

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 AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

JOHN EDWARD HEARN Jr. (REGISTERED AGENT)

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
JOHN EDWARD HEARN Jr.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

MICHAEL YORK, CHAIRMAN

AL RAYMOND, SECRETARY

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  
CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

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

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES  
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.  
AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, AT  
O'CLOCK \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP  
RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

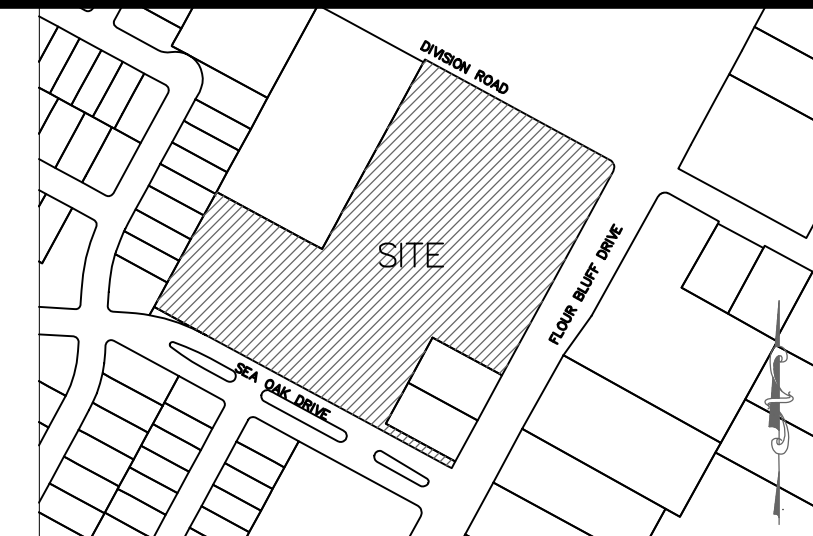
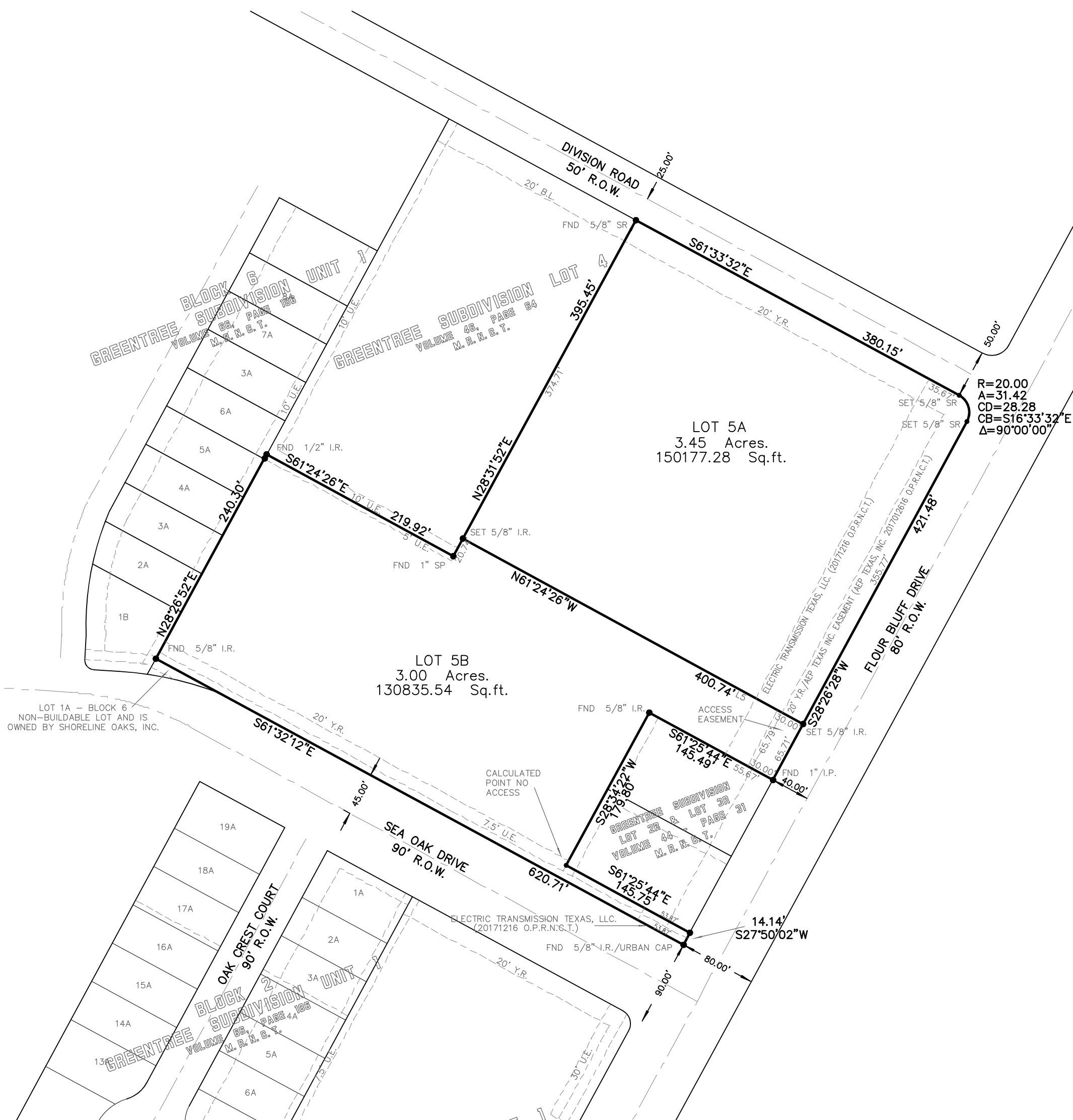
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

\_\_\_\_\_, 2024

BY: \_\_\_\_\_  
DEPUTY

# 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 NUECES COUNTY TEXAS.



LOCATION MAP  
NOT TO SCALE

### GENERAL NOTES:

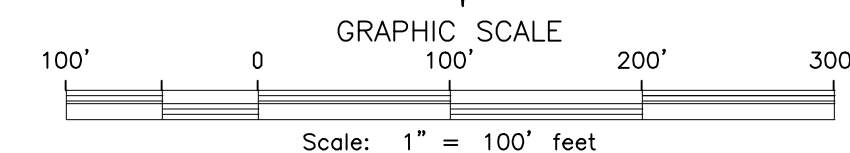
- 1) THE TOTAL PLATTED AREA CONTAINS 6.45 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 4) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY 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 48355C05456, 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 COMPLY WITH UDC 8.2.A, 8.2.B.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.

STATE OF TEXAS  
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR  
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A  
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  
DELAY.

THIS THE SEPTEMBER 18, 2024.

JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854



**TEXAS GEO TECH**  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0800 Fax (361) 993-2955  
JOB # 240713  
SEPTEMBER 18, 2024