

PLAT OF  
KENLEY ESTATES

13.636 ACRES OF LAND OUT OF LOTS NOS. ONE (1) AND TWO (2), SECTION NO. FIFTY (50) FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, NUECES COUNTY, TEXAS, AS RECORDED IN DOCUMENTS 2017042414,  
OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

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

I, LOWM Inc., a Texas corporation 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 \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_  
David B. Wilson, President

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

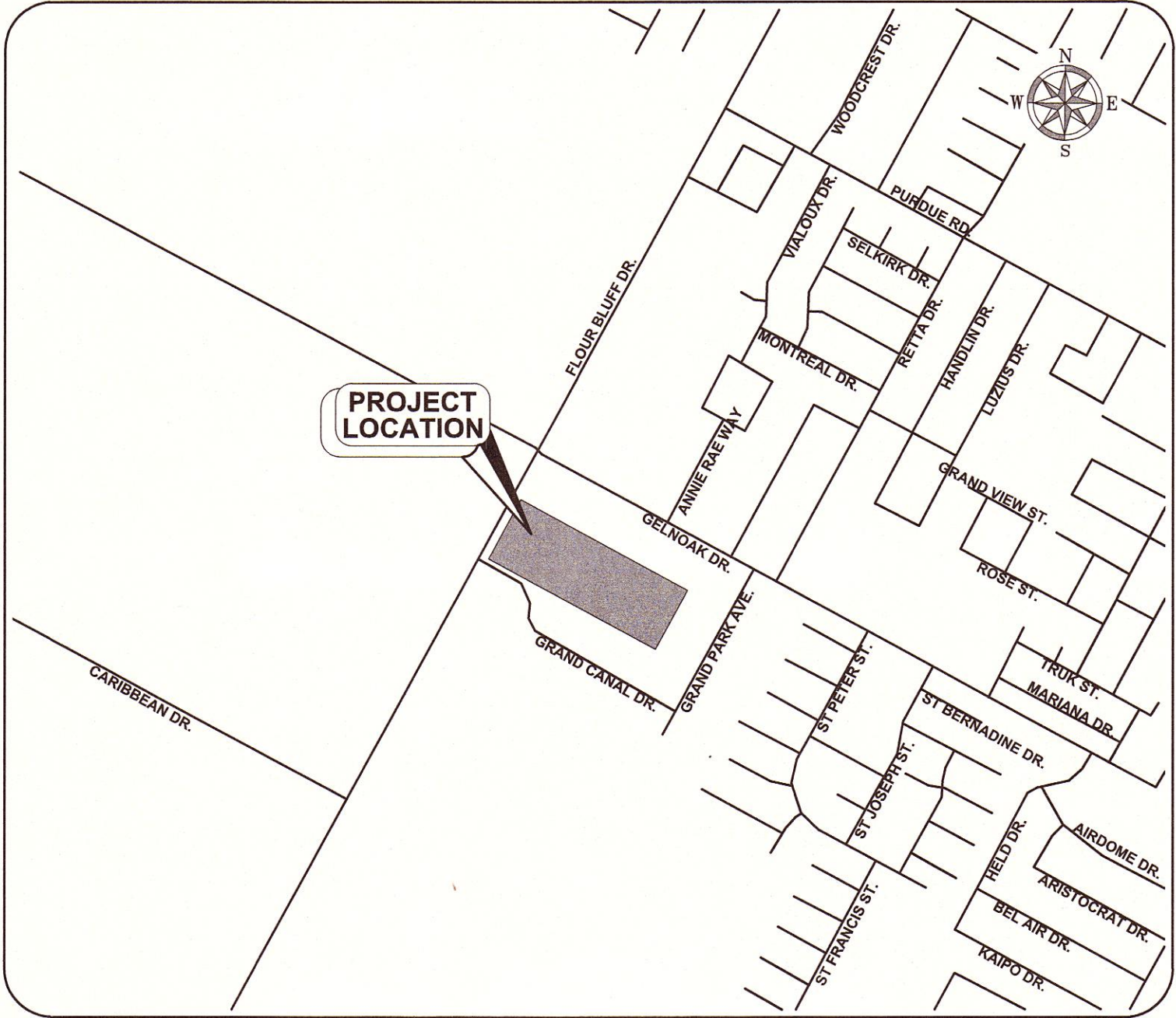
This instrument was acknowledged before me by David B. Wilson proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.  
Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public  
My commission expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

This plat of Kenley Estates, approved by the Corpus Christi Nueces County Health Unit. Any private water supply and/or sewage system shall be approved by the Corpus Christi- Nueces County Health Department prior to installation.  
This the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Public Health Officer



LOCATION MAP  
1" = 1000'

STATE OF TEXAS  
COUNTY OF NUECES

I, Stacey King Mora, 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.

