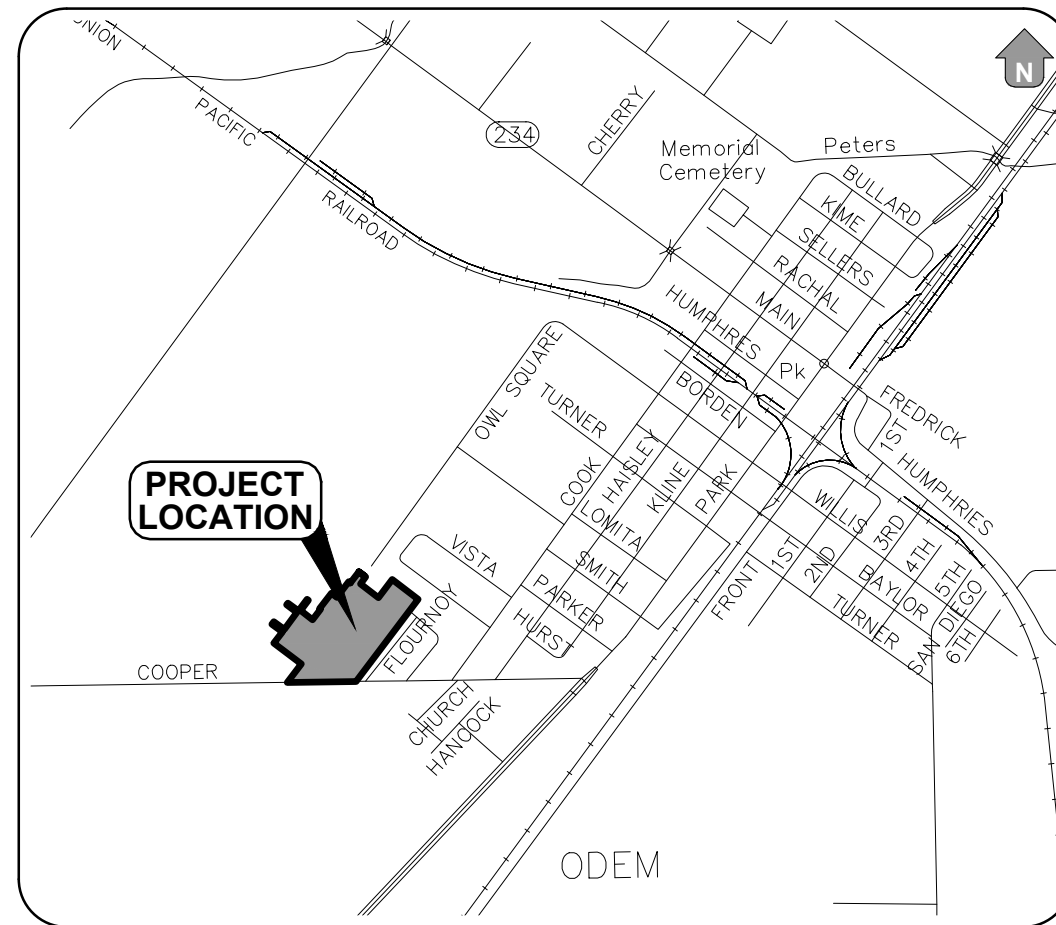


# PLAT OF MEADOWBROOK UNIT 1

A TRACT OF LAND OUT OF A 43.903 ACRE TRACT BEING DESCRIBED AS TRACT 2 IN A DEED RECORDED IN DOCUMENT NO. 428560, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS AND ALSO BEING OUT OF BLOCKS 122 AND 123 OF THE WELDER AND ODEM SUBDIVISION, AS SHOWN ON A MAP RECORDED IN VOLUME 2, PAGE 4, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS AND CONTAINING 17.59 ACRES OF LAND

- PLAT NOTES:**
1. TOTAL PLATTED AREA CONTAINS 18.17 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
  2. FEMA INFORMATION  
THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AS INDICATED ON PANEL NUMBER 48409C 0380 E, DATED NOVEMBER 4, 2016, CITY OF ODEM, TEXAS.  
*THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
  3. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
  4. ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
  5. SURVEYOR SET 5/8" RE-BAR WITH CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
  6. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
  7. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
  8. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
  9. BLOCK 1, 2, 3, 4, AND 5 ARE TO BE GOVERNED BY THE MEADOWBROOK SUBDIVISION HOMEOWNERS ASSOCIATION AND RESTRICTIVE COVENANTS.
  10. BLOCK 1 LOT 1 AND BLOCK 5 LOT 2 SHALL BE NON-HABITABLE AND USED FOR STORMWATER DETENTION AND SUBDIVISION AMENITY(IES). THESE LOTS WILL BE MAINTAINED BY THE MEADOWBROOK SUBDIVISION HOMEOWNERS ASSOCIATION HOA.
  11. BLOCK 5 LOT 1 SHALL BE NON-HABITABLE AND USED FOR SUBDIVISION AMENITIES AND OWNED BY THE HOA. THESE LOTS WILL BE MAINTAINED BY THE MEADOWBROOK SUBDIVISION.
  12. BLOCK 3 LOT 6 SHALL BE DEDICATED TO THE CITY OF ODEM.
  13. THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
  14. THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.



**LOCATION MAP**  
NOT TO SCALE

STATE OF TEXAS §  
COUNTY OF NUECES §

I, RONALD E. BRISTER, 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.

DATE: \_\_\_\_\_  
RONALD E BRISTER, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

I, RICKS HOMES, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
HAMAD MOSTAGASHI  
OWNER

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF SAN PATRICIO §

THIS PLAT OF MEADOWBROOK UNIT 1, APPROVED BY THE CITY OF ODEM, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF ODEM

STATE OF TEXAS §  
COUNTY OF SAN PATRICIO §

I, GRACIE ALANIZ-GONZALES, CLERK OF THE COUNTY COURT IN AND FOR SAID SAN PATRICIO COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF MEADOWBROOK UNIT 1, DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN SINTON, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

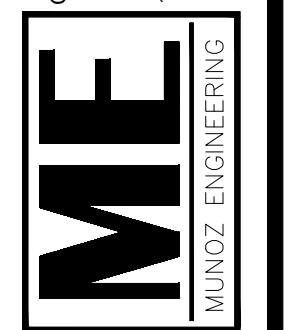
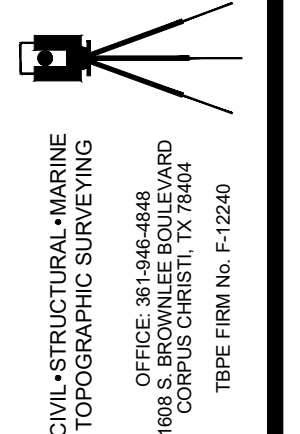
NO. \_\_\_\_\_  
FILED FOR RECORD  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_.

GRACIE ALANIZ-GONZALES  
COUNTY CLERK  
SAN PATRICIO COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

ENGINEER: THOMAS TIFFIN, PE  
SURVEYOR: RONALD BRISTER, RPLS  
OWNER: RICKS HOMES, LLC  
ENGINEER PID: \_\_\_\_\_  
SURVEYOR PID: \_\_\_\_\_  
DRAWN BY: TT  
CHKD BY: RB  
APPD BY: TT  
DRAWING DATE: 06/22/2020

**Brister Surveying**  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twbcc.com  
Firm Registration No. 10072800

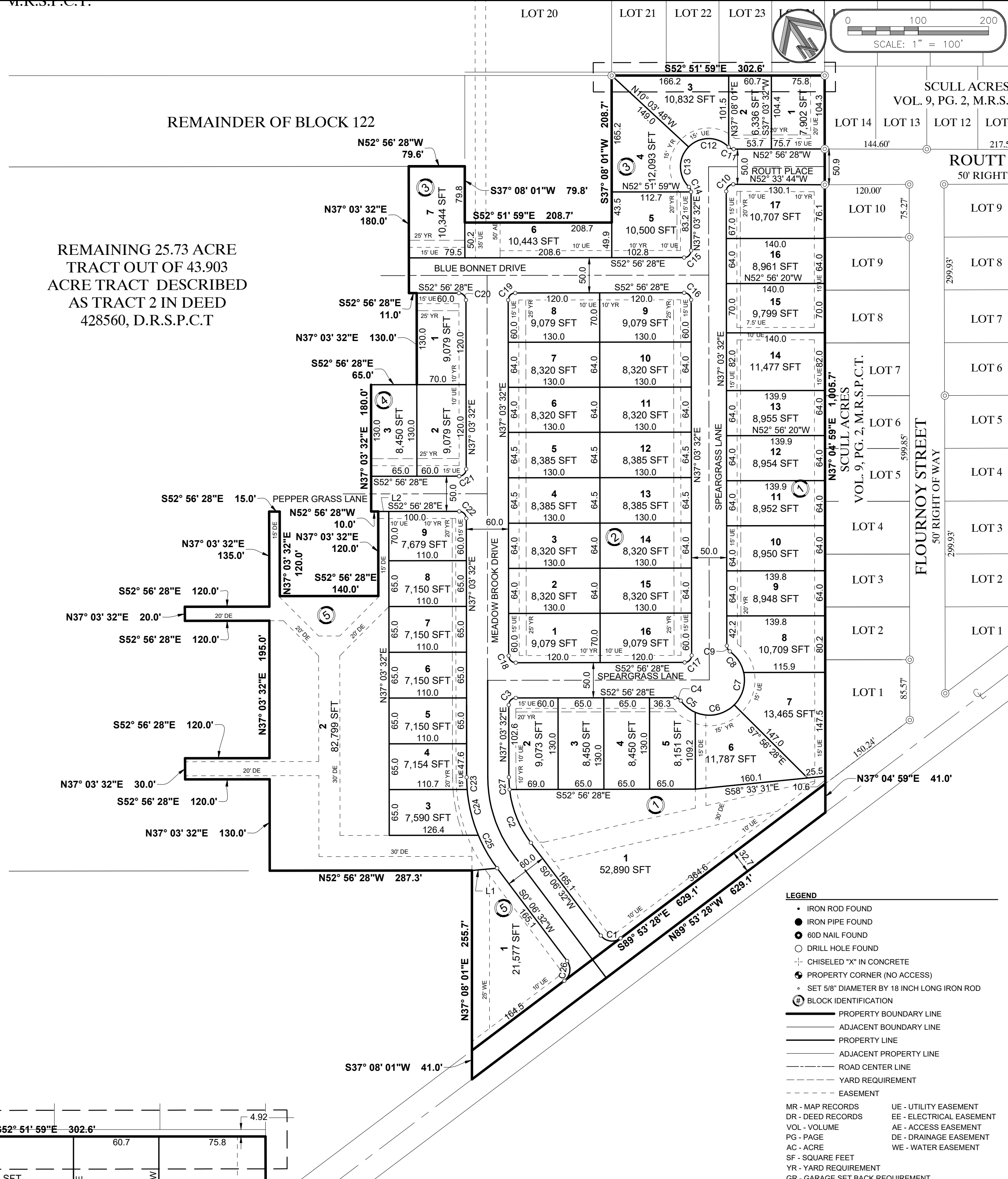


PLAT OF  
**MEADOWBROOK**  
**UNIT 1**  
SAN PATRICIO COUNTY, TEXAS

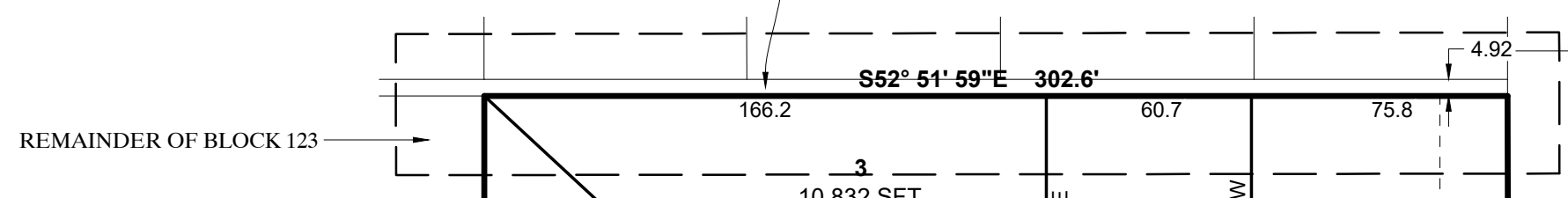
CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90.00'	S44° 53' 28"E	28.28'
C2	82.50'	155.00'	30.49'	S15° 21' 22"W	81.53'
C3	15.71'	10.00'	90.00'	S82° 03' 33"W	14.14'
C4	9.48'	10.00'	54.31'	N25° 47' 02"W	9.13'
C5	26.82'	50.00'	30.74'	S13° 59' 41"E	26.50'
C6	59.85'	50.00'	68.58'	S63° 39' 07"E	56.34'
C7	50.05'	50.00'	57.35'	N53° 23' 02"E	47.98'
C8	36.62'	50.00'	41.96'	N3° 43' 35"E	35.81'
C9	9.48'	10.00'	54.31'	S9° 54' 06"W	9.13'
C10	15.71'	10.00'	90.00'	S82° 03' 32"W	14.14'
C11	7.95'	10.00'	45.57'	S30° 09' 17"E	7.75'
C12	63.23'	40.00'	90.57'	N52° 39' 17"W	56.85'
C13	63.23'	40.00'	90.57'	S36° 46' 21"W	56.85'
C14	7.95'	10.00'	45.57'	N14° 16' 21"E	7.75'
C15	15.71'	10.00'	90.00'	N82° 03' 32"E	14.14'
C16	15.71'	10.00'	90.00'	N7° 56' 28"W	14.14'
C17	15.71'	10.00'	90.00'	N82° 03' 32"E	14.14'
C18	15.71'	10.00'	90.00'	S7° 56' 28"E	14.14'
C19	15.71'	10.00'	90.00'	S82° 03' 32"W	14.14'
C20	15.71'	10.00'	90.00'	N7° 56' 28"W	14.14'
C21	15.71'	10.00'	90.00'	N82° 03' 32"E	14.14'
