAK PARK TOWNHOMES HOME OWNER'S ASSOCIATION AND RESTRICTIVE COVENANTS.
14. BLOCK 1, LOT 17
SHALL BE A PRIVATE ACCESS EASEMENT AND UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE, ACCESS OF PRIVATE UTILITIES, AND ACCESS FOR ALL LOTS ABUTTING. THIS ACCESS EASEMENT SHALL BE OWNED AND MAINTAINED PRIVATELY.

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.42'	28.00'	13.15'	N22° 25' 26"E	6.41'
C2	19.83'	28.00'	40.58'	N4° 26' 28"W	19.42'
C3	44.53'	43.00'	59.34'	S4° 56' 14"W	42.57'
C4	63.34'	43.00'	84.39'	S76° 48' 13"W	57.76'
C5	63.34'	43.00'	84.39'	N18° 48' 13"W	57.76'
C6	44.53'	43.00'	59.34'	N53° 03' 46"E	42.57'
C7	19.83'	28.00'	40.58'	S62° 26' 28"W	19.42'
C8	6.43'	28.00'	13.15'	S35° 34' 30"W	6.41'

FBISD AQUATIC CENTER
BLOCK 1, LOT 1
VOLUME 68, PAGES
594-595 M.R.N.C.T.

WALDRON HEIGHTS
SUBDIVISION
BLOCK A, LOT 1
VOLUME 37, PAGE 158
M.R.N.C.T.



REPLAT OF
GLENOAK PARK UNIT 2A
BLOCK 1, LOTS 1-17

CORPUS CHRISTI, NUECES COUNTY, TEXAS

MUNOZ ENGINEERING



1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.948.4848
TBPELS FIRM F-12240

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

Brister Surveying

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

ENGINEER	RAMIRO MUNOZ III, PE
SURVEYOR	RONALD BRISTER, RPLS
OWNER	JACKIE HOMES, LLC
DRAWN BY	BRISTER SURVEYING
CHECKED BY	FM III
APPROVED BY	FM III
DATE	06/05/2023
DRAWING DATE	05/31/2024