

PLAT OF KENLEY ESTATES

13.64 ACRES OF LAND OUT OF LOTS NOS. ONE (1) AND TWO (2), SECTION NO. FIFTY (50) FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, NUECES COUNTY, TEXAS, AS RECORDED IN DOCUMENTS 2017042414, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I do hereby certify that PROSPERITY BANK is the holder of a lien on the land shown on the foregoing map of which LOWM Inc. is the owner, and we approve of the subdivision and dedication for the purposes and considerations therein expressed.

This the 16th day of JANUARY, 2020.

By: RICARDO H. BENAVIDES, SR.
NAME TITLE

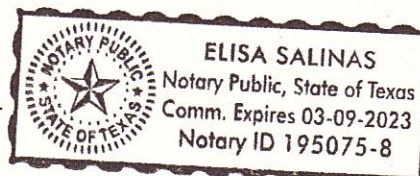
[Signature]
SIGNATURE

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by RICARDO H. BENAVIDES, SR. of PROSPERITY BANK, 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 16th day of JANUARY, 2020.

Notary Public
My commission expires: 3-9-2023



STATE OF TEXAS
COUNTY OF Nueces

I, LOWM Inc., a Texas corporation do hereby certify that I am the owner of the lands embraced within the boundaries of the foregoing map; that street dedication along Flour Bluff Drive are dedicated to the public use forever; easements as shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the 16th day of JANUARY, 2020.

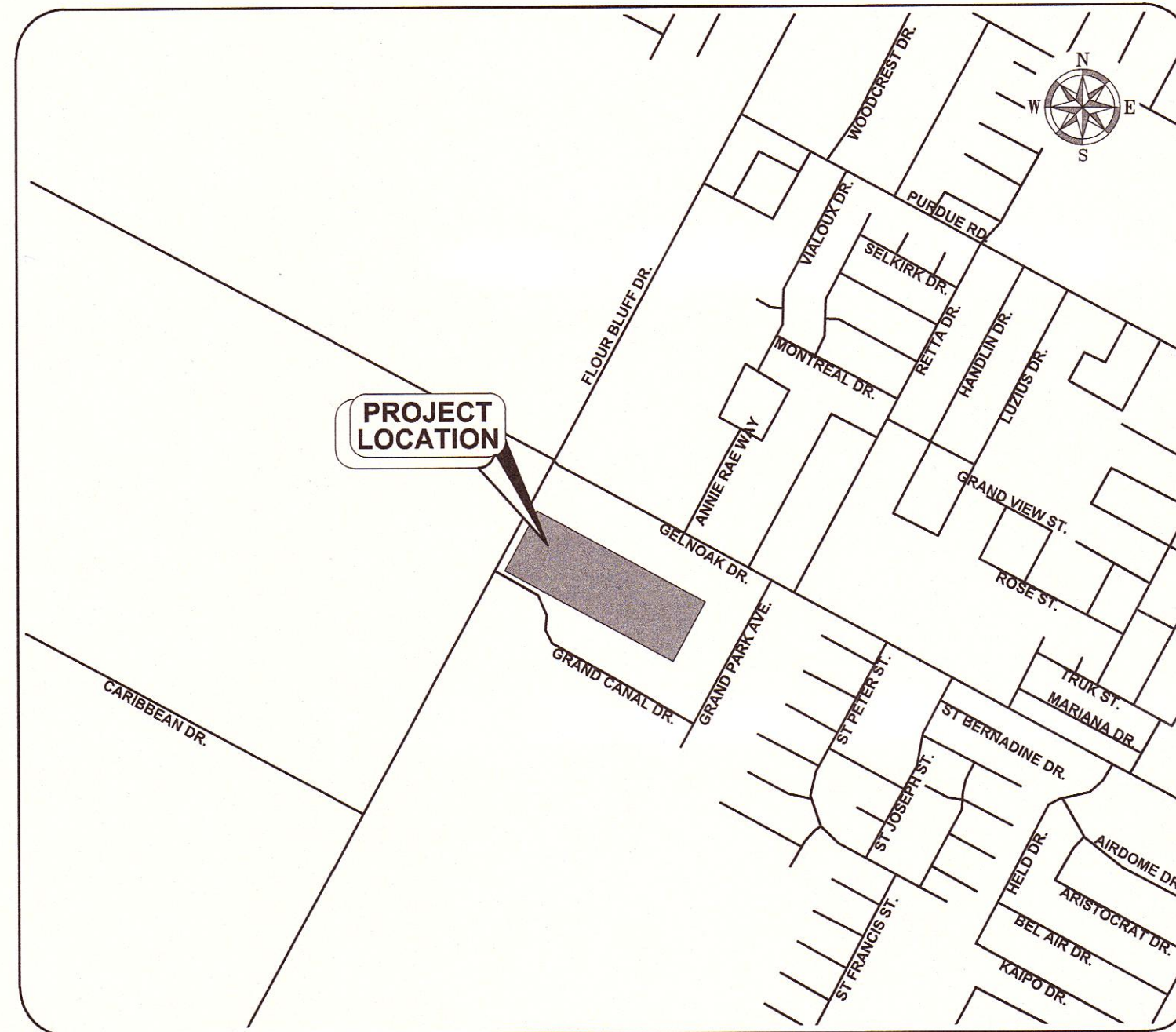
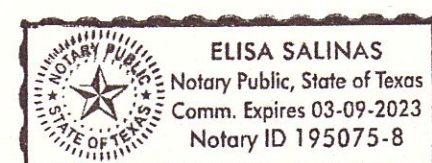
By: [Signature]
David B. Wilson, President

STATE OF TEXAS
COUNTY OF Nueces

This instrument was acknowledged before me by David B. Wilson 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 16th day of JANUARY, 2020.

Notary Public
My commission expires: 3-9-2023



LOCATION MAP
1" = 1000'

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, 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.

[Signature]
Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services Inc.

Date: JANUARY 14, 2020



STATE OF TEXAS
COUNTY OF NUECES

This plat of Kenley Estates, approved by the Department of Development Services of the City of Corpus Christi, Texas, this the 27th day of JANUARY, 2020.

[Signature]
JALAL SAHETI, P.E.
Pablo Martinez, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of Kenley Estates, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the 8th day of AUGUST, 2020.

[Signature]
Carl Crull, P.E.
Chairman

[Signature]
Al Raymond III, AIA
Secretary
18PL1043

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 Kenley Estates, dated the 16th day of JANUARY, 2020, with its certificate of authentication was filed for record in my office this the 10th day of MARCH, 2020, at 1:23 o'clock P.M. and duly recorded in Volume 69, Page 389 + 390, Map Records of Nueces County, Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the 10th day of MARCH, 2020.

No. 2020010799

Filed for record
At 1:23 o'clock P.M.
MARCH 10, 2020.

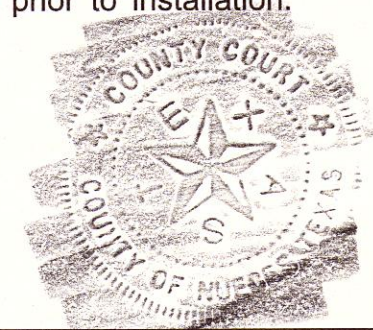
By: [Signature]
Deputy SYLVIA CASTILLO

[Signature]
Kara Sands
County Clerk
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

This plat of Kenley Estates, approved by the Corpus Christi Nueces County Health Unit. Any private water supply and/or sewage system shall be approved by the Corpus Christi- Nueces County Health Department prior to installation. This the 9th day of MARCH, 2020.

