

PLAT OF
SAENZ FAMILY TRACT
BLOCK 1, LOT 1

BEING A FINAL PLAT OF A 5.00 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016046018, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING OUT OF SECTION 1, LAURELES FARM TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.



Brister Surveying
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Firm Registration No. 10072800

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2019

RATNA POTTUMUTHU, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, TONY SAENZ, DO HEREBY CERTIFY THAT I AM THE OWNER OF, 5.00 ACRES DESCRIBED IN DOCUMENT NO. 2016046018, O.P.R.N.C.T., THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2019

TONY SAENZ, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 2019

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2019. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2019

CARL CRULL, P.E.
CHAIRMAN

NINA NIXON-MENDEZ, F.A.I.C.P.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

WE, NAVY ARMY COMMUNITY CREDIT UNION, DO HEREBY CERTIFY THAT WE ARE HOLDERS OF A LIEN ON THE PROPERTY REFERRED TO AS BLOCK 1, LOT 1, SAENZ FAMILY TRACT, AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS.

THIS THE _____ DAY OF _____, 2019

NAVY ARMY COMMUNITY CREDIT UNION REPRESENTATIVE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 2019

NOTARY PUBLIC

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 _____, 2019, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2019 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

BY: _____
DEPUTY:

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 _____, 2019

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

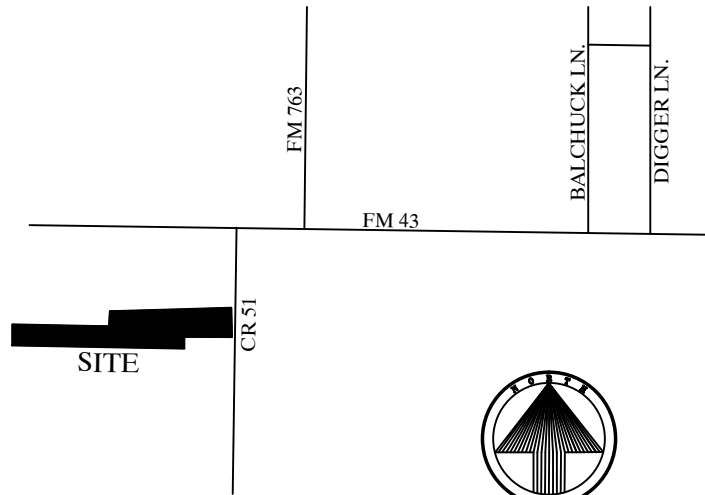
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 00500 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 4.998 ACRES INCLUDING STREET DEDICATION.
5. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

PLAT OF
SAENZ FAMILY TRACT
BLOCK 1, LOT 1

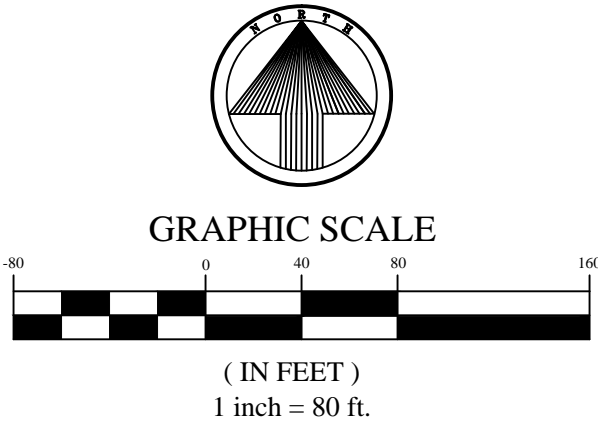
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SITE MAP
NOT TO SCALE



BUDDY CHARLES WALLEY, SR ET AL
8.76 ACRES
DOC. NO. 2006066283,
O.P.R.N.C.T.

BUDDY CHARLES WALLEY, JR. 0.58 ACRES
DOC. NO. 2007021621, O.R.N.C.T. N89° 13' 58"E 572.89'

BILLY JACK BROWN
106.67 ACRES
OUT OF SECTION 1,
LAURELES FARM TRACTS,
VOL. 3, PG. 15, M.R.N.C.T.

N00° 33' 16"W 119.66'

S89° 13' 33"W 999.11'

JUSTIN BOX
5.51 ACRES
DOC. NO. 2019019672,
O.P.R.N.C.T.

LOT 1
4.789 ACRES
208,595 S.F.

JOHN &
GLORIA MEDINA
5.30 ACRES
DOC. NO. 2018018363
O.P.R.N.C.T.

JASON ALLEN WALLEY
3.50 ACRES
DOC. NO. 2017012451
O.P.R.N.C.T.

N86° 37' 03"E 747.80'
697.74'

S89° 17' 18"W 321.21'
271.21'
S00° 53' 38"E 59.43'
SERRATA MATIAS JR.
0.92 ACRES
DOC. NO. 2011044346,
O.R.N.C.T.

COUNTY ROAD 51
60' RIGHT OF WAY

INTERSECTION OF THE CENTER
OF FM 43 & THE CENTER OF
CR 51 BEARS, N00° 44' 44"W 670.81'

GILLIS CONOLEY
320.00 ACRES
DOC. NO. 581265,
D.R.N.C.T.

SOUTHEAST CORNER
OF JUSTIN BOX
5.51 ACRES

L1 = S00° 44' 44"E 180.76'

NOTES:

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LEGEND:
CL = CENTERLINE
D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
ET AL = AND OTHERS
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
Y.R. = YARD REQUIREMENT
VOL. = VOLUME

- = SET 5/8" RE-BAR
- ⊙ = FOUND PK NAIL
- = PROPERTY CORNER
- ⊙ = FOUND 5/8" IRON ROD