

PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects - Jackie Homes\210175 - Oso Pointe\02 FINAL\01 DWG\210175 - OSO POINTE - PLAT.dwg)

FINAL PLAT OF OSO POINTE

BEING A FINAL PLAT OF A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF _____ §

JACKIE HOMES, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
JACQUELINE MARIE AZALLI
MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACQUELINE MARIE AZALLI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

I, _____, _____ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THE STATE LAND BOUNDARY SHOWN ON THIS DRAWING HAS BEEN DETERMINED UNDER MY DIRECTION USING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS THE _____ DAY OF _____, 20____.

DATE: _____

DAVID L. NESBITT, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSED STATE LAND SURVEYOR
TEXAS REGISTRATION NO. 5302

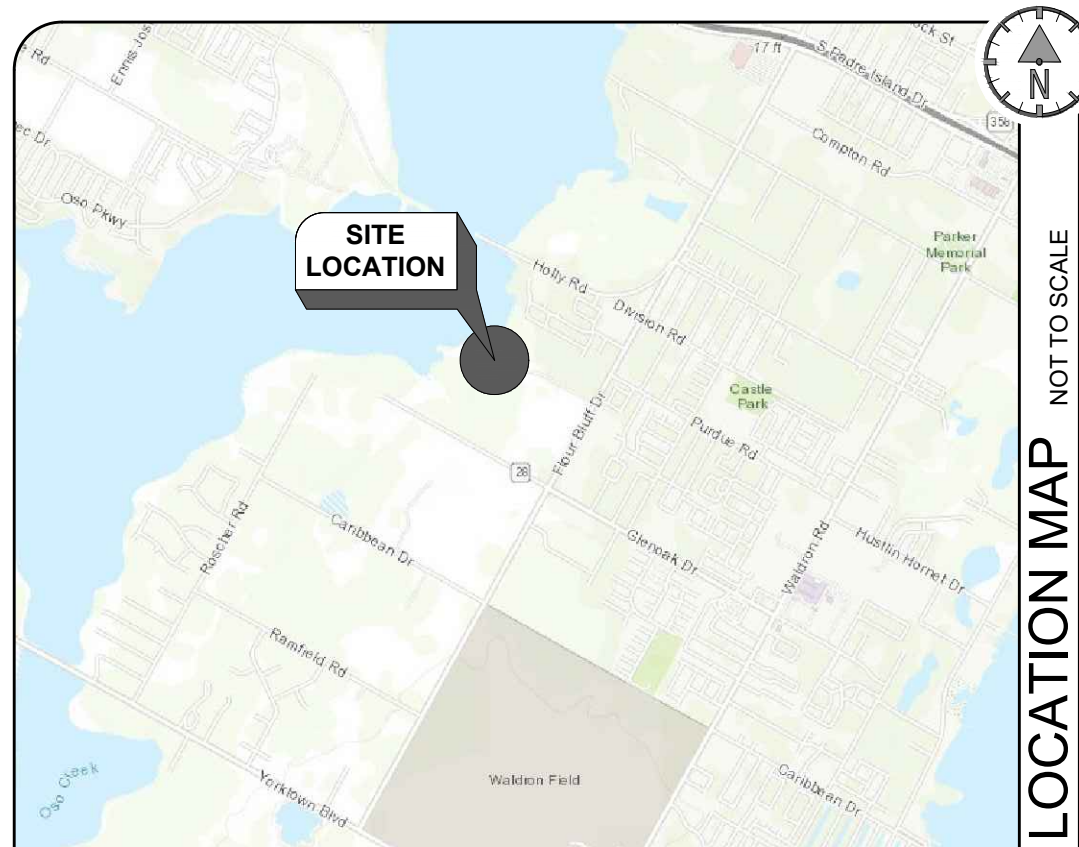
PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

- | | | |
|--|--------------------------|------------------------|
| ● PROPERTY CORNER | ⊙ FOUND 5/8-INCH RE-BAR | Ⓡ BLOCK IDENTIFICATION |
| ⊙ SET CHISELED X | ● FOUND 1-INCH IRON PIPE | |
| ○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR | | |

- | | |
|-------------------------------|-----------------------------------|
| —— ADJACENT BOUNDARY LINE | —— BOUNDARY LINE |
| —— ADJACENT PROPERTY LINE | —— PROPERTY LINE |
| —— EXISTING ROW CENTER LINE | —— ROW CENTER LINE |
| —— EXISTING EASEMENT | —— EASEMENT |
| —— EXISTING YARD REQUIREMENT | —— YARD REQUIREMENT |
| —— CURRENT FEMA BOUNDARY LINE | —— PRELIMINARY FEMA BOUNDARY LINE |

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

- | | | |
|--|-------------------------------------|-------------------------------------|
| SEC - SECTION | AE - PUBLIC ACCESS EASEMENT | PAE - PRIVATE ACCESS EASEMENT |
| VOL - VOLUME | DE - PUBLIC DRAINAGE EASEMENT | PDE - PRIVATE DRAINAGE EASEMENT |
| PG - PAGE | UE - PUBLIC UTILITY EASEMENT | PUE - PRIVATE UTILITY EASEMENT |
| LT - LOT | WE - PUBLIC WATER EASEMENT | PWE - PRIVATE WATER EASEMENT |
| AC - ACRE | WWE - PUBLIC WASTEWATER EASEMENT | PWWE - PRIVATE WASTEWATER EASEMENT |
| SF - SQUARE FEET | EE - ELECTRICAL EASEMENT | FEMA - FEDERAL EMERGENCY |
| ROW - RIGHT-OF-WAY | TE - TEMPORARY EASEMENT (SEE NOTES) | MANAGEMENT AGENCY |
| NB - NON-BUILDABLE | D - LOT DRIVEWAY LOCATION | RPLS - REGISTERED PROFESSIONAL |
| YR - YARD REQUIREMENT | GR - GARAGE SET BACK REQUIREMENT | LAND SURVEYOR |
| M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS | | LSLS - LICENSED STATE LAND SURVEYOR |
| D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS | | PE - PROFESSIONAL ENGINEER |
| O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS | | |



STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 _____, 20____.

DATE: _____

RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

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____.

DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

DANIEL DIBBLE, III
CHAIRMAN

AL. RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

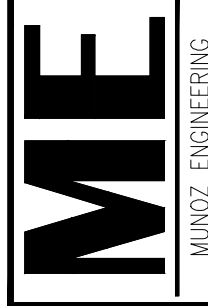
WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____ FILED FOR RECORD AT _____ O'CLOCK ____M.

KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

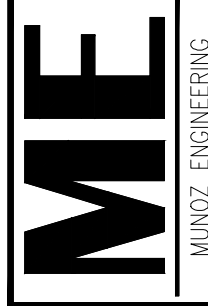
MUNOZ ENGINEERING



FINAL PLAT OF
OSO POINTE
BEING A PRELIMINARY PLAT OF A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TPBELS FRM F-12240
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

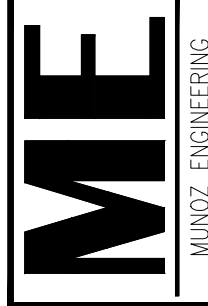
MUNOZ ENGINEERING



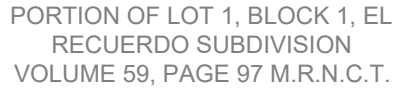
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MUNOZ ENGINEERING



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PORTION OF LOT 1, BLOCK 1, EL
RECUERDO SUBDIVISION
VOLUME 59, PAGE 97 M.R.N.C.T.

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PAGE
2 OF 3

Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800

bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

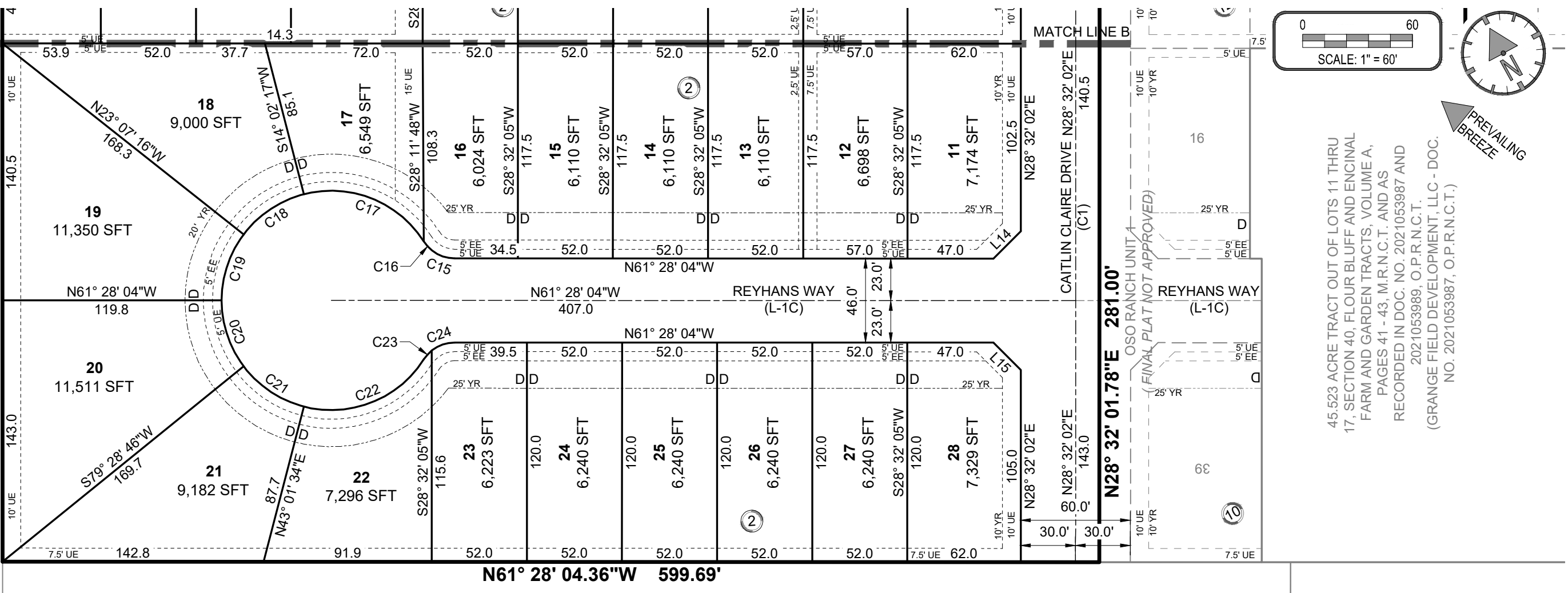
14.87 ACRES OUT OF LOT 20,
SECTION 40, FLOUR BLUFF
AND ENCINAL FARM AND
GARDEN TRACTS, VOLUME A,
PAGES 41 - 43, M.R.N.C.T.
(DAVID CONOLY - DOC. NO.
2021049954, O.P.R.N.C.T.)

16.645 ACRES OUT OF LOT 19,
SECTION 40, FLOUR BLUFF AND
ENCINAL FARM AND GARDEN
TRACTS, VOLUME A, PAGES 41 -
43, M.R.N.C.T. AND AS
RECORDED IN VOLUME 2075,
PAGES 992 - 996 O.P.R.N.C.T.
(LINDA MOREHEAD - DOC. NO.
C#04-3884-B, O.P.R.N.C.T.)

3.362 ACRES OUT OF THE
NORTHWESTERLY 250-FEET OF LOTS 19,
SECTION 40, AND A 15-FEET WIDE BY
1,050-FEET LONG STRIP OF LAND ALONG
THE SOUTHEAST MARGIN OF LOT 19,
SECTION 40 BOTH BEING OUT OF THE
FLOUR BLUFF AND ENCINAL FARM AND
GARDEN TRACTS, VOLUME A, PAGES 41
- 43, M.R.N.C.T. AND AS RECORDED IN
VOLUME 2075, PAGES 992 - 996
O.P.R.N.C.T.
(LINDA MOREHEAD - DOC. NO.
C#04-3884-B, O.P.R.N.C.T.)

16.645 ACRES OUT OF LOT 19, SECTION 40, FLOUR
BLUFF AND ENCINAL FARM AND GARDEN TRACTS,
VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS
RECORDED IN VOLUME 2075, PAGES 992 - 996
O.P.R.N.C.T.
(LINDA MOREHEAD - DOC. NO. C#04-3884-B,
O.P.R.N.C.T.)

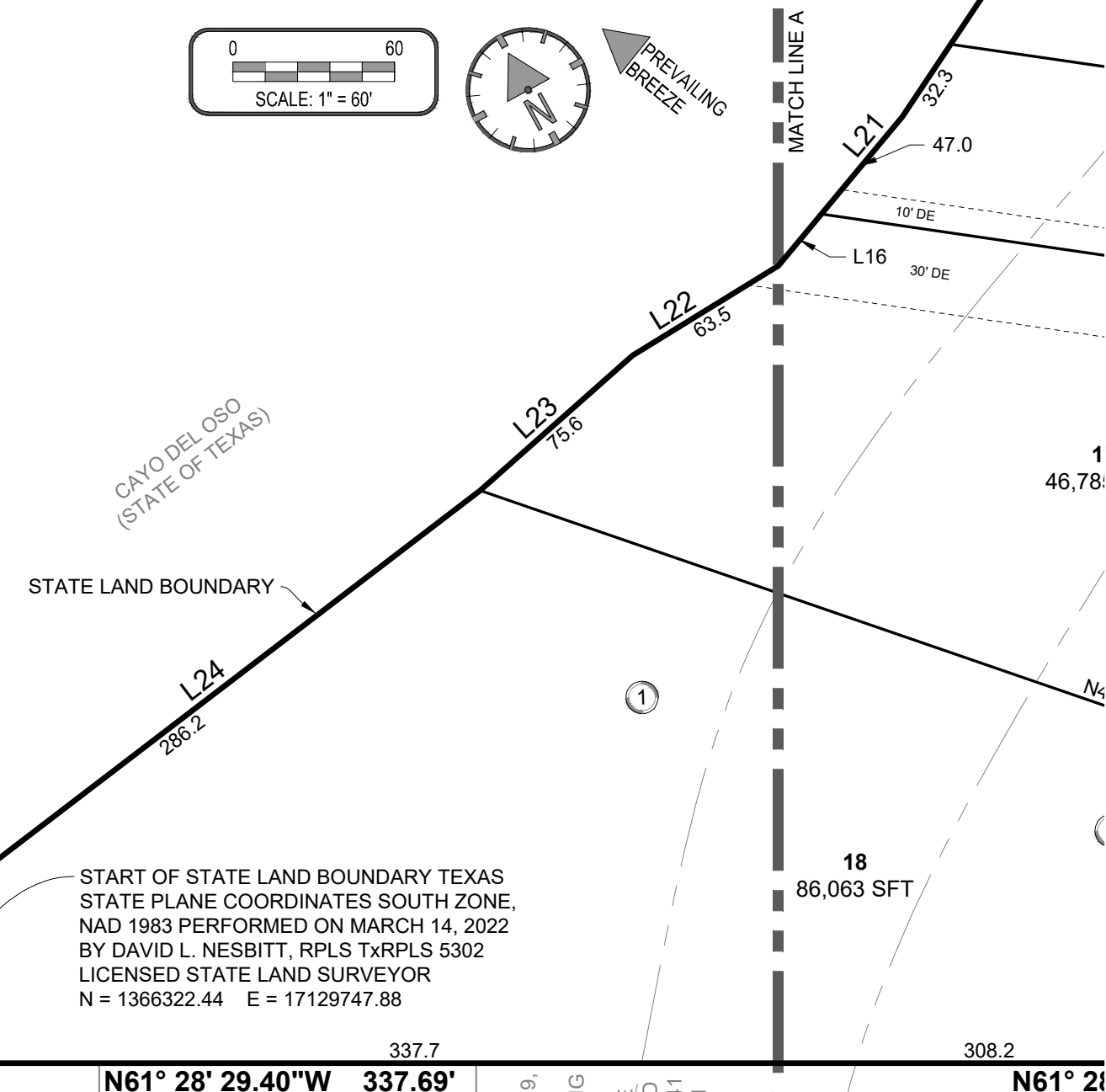
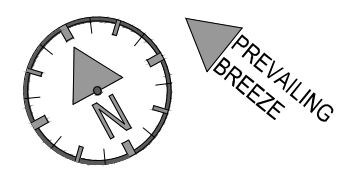
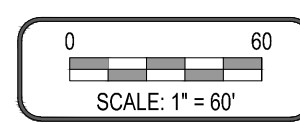
SECTION 40, AND A 15-FEET WIDE BY
1,050-FEET LONG STRIP OF LAND ALONG
THE SOUTHEAST MARGIN OF LOT 19,
SECTION 40 BOTH BEING OUT OF THE
FLOUR BLUFF AND ENCINAL FARM AND
GARDEN TRACTS, VOLUME A, PAGES 41
- 43, M.R.N.C.T. AND AS RECORDED IN
VOLUME 2075, PAGES 992 - 996
O.P.R.N.C.T.
(LINDA MOREHEAD - DOC. NO.
C#04-3884-B, O.P.R.N.C.T.)



15.354 ACRES OUT OF LOTS 17 AND 18, SECTION 40, FLOUR BLUFF AND
ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T.
AND AS RECORDED IN VOLUME 2195, PAGES 379 - 381 D.R.N.C.T.
(GREGORY SMITH - DOC. NO. 917427, O.P.R.N.C.T.)

SEGER HORSE
BARN, BLOCK 1,
LOT 1A
VOLUME 68, PAGE
343, M.R.N.C.T.

45.523 ACRE TRACT OUT OF LOTS 11 THRU
17, SECTION 40, FLOUR BLUFF AND ENCINAL
FARM AND GARDEN TRACTS, VOLUME A,
PAGES 41 - 43, M.R.N.C.T. AND AS
RECORDED IN DOC. NO. 2021053987 AND
2021053989, O.P.R.N.C.T.
(GRANGE FIELD DEVELOPMENT, LLC - DOC.
NO. 2021053987, O.P.R.N.C.T.)



LINE TABLE		
LINE ID	LENGTH	BEARING
L1	21.21'	S16° 28' 01.29"E
L2	21.21'	N73° 31' 58.71"E
L3	14.14'	N16° 27' 59.47"W
L4	14.14'	N73° 32' 00.53"E
L5	14.14'	S16° 27' 59.47"E
L6	14.14'	N73° 32' 00.53"E
L7	14.14'	N16° 27' 59.47"W
L8	14.14'	S73° 32' 00.53"W
L9	14.14'	N73° 32' 00.53"E
L10	35.78'	N61° 28' 04.36"W
L11	12.54'	S28° 31' 30.60"W
L12	12.54'	S28° 31' 30.60"W
L13	21.21'	S16° 28' 01.29"E
L14	21.21'	S73° 31' 58.71"W
L15	21.21'	S16° 28' 01.29"E
L16	25.01'	N68° 19' 56.79"E
L17	57.95'	N65° 26' 19.85"E
L18	59.28'	N70° 53' 18.18"E
L19	135.96'	N60° 45' 02.00"E
L20	124.41'	N62° 10' 15.21"E
L21	72.02'	N68° 19' 56.79"E
L22	63.53'	N86° 51' 35.97"E
L23	75.58'	N76° 58' 39.55"E
L24	286.19'	N81° 08' 45.42"E
L25	38.70'	N27° 54' 28.31"E

