

PLAT OF

# OAKDALE CROSSING SUBDIVISION

A 5.150 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015047045, DEED RECORDS NUECES COUNTY, TEXAS. SAID 5.150 ACRE TRACT ALSO BEING OUT OF LOTS 10 - 12, SECTION 53, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 5.150 ACRE TRACT ALSO BEING A PORTION OF LOT 6, TROPIC ESTATES, AS SHOWN ON A MAP RECORDED IN VOLUME 41, PAGE 55, MAP RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS           §  
COUNTY OF \_\_\_\_\_ §

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I AM 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: \_\_\_\_\_  
          JACKIE AZALLI, MANAGER

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 \_\_\_\_\_ §

I, RALEIGH COSBY, \_\_\_\_\_ FOR CHARTER ALLIANCE BANK DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH JACKIE HOMES, LLC. 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: \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS           §  
COUNTY OF NUECES   §

I, RONALD E. BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE: \_\_\_\_\_  
RONALD E. BRISTER, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS           §  
COUNTY OF NUECES   §

THIS PLAT OF OAKDALE CROSSING SUBDIVISION, 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

STATE OF TEXAS           §  
COUNTY OF NUECES   §

THIS PLAT OF OAKDALE CROSSING SUBDIVISION, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PHILIP J. RAMIREZ, AIA, LEED, AP  
CHAIRMAN

\_\_\_\_\_  
JULIO DIMAS, CFM  
INTERIM 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 MAP OF THE PLAT OF OAKDALE CROSSING SUBDIVISION, 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 SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO. \_\_\_\_\_

FILED FOR RECORD  
AT \_\_\_\_\_ O'CLOCK \_\_.M.  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK  
NUECES COUNTY, TEXAS

BY: \_\_\_\_\_  
          DEPUTY

ENGINEER  
RAMIRO MUNOZ, P.E.  
SURVEYOR  
RONALD BRISTER, RPLS  
OWNER  
JACKIE HOMES, LLC  
DRAWN BY  
160147  
CHECKED BY  
TT  
DATE  
FEBRUARY 06, 2017

**Brister Surveying**  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
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CIVIL-STRUCTURAL-MARINE  
TOPOGRAPHIC SURVEYING  
OFFICE 361-846-4848  
1608 S. BROWNLEE BOULEVARD  
CORPUS CHRISTI, TX 78404  
TBPE FIRM No. F-12240

**ME**  
MUNOZ ENGINEERING

PLAT OF  
**OAKDALE CROSSING SUBDIVISION**  
NUECES COUNTY, TEXAS

PAGE  
1  
TOTAL PAGES  
2

PAGE  
1

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**OAKDALE CROSSING SUBDIVISION**

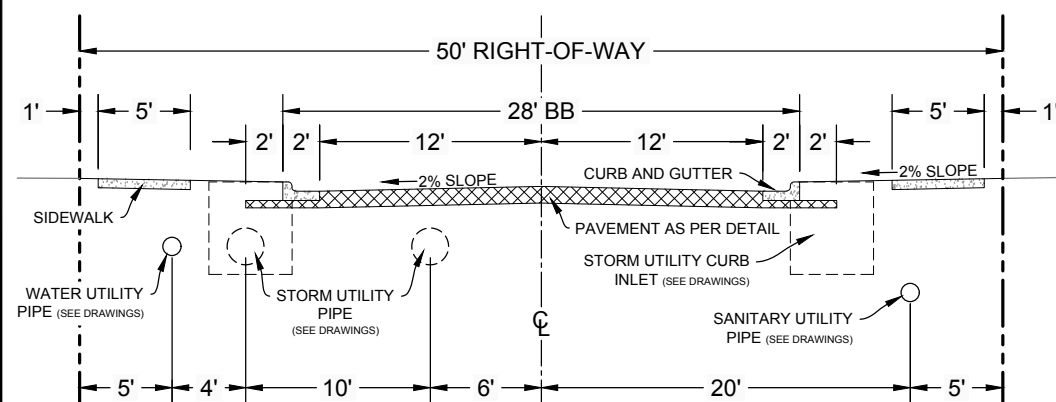
A 5.150 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015047045, DEED RECORDS NUECES COUNTY, TEXAS. SAID 5.150 ACRE TRACT ALSO BEING OUT OF LOTS 10 - 12, SECTION 53, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 5.150 ACRE TRACT ALSO BEING A PORTION OF LOT 6, TROPIC ESTATES, AS SHOWN ON A MAP RECORDED IN VOLUME 41, PAGE 55, MAP RECORDS NUECES COUNTY, TEXAS.

