



STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE
ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT
HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT APPROVED BY THE CORPUS CHRISTI NUECES COUNTY HEALTH UNIT, ANY PRIVATE WATER
SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH
DEPARTMENT PRIOR TO INSTALLATION.

THIS THE _____ DAY OF _____, 2025.

BY: _____
JUAN A. PIMENTEL P.E., CFM
PUBLIC HEALTH ENGINEER
CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 20____.

BY: _____
MICHAEL YORK P.E., CHAIRMAN

BY: _____
MICHAEL DICE, SECRETARY

LEGEND:		PLAT NOTES:	
1. "B.L."	INDICATES BUILDING LINE	1.) THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.	7.) NO INCREASE IN STORMWATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TxDOT.
2. "N.C.M.R."	INDICATES NUECES COUNTY MAP RECORDS	2.) TOTAL PLATTED AREA CONTAINS 2.194 ACRES OF LAND.	8.) TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS; CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION.
3. "R.O.W."	INDICATES RIGHT-OF-WAY	3.) THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.	9.) DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
4. "N.C.D.R."	INDICATES NUECES COUNTY DEED RECORDS	4.) SET 5/8 INCH STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED "BRISTER SURVEYING" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.	10.) IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TxDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.
5. "(VOL./PG.)"	INDICATES RECORDED VOLUME/PAGE	5.) BEARINGS ARE BASED ON THE CENTERLINE OF FARM TO MARKET ROAD 43, OSMONUMENTON ON THE GROUND AND SHOWN AS NORTH 89°33'44" WEST, ON SURVEY MADE BY H.M. WARREN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 1465, DATED AUGUST 30, 2002.	11.) ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC ORIGINALLY REQUIRED TO CONDUCT A TRAFFIC STUDY, THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TxDOT'S DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.
6. "O"	INDICATES IRON ROD SET		
7. "●"	INDICATES IRON ROD FOUND		
8. "P.O.B."	INDICATES POINT OF BEGINNING		
9. "ESMNT."	INDICATES EASEMENT		
10. "STDR"	INDICATES STORM DRAIN		
11. "S.F."	INDICATES SQUARE FEET		
12. "U.E."	INDICATES UTILITY EASEMENT		
---	BUILDING LINE		
---	PLAT BOUNDARY		

A SUBDIVISION BEING A 2.194 ACRE TRACT OF LAND OUT OF A 55.28 ACRE TRACT LAND, LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT 411, PORTION OF THE NORTH HALF OF SECTION 4, "LAURELES FARM" TRACTS, RECORDED IN VOLUME 3, PAGE 15 OF NUECES COUNTY MAP RECORDS, NUECES COUNTY, TEXAS

OWNER:
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