



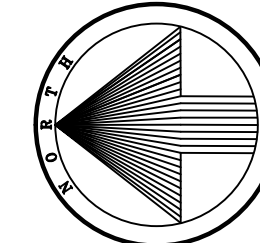
Brister Surveying
 4455 South Padre Island Drive Suite 51
 Corpus Christi, Texas 78411
 Office 361-850-1800
 Fax 361-850-1802
 bristersurveying@corpus.twcbc.com
 Firm Registration No. 10072800

OWNER: FM 665 LAND COMPANY LTD.,
 A TEXAS GENERAL PARTNERSHIP
 1415 LOUISIANA STREET
 HOUSTON, TX 77002

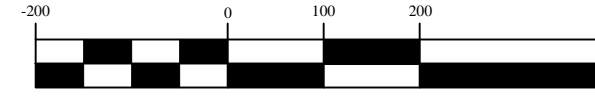
SURVEYOR: RONALD E. BRISTER

PRELIMINARY PLAT OF 665 PARTNERS COMMERCIAL BLOCK 1, LOT 1

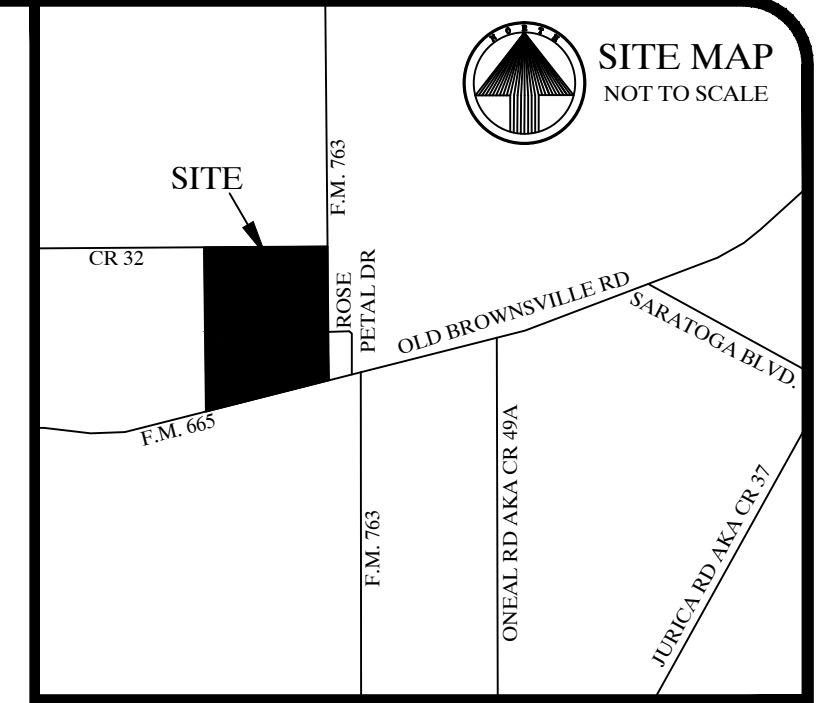
BEING A PRELIMINARY PLAT OF A 101.643 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022006669, OFFICIAL RECORDS NUECES COUNTY, TEXAS. SAID 101.637 ACRE TRACT BEING OUT OF SECTION NOS. 3 AND 4, RANGE V, OF THE SECTIONIZED LANDS OF H.L. KINNEY NUECES COUNTY, TEXAS.



