

Coastal Plains Veterinary Properties, LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of a 1.10 Acres (48,135.84 Square Feet) tract of land as shown on the foregoing plat; that it has said lands surveyed and subdivided as shown; that streets shown are dedicated to public use forever; that easements as shown are dedicated to public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

DUSTIN LYLE WALLEK, MANAGING MEMBER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, AS _____.

THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF
DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20_____.

WILLIAM J. GREEN, PE,
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY PLANNING COMMISSION
OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

NINA NIXON-MENDEZ, FAICP, SECRETARY

ERIC VILLARREAL, PE, CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

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 SAID COUNTY IN VOLUME _____, PAGE _____, MAP RECORDS.

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

NO. _____

FILED FOR RECORD

AT _____ O'CLOCK _____ M.
_____, 20____

BY: _____
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

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.

THIS THE _____ TH DAY OF _____, 20____.

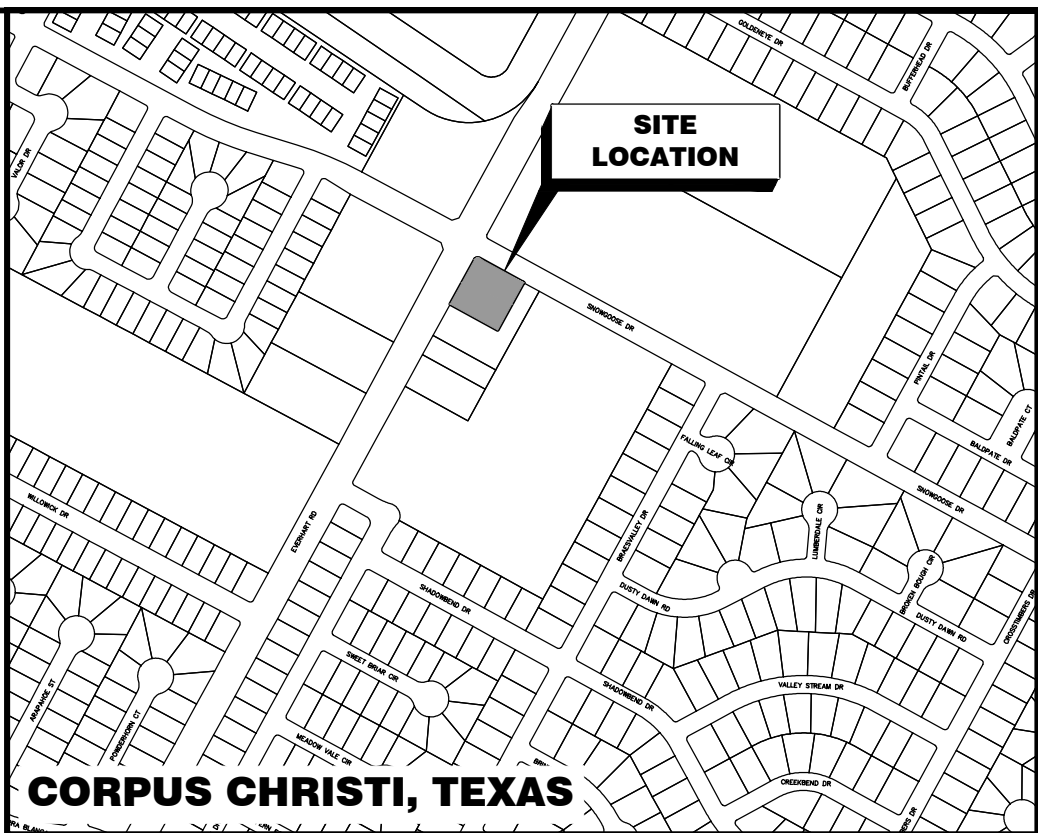
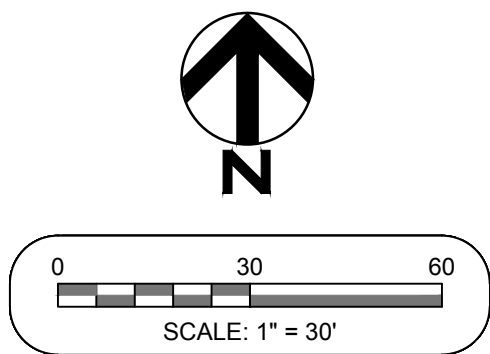
RONALD E. BRISTER, RPLS

GENERAL NOTES:

1. TOTAL PLATTED AREA CONTAINS 1.14 ACRES (50,076.94 SQ. FEET) OF LAND INCLUDING STREET DEDICATION.
2. THE TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS PERFORMED ON 11/08/2018. BEARINGS WERE DETERMINED FROM A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.
VERTICAL DATUM: NAVD 86
HORIZONTAL DATUM: NAD 83
3. BY GRAPHIC PLATTING ONLY, THIS PROPERTY LIES WITHIN ZONE "C" AND OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485490520 D.
4. 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 "CONTRACT RECREATION" USE.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
7. SHOULD ANY ADJUSTMENT BE REQUIRED FOR THIS EXISTING BUS STOP (ROUTE 32 SOUTH SIDE) OR ANY OF THE CCRTA EQUIPMENT A FUTURE MEETING WITH CCRTA STAFF TO DISCUSS NECESSARY ALTERATIONS WILL BE WARRANTED.

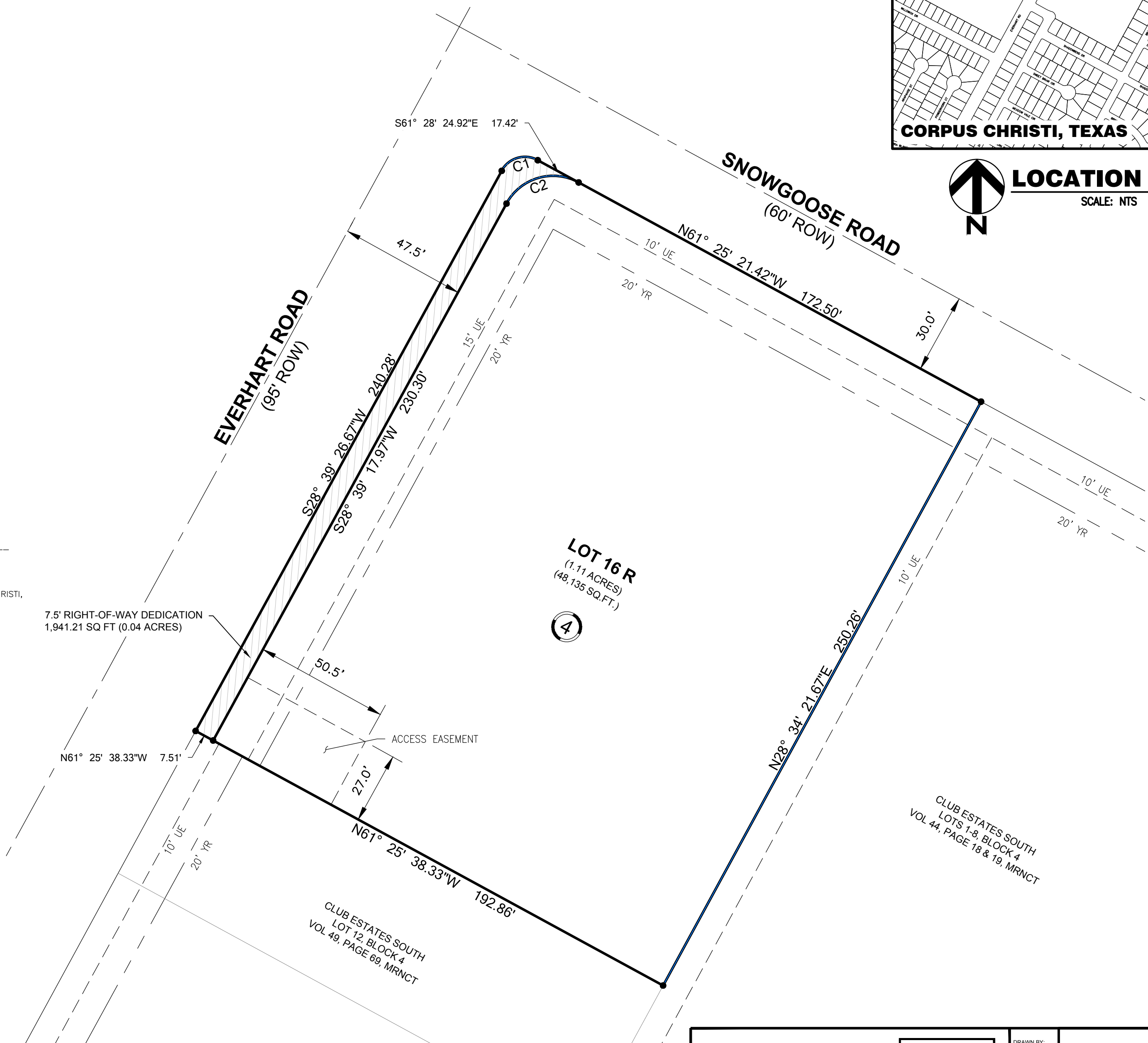
- YR = YARD REQUIREMENT
- UE = UTILITY EASEMENT
- OPRNCT = OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
- MRNCT = MAP RECORDS NUECES COUNTY, TEXAS.
- DRNCT = DEED RECORDS NUECES COUNTY TEXAS.
- ALL PROPERTY CORNERS FOUND 5/8" IRON RODS, UNLESS NOTED OTHERWISE.

BEING A REPLAT OF LOTS 16 & 17, CLUB ESTATES SOUTH,
AS SHOWN ON A MAP RECORDED IN VOLUME 50, PAGE 122,
MRNCT.



LOCATION PLAN

SCALE: NTS



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.69	10.00	89.92	S73° 36' 54"W	14.13
C2	31.33	20.00	89.74	S73° 31' 35"W	28.22



Brister Surveying

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bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800



**CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING**
TBPE FIRM No. F-12240
PHONE: 361-946-4848
1608 S. BROWLNEE BLVD
CORPUS CHRISTI, TX, 78404

DRAWN BY:
RP

CHK BY:

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RMIII

SCALE:
AS NOTED

DATE:
FEB 2019

REVISIONS

[illegible]