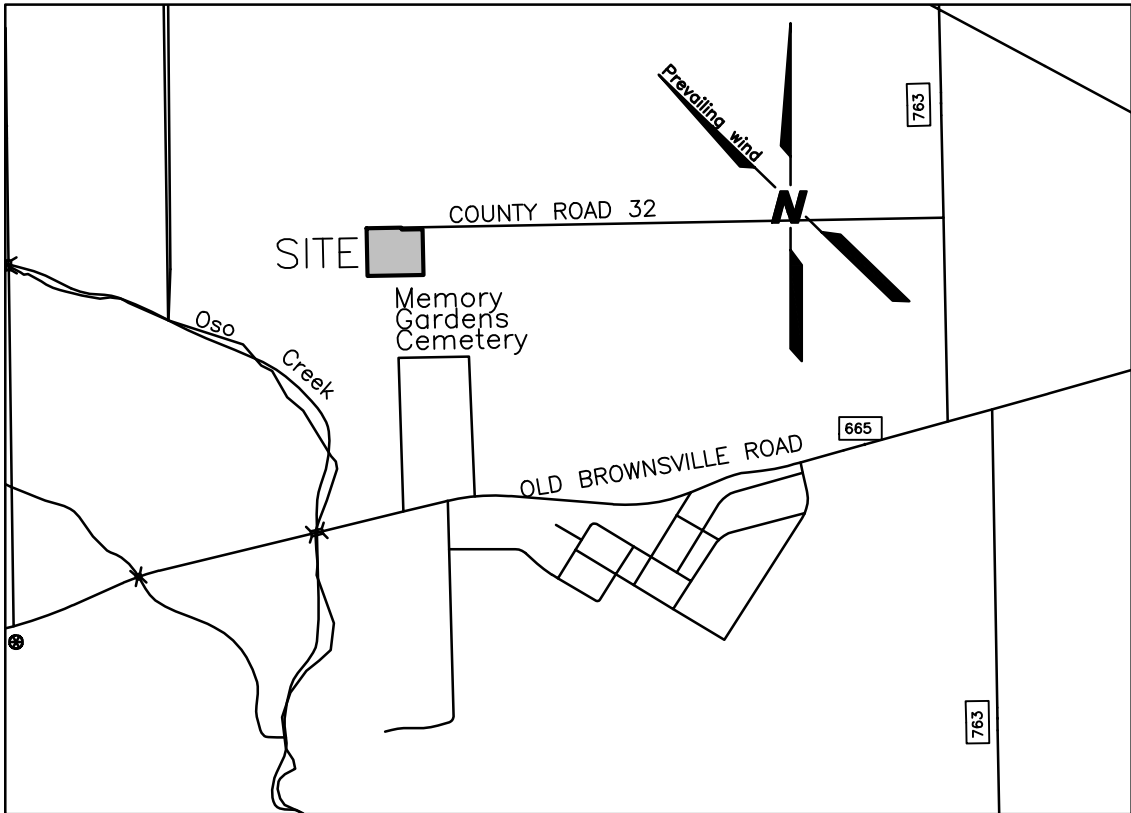


XREF: BASE
 PLOTS: 1:1
 DRAWING NO: 21027
 PLOTDATE: 06-08-21 16:37 PM



LOCATION MAP
 SCALE: 1"=2000'

STATE OF TEXAS §
 COUNTY OF NUECES §

I, NICOLE HALE, MEMBER, HEREBY CERTIFY THAT J & N HILL COUNTRY INVESTMENTS,LLC IS THE OWNERS OF THE PROPERTY SHOWN HEREON, FREE OF ALL LEINS, THAT THEY HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE DAY ____ OF _____, 2021.

NICOLE HALE, MEMBER

STATE OF TEXAS §
 COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE ____ DAY OF _____, 2021. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH ENGINEER

STATE OF TEXAS §
 COUNTY OF NUECES §

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

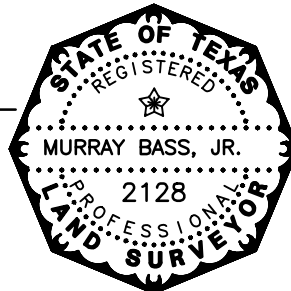
BRETT FLINT, P.E.
 DEVELOPMENT SERVICES ENGINEER

DATE

§
 STATE OF TEXAS
 COUNTY OF NUECES §
 I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS THE 22nd DAY OF AUGUST, 2019.

MURRAY BASS, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR

4/26/21



PREPARED BY
BASS & WELSH ENGINEERING
 CONSULTING ENGINEERS AND SURVEYORS
 3054 SOUTH ALAMEDA STREET 78404
 P.O. BOX 6397 78466-6397
 TELEPHONE: (361) 882-5521
 FACSIMILE: (361) 882-1265
 FIRM REGISTRATION NO. F-52 (ENGINEERING)
 FIRM REGISTRATION NO. 100027-00 (SURVEYING)
 C O R P U S C H R I S T I , T E X A S

STATE OF TEXAS §
 COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NICOLE HALE

THIS THE ____ DAY OF _____, 2021.

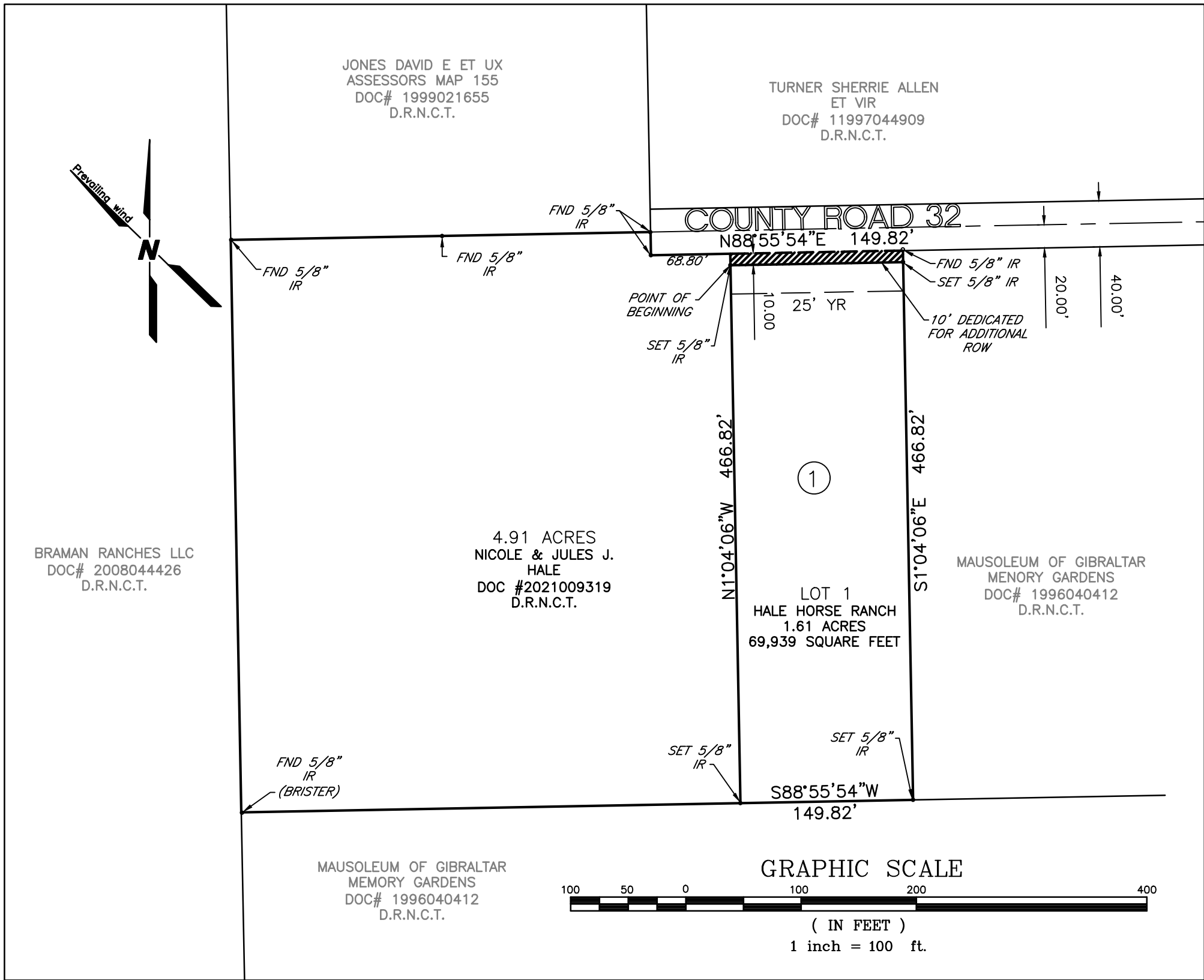
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
- THE SUBJECT PROPERTY LIES IN ZONE C AS SHOWN ON FEMA PANEL 485494 0485 C DATED MARCH 18, 1985
- 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
- FINISH FLOOR ELEVATION SHALL BE MINIMUM OF 12" ABOVE CENTER OF COUNTY ROAD
- PUBLIC WATER PROVIDED BY CITY OF CORPUS CHRISTI WATER SERVICE AGREEMENT, REQUIRED
- ONSITE WASTEWATER TREATMENT FACILITY SHALL BE APPROVED BY CITY/COUNTY HEALTH DEPARTMENT.
- BONDS MAY BE REQUIRED FOR WATER/SEWER TO LOT 1, BLOCK 1
- DRIVEWAY SHALL BE PERMITTED AND APPROVED BY THE NUECES COUNTY PUBLIC WORKS.

PLAT OF HALE HORSE RANCH BLOCK 1 LOT 1

BEING A PLAT OF A 1.64 ACRE TRACT OF LAND OUT OF A 6.55 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT # 2021009319 DEED RECORDS NUECES COUNTY TEXAS OUT OF A 212.72 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 314 PAGE 632 DEED RECORDS NUECES COUNTY TEXAS



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 _____, 2021.

JEREMY BAUGH
 CHAIRMAN

AL RAYMOND, III, AIA, CBO
 SECRETARY

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 _____, 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 THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

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

BY: _____
 DEPUTY

KARA SANDS
 COUNTY COURT
 NUECES COUNTY, TEXAS