

PLAT OF

# WOODSIDE SUBDIVISION

A TRACT OF LAND DESCRIBED AS A 9.107 ACRE TRACT DESCRIBED AS TRACTS 1 AND 2 IN A DEED RECORDED IN DOCUMENT NO. 2012044199, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING OUT OF THE B.S.& F. SURVEY 417, ABSTRACT - 571, NUECES COUNTY TEXAS AND CONTAINING 9.107 ACRES OF LAND

STATE OF TEXAS §  
COUNTY OF NUECES §

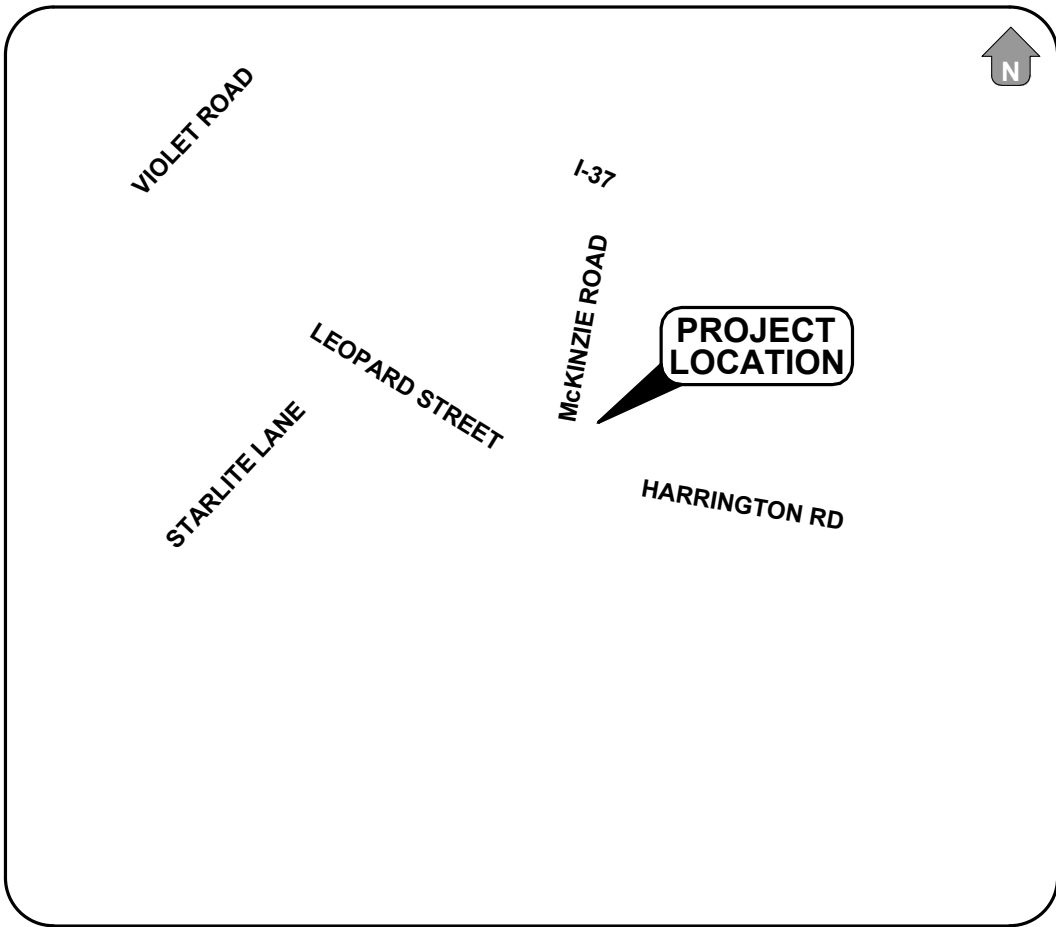
RICKS HOMES, LLC DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
HAMED MOSTAGHASI, PRESIDENT

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI 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 \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE

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.

\_\_\_\_\_  
RONALD E BRISTER, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5407

DATE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS PLAT OF WOODSIDE SUBDIVISION, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
WILLIAM J. GREEN, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS PLAT OF WOODSIDE SUBDIVISION, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
ERIC VILLARREAL, P.E.  
CHAIRMAN

\_\_\_\_\_  
NINA NIXON-MENDEZ, FAICP  
INTERIM 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 WOODSIDE SUBDIVISION, DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

NO. \_\_\_\_\_

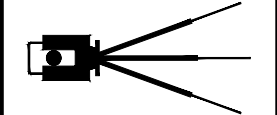
FILED FOR RECORD  
AT \_\_\_\_ O'CLOCK \_\_.M.  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK  
NUECES COUNTY, TEXAS

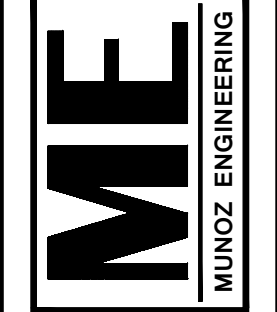
BY: \_\_\_\_\_  
DEPUTY

|              |                      |
|--------------|----------------------|
| ENGINEER     | THOMAS TIFFIN, PE    |
| OWNER        | RONALD BRISTER, RPLS |
| OWNER        | RICKS HOMES, LLC     |
| ENGINEER PID |                      |
| ENGINEER PID |                      |
| DRWN BY      | TT                   |
| CHKD BY      | RB                   |
| APPD BY      |                      |
| DRAWING DATE | 07/02/2019           |

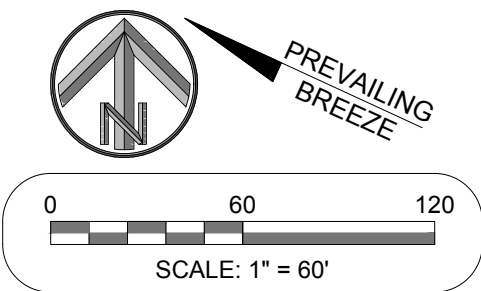
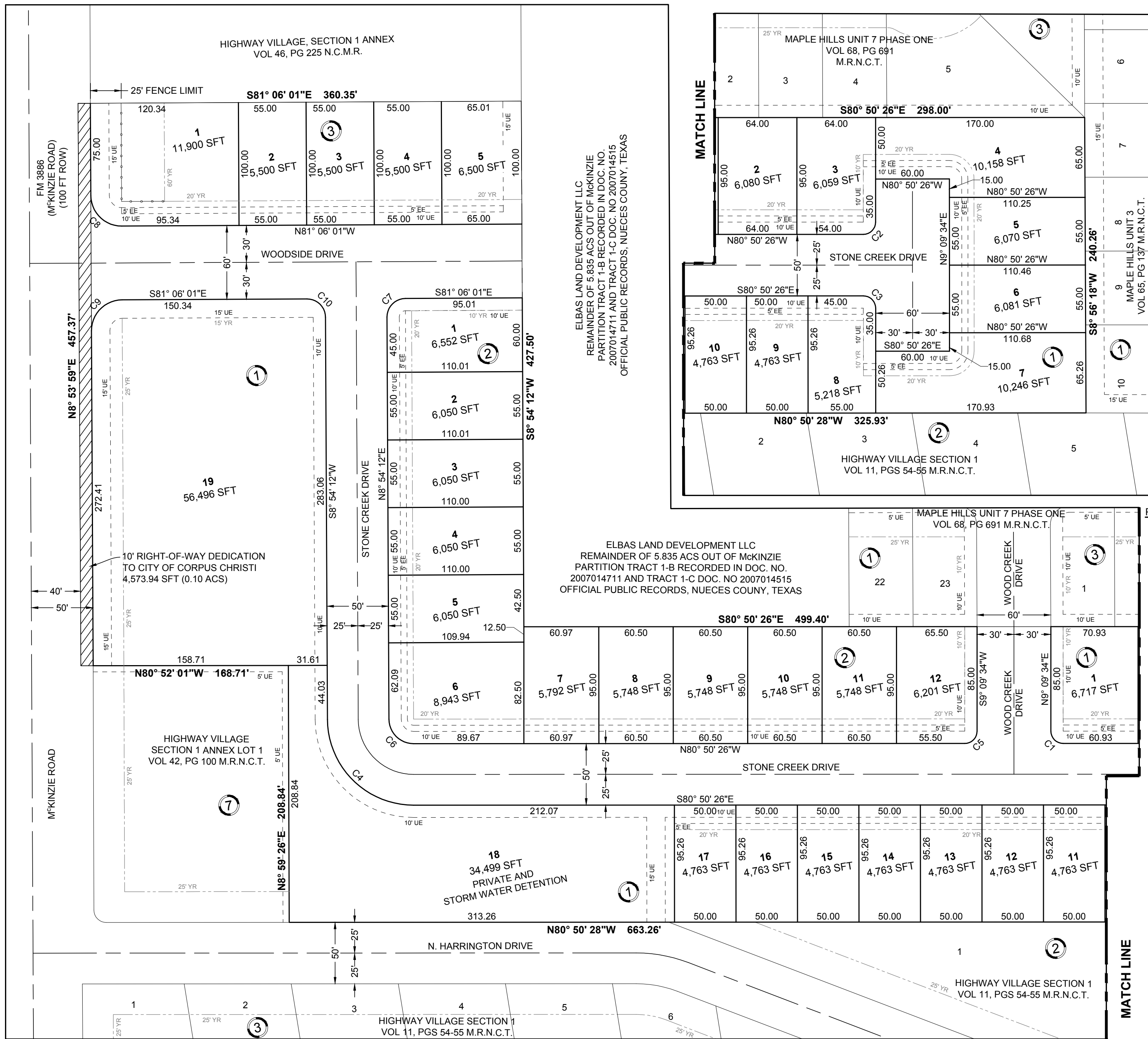
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bristersurveying@corpus.twhc.com  
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CORPUS CHRISTI, TX 78404  
TBPE FIRM No. F-12240