[Signature]
Public Health Officer



FINAL PLAT OF KENLEY ESTATES
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

ENGINEER / SURVEYOR	STACEY KING MORA	PHONE	361-814-9900	FAX	361-814-4401
ENGINEER / SURVEYOR EMAIL	SKMORA@HANSON-INC.COM	PROJECT ID	SKM	DRAWING NAME	PLAT
DATE	12/2017	DATE	12/2017	DATE	01/2020

Hanson Professional Services Inc.
4501 Goliard Rd.
Corpus Christi, Texas 78411
TBAE F-417 / TBPLS F-10039500 / TBAE F-BR 2458



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PLAT OF KENLEY ESTATES

13.636 ACRES OF LAND OUT OF LOTS NOS. ONE (1) AND TWO (2), SECTION NO. FIFTY (50) FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, NUECES COUNTY, TEXAS, AS RECORDED IN DOCUMENTS 2017042414, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 13.15 ACRES OF LAND EXCLUDING STREET DEDICATION AND RIGHT-OF-WAY EASEMENTS.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP, TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

- FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- RECEIVING WATERS:
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

- FEMA INFORMATION:
PLOT THE PROPERTY BY SCALE ON FIRM COMMUNITY-PANEL NO. 485464 0318 C, MAP REVISED JULY 18, 1985, AND COMMUNITY-PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989 FLOOD INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING.

NOTE: THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON PART OF THE ENGINEER OR SURVEYOR.

- IMPROVEMENTS
8.1. LOTS:
8.1.1. RESIDENTIAL: LOTS 2-21 (20 TOTAL LOTS)
8.1.2. LOTS 1 AND 22 ARE PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA). PRIVATE DRIVEWAY ACCESS TO FLOUR BLUFF DRIVE FROM

- LOTS 1 AND 22 IS PROHIBITED.
LOT 23 IS A PRIVATE STREET. IT SHALL BE USED AS A PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT AND IS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO
9.1. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES.
9.2. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
- THE CENTERLINE DISTANCE OF SCHELL DRIVE FROM EAST ROW OF FLOUR BLUFF DRIVE TO RADII CENTER OF CUL-DE-SAC IS 1143.40'.
- A WAIVER FROM THE CUL-DE-SAC LENGTH REQUIREMENT IN UDC 8.2.1.G

WAS GRANTED BY THE PLANNING COMMISSION ON AUGUST 8, 2018.

- 35' DRAINAGE EASEMENT ALONG REAR OF LOTS IS OWNED BY THE HOA AND IS TO BE MAINTAINED BY HOA. THE CITY OF CORPUS CHRISTI IS NOT RESPONSIBLE FOR THE SAID DRAINAGE EASEMENT.
- TCEQ CHAPTER 285 OSSF SYSTEMS, SUBDIVISIONS OF SINGLE-FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF'S) FOR SEWAGE DISPOSAL, SHALL HAVE LOTS OF AT LEAST HALF ACRE (21,780 SF). PROPERTIES WITH DRAINAGE EASEMENTS WITHIN THE PROPERTY MAY LIMIT THE BUILDING AND AMENITIES FOOTPRINT. ALL LOTS AND STRUCTURES SHALL ADHERE TO TCEQ OSSF DISPOSAL, DESIGNS AND REQUIREMENTS.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	23.56'	15.00'	N16° 26' 37"W	21.21'
C2	77.08'	60.00'	N84° 38' 27"W	71.89'
C3	10.47'	10.00'	S88° 33' 23"W	10.00'
C4	80.00'	60.00'	N9° 38' 27"W	74.20'
C5	80.00'	60.00'	N66° 45' 13"E	74.20'
C6	10.47'	10.00'	S31° 26' 37"E	10.00'
C7	77.08'	60.00'	S38° 14' 47"E	71.89'
C9	23.56'	15.00'	S73° 33' 23"W	21.21'

LEGEND

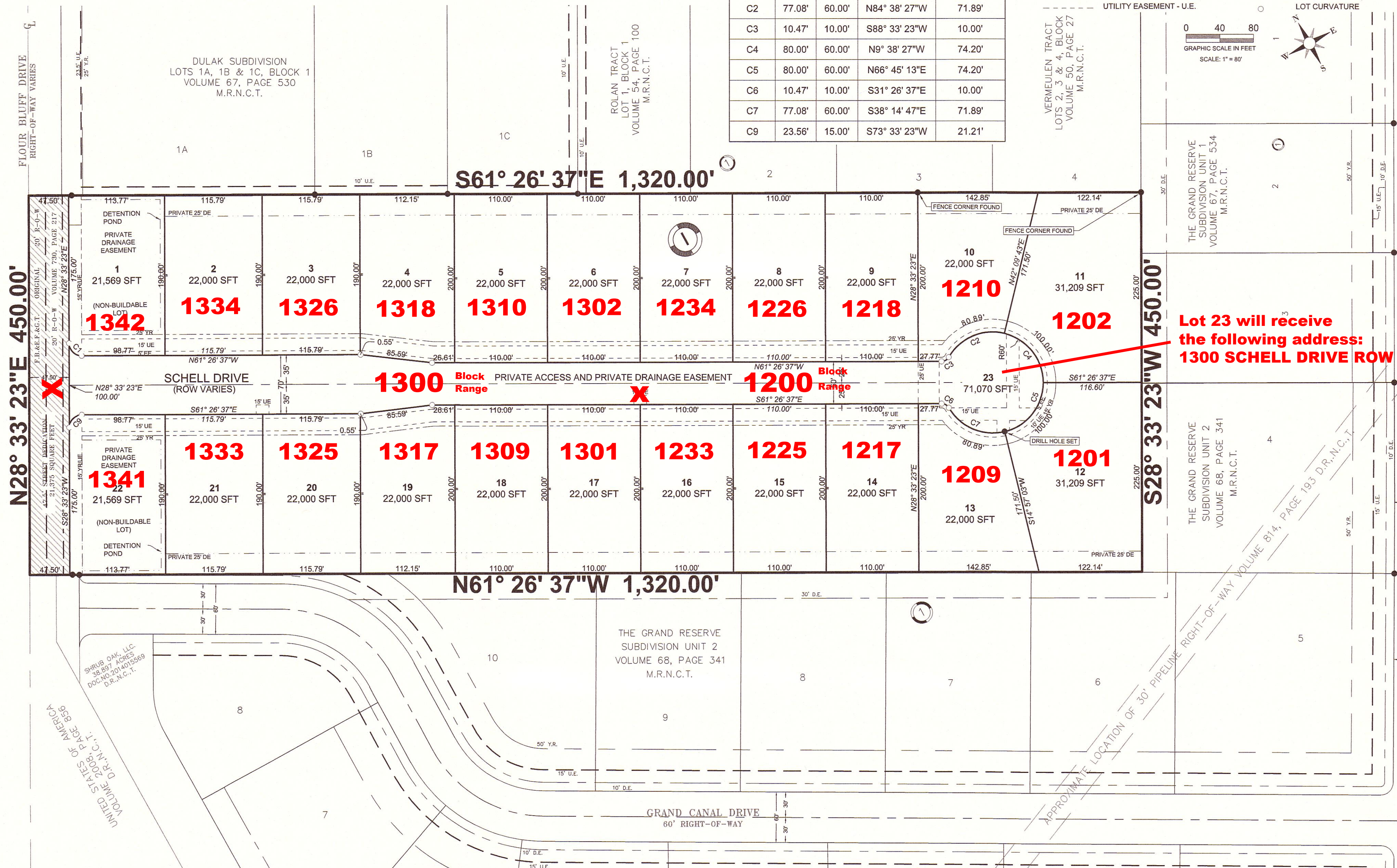
- 5/8" IRON ROD WITH RED PLASTIC CAP SET STAMPED "HANSON CRP, TX."
- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- DETENTION POND
- ROAD CENTERLINE - C
- M.R. MAP RECORDS
- O.R. OFFICIAL RECORDS
- N.C.T. NUECES COUNTY, TEXAS LOT CURVATURE

0 40 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 80'



2700

2800



Hanson Professional Services Inc.
4501 Golluhar Rd
Corpus Christi, Texas 78411
TYPE F-417 / TPLS F-10035600 / TBAE F-BR 2458



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CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

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