

REPLAT OF
TUSCAN PLACE SUBDIVISION UNIT 1
BLOCK 1, LOTS 14AR & 15AR

BEING A REPLAT OF, TUSCAN PLACE SUBDIVISION UNIT 1, BLOCK 1, LOT 15A, AS SHOWN ON A MAP RECORDED IN VOLUME 69, PAGES 534 - 535, MAP RECORDS OF NUECES COUNTY, TEXAS.



Brister Surveying
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Firm Registration No. 10072800

STATE OF TEXAS
COUNTY OF NUECES

WE, CDG PEELER FLP, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF, TUSCAN PLACE SUBDIVISION UNIT 1, BLOCK 1, LOTS 14AR & 15AR, THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2021

CHRISTOPHER PEELER, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC

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 _____, 2021

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

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 _____, 2021

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, A.I.A.
SECRETARY

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 _____, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2021 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK __M

BY: _____
DEPUTY:

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2021

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE. ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATION AS A "PUBLIC WATER SUPPLY".
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "A-6" (EL 15'), "B", AND C ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0256 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 1985.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 0.864 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR OR MAINTENANCE OF UTILITY LINES INSIDE THE BOUNDARY OF TUSCAN PLACE SUBDIVISION, UNLESS SUCH UTILITIES ARE INSTALLED IN A DEDICATED PUBLIC UTILITY EASEMENT. SINCE THE DEVELOPER HAS CHOSEN TO CONSTRUCT THE STREETS OF CONCRETE, INSTEAD OF THE CITY OF CORPUS CHRISTI'S FLEXIBLE BASE PAVEMENT, IF THE CITY MUST REMOVE ANY PAVEMENT TO REPAIR OR MAINTAIN A CITY UTILITY LINE, THE CITY WILL ONLY PATCH THE PAVEMENT IN A MANNER SIMILAR TO THAT USED ON ASPHALT STREET SURFACES. THE CITY IS NOT REQUIRED TO RESTORE THE PAVED SURFACE WITH CONCRETE TO MATCH THE INSTALLED PAVEMENT.

7. ALL STREETS AND DESIGNATED COMMON AREAS SHALL BE DEDICATED AS CITY UTILITY EASEMENTS. THE HOMEOWNER'S ASSOCIATION RESERVES THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, WALLS, SECURITY SYSTEMS, SPRINKLER SYSTEMS, AND ANY OTHER IMPROVEMENTS, AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY AND FRANCHISE UTILITY WORK. THE CITY OF CORPUS CHRISTI IS NOT LIABLE FOR ANY STAINING OF CONCRETE ROAD SURFACES CAUSED BY CITY VEHICLE AND EQUIPMENT.
8. THE CITY OF CORPUS CHRISTI IS NOT RESPONSIBLE FOR ANY DRAINAGE WITHIN THE TUSCAN PLACE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ANY MAINTENANCE, STORM WATER DISCHARGE INTO THE RECEIVING WATERS, AND WILL NEED TO ENSURE ANY DISCHARGES COMPLY WITH APPLICABLE TCEQ REGULATIONS.
9. THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN TUSCAN PLACE SUBDIVISION SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION, WHICH ASSOCIATION, WHICH ASSOCIATION SHALL HOLD TITLE TO ALL COMMON AREAS IN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS.



SITE MAP
NOT TO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

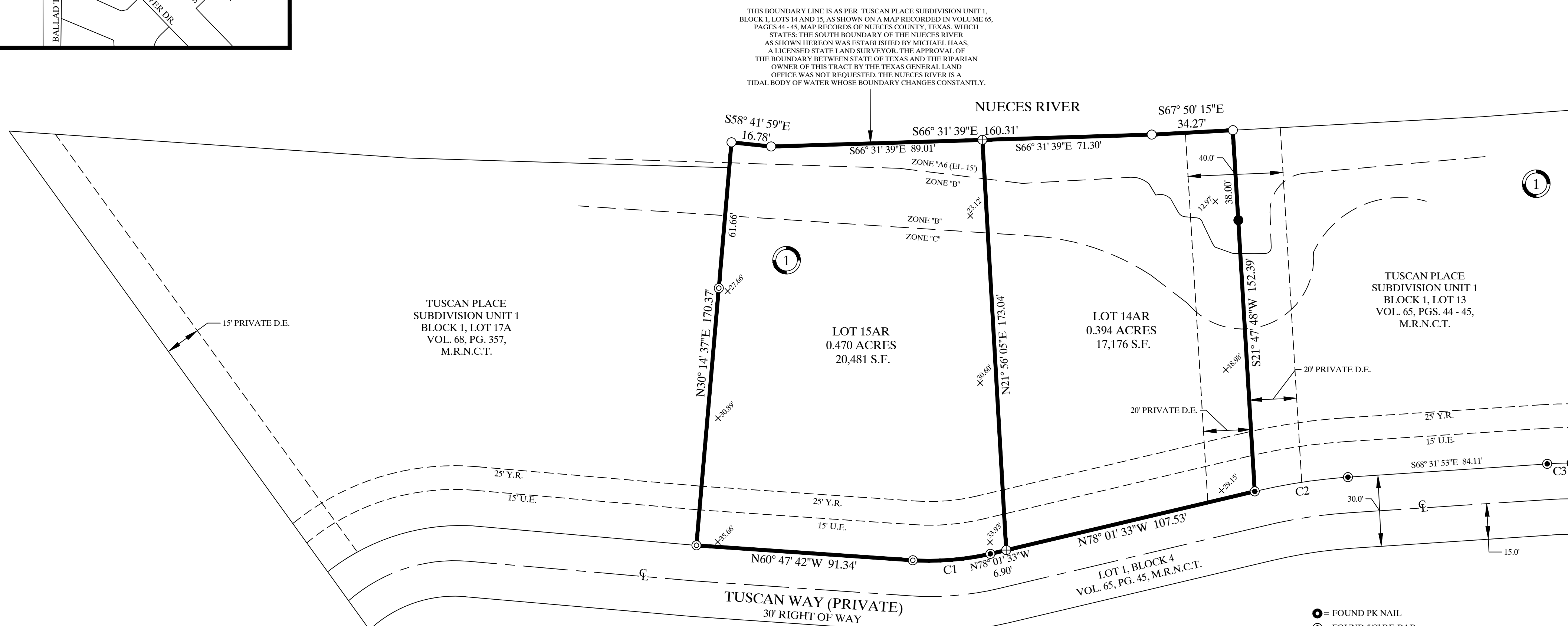


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- = FOUND PK NAIL
 ⊙ = FOUND 5/8" RE-BAR
 ○ = PROPERTY CORNER
 ● = SET DRILL HOLE
 ⊙ = FOUND DRILL HOLE
 ⊕ = SET 5/8" RE-BAR
- C1
 R = 110.00'
 L = 32.89'
 TAN = 16.57'
 Δ = 17° 07' 49"
 CB = N69° 27' 10"W, 32.77'
- C2
 R = 240.00'
 L = 39.73'
 TAN = 19.91'
 Δ = 09° 29' 02"
 CB = N73° 26' 48"W, 39.68'
- C3
 R = 140.00'
 L = 10.30'
 TAN = 5.15'
 Δ = 04° 12' 49"
 CB = N66° 35' 17"W, 10.29'

LEGEND:
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT