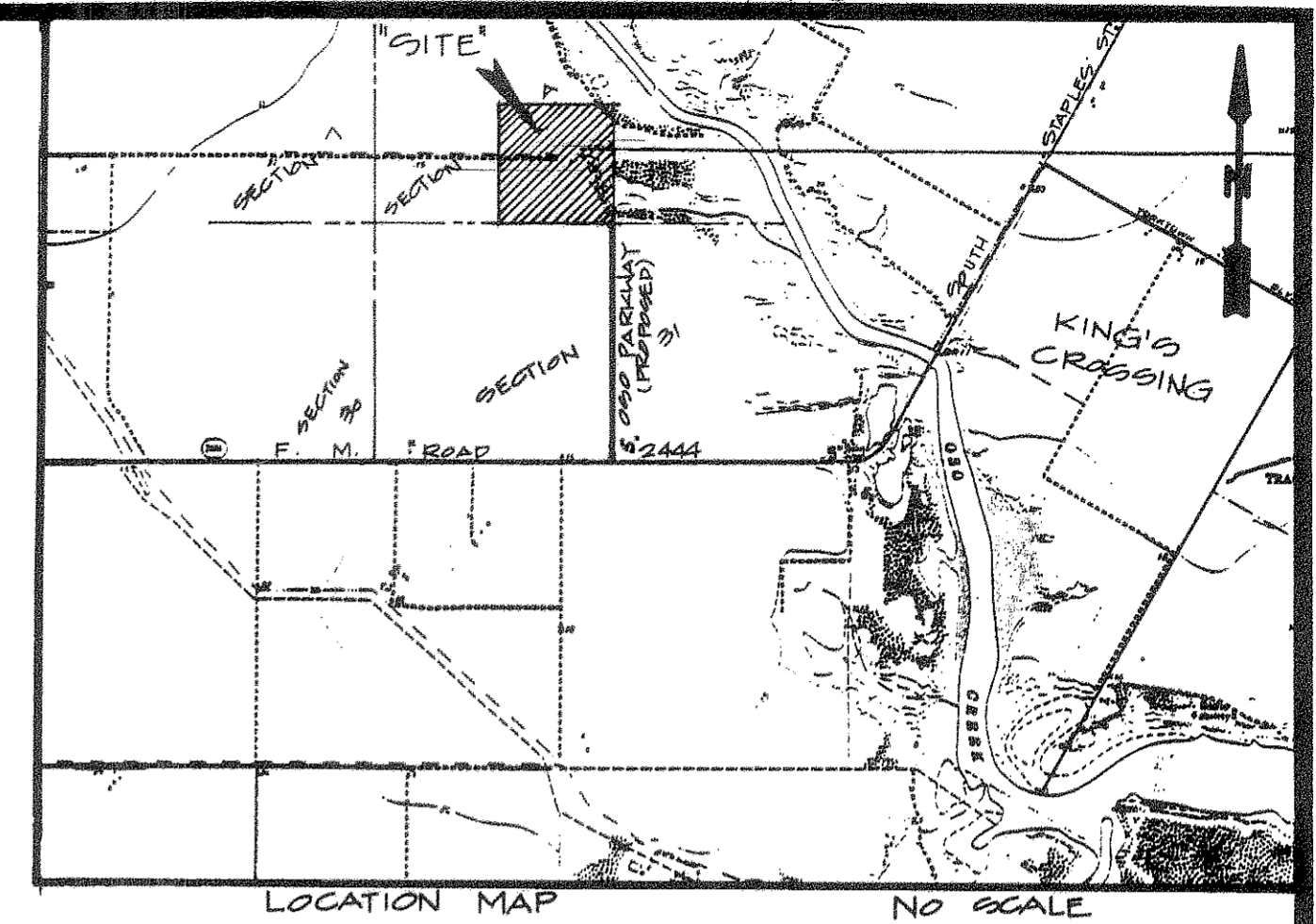


# PLAT OF COUNTRY CREEK

BEING 40.00 ACRES OF LAND OUT OF SECTION A, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF NUECES

COUNTRY CREEK PARTNERS, A TEXAS GENERAL PARTNERSHIP HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE 21 DAY OF Nov., 1991.

COUNTRY CREEK PARTNERS  
*Gene Graham*  
GENE GRAHAM, PARTNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GENE GRAHAM, PARTNER OF COUNTRY CREEK PARTNERS, A TEXAS GENERAL PARTNERSHIP IN BEHALF OF SAID PARTNERSHIP.

THIS THE 21 DAY OF Nov., 1991.

*Moises Perez, Jr.*  
NOTARY PUBLIC, STATE OF TEXAS  
STATE OF TEXAS  
COUNTY OF NUECES  
MOISES PEREZ, JR.  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. Aug. 3, 1993

I, LARRY J. URBAN, REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING MAP WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 19 DAY OF Nov., 1991.

*Larry J. Urban*  
LARRY J. URBAN, R.P.L.S.  
TEXAS LICENSE NO. 2984  
STATE OF TEXAS  
COUNTY OF NUECES  
LARRY J. URBAN  
REGISTERED  
PROFESSIONAL LAND SURVEYOR  
2984

THIS FINAL PLAT APPROVED BY THE CORPUS CHRISTI NUECES COUNTY HEALTH UNIT. ANY PRIVATE WATER SUPPLY AND/OR SEWERAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

THIS THE 2nd DAY OF December, 1991.

*R. Leon Decker*  
R. LEON DECKER, P.E.  
PUBLIC HEALTH ENGINEER  
CORPUS CHRISTI, NUECES COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF NUECES  
GERALD R. SCALF  
REGISTERED  
PROFESSIONAL ENGINEER  
19989

THIS IS TO CERTIFY THAT THE ATTACHED PLAT AND SUBDIVISION COMPLIES WITH ALL RULES AND REGULATIONS OF THE COMMISSIONERS COURT OF NUECES COUNTY, IN EFFECT THIS 18th DAY OF December, 1991.

*Gerald R. Scalf*  
GERALD R. SCALF, COUNTY ENGINEER  
NUECES COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, ERNEST M. BRIONES, CLERK OF THE COMMISSIONERS COURT OF NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP WAS APPROVED AND ACCEPTED BY SAID COURT ON THE 18 DAY OF December, 1991, AS SHOWN BY ORDER OF RECORD IN THE MINUTES OF SAID COURT IN VOLUME 25, PAGE \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE 29th DAY OF December, 1991.

*Ernest M. Briones*  
ERNEST M. BRIONES, CLERK OF THE COMMISSIONERS COURT, NUECES COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY CARL CRULL, P.E., CITY ENGINEER FOR THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE 2 DAY OF JAN, 1992.

*Angel R. Escobar*  
CARL CRULL, CITY ENGINEER  
Angel R. Escobar  
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 24th DAY OF April, 1991.

*Brandol M. Harvey*  
BRANDOL M. HARVEY, SECRETARY  
*Shirley Mims*  
SHIRLEY MIMS, CHAIRMAN  
92-001

STATE OF TEXAS  
COUNTY OF NUECES

I, ERNEST M. BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 21 DAY OF November, 1991, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 3rd DAY OF JAN, 1992, AT 11:05 O'CLOCK A. M., AND DULY RECORDED THE 3rd DAY OF JAN, 1992, AT 11:45 O'CLOCK A. M., IN SAID COUNTY IN VOLUME 55, PAGE 25-26, MAP RECORDS.

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

NO. 786925  
FILED FOR RECORD  
AT 11:05 O'CLOCK A. M.  
JAN 3, 1992.

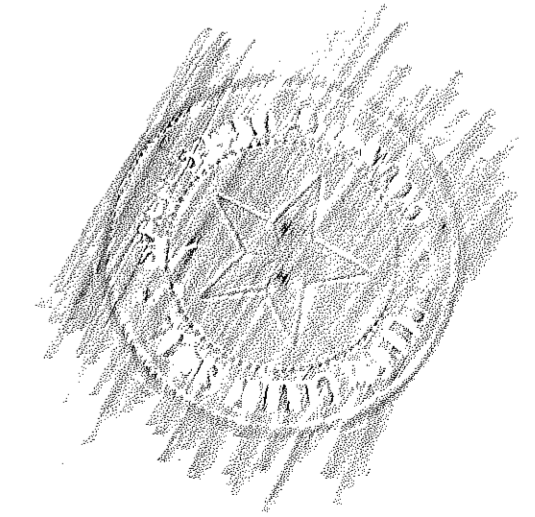
*Ernest M. Briones*  
ERNEST M. BRIONES, COUNTY CLERK  
NUECES COUNTY, TEXAS

