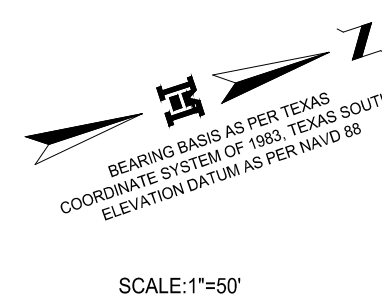


FINAL PLAT SMT CORPUS

BEING 7.078 ACRES OUT OF TRACTS A AND B, LOT 2, LOKEY SUBDIVISION, VOLUME 7, PAGE 16, CORPUS CHRISTI, NUECES COUNTY MAP RECORDS



- LEGEND**
- FOUND NO. 4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - ◆ FOUND PK NAIL
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - ▲▲ - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT-OF-WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - S.W. COR. - SOUTHWEST CORNER
 - DOC NO. - DOCUMENT NUMBER
 - () - DEED CALLS

GENERAL PLAT NOTES & RESTRICTIONS.

- FLOOD ZONE STATEMENT: ZONE "C". ZONE "C" ARE AREAS OF MINIMAL FLOODING.
- COMMUNITY-PANEL NUMBER: 48355C 0510G & 48355C 0530 G, MAP REVISED: 10/13/2022
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 83 (GEOID 125):
BENCH MARK No. 1.
 - IN ACCORDANCE WITH THE NUECES COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 67,565 CUBIC-FEET (1,551 ACRE-FEET) OF STORM WATER RUNOFF.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A REQUIRED OR CALCULATED SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH NUECES COUNTY CONSTRUCTION.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE NUECES COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
 - PROPOSED DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
 - 20 FOOT YARD REQUIREMENT ALONG PUBLIC ROADS
 - TOTAL NET ACREAGE OF LOT 1 IS 6.881 ACRES (299,736.36 SQUARE FEET) EXCLUDING THE DRAINAGE EASEMENT.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 7.078 ACRES SITUATED IN THE CITY OF CORPUS CHRISTI, COUNTY OF NUECES, TEXAS, BEING OUT OF TRACTS A AND B, LOT 2, LOKEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 16, NUECES COUNTY MAP RECORDS, SAID 7.078 ACRES ARE OUT OF A 8.757 ACRE TRACT CONVEYED TO BELLS OF HOLLY, LLC, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2012012545, NUECES COUNTY OFFICIAL RECORDS, SAID 7.078 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A NO. 5 REBAR FOUND AT THE NORTHEAST CORNER OF TRACT D, LOT 1, SAID LOKEY SUBDIVISION AND EXISTING EAST RIGHT-OF-WAY LINE OF STAPLES STREET;

THENCE, S 61° 20' 28" E, ALONG THE NORTH LINE OF SAID TRACT D, LOT 1, AT A DISTANCE OF 10.00 FEET PASS THE SOUTHWEST CORNER OF TRACTS A, B AND C, LOT 1-C, LOKEY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27, PAGE 61, NUECES COUNTY MAP RECORDS, CONTINUING A TOTAL DISTANCE OF 615.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT D, LOT 1, AND THE WEST LINE OF SAID TRACT A, LOT 1, AND THE WEST LINE OF SAID TRACT A, LOT 2;

THENCE, N 28° 40' 12" E, ALONG THE WEST LINE OF SAID TRACT A, LOT 2, A DISTANCE OF 960.00 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF HOLLY ROAD, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 61° 20' 28" E, ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF HOLLY ROAD, AT DISTANCE OF 165.00 FEET PASS THE EAST LINE OF SAID TRACT A, LOT 2 AND THE WEST LINE OF TRACT B, LOT 2, CONTINUING A TOTAL DISTANCE OF 239.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF A 25-FOOT ROAD RIGHT-OF-WAY RECORDED IN VOLUME 685, PAGE 398, NUECES COUNTY DEED RECORDS, FROM WHICH THE NORTHWEST CORNER OF TRACT C, LOT 2 OF THE TRACT C, LOT 2, LOKEY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 35, PAGE 30, NUECES COUNTY MAP RECORDS, BEARS S 61° 20' 28" E, A DISTANCE OF 50.00 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 28° 40' 12" W, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID 25-FOOT ROAD RIGHT-OF-WAY, AT A DISTANCE OF 1,242.45 FEET PASS A NO. 4 REBAR SET ON THE NORTH EASEMENT LINE OF A DRAINAGE EASEMENT RECORDED IN VOLUME 2114, PAGE 889, NUECES COUNTY DEED RECORDS, CONTINUING A TOTAL DISTANCE OF 1,290.00 FEET TO THE CENTER OF SAID DRAINAGE DITCH, FOR THE SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, N 61° 20' 28" W, AT A DISTANCE OF 74.00 FEET PASS THE WEST LINE OF SAID TRACT B, LOT 2 AND THE EAST LINE OF SAID TRACT A, LOT 2, CONTINUING A TOTAL DISTANCE OF 239.00 FEET TO A POINT IN THE CENTER OF SAID DRAIN DITCH, FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 28° 40' 12" E, AT A DISTANCE OF 47.5 FEET PASS A NO. 4 REBAR SET ON THE NORTH LINE OF SAID DRAINAGE EASEMENT, CONTINUING A TOTAL DISTANCE OF 1,290.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 7.078 ACRES OF WHICH 0.197 OF ONE ACRE LIES IN THE DRAIN DITCH EASEMENT, LEAVING A NET OF 6.881 ACRES OF LAND, MORE OR LESS.

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__.

KAMRAN ZARGHOUNI
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF THE DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

DATED THIS THE ____ DAY OF _____, 20__.

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

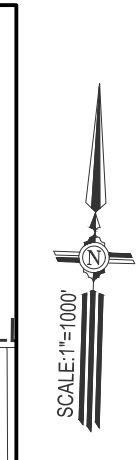
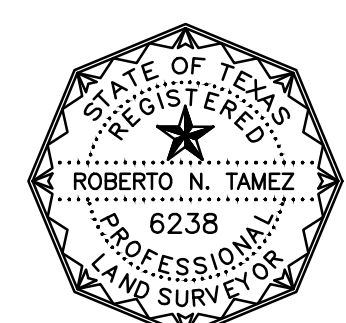
STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE ____ DAY OF _____, 20__.

ROBERTO N. TAMEZ, R.P.L.S. No. 6238
STATE OF TEXAS

DATE SURVEYED: 08-08-2022
T., P.G.
SURVEY JOB # 22129 08



DRAWN BY: GABRIEL F./ JOSH F. DATE: 12-05-22
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICHARD O. SERNA	4810 EVERHART RD.	CORPUS CHRISTI, TX 78411-2738	C/O(956)381-0981	C/O(956)381-1839
ENGINEER:	KELLEY A. HELLER-VELA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF NUECES

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, DESIGNATED HEREIN AS SMT CORPUS LAND TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RICHARD O. SERNA
BELLS OF HOLLY LLC
4810 EVERHART RD.
CORPUS CHRISTI, TX 78411-2738

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE ____ DAY OF _____, 2022, WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2022, AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF _____, 2022 AT ____ O'CLOCK ____ M., IN VOLUME ____ PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE ____ DAY OF _____, 2022.

KARA SANDS, COUNTY CLERK

