

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

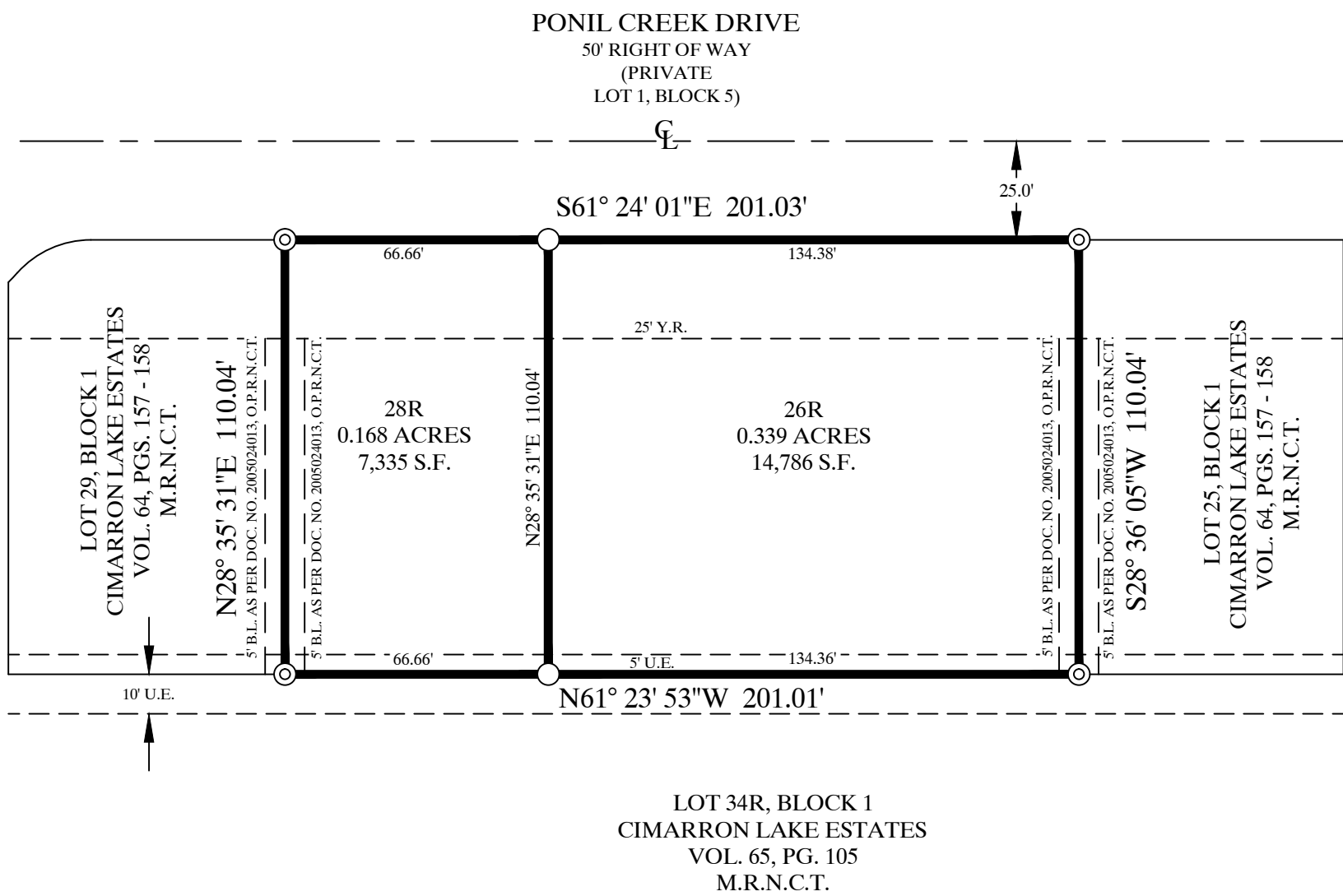
PLAT OF CIMARRON LAKE ESTATES BLOCK 1, LOTS 26R AND 28R

BEING A REPLAT OF LOT 27R, BLOCK 1, CIMARRON LAKE ESTATES,
AS SHOWN ON A PLAT RECORDED IN VOLUME 67, PAGE 476,
MAP RECORDS NUECES COUNTY, TEXAS.