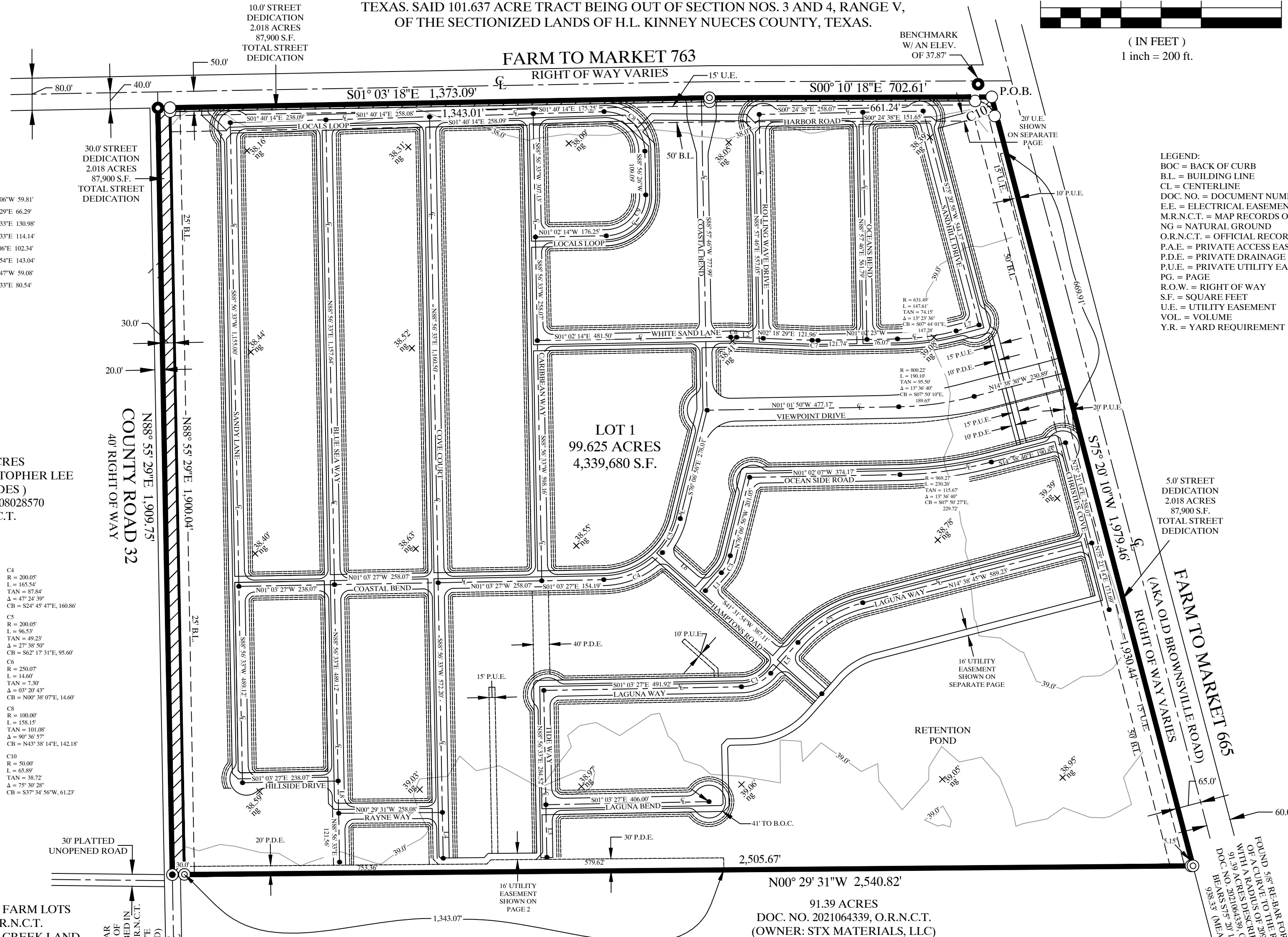
GRAPHIC SCALE



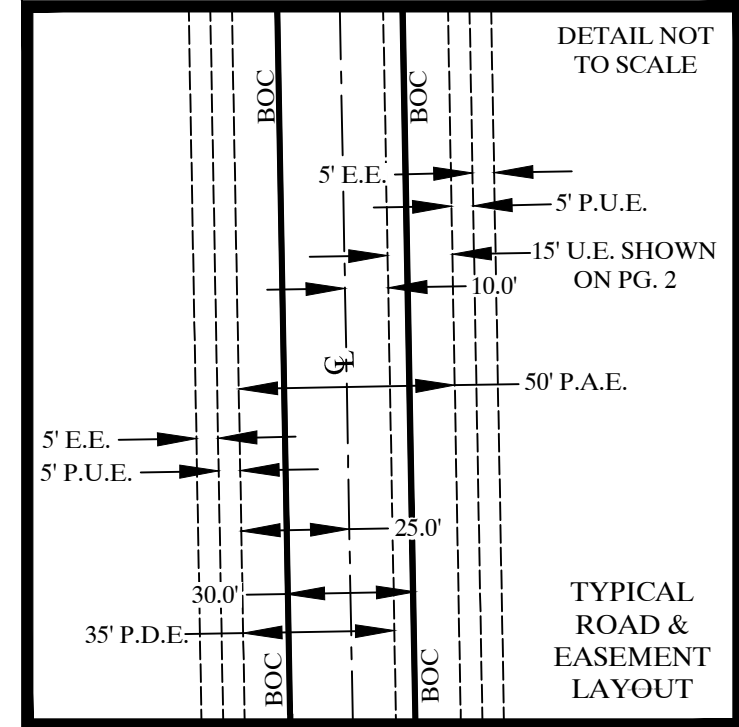
(IN FEET)
 1 inch = 200 ft.



SITE MAP
 NOT TO SCALE



- LEGEND:**
 BOC = BACK OF CURB
 B.L. = BUILDING LINE
 CL = CENTERLINE
 DOC. NO. = DOCUMENT NUMBER
 E.E. = ELECTRICAL EASEMENT
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
 NG = NATURAL GROUND
 O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
 P.A.E. = PRIVATE ACCESS EASEMENT
 P.D.E. = PRIVATE DRAINAGE EASEMENT
 P.U.E. = PRIVATE UTILITY EASEMENT
 PG = PAGE
 R.O.W. = RIGHT OF WAY
 S.F. = SQUARE FEET
 U.E. = UTILITY EASEMENT
 VOL. = VOLUME
 Y.R. = YARD REQUIREMENT



- NOTES:**
- 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 OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0485 C, WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 - SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 - THE TOTAL PLATTED AREA IS 101.643 ACRES OF LAND INCLUDING STREET DEDICATION.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - DETENTION POND, STREETS, UNDERGROUND STORM DRAINS, SANITARY SEWER, WATER LINES, SHALL BE MAINTAINED BY THE DEVELOPER/OWNER OF THE SUBDIVISION.
 - UTILITY EASEMENTS FOR PUBLIC UTILITIES SHALL BE DEDICATED TO THE CITY OF CORPUS CHRISTI.

