STATE OF TEXAS COUNTY OF NUECES

WE, JUBALEE LTD., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE FOREGOING PLAT AND THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION

FINAL PLAT OF: GREENTREE SUBDIVISION LOT 5A AND 5B

BEING A RE-PLAT OF LOT 5 GREENTREE SUBDIVISION, RECORDED IN VOLUME 52, PAGE 108 MAP RECORDS NUFCES COUNTY TEXAS.

	TIME TRESCRETE THE	DEGEO COCIVIT TEXTIC.
THIS THE DAY OF 2024.		
JOHN EDWARD HEARN Jr. (REGISTERED AGENT)		
	DIVISIA	è
	DIVISION SO'R.	O.W. O.W.
	FND 54	/R" SP
		S61:33'32"E
STATE OF TEXAS COUNTY OF NUECES	C. TOLL WARE	352.15
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY	BLUE BAR BA	20' XR
JOHN EDWARD HEARN Jr.	CREENTRE VOLUME W. 7A	380.15
THIS THE DAY OF 2024.	3A WINDE	R=20.00
	6A 6A	R=20.00 A=31.42 CD=28.28 CB=S16'33'32"E Δ=90'00'00"
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	5A FND 1/2" I.R.	3.45 Acres. 150177.28 Sq.ft.
	4A 6 7 26 15 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6	
	3A 219.93.	
	SET 5/8" I.R. 2A FND 1" SP	
	PND 1" SP N67:24.20	
	1B 6 7	The state of the s
	FND 5/8" I.R. LOT 5B	
STATE OF TEXAS COUNTY OF NUECES	3.00 Acres. 130835.54 Sq.ft.	400.74.75 E E E
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.	LOT 1A - BLOCK 6 NON-BUILDABLE LOT AND IS OWNED BY SHORELINE OAKS, INC.	5/8" I.R. ACCESS EASEMENT JO. O. SET 5/8" I.R.
OF CORPUS CHRISTI, TEXAS. THIS THE DAY OF 2024.		145.43
· · · · · · · · · · · · · · · · · · ·	CALCULATED POINT NO ACCESS	35.00 FND 1"/l.P.
MICHAEL YORK, CHAIRMAN	19A	SUBSHITTER
	19A SEA OAK ORIVE 620	MOTORIE R. B. W. W. W. C. A. P. C. A. P
AL RAYMOND, SECRETARY	18A 620.77	361.25.44.E
	17A 17A SIECTRIC TRANSMISSION TEXAS, — (20171216 O.P.R.N:G.T.) 16A FND 5/8" 3A 3A 3A 3A 3A 3A 3A 3A 3A 3	14.14/ S27*50/02"W
	16A 2A FND 5/8"	V.R./URBAN CAP 80.00.
	15A 3A DINTE	
	14A BLE BB 4 R. C.	
	13 CREENT ME WOLDWAY DO SA	
	6A //	
STATE OF TEXAS COUNTY OF NUECES	STATE OF TEXAS COUNTY OF NUECES	STATE OF TEXAS COUNTY OF NUECES
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS	I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING	I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A
CHRISTI, TEXAS. THIS THE DAY OF 2024.	COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF . 2024, AT O'CLOCK M.	SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT
<u></u>	THE DAY OF, 2024, AT O'CLOCKM. AND DULY RECORDED THE DAY OF 2024, AT O'CLOCKM, IN VOLUME, PAGE, MAP RECORDS NUECES COUNTY, TEXAS.	DELAY.
BRIA WHITMIRE, P.E. CFM. CPM		THIS THE SEPTEMBER 18, 2024.
DEVELOPMENT SERVICES ENGINEER	KARA SANDS, COUNTY CLERK NUECES COUNTY, TEXAS	
	AT O'CLOCKM.	JARREL L. MOORE

_____, 2024



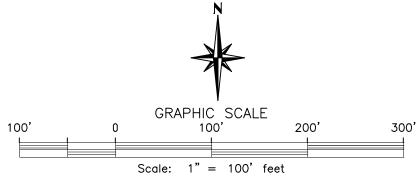
NOT TO SCALE

GENERAL NOTES:

REGISTERED PROFESSIONAL LAND SURVEYOR

LICENSE NO. 4854

- 1) THE TOTAL PLATTED AREA CONTAINS 6.45 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 4) 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 AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE.
- 5) THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C0545G, EFFECTIVE DATE 10/13/2022
- 6) STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 7) ANY INCREASE TO STORMWATER RUNOFF FLOW RATES, INCLUDING DURING SITE DEVELOPMENT, SHALL BE MITIGATED TO COMPLAY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.
- 8) ACCESS TO LOT 5B SHALL BE UNOBSTRUCTED FROM ADJOINING FRONTAGE LOTS ALONG FLOUR BLUFF DRIVE.
- 9) LOT 5B WILL NOT HAVE ACCESS FROM SEA OAK DRIVE.



TEXAS GEO TECH

LAND SURVEYING, INC 5525 S. STAPLES ST. SUITE B2 Corpus Christi, TX 78411 (361) 993-0808 Fax (361) 993-2955 JOB # 240713 SEPTEMBER 18, 2024