\_\_\_\_\_  
Stacey King Mora  
Registered Professional Land Surveyor  
Texas Registration No. 6166

Hanson Professional Services Inc.

Date: \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF NUECES

This plat of Kenley Estates, approved by the Department of Development Services of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
William J. Green, P.E.  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

This plat of Kenley Estates, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Eric Villarreal, P.E.  
Chairman

\_\_\_\_\_  
Nina Nixon-Mendez, FAICP  
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 Kenley Estates, dated the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, with its certificate of authentication was filed for record in my office this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, 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 \_\_\_\_\_, 201\_\_.

No. \_\_\_\_\_

Filed for record  
At \_\_\_\_\_ o'clock \_\_.M.  
\_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_  
Deputy

\_\_\_\_\_  
Kara Sands  
County Clerk  
Nueces County, Texas

RECEIVED  
20 JUL 2018  
City of Corpus Christi  
Development Services

ENGINEER / SURVEYOR  
STACEY KING MORA  
361-814-9900  
361-814-4401  
SMORA@HANSONINC.COM  
SKM/SMH CBT/SKM  
18E0301  
PLAT  
08/2018

Hanson Professional Services Inc.  
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Corpus Christi, Texas 78411  
TBP# F-417 / TBP#LS F-1009500 / TBAE F-BR 2458  
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HANSON

FINAL PLAT OF KENLEY ESTATES  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

SHEET 1 OF 2



PLAT OF KENLEY ESTATES

13.636 ACRES OF LAND OUT OF LOTS NOS. ONE (1) AND TWO (2), SECTION NO. FIFTY (50) FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, NUECES COUNTY, TEXAS, AS RECORDED IN DOCUMENTS 2017042414, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

GENERAL NOTES

- 1. TOTAL PLATTED AREA CONTAINS 13.15 ACRES OF LAND EXCLUDING STREET DEDICATION AND RIGHT-OF-WAY EASEMENTS.
- 2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).
- 3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP, TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.

- 4. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 5. FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- 6. RECEIVING WATERS:  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 7. FEMA INFORMATION:  
PLOT THE PROPERTY BY SCALE ON FIRM COMMUNITY-PANEL NO. 485464 0318 C, MAP REVISED JULY 18, 1985, AND COMMUNITY-PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989 FLOOD INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING.