- L1 = N48° 28' 06" W 59.81'
- L2 = N02° 18' 29" E 66.29'
- L3 = N88° 56' 33" E 130.98'
- L4 = N88° 56' 33" E 114.14'
- L5 = S48° 28' 06" E 102.34'
- L6 = N41° 31' 54" E 143.04'
- L7 = N14° 38' 47" W 59.08'
- L8 = N88° 56' 33" E 80.54'

105.72 ACRES
 (OWNER: CHRISTOPHER LEE
 BENAVIDES)
 DOC. NO. 2008028570
 O.R.N.C.T.

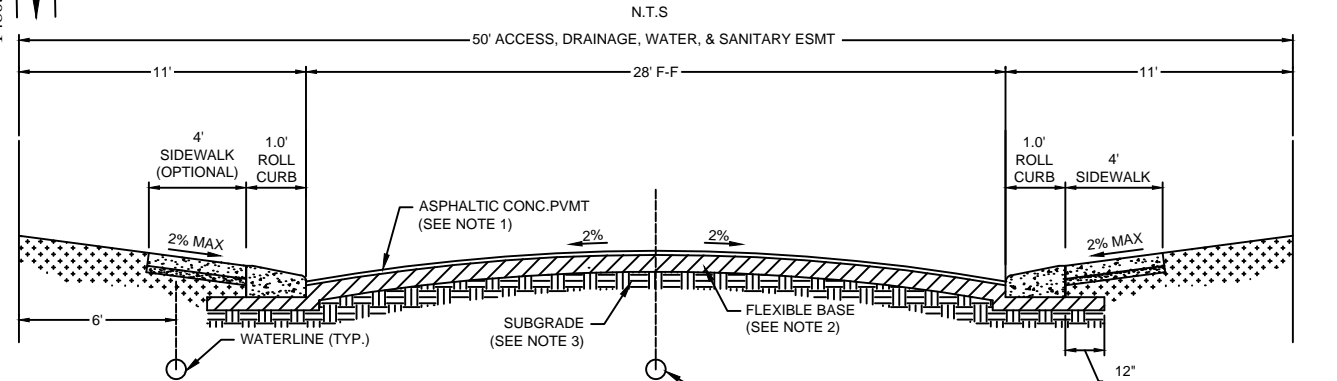
- | | | | | | | | | | |
|---|---|---|---|---|--|--|---|--|---|
| C1
R = 100.03'
L = 82.77'
TAN = 43.92'
Δ = 47° 24' 30"
CB = S24° 45' 46" E, 80.43' | C2
R = 325.09'
L = 191.90'
TAN = 98.84'
Δ = 33° 49' 20"
CB = N31° 53' 09" W, 189.13' | C3
R = 100.03'
L = 48.27'
TAN = 2.641'
Δ = 27° 38' 50"
CB = S62° 17' 31" E, 47.80' | C4
R = 200.05'
L = 165.54'
TAN = 87.84'
Δ = 47° 24' 30"
CB = S24° 45' 47" E, 160.86' | C5
R = 325.09'
L = 191.90'
TAN = 98.84'
Δ = 33° 49' 20"
CB = N31° 53' 09" W, 189.13' | C6
R = 290.07'
L = 14.59'
TAN = 7.30'
Δ = 03° 20' 35"
CB = S00° 38' 11" W, 14.59' | C7
R = 100.03'
L = 157.13'
TAN = 100.03'
Δ = 90° 00' 00"
CB = S40° 02' 14" E, 141.47' | C8
R = 200.05'
L = 165.54'
TAN = 87.84'
Δ = 47° 24' 30"
CB = S24° 45' 47" E, 160.86' | C9
R = 100.03'
L = 157.13'
TAN = 100.03'
Δ = 90° 00' 00"
CB = S40° 02' 14" E, 141.47' | C10
R = 50.00'
L = 65.89'
TAN = 58.72'
Δ = 53° 30' 28"
CB = S37° 34' 56" W, 61.23' |
|---|---|---|---|---|--|--|---|--|---|

LOT 10
 JOHN H. GALLAGHER FARM LOTS
 VOL. A, PG. 51, M.R.N.C.T.
 (OWNER: PETRONILLA CREEK LAND
 MANAGEMENT LLC)

FOUND 5/8" RE-BAR FOR CURB AND SIDEWALK DISCREPANCY IN BEARS N88° 55' 29" E, 1480.67' (D)

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

TYPICAL 50' ROW STREET SECTION



TYPICAL 80' ROW STREET SECTION