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.71'	10.00'	90.00°	S73° 41' 28"W	14.14'
C2	15.72'	10.00'	90.07°	N16° 20' 32"W	14.15'
C3	51.46'	175.00'	16.85°	N69° 48' 41"W	51.27'
C4	65.91'	175.00'	21.58°	N89° 01' 28"W	65.52'
C5	5.41'	175.00'	1.77°	S79° 18' 05"W	5.41'
C6	49.22'	125.00'	22.56°	S89° 41' 33"W	48.90'
C7	18.80'	10.00'	107.72°	N25° 10' 06"W	16.15'
C8	15.70'	10.00'	89.93°	N73° 39' 28"E	14.13'
C9	38.66'	125.00'	17.72°	N70° 10' 06"W	38.50'
C10	15.71'	10.00'	90.00°	S16° 18' 31"E	14.14'
C11	33.31'	175.00'	10.91°	S66° 45' 42"E	33.26'
C12	13.80'	10.00'	79.09°	N68° 14' 18"E	12.73'
C13	89.71'	175.00'	29.37°	S86° 54' 03"E	88.74'
C14	87.69'	125.00'	40.19°	S81° 29' 03"E	85.90'
C15	87.69'	125.00'	40.19°	S81° 29' 03"E	85.90'

LEGEND	
●	IRON ROD FOUND
●	IRON PIPE FOUND
●	60D NAIL FOUND
○	DRILL HOLE FOUND
+	CHISELED "X" IN CONCRETE
+	PROPERTY CORNER (NO ACCESS)
●	SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
#	BLOCK IDENTIFICATION
—	PROPERTY BOUNDARY LINE
—	ADJACENT BOUNDARY LINE
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	ROAD CENTER LINE
—	YARD REQUIREMENT
—	EASEMENT
—	YARD REQUIREMENT AND EASEMENT
→	LOT FRONT DIRECTION
MR -	MAP RECORDS
DR -	DEED RECORDS
VOL -	VOLUME
PG -	PAGE
AC -	ACRE
SF -	SQUARE FEET
GR -	GARAGE DOOR SET BACK REQUIREMENT (SEE NOTES)
UE -	UTILITY EASEMENT
EE -	ELECTRICAL EASEMENT
AE -	ACCESS EASEMENT
DE -	DRAINAGE EASEMENT
WE -	WATER EASEMENT
YR -	YARD REQUIREMENT

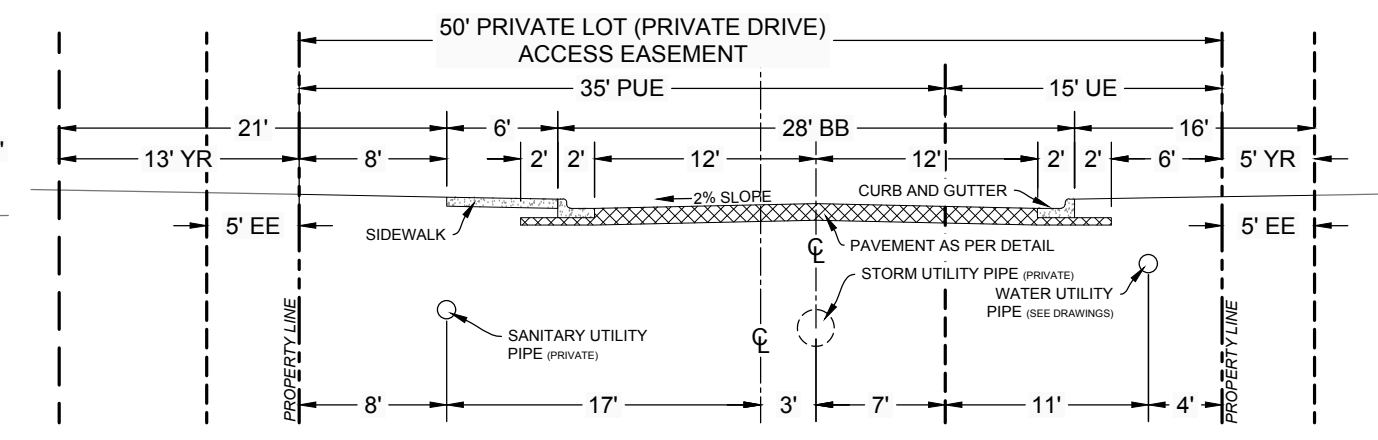
PLAT NOTES:

- TOTAL PLATTED AREA CONTAINS 5.15 ACRES OF LAND, INCLUDING RIGHTS-OF-WAY AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE:  
PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485464 0318 C, MAP REVISED JUNE 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C.  
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  
PRELIMINARY:  
PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0545G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.  
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 LAGUNA MADRE. THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
- ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
- 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 FOR THE SUBDIVISION.
- 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 YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
1. THE SETBACK FOR THE HOMES WILL BE MEASURED FROM THE REAR OF THE SIDEWALK OR IF NO SIDEWALK IS PRESENT FROM THE REAR OF THE BACK OF CURB OR IF NO CURB FROM THE REAR EDGE OF THE PAVEMENT. FRONT YARDS ALONG THE PRIVATE STREET SHALL BE NO LESS THAN 13 FEET AND NO LESS THAN 8 FEET FOR SIDE YARDS OF LOTS 7 AND 12, BLOCK 1.
2. ALL GARAGES ON PRIVATE STREET SHALL BE SET BACK 20 FEET FROM FRONT PROPERTY LINE.
- BLOCK 1, LOT 13 AND BLOCK 2, LOT 5 SHALL BE A PRIVATE ACCESS EASEMENT FOR THE ABUTTING LOTS AND ACCESS TO PRIVATE AND PUBLIC UTILITY EASEMENTS FOR INSTALLATION AND MAINTENANCE.
- BLOCK 1, LOT 13 AND BLOCK 2, LOT 5 SHALL BE A PRIVATE UTILITY EASEMENT FOR ALL AREAS BEYOND PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND ACCESS OF PRIVATE AND PUBLIC UTILITIES.
- BLOCK 1 AND 2 ARE TO BE GOVERNED BY A HOMEOWNERS ASSOCIATION AND RESTRICTIVE COVENANTS.
- THIS SUBDIVISION, COMPRISING OF BLOCKS 1 AND 2, INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
- BLOCK 1, LOTS 6, 7, 8, AND 9 FENCE ALONG DITCH SHALL MATCH ALIGNMENT OF ADJACENT EXISTING FENCES.
- LOTS FRONTING OAKDALE DRIVE SHALL ACCESS PROPERTY FROM OAKDALE DRIVE, ANY GARAGES WITH ENTRANCE/EXIT ONTO OAKDALE CROSSING COURT SHALL BE SETBACK 20' FROM PROPERTY LINE.
- THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- ANY FUTURE DWELLING UNITS FOR A "RM-1" DISTRICT WILL BE SUBJECT TO THE OPEN SPACE REGULATIONS.