PLAT OF  
**WOODSIDE SUBDIVISION**  
NUECES COUNTY, TEXAS



- LEGEND**
- IRON ROD FOUND
  - IRON PIPE FOUND
  - 60D NAIL FOUND
  - DRILL HOLE FOUND
  - + CHISELED "X" IN CONCRETE
  - PROPERTY CORNER (NO ACCESS)
  - SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
  - BLOCK IDENTIFICATION
- PROPERTY BOUNDARY LINE  
— ADJACENT BOUNDARY LINE  
— PROPERTY LINE  
— ADJACENT PROPERTY LINE  
— ROAD CENTER LINE  
- - - YARD REQUIREMENT  
- - - EASEMENT
- M.R.N.C.T. - MAP RECORDS NUECES COUNTY TEXAS  
D.R. - DEED RECORDS      UE - UTILITY EASEMENT  
VOL - VOLUME      EE - ELECTRICAL EASEMENT  
PG - PAGE      AE - ACCESS EASEMENT  
AC - ACRE      DE - DRAINAGE EASEMENT  
SF - SQUARE FEET      WE - WATER EASEMENT  
YR - YARD REQUIREMENT  
GR - GARAGE SET BACK REQUIREMENT

- PLAT NOTES:**
- TOTAL PLATTED AREA CONTAINS 9.10 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, STREET DEDICATION, AND EASEMENTS.
  - FEMA INFORMATION EFFECTIVE:  
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854640130C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
  - PRELIMINARY:  
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0280G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
  - RECEIVING WATERS  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
  - ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
  - ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
  - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
  - THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
  - CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
  - THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ZONING AT THE TIME OF PLAT APPROVAL BY THE PLANNING COMMISSION. IF THE ZONING OF THE PROPERTY IS CHANGED AFTER PLAT APPROVAL BY THE PLANNING COMMISSION, THE YARD REQUIREMENT SHALL BE ADJUSTED TO MEET THE REQUIREMENTS OF THE ZONING.
  - BLOCK 1, LOT 18 SHALL BE A PRIVATE LOT AND FOR STORM WATER DETENTION AND MAINTAINED BY THE WOODSIDE SUBDIVISION HOMEOWNERS ASSOCIATION. THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STORM DRAINAGE, PARKS, AND EASEMENTS AND SHALL AGREE TO IDEMNIFY, ANY GOVERNMENTAL ENTITY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF PRIVATE IMPROVEMENTS.
  - BLOCK 1, 2, AND 3 ARE TO BE GOVERNED BY THE WOODSIDE SUBDIVISION HOMEOWNERS ASSOCIATION AND RESTRICTIVE COVENANTS.
  - IF LOT 19, BLOCK 1 IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  - 
  - THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
  - NO ACCESS ONTO FM 3886 (McKINZIE RD.) FROM BLOCK 3 IS ALLOWED.
  - ACCESS TO FM 3886 (McKINZIE RD.) WILL REQUIRE TxDOT ACCESS PERMIT.
  - DRAINAGE MUST MEET TxDOT GUIDELINES AND HAVE TxDOT APPROVAL.

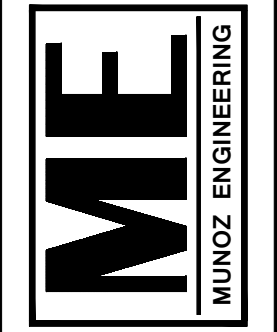
| CURVE TABLE |         |        |        |               |              |
|-------------|---------|--------|--------|---------------|--------------|
| CURVE ID    | LENGTH  | RADIUS | DELTA  | CHORD BEARING | CHORD LENGTH |
| C1          | 15.71'  | 10.00' | 90.00' | N35° 50' 26"W | 14.14'       |
| C2          | 15.71'  | 10.00' | 90.00' | S54° 09' 34"W | 14.14'       |
| C3          | 15.71'  | 10.00' | 90.00' | S35° 50' 26"E | 14.14'       |
| C4          | 109.64' | 70.00' | 89.74' | S35° 58' 07"E | 98.77'       |
| C5          | 15.71'  | 10.00' | 90.00' | S54° 09' 34"W | 14.14'       |

| CURVE TABLE |        |        |        |               |              |
|-------------|--------|--------|--------|---------------|--------------|
| CURVE ID    | LENGTH | RADIUS | DELTA  | CHORD BEARING | CHORD LENGTH |
| C6          | 31.33' | 20.00' | 89.74' | N35° 58' 07"W | 28.22'       |
| C7          | 23.56' | 15.00' | 90.00' | N53° 54' 06"E | 21.21'       |
| C8          | 39.27' | 25.00' | 90.00' | N36° 06' 01"W | 35.36'       |
| C9          | 39.27' | 25.00' | 90.00' | N53° 53' 59"E | 35.36'       |
| C10         | 23.56' | 15.00' | 89.98' | S36° 06' 28"E | 21.21'       |

ENGINEER: THOMAS TIFFIN, PE  
SURVEYOR: RONALD BRISTER, RPLS  
OWNER: RICKS HOMES, LLC  
ENGINEER PID: SURVEYOR PID:  
DRAWN BY: TT  
CHECKED BY: RB  
DATE: 07/03/2019

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