

VICINITY MAP

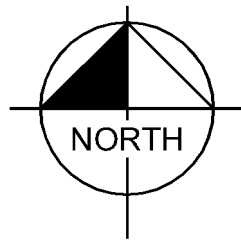
PRELIMINARY
RE-PLAT AND SUBDIVISION PLAT ESTABLISHINGHOLLY MARKET
SUBDIVISION

LOTS 1, 2, 3, 4, AND 5

BEING 36.778 ACRE TRACT OF LAND OUT OF LOT 1 AND 2,
SECTION 27 FLOUR BLUFF AND ENCINAL FARM AND GARDEN
TRACTS, AS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS
OF NUECES COUNTY, TEXAS.

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
D41	S28°03'37"W	131.98'	E25	S61°56'23"E	173.59'	S61	S61°56'23"E	48.33'
D42	S61°56'23"E	179.83'	E26	S40°08'18"E	48.47'	S62	N28°03'37"E	15.00'
D43	N28°03'37"E	176.32'	E27	S61°56'23"E	244.41'	S63	S61°56'23"E	15.00'
D44	S61°56'23"E	84.74'	E28	N28°03'37"E	10.00'	S64	N28°03'37"E	29.50'
D45	N73°03'37"E	51.98'	E29	N40°08'18"W	48.47'	S65	S61°56'23"E	206.67'
D46	N28°03'37"E	178.59'	E30	N28°03'37"E	10.00'	S66	S61°56'23"E	223.83'
D47	N61°56'23"W	65.00'	E31	N73°03'37"E	14.74'	S67	N28°03'37"E	340.72'
D48	N28°03'37"E	10.00'	E32	S61°56'23"E	136.23'	S68	N41°34'53"E	32.08'
D49	S61°56'23"E	55.00'	E33	N58°03'37"E	45.36'	S69	S55°10'45"E	15.11'
D50	N28°03'37"E	164.45'	E34	S28°03'37"W	92.40'	W2	N61°15'24"W	15.00'
D51	S73°03'37"W	43.70'	E35	S28°03'37"W	23.00'	W3	N28°03'37"E	290.25'
D52	N61°56'23"W	90.60'	E36	N58°03'37"E	57.90'	W4	S61°56'23"E	80.75'
D53	S28°03'37"W	162.18'	E37	S61°56'23"E	134.60'	W5	N28°03'37"E	225.71'
D54	N61°56'23"W	169.83'	E38	N73°03'37"E	6.88'	W6	N61°56'32"W	12.50'
D55	N28°03'37"E	10.00'	E39	N28°03'37"E	14.14'	W7	N28°03'28"E	10.00'
E17	S61°56'23"E	41.92'	E40	S28°03'37"W	105.76'	W8	N61°56'32"W	12.50'
E18	S28°03'37"W	91.33'	L1	N28°46'54"E	23.00'	W9	N28°03'37"E	186.63'
E19	S61°56'23"E	327.67'	L16	S28°03'37"W	47.50'	W10	S61°56'23"E	284.42'
E20	N28°03'37"E	10.00'	S56	N28°03'37"E	7.70'	W11	N28°03'28"E	8.00'
E21	S61°56'23"E	234.75'	S57	N41°34'53"E	32.08'	W12	S61°56'32"E	10.00'
E22	S28°03'37"W	71.33'	S58	N28°03'37"E	353.95'	W13	N28°03'28"E	8.00'
E23	S61°56'23"E	36.33'	S59	S61°56'23"E	430.50'	W14	S61°56'23"E	241.83'
E24	N28°03'37"E	47.50'	S60	N28°03'37"E	29.50'	W15	S28°03'37"W	15.00'

LEGEND	
IRFC	IRON ROD FOUND WITH CAP
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
18	EXISTING CONTOURS
16	PROPOSED CONTOURS
EE	ELECTRIC EASEMENT
UE	UTILITY EASEMENT



NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 36.778 ACRES OF LAND. (INCLUDING STREET DEDICATION)
- 2.) SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP STAMPED "KHA" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
- 3.) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR OSO BAY AS "EXCEPTIONAL AND OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE."
- 4.) BEARINGS BASED ON GPS, NAD83, STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205.
- 5.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464 0315 d, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 3, 1989 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 6.) PROPERTY MUST COMPLY WITH TxDOT TRAFFIC ACCESS MANAGEMENT PLAN.
- 7.) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

PROPERTY OWNERS:

CHRIS ANN PETERSON BROWN
PO BOX 8229
CORPUS CHRISTI, TX, 78468NUSS INVESTMENT PARTNERSHIP LTD.
PO BOX 8229
CORPUS CHRISTI, TX 78468

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	11/17/ 2014	063362442	1 OF 2

HOLLY MARKET
SUBDIVISION
LOTS 1, 2, 3, 4, AND 5

BEING 36.778 ACRE TRACT OF LAND OUT OF LOT 1 AND 2, SECTION 27 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.

LOT 2
5.342 ACRES
232,701 SQ.FT.

LOT 5
27.081 ACRES
1,719,646 SQ. FT.

SECTION 27
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
VOLUME A, PAGES 41-43 MAP RECORDS NUECES COUNTY, TEXAS
NUSS INVESTMENT PARTNERSHIP, LTD
DOC# 2012049447

CG-2 ZONING

RM-3 ZONING

RM-1 ZONING

F.R. ZONING

RODD FIELD (STATE HIGHWAY 357)
(120' RIGHT-OF-WAY)
CENTERLINE
N28°03'37"E 548.19'
N28°03'37"E 392.83'

LOT 3B, BLOCK 1
THE FORUM MALL
VOL 60, PG 103
M.R.N.C.T

3.258 ACRE TRACT
WILSON DAVID
DOC.# 2010005219

14.167 ACRE TRACT
MOSTAGHASI ENTERPRISES INC.
DOC.# 2014021505

REMAINDER OF LOT 3
BLOCK 1
THE FORUM MALL
VOL 50, Pgs. 5-6
M.R.N.C.T

1.412 ACRE TRACT
MOSTAGHASI ENTERPRISES INC.
DOC.# 2014021505

42.24 ACRE TRACT
PALM LAND INVESTMENT INC.
DOC.#2013020672

2.0159 ACRE TRACT
PALM LAND INVESTMENT INC.
DOC #2014020102

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