

PLAT OF
STARLIGHT ESTATES UNIT 1
A 15.454 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 24, 25 AND 26,
SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS
RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES CO., TX
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/13/17
COMP. NO.: PLAT-SH1
JOB NO.: 17002
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

I, PATRICIA WALLACE, TRUSTEE # 2, HEREBY CERTIFY THAT I AM ARE THE OWNER OF THE
LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN
FAVOR OF _____, THAT I HAVE HAD SAID LAND SURVEYED AND
SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE
DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE
FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND
DEDICATION.

THIS THE ____ DAY OF _____, 20____.

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICIA WALLACE, TRUSTEE # 2.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

LOCATION MAP
1"=1500'

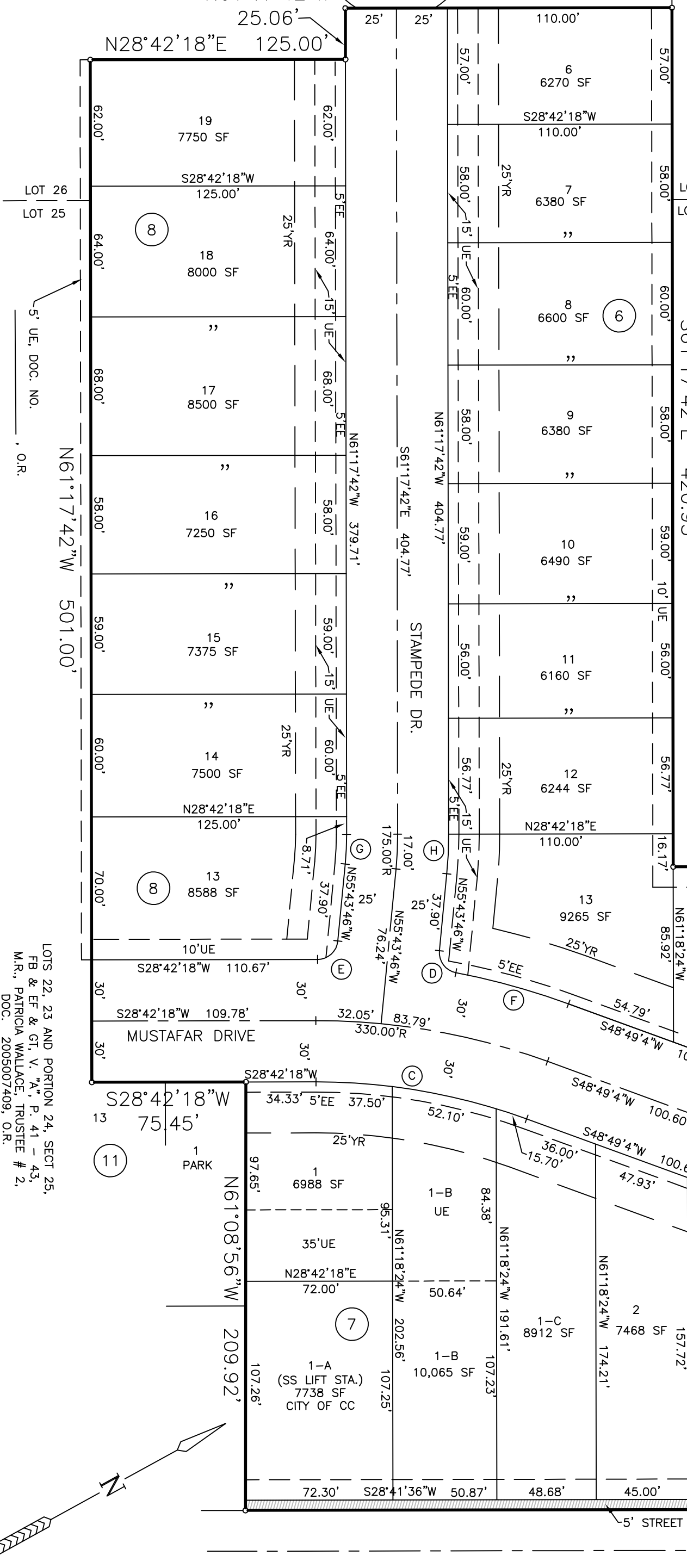
LOTS 22, 23 AND PORTION 24, SECT 25,
FB & EF & GT, V. "A", P. 41 - 43,
M.R., PATRICIA WALLACE, TRUSTEE # 2,
DOC. 2005007409, O.R.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

LOTS 22, 23 AND PORTION 24, SECT 25,
FB & EF & GT, V. "A", P. 41 - 43,
M.R., PATRICIA WALLACE, TRUSTEE # 2,
DOC. 2005007409, O.R.

LOTS 22, 23 AND PORTION 24, SECT 25,
FB & EF & GT, V. "A", P. 41 - 43,
M.R., PATRICIA WALLACE, TRUSTEE # 2,
DOC. 2005007409, O.R.