BY: *Holly Hada*  
DEPUTY  
HOLLY HADA

ERNEST M. BRIONES  
CLERK COUNTY COURT  
NUECES COUNTY, TEXAS

**UE URBAN ENGINEERING**  
CORPUS CHRISTI, TEXAS  
DATE: 4-5-91  
SHEET: 1 OF 2  
JOB NO. 20492.01.00

BY: *Holly Hada*  
DEPUTY  
HOLLY HADA



**BENCH MARK:**

60 NAIL IN 10" POST NORTHWEST CORNER OF TRACT ELEVATION = 17.33

FLOOD PLAIN LINE LOCATED BY INTERPOLATION OF FEMA MAPS COMMUNITY PANEL NUMBER 485494 0520 DATED: JUNE 4, 1987

SECTION A  
LAURELES FARM TRACTS  
VOL. 3, PG. 15

W. C. BARNARD

N 90°00'00" E 1320.00'

ALL OR A PORTION OF LOTS 1,7,8,9,10 AND 11, BLOCK 2 LIES WITHIN A FLOOD ZONE DESIGNATED AS A-7 AND WILL REQUIRE A FLOOD ELEVATION CERTIFICATE FROM THE NUECES COUNTY ENGINEER PRIOR TO CONSTRUCTION. THE REMAINDER OF THE SUBDIVISION LIES WITHIN A FLOOD ZONE DESIGNATION OF B.

NOTE: THE CITY OF CORPUS CHRISTI WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF OPEN DITCHES WITHIN DRAINAGE EASEMENTS OR WITHIN THE FOLLOWING STREET RIGHT-OF-WAYS UPON ANNEXATION: CANAAN PLACE, BETHLEHEM DR., GALILEE CR., MARS HILL DR.

30' DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

30'

30'

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CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	74.21	12°19'18"	345.07	37.25
C2	200.00	24°38'36"	465.00	101.57
C3	74.21	12°19'18"	345.07	37.25
C4	230.56	60°00'00"	220.17	127.11
C5	174.40	60°00'00"	166.54	96.15
C6	234.67	45°58'52"	292.41	124.06
C7	44.36	11°32'36"	220.17	22.25
C8	78.54	90°00'00"	50.00	50.00
C9	66.68	12°19'18"	310.07	33.47
C10	68.27	7°49'24"	500.00	34.19
C11	14.92	85°30'06"	10.00	9.24
C12	168.58	38°36'38"	250.17	87.63
C13	15.94	91°18'04"	10.00	10.23
C14	170.88	37°18'34"	262.41	88.59
C15	24.23	40°14'34"	34.50	12.64
C16	227.32	260°29'08"	50.00	50.00
C17	24.23	40°14'34"	34.50	12.64
C18	223.93	39°47'42"	322.41	116.70
C19	12.79	73°16'40"	10.00	7.44
C20	15.21	3°28'57"	250.17	7.61
C21	85.38	35°49'43"	136.54	44.14
C22	32.40	53°48'24"	34.50	17.51
C23	225.61	258°31'50"	50.00	50.00
C24	19.81	32°53'55"	34.50	10.19
C25	112.64	32°50'12"	196.54	57.91
C26	13.76	78°50'00"	10.00	8.22
C27	24.23	40°14'34"	34.50	12.64
C28	227.32	260°29'08"	50.00	50.00
C29	24.23	40°14'34"	34.50	12.64
C30	15.71	90°00'00"	10.00	10.00
C31	199.14	60°00'00"	190.17	109.79
C32	14.92	85°30'06"	10.00	9.24
C33	68.27	7°49'24"	500.00	34.19
C34	66.68	12°19'18"	310.07	33.47
C35	81.74	12°19'18"	380.07	41.03
C36	184.95	24°38'36"	430.00	93.93
C37	81.74	12°19'18"	380.07	41.03
C38	78.54	90°00'00"	50.00	50.00
C39	72.47	9°39'21"	430.00	36.32
C40	30.00	9°02'20"	190.17	15.03
C41	45.87	52°33'53"	50.00	24.69
C42	16.71	27°45'05"	34.50	8.52
C43	7.52	12°29'29"	34.50	3.78
C44	16.84	4°54'38"	196.54	8.43
C45	51.37	58°52'10"	50.00	28.21
C46	69.84	80°01'33"	50.00	41.97

