

SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF NUECES

WE, HORIZON LAND PROPERTIES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREIN, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF THE PUBLIC STREETS AND UTILITIES. AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS ____ DAY OF ____ 20____.

MOHAMMAD REZAEI, MANAGER

RAYMOND SALLOU, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHAMMAD REZAEI, MANAGER, AND RAYMOND SALLOU, MANAGER, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURES ARE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

I, FRED C. HAYDEN, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR FOR HAYDEN SURVEYING, INC. HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ DAY OF ____ 20____.

TEXAS LICENSE NO. 4486

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 ____ 20____.

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

STATE OF TEXAS
COUNTY OF NUECES

THIS 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 ____ 20____.

CYNTHIA SALAZAR-GARZA
CHAIRMAN

MICHAEL DICE
DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF ____ 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF ____ 20____, AT ____ O'CLOCK ____ A.M., AND DULY RECORDED IN VOLUME ____ PAGE ____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THE ____ DAY OF ____ 20____.

DOCUMENT NO. ____

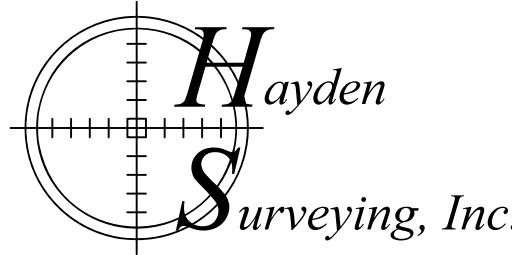
KARA SANDS
COUNTY CLERK

DEPUTY

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	27°22'47"	19.59'	41.00'	N75°46'45"E	20.18'
C2	13°23'26"	107.12'	45.00'	S162°23'3"E	86.32'
C3	27°22'47"	19.59'	41.00'	N42°51'58"E	20.18'
C4	90°00'00"	15.71'	10.00'	N162°22'42"E	14.14'
C5	90°25'09"	15.78'	10.00'	N73°24'49"E	14.19'
C6	90°00'00"	15.71'	10.00'	N162°22'37"W	14.14'
C7	89°33'43"	31.27'	20.00'	S73°23'44"E	28.18'
C8	89°20'33"	31.33'	20.00'	N73°23'44"E	28.37'
C9	89°42'48"	31.38'	20.00'	N73°23'41"E	28.26'
C10	90°20'23"	31.47'	20.00'	N162°23'35"E	28.32'
C11	90°20'33"	15.77'	10.00'	N163°46'44"E	14.18'
C12	89°39'37"	15.65'	10.00'	S73°23'16"E	14.10'
C13	89°39'37"	15.65'	10.00'	N73°23'16"E	14.10'
C14	90°20'23"	15.77'	10.00'	N163°46'44"E	14.18'
C15	90°11'58"	15.74'	10.00'	S73°23'26"W	14.17'

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S61°14'35"E	10.97'

FINAL PLAT OF
WALDRON ESTATES
BEING A TOTAL OF 17.285 ACRES OUT OF LOT
24, SECTION 48, FLOUR BLUFF AND ENCINAL
FARM AND GARDEN TRACTS V.A., PG.41-43
MAP RECORDS OF NUECES COUNTY, TEXAS

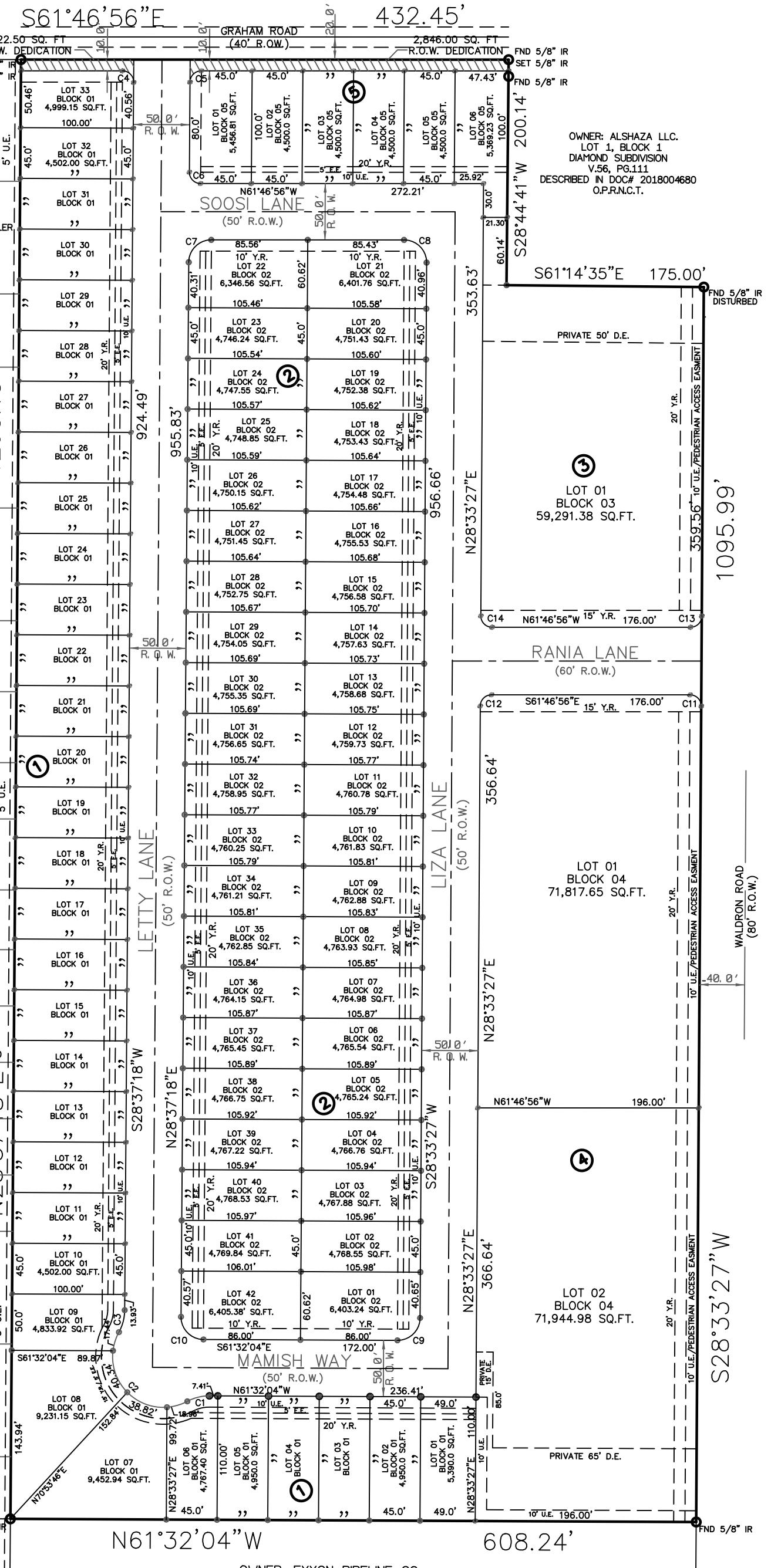


905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034

OWNER:
HORIZON LAND PROPERTIES, LLC
8926 CIRCUS DRIVE
CORPUS CHRISTI, TX 78414

ENGINEER:
J. PERALES ENGINEERING
AND PLANNING SERVICES
5866 S. STAPLES STREET, #315
CORPUS CHRISTI, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DRIVE
CORPUS CHRISTI, TX 78412



OWNER: O'REILLY AUTO
ENTERPRISES LLC
LOT 1, BLOCK 1
WALDRON ROAD SUBDIVISION
V.67, PG.318
M.R.N.C.T.

OWNER: CLOUDCROFT LAND
VENTURES INC.
2.33 ACRE TRACT OUT OF
LOT 13, SECTION 55
FLOUR BLUFF & ENCINAL FARM
AND GARDEN TRACTS
DOC# 2003039114 D.R.N.C.T.

OWNER: BOAT STORAGE VISTA LLC
LOT 02, BLOCK 1, WALDRON ROAD
SUBDIVISION
V.69, PG.67 M.R.N.C.T.

OWNER: CLOUDCROFT LAND
VENTURES INC.
1.29 ACRE TRACT OUT OF
LOT 13, SECTION 55
FLOUR BLUFF & ENCINAL FARM
AND GARDEN TRACTS
DOC# 2003039114 D.R.N.C.T.

OWNER: ADAM & DELIA THOMAS
LOT 5, BLOCK 1
WALDRON ROAD SUBDIVISION
V.67, PG.56
M.R.N.C.T.

OWNER: ADAM & DELIA THOMAS
LOT 6, BLOCK 1
FLOUR BLUFF GAREN NO.2
V.36, PG.72
M.R.N.C.T.

- 1. TOTAL PLATTED AREA CONTAINS 17.285 ACRES OF LAND. (INCLUDES STREET DEDICATION, UTILITY, AND DRAINAGE EASEMENTS)
- 2. THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE LAGUNA MADRE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS 'EXCEPTIONAL' AND 'OYSTER WATERS', AND HAS CATEGORIZED THE RECEIVING WATERS AS 'CONTACT RECREATION' USE.
- 3. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPDCH 2010.00.
- 4. PER FLOOD INSURANCE RATE MAP NUMBER 48355C0545G, DATED OCTOBER 13, 2022, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- 5. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 6. IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
- 7. THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGE TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
- 8. THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
- 9. THIS PROPERTY DOES NOT ABUT ANY SUBMERGED LANDS BELONGING TO THE STATE OF TEXAS.
- 10. THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
- 11. THERE ARE NO RECORDS OR EVIDENCE OF ANY PREVIOUSLY EXISTING SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER LAND USES OF ENVIRONMENTAL CONCERN ON THE PROPERTY.
- 12. THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
- 13. 5.510 ACRES OF THE PROPERTY IS PROPOSED FOR GENERAL COMMERCIAL USE MEETING THE REQUIREMENTS OF THE CG-2 GENERAL COMMERCIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
- 14. 11.775 ACRES OF THE PROPERTY IS PROPOSED FOR SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-45 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
- 15. ACCESS FROM LOT 1, BLOCK 3, LOT 1, BLOCK 4, AND LOT 2, BLOCK 4 TO LIZA LANE IS PROHIBITED.
- 16. STORM WATER MANAGEMENT AND DETENTION FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 1, BLOCK 3 AS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 3, WALDRON ESTATES SUBDIVISION.
- 17. STORM WATER DETENTION FACILITIES SHALL BE PROVIDED BY THE OWNER OF LOT 1, BLOCK 4, WALDRON ESTATES SUBDIVISION AS PART OF DEVELOPMENT OF THE PROPERTY. THESE FACILITIES SHALL PROVIDE FOR A MINIMUM OF 8475 CUBIC FEET OF DETENTION CAPACITY. ANY AND ALL SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 4, WALDRON ESTATES SUBDIVISION.
- 18. STORM WATER MANAGEMENT AND DETENTION FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 2, BLOCK 4 AS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2, BLOCK 4, WALDRON ESTATES SUBDIVISION.