

PLAT OF  
CIMARRON LAKE ESTATES  
BLOCK 1, LOTS 26RR AND 27RR

BEING A REPLAT OF LOT 26R, BLOCK 1, CIMARRON LAKE ESTATES,  
AS SHOWN ON A PLAT RECORDED IN VOLUME 68, PAGE 817,  
MAP RECORDS NUECES COUNTY, TEXAS.

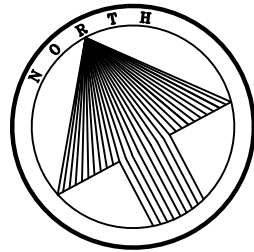


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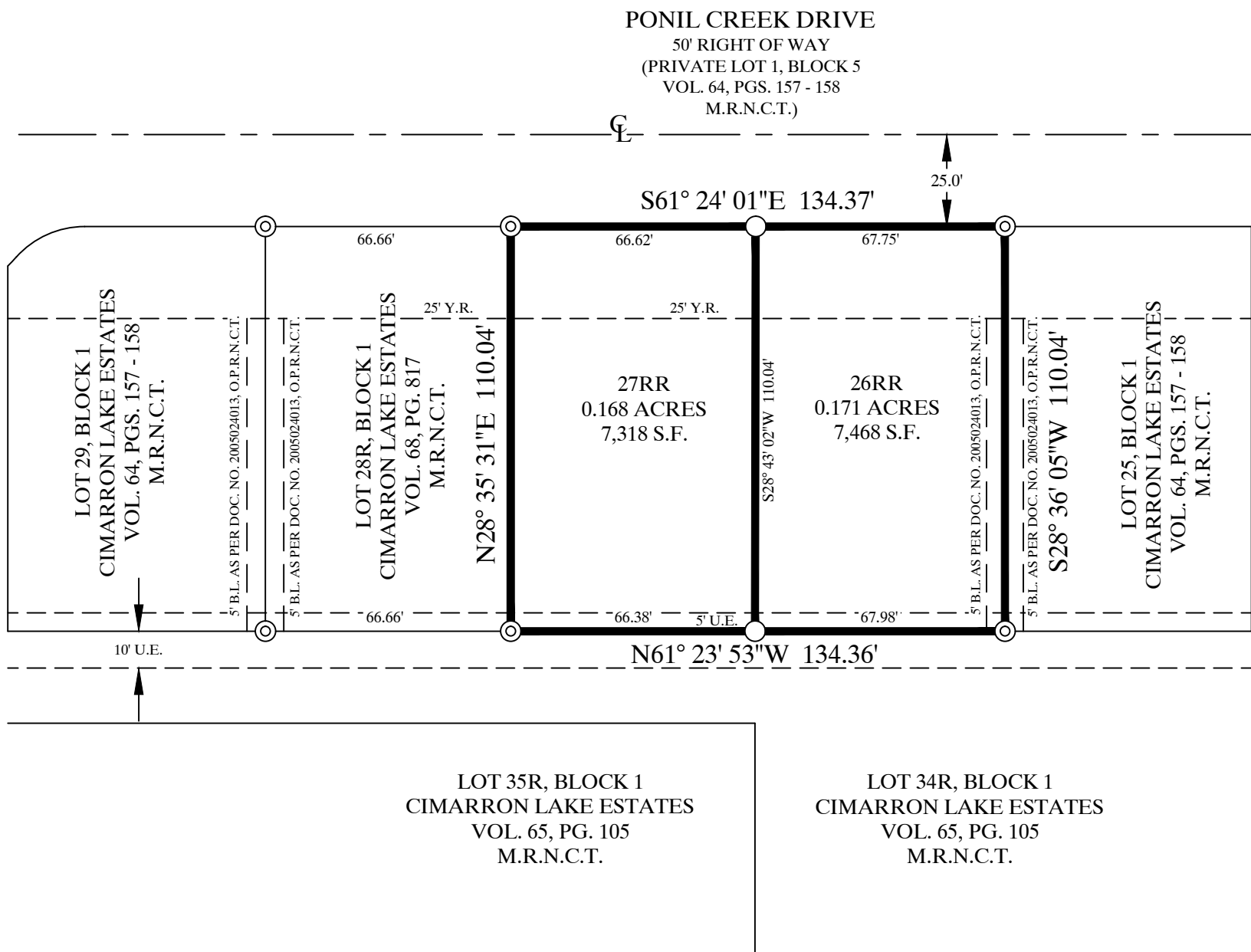
SITE MAP  
NOT TO SCALE



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



- ⊙ = FOUND 5/8" RE-BAR  
○ = SET 5/8" RE-BAR

NOTES:

1. 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.
2. 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".
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. THE TOTAL PLATTED AREA IS 0.339 ACRES.
6. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
7. 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.
8. THE HOMEOWNER'S ASSOCIATION RESERVES 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.
9. 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 \_\_\_\_\_, 2018

\_\_\_\_\_  
WILLIAM J. GREEN, P.E.  
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 26R 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 AND  
DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
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 \_\_\_\_\_, 2018

\_\_\_\_\_  
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 \_\_\_\_\_, 2018

\_\_\_\_\_  
NINA NIXON-MENDEZ, FAICP  
SECRETARY

\_\_\_\_\_  
ERIC VILLARREAL, P.E.  
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 \_\_\_\_\_, 2018, WITH ITS  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY  
OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 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 \_\_\_\_\_, 2018

\_\_\_\_\_  
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.