LINE	BEARING	DISTANCE
L1	N 77°40'42" W	100.00
L2	S 77°40'42" W	100.00
L3	N 60°00'00" W	180.88
L4	S 0°00'00" E	35.00
L5	S 0°00'00" E	35.00
L6	N 0°00'00" E	108.66
L7	N 47°40'41" W	90.20
L8	N 0°00'00" E	170.38
L9	N 90°00'00" E	25.00
L10	S 90°00'00" W	39.43
L11	N 77°40'42" W	45.51
L12	N 77°40'42" W	54.49
L13	S 77°40'42" W	4.56
L14	S 77°40'42" E	10.64
L15	S 60°00'00" E	17.22
L16	N 90°00'00" E	53.88
L17	N 90°00'00" E	20.41
L18	S 90°00'00" W	20.41
L19	S 90°00'00" W	53.88



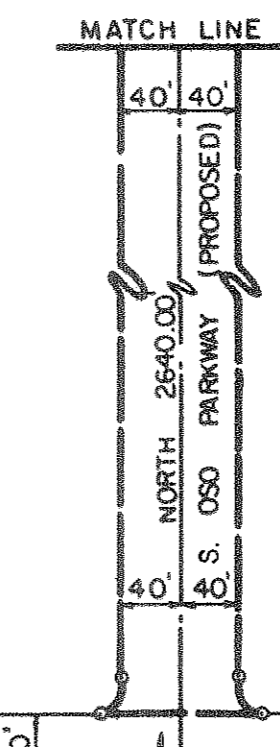
SECTION A, LAURELES FARM TRACTS, VOL. 3, PG. 15

N 0°00'00" E 1320.00'

W. C. BARNARD

SECTION A  
LAURELES FARM TRACTS  
VOL. 3, PG. 15  
MARK BRATTON

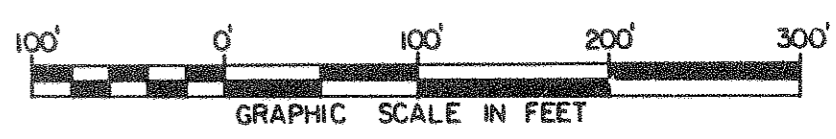
30' DEDICATED SOUTH OSO PARKWAY BY SEPARATE INSTRUMENT



No. 786925  
FILED FOR RECORD  
AT 11:05CLOCK A.M.  
JAN 03 1992

NOTE: No driveway access permitted to Osso Parkway.

Note: Osso Parkway as depicted on this plat does not follow the alignment of Osso Parkway as shown on the adopted Urban Transportation Plan and is subject to possible future re-alignment to the south of this subject property.



F. M. ROAD 2444  
(STAPLES STREET)

PLAT OF  
**COUNTRY CREEK**

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

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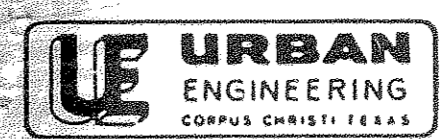
SECTION LINE

NOTES:

- Total platted area contains 40.00 acres of land.
- Y.R. denotes Yard Requirement. The Yard Requirement, as depicted on this plat, is a requirement of the Zoning Ordinance and is subject to change as the zoning may change.
- 5/8 inch iron rods at all corners, except where otherwise noted.

S 90°00'00" W 1320.00'

SECTION 31  
LAURELES FARM TRACTS  
VOL. 3, PG. 15  
W. C. BARNARD



DATE: 4-5-91  
SCALE: 1" = 100'  
JOB NO. 20492.01.00  
SHEET: 2 OF 2