

LINE TABLE					
LINE #		LENGTH		DIRECTION	
L1		65.73'		S42°00'58"E	
CURVE CHART					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	4068.90'	03°03'18"	216.95'	S 05°37'02" W	216.92'

LEGEND:		PLAT NOTES:	
<div><div>1. "B.L."</div><div>2. "N.C.M.R."</div><div>3. "R.O.W."</div><div>4. "N.C.D.R."</div><div>5. "(VOL./PG.)"</div><div>6. "O"</div><div>7. "●"</div><div>8. "P.O.B."</div><div>9. "ESMNT."</div><div>10. "STDR"</div><div>11. "S.F."</div><div>12. "U.E."</div><div>-----</div><div>=====</div></div>	<div>INDICATES BUILDING LINE</div> <div>INDICATES NUECES COUNTY MAP RECORDS</div> <div>INDICATES RIGHT-OF-WAY</div> <div>INDICATES NUECES COUNTY DEED RECORDS</div> <div>INDICATES RECORDED VOLUME/PAGE</div> <div>INDICATES IRON ROD SET</div> <div>INDICATES IRON ROD FOUND</div> <div>INDICATES POINT OF BEGINNING</div> <div>INDICATES EASEMENT</div> <div>INDICATES STORM DRAIN</div> <div>INDICATES SQUARE FEET</div> <div>INDICATES UTILITY EASEMENT</div> <div>BUILDING LINE</div> <div>PLAT BOUNDARY</div>	<div>1.) THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.</div> <div>2.) TOTAL PLATTED AREA CONTAINS 2.194 ACRES OF LAND.</div> <div>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.</div> <div>4.) SET 5/8 INCH STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED "BRISTER SURVEYING" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.</div> <div>5.) BEARINGS ARE BASED ON THE CENTERLINE OF FARM TO MARKET ROAD 43, OSMONUMENTED ON THE GROUND AND SHOWN AS NORTH 89°53'44" WEST, ON SURVEY MADE BY H.M. WARREN, A REGISTERED PROFESSIONAL LOND SURVEYOR, LICENSE NO. 1465, DATED AUGUST 30, 2002.</div> <div>6.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4855C 0505 G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.</div>	<div>7.) NO INCREASE IN STORMWATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TXDOT.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>11.) ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC GENERATION MAY BE REQUIRED TO CONDUCT A TRAFFIC STUDY; THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TXDOTS DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.</div>

STATE OF TEXAS
COUNTY OF NUECES

THAT HUT ENTERPRISES, LLC ACTION HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CHECKOUT LONDON WEBER, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEY, AND PUBLIC USE AREAS, SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF TEXAS CITY'S USE THEREOF. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

IN TESTIMONY WHEREOF, HUT ENTERPRISES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SALMAN M IQBAL, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2025.

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 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

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

X: RONALD E. BRISTER
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____.

BY: BRIA WHITMIRE
DEVELOPMENT SERVICES ENGINEER

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
MICHAEL DICE, SECRETARY

I, KARA SANDS, COUNTY CLERK OF NUECES COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF NUECES COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CORPUS CHRISTI, THE DAY AND DATE LAST ABOVE WRITTEN.

KARA SANDS
COUNTY CLERK
OF NUECES COUNTY, TEXAS

BY: DEPUTY

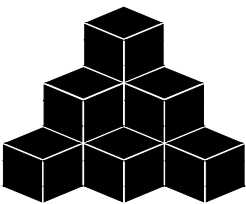
FINAL PLAT OF CHECKOUT LONDON WEBER

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

LOTS: 1 BLOCKS: 1
REASON FOR FINAL PLAT: TO CREATE ONE (1) LOT
JULY, 2025

OWNER:
HUT ENTERPRISES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
9894 BISSONNET, SUITE 650
HOUSTON, TEXAS 77036

SURVEYOR:
BRISTER SURVEYING
5506 CAIN DRIVE,
CORPUS CHRISTI, TEXAS 78411
PHONE: 361-850-1800
FAX: 361-850-1802
FIRM #10072800
bristersurveying@corpus.twebc.com



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