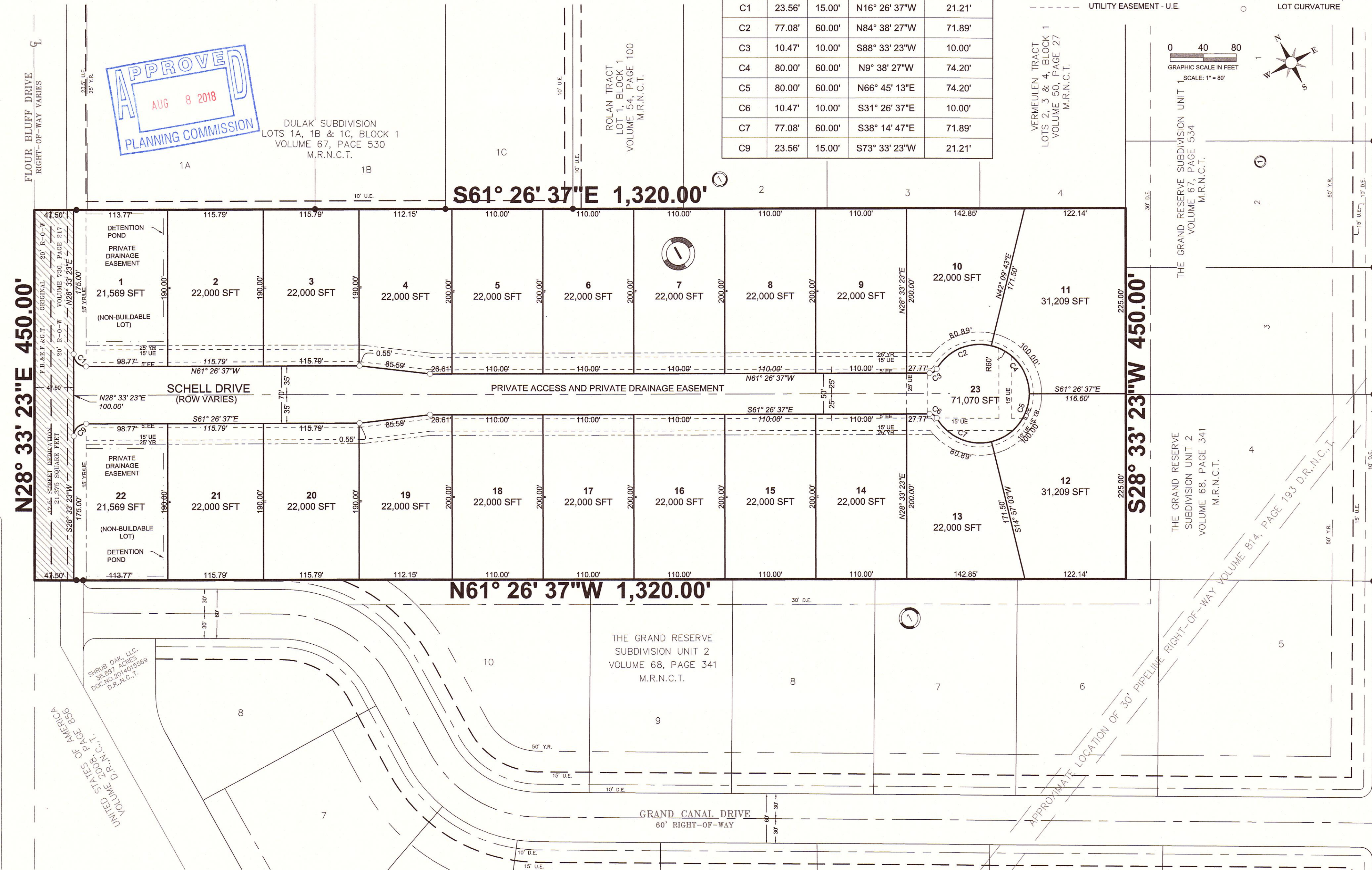
- NOTE: THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON PART OF THE ENGINEER OR SURVEYOR.
- 8. IMPROVEMENTS
    - 8.1. LOTS:
      - 8.1.1. RESIDENTIAL: LOTS 2-21 (20 TOTAL LOTS)
      - 8.1.2. LOTS 1 AND 22 ARE PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA). PRIVATE DRIVEWAY ACCESS TO FLOUR BLUFF DRIVE FROM LOTS 1 AND 22 IS PROHIBITED.
      - 8.1.3. LOT 23 IS A PRIVATE STREET. IT SHALL BE USED AS A PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT AND IS TO BE MAINTAINED BY OWNER.
    - 9. THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR

- DAMAGE TO
- 9.1. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES.
  - 9.2. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
  - 10. THE CENTERLINE DISTANCE OF SCHELL DRIVE FROM EAST ROW OF FLOUR BLUFF DRIVE TO RADII CENTER OF CUL-DE-SAC IS 1143.40'.
  - 11. A WAIVER FROM THE CUL-DE-SAC LENGTH REQUIREMENT IN UDC 8.2.1.G WAS GRANTED BY THE PLANNING COMMISSION ON AUGUST 8, 2018.

LEGEND

- 5/8" IRON ROD WITH RED PLASTIC CAP SET STAMPED "HANSON CRP, TX."
- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- DETENTION POND
- ROAD CENTERLINE - C
- M.R.
- O.R.
- N.C.T.
- MAP RECORDS
- OFFICIAL RECORDS
- NUECES COUNTY, TEXAS
- LOT CURVATURE

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	23.56'	15.00'	N16° 26' 37"W	21.21'
C2	77.08'	60.00'	N84° 38' 27"W	71.89'
C3	10.47'	10.00'	S88° 33' 23"W	10.00'
C4	80.00'	60.00'	N9° 38' 27"W	74.20'
C5	80.00'	60.00'	N66° 45' 13"E	74.20'
C6	10.47'	10.00'	S31° 26' 37"E	10.00'
C7	77.08'	60.00'	S38° 14' 47"E	71.89'
C9	23.56'	15.00'	S73° 33' 23"W	21.21'



ENGINEER / SURVEYOR  
STACEY MORRIS

PHONE: 361-814-9900  
FAX: 361-814-4401

SMORA@HANSON-INC.COM

DRAWN BY: CHECKED BY: APPROVED BY: SKM / SKM / SKM

PROJECT ID: CBT / SKM

DRAWING DATE: 12/2017

PLAT: 16E0301

**Hanson Professional Services Inc.**  
4501 Goliath Rd.  
Corpus Christi, Texas 78411  
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**HANSON**

**RECEIVED**  
JUL 2018  
City of Corpus Christi  
Development Services

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CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS