

PLAT OF
SERRATA FAMILY TRACT
BLOCK 1, LOT 1

BEING A FINAL PLAT OF A 0.921 ACRE TRACT DESCRIBED IN A DEED
RECORDED IN DOCUMENT NO. 2011044346, 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

I, MATIAS SERRATA, JR., DO HEREBY CERTIFY THAT I AM THE OWNER
OF, 0.921 ACRES DESCRIBED IN DOCUMENT NO. 2011044346, 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 _____, 2020

MATIAS SERRATA, JR., 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 _____, 2020

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT
THIS THE _____ DAY OF _____, 2020. 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
DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2020

PABLO MARTINEZ, P.E.
DEVELOPMENT SERVICES ENGINEER

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 _____, 2020

CARL CRULL, P.E.
CHAIRMAN

AL RAYMOND III A.I.A.
SECRETARY

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
_____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD
IN MY OFFICE THE _____ DAY OF _____, 2020 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

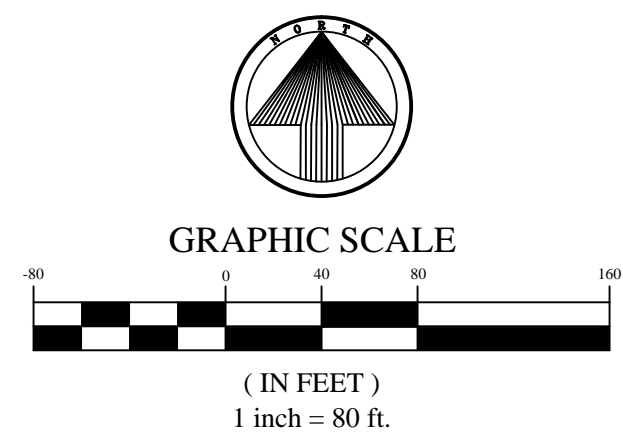
STATE OF TEXAS
COUNTY OF NUECES

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 _____, 2020

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

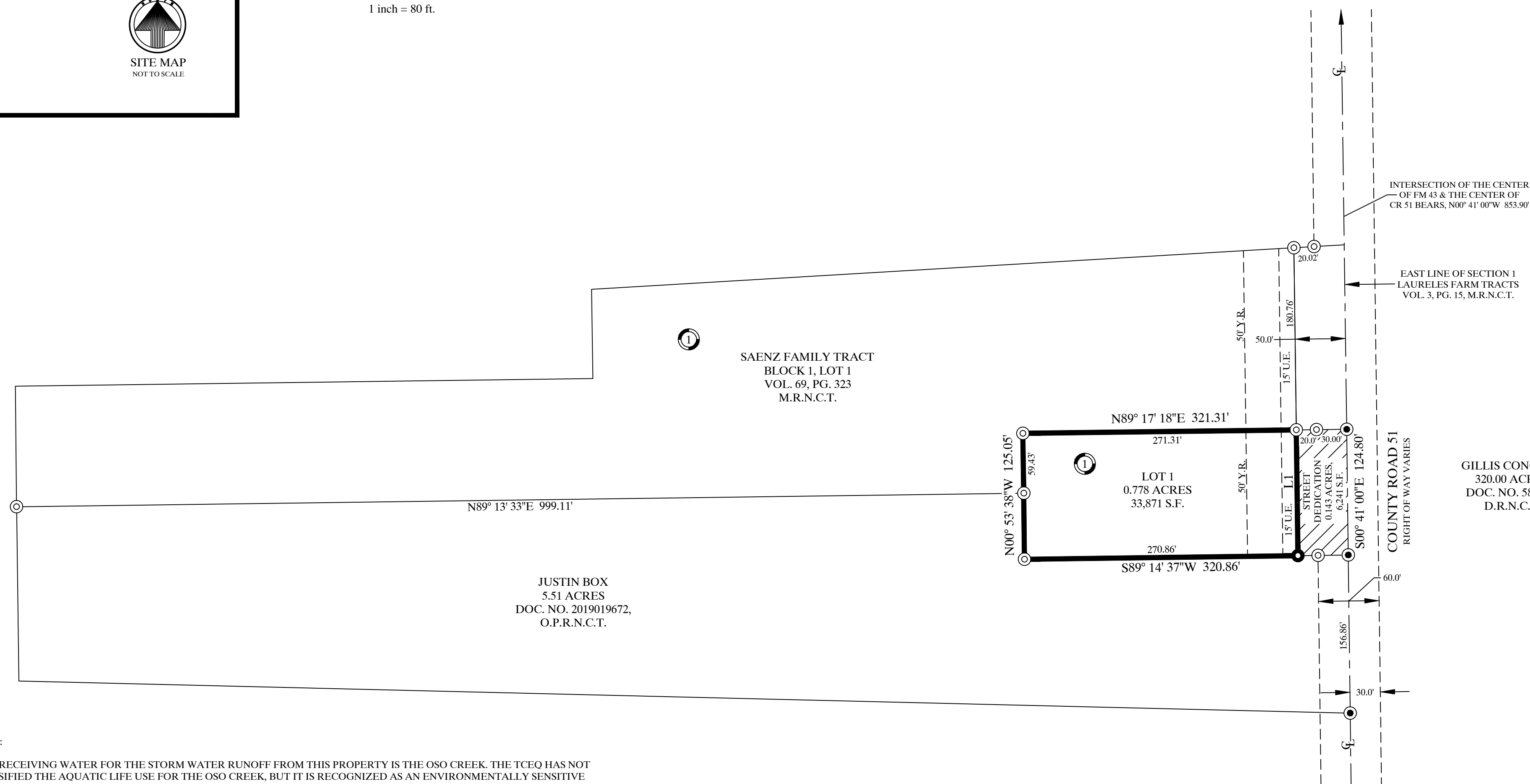




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NOTES:

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 0500 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 0.921 ACRES INCLUDING STREET DEDICATION.
5. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
6. PRIOR TO CONNECTING TO PUBLIC WATER, EACH LOT MUST HAVE APPROVED AND RECORDED OUTSIDE CITY LIMIT (OCL) WATER CONTRACT.
7. PUBLIC WATER PROVIDED BY THE CITY OF CORPUS CHRISTI, WATER SERVICE AGREEMENT REQUIRED.
8. SEPTIC SYSTEM SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT.
9. NO MORE THAN ONE DWELLING ALLOWED ON THIS PROPERTY.
10. DRIVEWAY SHALL BE PERMITTED AND APPROVED BY THE NUECES COUNTY DEPARTMENT OF PUBLIC WORKS.
11. FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12 INCHES ABOVE THE CENTER OF COUNTY ROAD 51.

LEGEND:
CL = CENTERLINE
D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.T. = OFFICIAL PUBLIC 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
- ⊙ = FOUND 5/8" RE-BAR

L1 = S00° 41' 00"E 124.77'