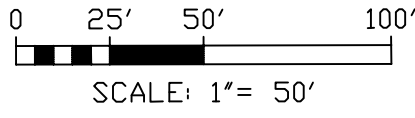
37'R TEMPORARY TURN
AROUND EASEMENT, DOC. NO.
_____, O.R., THIS
EASEMENT SHALL EXPIRE
WHEN THIS AREA IS PLATTED



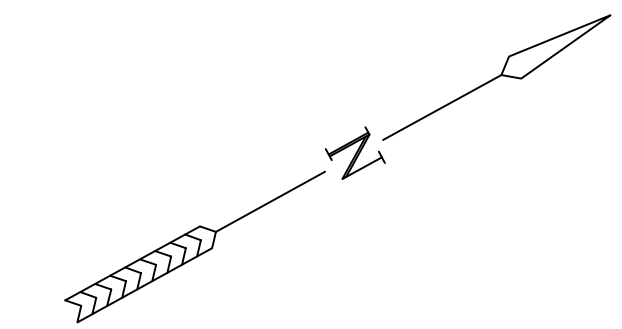
CONTINUED ON FOLLOWING SHEET

CURVE DATA:

- (A) Δ=20°07'41" R=300.00' T=53.24' L=105.39' CB=S38°45'14"W CH=104.85'
- (B) Δ=20°07'39" R=360.00' T=63.89' L=126.47' CB=S38°45'14"W CH=125.82'
- (C) Δ=20°06'45" R=300.00' T=53.20' L=105.31' CB=N38°45'41"E CH=104.77'
- (D) Δ=84°34'19" R=10.00' T=9.09' L=14.76' CB=S81°59'04"W CH=13.46'
- (E) Δ=84°26'05" R=10.00' T=9.07' L=14.74' CB=S13°30'44"E CH=13.44'
- (F) Δ=09°07'10" R=360.00' T=28.71' L=57.30' CB=S44°15'29"W CH=57.24'
- (G) Δ=05°33'55" R=150.00' T=7.29' L=14.57' CB=S58°30'44"E CH=14.56'
- (H) Δ=05°33'55" R=200.00' T=9.72' L=19.43' CB=N58°30'44"W CH=19.42'



CONTINUED FROM PREVIOUS SHEET



(I) D=89°59'52"
R=15.00'
T=15.00'
L=23.56'
CB=S16°18'20"E
CH=21.21'

(J) D=90°00'08"
R=15.00'
T=15.00'
L=23.56'
CB=N73°41'40"E
CH=21.21'

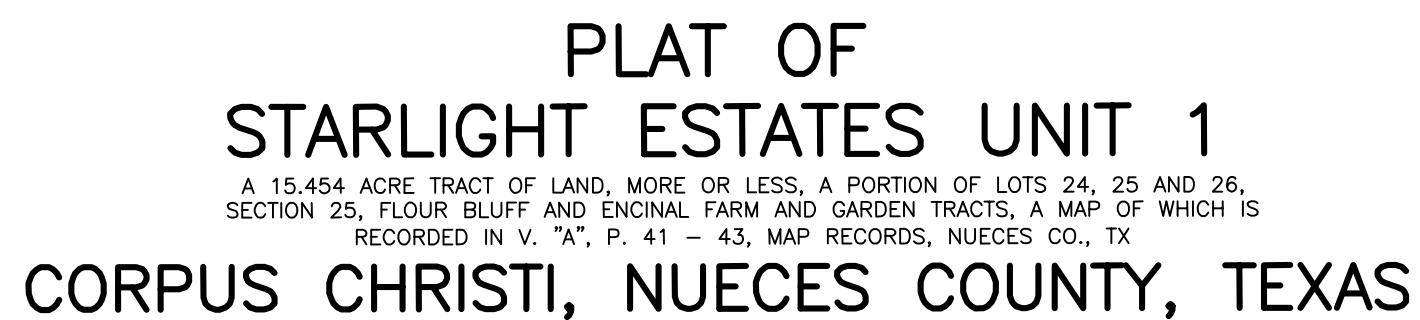
NIXON M. WELSH, R. P. L. S.

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

3. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE "B" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0540 C, REVISED MARCH 18, 1985. THE SITE IS ALSO DEPICTED ON FEMA MAP 48355C0540G, OF WHICH TO THE KNOWLEDGE OF SURVEYOR HEREOF, HAS BEEN ISSUED IN PRELIMINARY FASHION AND IS NOT YET ADOPTED/EFFECTIVE.

5. PRIVATE DRIVEWAY ACCESS ONTO YORKTOWN BOULEVARD AND STARRY ROAD SHALL BE PROHIBITED.

7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.



DATE PLOTTED: 10/13/17
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 17002
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 2

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

DATE _____

THIS THE _____ DAY OF _____, 20____.

INTERIM SECRETARY
WILLIAM J. GREEN, PE.

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

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

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS