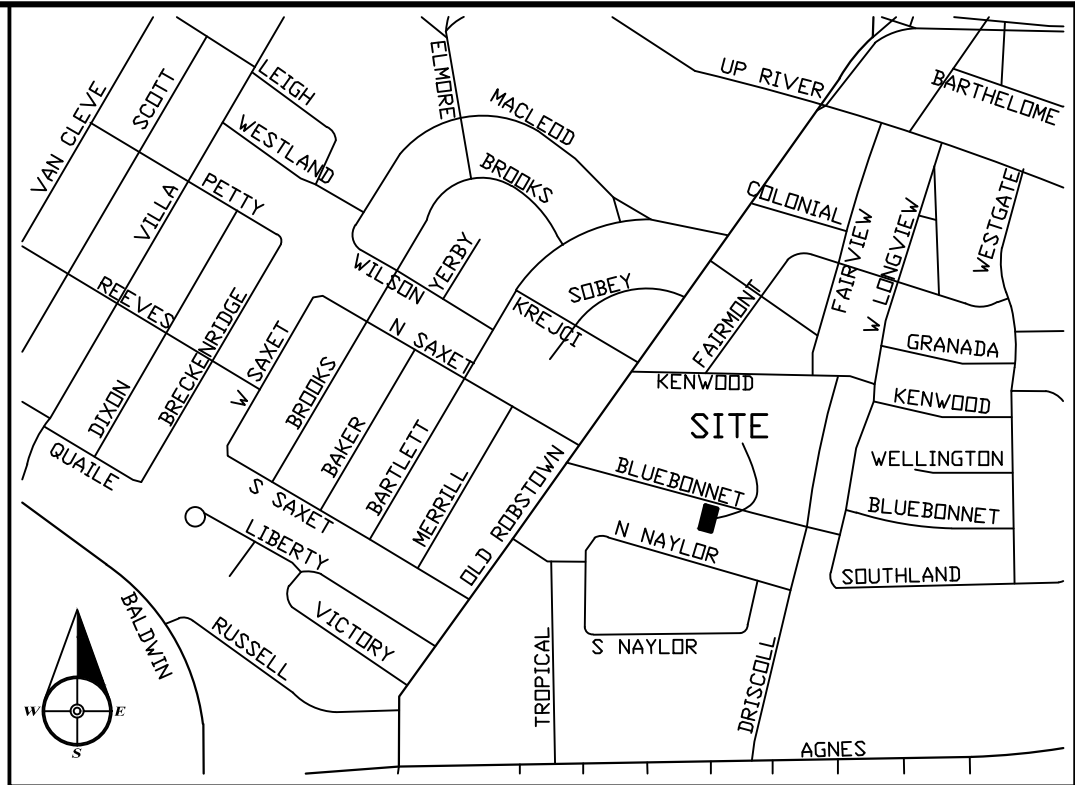


TIJERINA ADDITION, BLOCK A, LOT 14A

BEING A REPLAT OF 0.3106 ACRE TRACT OF LAND (15,532.55 SQ FT), KNOWN AS LOT 14 AND WEST HALF OF LOT 15, BLOCK A, OF BLUE BONNET COURT, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 2 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME LOT 14 AND WEST HALF OF LOT 15, BLOCK A CONVEYED TO FELIX V. AND ESMERALDA C. TIJERINA RECORDED IN COUNTY CLERK'S FILE NO. 733279 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP

SCALE: 1"=1000'

STATE OF TEXAS - COUNTY OF NUECES

I, FELIX V. AND ESMERALDA C. TIJERINA, OWNERS OF LOT 14 AND WEST HALF OF LOT 15, BLOCK A, OF BLUE BONNET COURT, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 2 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME LOT 14 AND WEST HALF OF LOT 15, BLOCK A CONVEYED TO FELIX V. AND ESMERALDA C. TIJERINA RECORDED IN COUNTY CLERK'S FILE NO. 733278 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS TIJERINA ADDITION, BLOCK 1, LOT 1 AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS FOR THEIR USE FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MY SELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

FELIX V. TIJERINA, OWNER

ESMERALDA C. TIJERINA, OWNER

STATE OF TEXAS -COUNTY OF NUECES
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FELIX V. TIJERINA, KNOWN TO ME TO BE AN OWNER OF LOT 14 AND THE WEST HALF OF LOT 15, BLOCK A, OF BLUE BONNET COURT AND THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

STATE OF TEXAS -COUNTY OF NUECES
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ESMERALDA C. TIJERINA, KNOWN TO ME TO BE AN OWNER OF LOT 14 AND THE WEST HALF OF LOT 15, BLOCK A, OF BLUE BONNET COURT AND THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

STATE OF TEXAS
COUNTY OF NUECES
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION. THIS THE ____ DAY OF _____, 20____.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

THE 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 _____, 20____.

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

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 ____ 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2021, AT ____ O'CLOCK ____ M., AND DULY RECORDED THE ____ DAY OF _____ 2021, AT ____ O'CLOCK ____ M., IN VOLUME ____; PAGE ____; MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M.,
____, 2021

BY: _____
DEPUTY

LOT 14A: 15,532.55 SQ FT
0.3106 ACRE TRACT
OF BLOCK A, BLUE BONNET COURT
OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

LOT 14A: BEING A 0.3106 ACRE TRACT OF LAND (15,532.55 SQ FT), KNOWN AS LOT 14 AND WEST HALF OF LOT 15, BLOCK A, OF BLUE BONNET COURT, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 2 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME LOT 14 AND WEST HALF OF LOT 15, BLOCK A CONVEYED TO FELIX V. AND ESMERALDA C. TIJERINA RECORDED IN COUNTY CLERK'S FILE NO. 733278 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES, SOUTH ZONE, NAD 83).

BEGINNING AT A 3/8" IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BLUE BONNET DRIVE (60' R.O.W.) AT THE EAST CORNER OF LOT 13, BLOCK A CONVEYED TO LUIS TREVINIO, JR. RECORDED IN COUNTY CLERK'S FILE NO. 2003037115 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, THE NORTH CORNER OF LOT 14, BLOCK A OF SAID SUBDIVISION AND THE NORTH CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT (SAID 3/8" IRON ROD IS LOCATED AT NORTHING OF 17,177,456.3710 AND AN EASTING OF 1,329,520.4010);

THENCE SOUTH 75° 43' 00" EAST - 82.83 FEET ALONG THE SOUTHWEST R.O.W. LINE OF BLUE BONNET DRIVE SAME BEING THE NORTHEAST LINE OF LOTS 14 AND 15, BLOCK A OF BLUE BONNET COURT TO A TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" FOR THE NORTH CORNER OF THE EAST HALF OF LOT 15 AND ALL OF LOT 16, BLOCK A CONVEYED TO ENRIQUE GARCIA RECORDED IN COUNTY CLERK'S FILE NO. 2019037591 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND THE EAST CORNER OF THE WEST HALF OF LOT 15, BLOCK A AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 14° 14' 12" WEST - 164.28 FEET ALONG THE COMMON LINE OF THE EAST HALF OF LOT 15, BLOCK A AND WEST HALF OF LOT 15, BLOCK A, OF BLUE BONNET COURT TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IN THE NORTHEAST LINE OF LOT 16, BLOCK 1, OF PALM COURT, A SUBDIVISION IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 12, PAGE 21 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS FOR THE WEST CORNER OF THE EAST HALF OF LOT 15, BLOCK A OF SAID SUBDIVISION AND THE SOUTH CORNER OF THE WEST HALF OF LOT 15, BLOCK A OF BLUE BONNET COURT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 74° 27' 42" WEST - 82.85 FEET ALONG THE NORTHEAST LINE OF LOTS 14 THROUGH 16 OF PALM COURT SAME BEING THE SOUTHWEST LINE OF LOTS 14 AND 15 OF BLUE BONNET COURT TO A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" THE NORTHEAST LINE OF LOT 14 OF PALM COURT FOR THE COMMON CORNER OF LOTS 13 AND 14, BLOCK A OF BLUE BONNET COURT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 14° 14' 12" EAST - 162.47 FEET ALONG THE COMMON LINE OF LOTS 13 AND 14, BLOCK A OF BLUE BONNET COURT TO THE PLACE OF BEGINNING AND CONTAINING 0.3106ACRES OF LAND (15,532.55 SQ FT), MORE OR LESS.

MAPCHECK 1: 3533 BLUEBONNET DRIVE

CLOSURE SUMMARY

PRECISION, 1 PART IN: 102,890.195'
ERROR DISTANCE: 0.005'
ERROR DIRECTION: N30° 38' 46.84"E
AREA: 15,532.55 SQ. FT.
SQUARE AREA: 15,532.550
PERIMETER: 492.44'

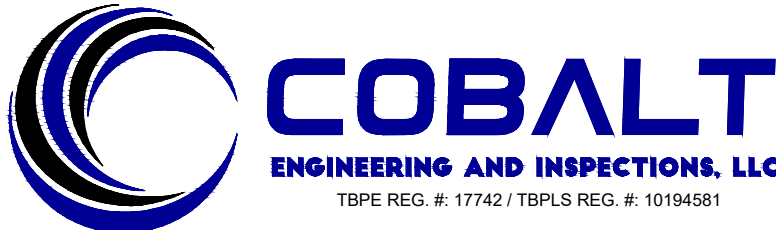
STATE OF TEXAS
COUNTY OF NUECES

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION REPLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION, I FURTHER CERTIFY THIS PLAT HAS BEEN PREPARED AND DESIGNED, TO THE BEST OF MY ABILITY, IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF CORPUS CHRISTI, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.

Timothy J. Hellstein
TIMOTHY J. HELLSTEIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5640

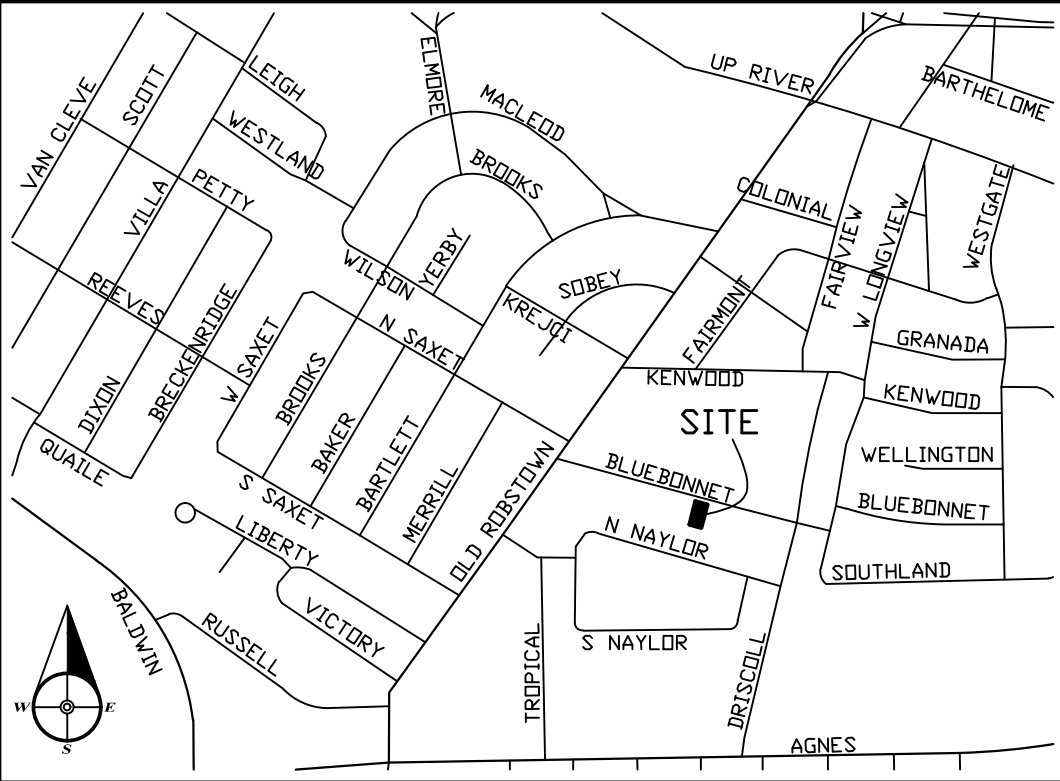


4/6/2021



TIJERINA ADDITION, BLOCK A, LOT 14A

BEING A REPLAT OF 0.3106 ACRE TRACT OF LAND (15,532.55 SQ FT), KNOWN AS LOT 14 AND WEST HALF OF LOT 15, BLOCK A, OF BLUE BONNET COURT, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 2 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME LOT 14 AND WEST HALF OF LOT 15, BLOCK A CONVEYED TO FELIX V. AND ESMERALDA C. TIJERINA RECORDED IN COUNTY CLERK'S FILE NO. 733279 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP
SCALE: 1"=1000'

NOTES:

- 1) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AT TIME OF SURVEY.
- 2) ALL DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 3) ALL PROPERTY CORNERS WERE FOUND OR 5/8" IRON ROD SET, MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM# 10194581" UNLESS NOTED OTHERWISE.
- 4) THE PURPOSE OF THIS REPLAT IS TO COMBINE 2 PARCELS INTO 1 LOT.
- 5) ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH ZONE (NAD 83) FOR HORIZONTAL CONTROL.
- 6) WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 4854640166C, EFFECTIVE DATE 07/18/1985, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X UNSHADED, WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".
- 7) THE TOTAL PLATTED AREA CONTAINS 0.3106 ACRES (13,532.55 SQUARE FEET) OF LAND.
- 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 9) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE T.C.E.Q. 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 T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS EXCEPTIONAL AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO BAY.
- 10) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

STATE OF TEXAS
COUNTY OF NUECES

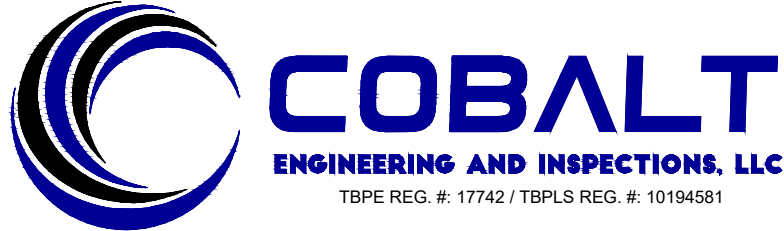
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Timothy J. Hellstein
TIMOTHY J. HELLSTEIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5640



4/4/2021

JOB# 20-0197-175
DRAWN BY FJS/BAM



12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925

