

RE-PLAT AND SUBDIVISION PLAT ESTABLISHING
HOLLY MARKET
SUBDIVISION
 LOTS 1, 2, 3, AND 4

BEING 9.953 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'	E28	N28°03'37"E	10.00'	S65	S61°56'23"E	206.67'
D42	S61°56'23"E	179.83'	E29	N40°08'18"W	48.47'	S66	S61°56'23"E	223.83'
D43	N28°03'37"E	176.32'	E30	N28°03'37"E	10.00'	S67	N28°03'37"E	340.72'
D44	S61°56'23"E	84.74'	E31	N73°03'37"E	14.74'	S68	N41°34'53"E	32.08'
D45	N73°03'37"E	51.98'	E32	S61°56'23"E	136.23'	S69	S55°10'45"E	15.11'
D46	N28°03'37"E	178.59'	E33	N58°03'37"E	46.38'	W2	N61°15'24"W	15.00'
D47	N61°56'23"W	65.00'	E34	S28°03'37"W	92.40'	W3	N28°03'37"E	290.25'
D48	N28°03'37"E	10.00'	E35	S28°03'37"W	20.00'	W4	S61°56'23"E	80.75'
D49	S61°56'23"E	55.00'	E36	N58°03'37"E	57.90'	W5	N28°03'37"E	225.71'
D50	N28°03'37"E	164.45'	E37	S61°56'23"E	134.60'	W6	N61°56'32"W	12.50'
D51	S73°03'37"W	43.70'	E38	N73°03'37"E	8.88'	W7	N28°03'28"E	10.00'
D52	N61°56'23"W	90.60'	E39	N28°03'37"E	14.14'	W8	N61°56'32"W	12.50'
D53	S28°03'37"W	162.18'	E40	S28°03'37"W	105.76'	W9	N28°03'37"E	186.63'
D54	N61°56'23"W	169.83'	L1	N28°03'37"E	20.00'	W10	S61°56'23"E	284.42'
D55	N28°03'37"E	10.00'	L16	S28°03'37"W	47.50'	W11	N28°03'28"E	8.00'
E17	S61°56'23"E	41.92'	L70	S61°56'23"E	179.00'	W12	S61°56'32"E	10.00'
E18	S28°03'37"W	91.33'	L71	N61°56'23"W	79.92'	W13	N28°03'28"E	8.00'
E19	S61°56'23"E	327.67'	S56	N28°03'37"E	7.70'	W14	S61°56'23"E	241.83'
E20	N28°03'37"E	10.00'	S57	N41°34'53"E	32.08'	W15	S28°03'37"W	15.00'
E21	S61°56'23"E	234.75'	S58	N28°03'37"E	353.95'			
E22	S28°03'37"W	71.33'	S59	S61°56'23"E	430.50'			
E23	S61°56'23"E	36.33'	S60	N28°03'37"E	29.50'			
E24	N28°03'37"E	47.50'	S61	S61°56'23"E	48.33'			
E25	S61°56'23"E	173.59'	S62	N28°03'37"E	15.00'			
E26	S40°08'18"E	48.47'	S63	S61°56'23"E	15.00'			
E27	S61°56'23"E	244.41'	S64	N28°03'37"E	29.50'			

STATE OF TEXAS
 COUNTY OF NUECES

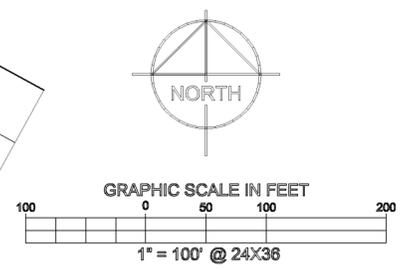
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20____

DANIEL GRIMSBO, P.E., A.I.C.P. SECRETARY
 PHILIP J. RAMIREZ A.I.A., LEED AP CHAIRMAN

LEGEND

- IRFC IRON ROD FOUND WITH CAP
- IRSC 5/8" IRON ROD W/ 1/4" CAP SET
- 18 EXISTING CONTOURS
- 16 PROPOSED CONTOURS



- NOTES:
- TOTAL PLATTED AREA CONTAINS 9.953 ACRES OF LAND. (INCLUDING STREET DEDICATION)
 - SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP STAMPED "KHA" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
 - 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.
 - BEARINGS BASED ON GPS, NAD83, STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205.
 - 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.
 - PROPERTY MUST COMPLY WITH TxDOT TRAFFIC ACCESS MANAGEMENT PLAN.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED UNDER THE BUILDING PERMIT PHASE.
 - VEHICLE ACCESS ACROSS LOT LINES SHALL BE UNOBSTRUCTED, SUBJECT TO ANY PRIVATE AGREEMENTS.

STATE OF TEXAS
 COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____ AT _____ O'CLOCK _____ M., IN SAID COUNTY IN VOLUME _____ PAGE _____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
 FILED FOR RECORD _____ KARA SANDS, COUNTY CLERK
 NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M., 20____
 _____ DEPUTY

STATE OF TEXAS
 COUNTY OF BEXAR

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR KIMLEY-HORN, 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTANT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE _____ DAY OF _____, 20____

JAMES W. RUSSELL, R.P.L.S.
 TEXAS LICENSE No. 4230

STATE OF TEXAS
 COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____

RATNA POTTUMUTHU, P.E., LEED AP
 DEVELOPMENT SERVICES ENGINEER

REMAINDER PORTION
 LOT 1 AND 2 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
 27.081 ACRES

STATE OF TEXAS
 COUNTY OF NUECES

CHRIS ANN PETERSON BROWN, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT SHE HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT THE STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT THE EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2015
 BY: CHRIS ANN PETERSON BROWN

STATE OF TEXAS
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRIS ANN PETERSON BROWN.

THIS THE _____ DAY OF _____, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF NUECES

NUSS INVESTMENT PARTNERSHIP, LTD., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT THE STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT THE EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2015

BY: NUSS INVESTMENT PARTNERSHIP, LTD.

BY: _____ GENERAL PARTNER BY: _____ GENERAL PARTNER

STATE OF TEXAS
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICIA RAY PETERSON NUSS, AS GENERAL PARTNER OF NUSS INVESTMENT, LTD.

THIS THE _____ DAY OF _____, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HENRY NUSS, AS GENERAL PARTNER OF NUSS INVESTMENT, LTD.

THIS THE _____ DAY OF _____, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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Kimley»Horn

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