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- ⊙ = FOUND 5/8" IRON ROD
○ = SET 5/8" IRON ROD

NOTES:

- 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- BY GRAPHICAL PLOTTING ONLY ONTO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 485464 0520 D, CITY OF CORPUS CHRISTI, TEXAS, DATED JULY 18, 1985, THIS PROPERTY IS LOCATED IN ZONE "C".
- BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE TOTAL PLATTED AREA IS 0.507 ACRES.
- SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF UTILITY LINES INSIDE THE BOUNDARY OF CIMARRON LAKE ESTATES, UNLESS SUCH UTILITIES ARE IN A PUBLIC UTILITY EASEMENT, STREET RIGHT-OF-WAY, OR DESIGNATED AREAS.
- PURPOSES. THE HOMEOWNER'S ASSOCIATION RESERVE THE RIGHT TO INSTALL SUCH ITEMS AS, FENCES, WALLS, SECURITY SYSTEMS, SPRINKLER SYSTEMS AND ANY OTHER IMPROVEMENT AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY UTILITY AND DRAINAGE MAINTENANCE WORK.
- THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE SUBJECT SUBDIVISION SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S 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.

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2017

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

STATE OF TEXAS
COUNTY OF NUECES

WE, NORBERTO MACIAS AND INES MACIAS, DO HEREBY CERTIFY
THAT WE ARE THE OWNERS OF CIMARRON LAKE ESTATES,
BLOCK 1, LOT 27R OF 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 _____, 2017

NORBERTO MACIAS, OWNER

INES MACIAS, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, NORBERTO MACIAS AND INES MACIAS, ON THIS DAY
PERSONALLY APPEARED THE PEOPLE WHOSE NAME ARE
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT THEY 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 _____, 2017

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2017

JULIO DIMAS, CFM
INTERIM SECRETARY

PHILIP J. RAMIREZ, A.I.A., LEED AP
CHAIRMAN

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 _____, 2017, WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY
OFFICE THE _____ DAY OF _____, 2017 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

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 _____, 2017

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



10. THE SUBDIVISION'S HOMEOWNER'S ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY
FOR DAMAGES TO PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF GOVERNMENT SERVICE VEHICLES, AND/OR VEHICLES CLAIMED AS A
RESULT IN STREET DESIGN OR CONSTRUCTION.

11. THE LOTS WITH ACCESS TO THE PRIVATE STREETS ARE SUBJECT TO THE TERMS OF A DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CIMARRON LAKE ESTATES ("RESTRICTIVE COVENANTS"), INCLUDING RESTRICTIVE COVENANTS WHICH PROVIDE FOR THE
PERPETUAL MAINTENANCE OF THE PRIVATE STREET BY A HOMEOWNER'S ASSOCIATION TO THE SAME STANDARDS AS CONNECTING CITY STREETS FOR
THE SAFE USE OF PERSONS USING THE STREETS AND STATE THAT THE CITY HAS ABSOLUTELY NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH
STREETS AS PUBLIC RIGHT-OF-WAY. SUCH COVENANTS SHALL NOT BE ALTERED WITHOUT THE CITY'S APPROVAL THROUGH ACTION BY ITS CITY
COUNCIL. THE RESTRICTIVE COVENANTS SHALL BE RECORDED PRIOR TO THE RECORDING OF THE PLAT.

12. THE PRIVATE STREETS IN THE SUBDIVISION ARE DEDICATED FOR THE USE BY PUBLIC UTILITIES, SO LONG AS:
(A) ALL UTILITY IMPROVEMENTS ARE PLACED UNDERGROUND.
(B) UTILITY PROVIDERS COORDINATE WITH THE HOMEOWNER'S ASSOCIATION FOR THE INITIAL CONSTRUCTION AND MAINTENANCE OF THE
UTILITIES WITH THE GOAL OF MINIMIZING INCONVENIENCE TO THE COMMUNITY. UTILITY PROVIDERS CAN USE THE PRIVATE STREETS FOR
VEHICULAR ACCESS ONLY IN CONNECTION WITH CONSTRUCTION, MAINTENANCE, REPAIR, OR REMOVAL OF THE UTILITIES.
OTHER THAN THESE LIMITED USES BY UTILITY PROVIDERS, THE PRIVATE STREETS ARE LIMITED TO USE BY THE OWNERS OF THE LOTS FACING THE
PRIVATE STREETS.

13. LOT 1, BLOCK 5 IS NON-BUILDABLE AND IS AN ACCESS AND UTILITY EASEMENT.