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.01'	20.00'	34.41'	S44° 15' 45"E	11.83'
C2	45.67'	60.00'	43.61'	N48° 51' 48"W	44.58'
C3	44.14'	60.00'	42.15'	S88° 15' 24"W	43.15'
C4	59.40'	60.00'	56.72'	S38° 49' 23"W	57.00'
C5	17.11'	60.00'	16.34'	S2° 17' 35"W	17.05'
C6	12.01'	20.00'	34.41'	N11° 19' 45"E	11.83'
C7	14.00'	20.00'	40.11'	S41° 24' 42"E	13.72'
C8	86.19'	60.00'	82.30'	N62° 30' 27"W	78.97'
C9	48.89'	60.00'	46.69'	S52° 59' 51"W	47.55'
C10	61.38'	60.00'	58.62'	S0° 20' 46"W	58.74'
C11	20.07'	20.00'	57.49'	N0° 13' 07"W	19.24'
C12	20.07'	20.00'	57.48'	S57° 16' 04"W	19.23'
C13	38.08'	60.00'	36.36'	N67° 49' 41"E	37.44'
C14	24.05'	20.00'	68.89'	S84° 05' 20"W	22.62'
C15	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C16	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C17	75.38'	60.00'	71.98'	N39° 58' 18"W	70.52'
C18	40.36'	60.00'	38.54'	S84° 46' 00"W	39.61'
C19	38.71'	60.00'	36.96'	S47° 00' 49"W	38.04'
C20	38.71'	60.00'	36.96'	S10° 03' 02"W	38.04'
C21	40.36'	60.00'	38.54'	S27° 42' 08"E	39.61'
C22	75.38'	60.00'	71.98'	S82° 57' 51"E	70.52'
C23	6.56'	20.00'	18.80'	S70° 26' 41"W	6.53'
C24	13.50'	20.00'	38.69'	N80° 48' 43"W	13.25'

- TOTAL PLATTED AREA CONTAINS 20.076 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485464 0318 X AND 485464 0315 D, MAP REVISED JULY 18, 1985, AND COMMUNITY-PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13, B, C.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
- ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO CAITLIN CLAIRE DRIVE FROM BLOCK 2, LOT 10, 11, 28.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JOHN OLIVER DRIVE FROM BLOCK 3, LOT 6, 7, BLOCK 4, LOTS 6, 7.
- BLOCK 1, LOT 11 - 18 ARE SUBJECT TO THE STATE LAND BOUNDARY ADJUSTMENTS THAT MAY OCCUR AT ANYTIME AND WILL AFFECT THE OVERALL LOT SIZE. ANY CHANGES TO THE LOT BOUNDARY THAT OCCURS ALONG THE STATE LAND BOUNDARY SHALL MAINTAIN THE SAME BEARING OF THE SIDE LOT LINES. ANY ADJUSTMENTS TO THE STATE LAND BOUNDARY THAT AFFECT THESE LOTS SHALL NOT CREATE LIABILITY ON THE PART OF JACKIE HOMES, LLC, THE ENGINEER, THE SURVEYOR, CITY OF CORPUS CHRISTI, LIEN HOLDER(S) AND ALL EMPLOYEES, SHARE HOLDERS, AFFILIATES, SUBSIDIARIES, ETC.
- WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.

FINAL PLAT OF
OSO POINTE

A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TPEL'S FIRM F-12240

ME
MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twhc.com
Firm Registration No. 10072800

ENGINEER
THOMAS TIEFEN, PE
SURVEYOR
RONALD BRISTER, RPLS
OWNER
JACKIE HOMES, LLC
ENGINEER-PRO
2021053988
DRAWN BY
CHD BY
TT
RB
CHECKED BY
TT
RB
DATE
07/18/2022