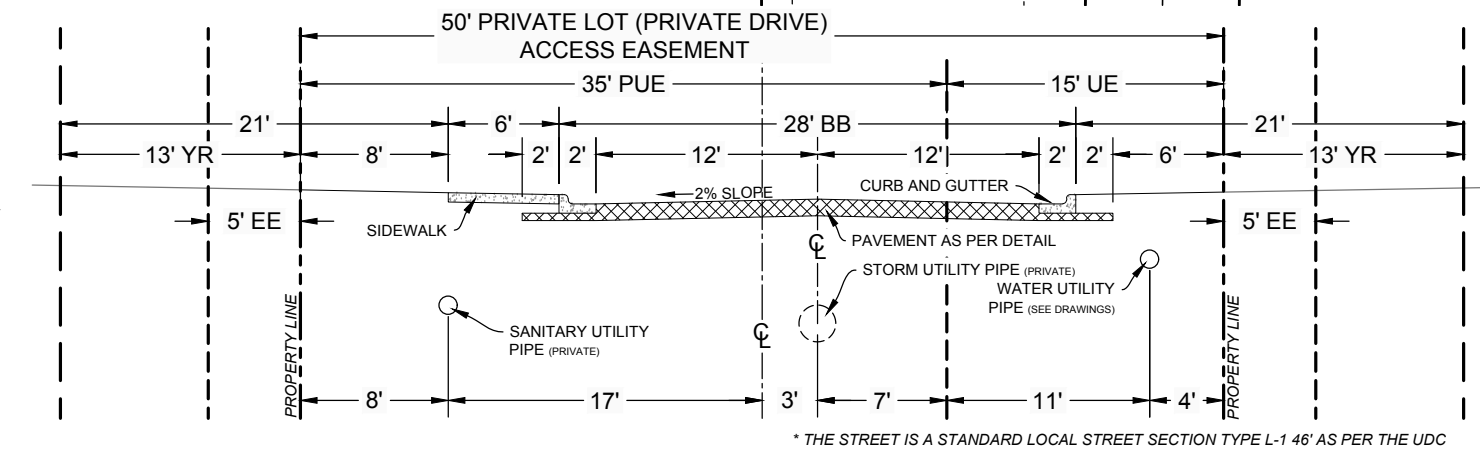
TYPICAL RESIDENTIAL LOCAL STREET - L-1A

NOT TO SCALE



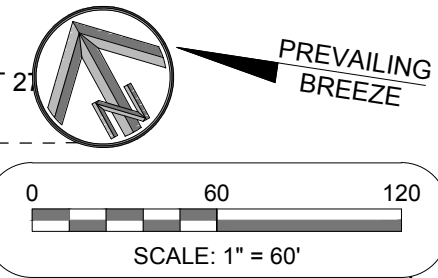
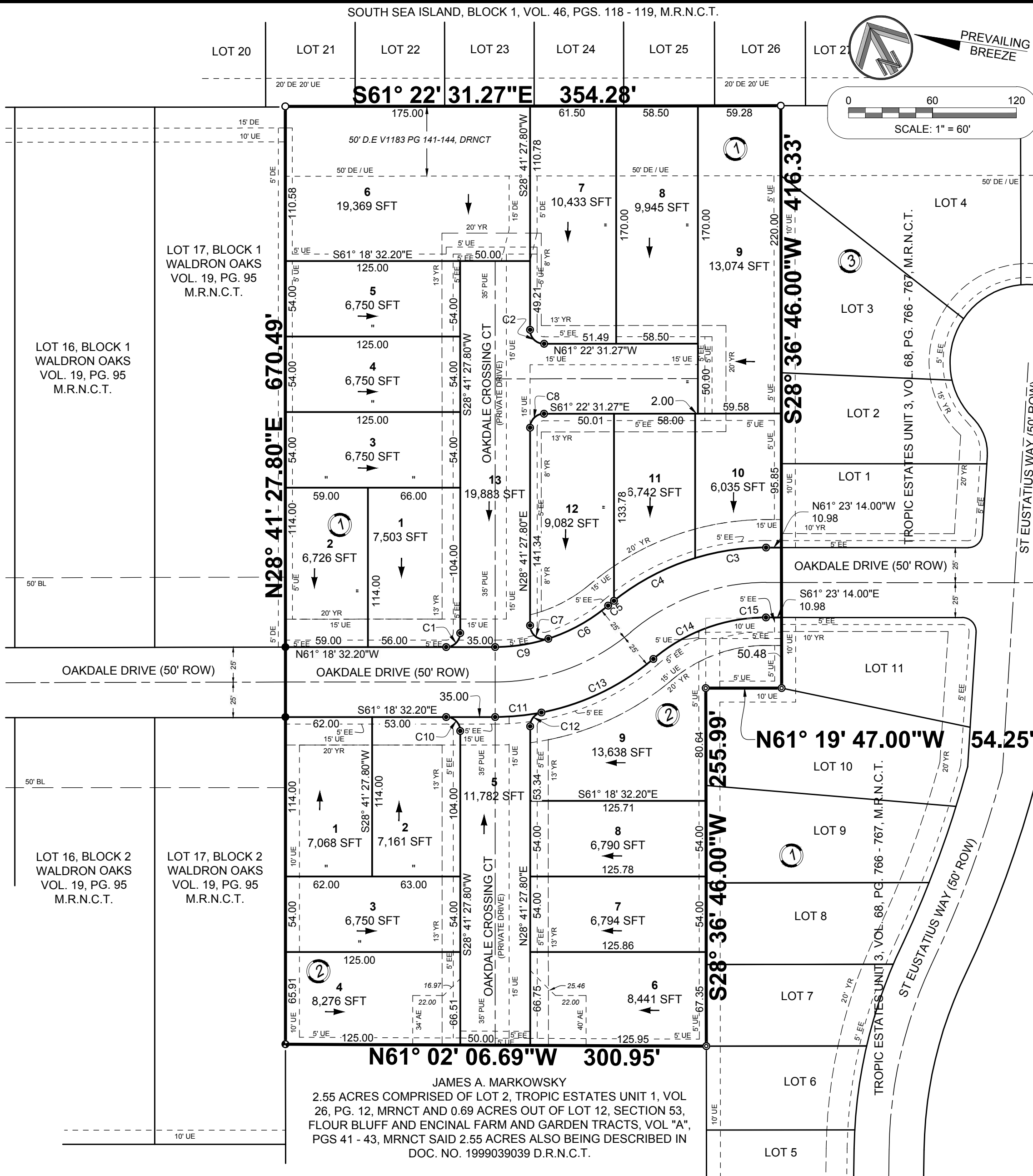
TYPICAL PRIVATE DRIVE (BLOCK 1, LOT 13)

NOT TO SCALE



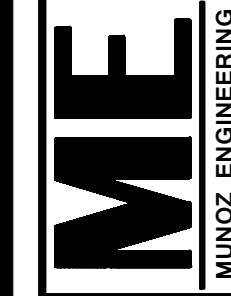
TYPICAL PRIVATE DRIVE (BLOCK 1, LOT 13)

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