C22	15.71'	10.00'	90.00'	N7° 56' 28"W	14.14'
C23	17.45'	215.00'	4.65'	S34° 44' 04"W	17.44'
C24	67.15'	215.00'	17.89'	S23° 27' 46"W	66.87'
C25	54.06'	215.00'	14.41'	S7° 18' 44"W	53.92'
C26	31.42'	20.00'	90.00'	N45° 06' 32"E	28.28'
C27	17.46'	155.00'	6.46'	S33° 49' 52"W	17.45'

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	36.03'	S57° 56' 04.84"E
L2	15.00'	S52° 56' 28.00"E

REMAINING 25.73 ACRE TRACT OUT OF 43.903 ACRE TRACT DESCRIBED AS TRACT 2 IN DEED 428560, D.R.S.P.C.T



REMAINDER OF 19.54 ACRES VOL. 559, PG. 114, D.R.S.P.C.T. OUT OF BLOCK 114, WELDER AND ODEM SUBDIVISION



- LEGEND**
- IRON ROD FOUND
  - IRON PIPE FOUND
  - 60D NAIL FOUND
  - DRILL HOLE FOUND
  - + CHISELED 'X' IN CONCRETE
  - ⊙ PROPERTY CORNER (NO ACCESS)
  - ⊙ SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
  - ⊙ BLOCK IDENTIFICATION
  - PROPERTY BOUNDARY LINE
  - ADJACENT BOUNDARY LINE
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - ROAD CENTER LINE
  - YARD REQUIREMENT
  - EASEMENT
  - MR - MAP RECORDS
  - DR - DEED RECORDS
  - VOL - VOLUME
  - PG - PAGE
  - AC - ACRE
  - SF - SQUARE FEET
  - YR - YARD REQUIREMENT
  - GR - GARAGE SET BACK REQUIREMENT
  - UE - UTILITY EASEMENT
  - EE - ELECTRICAL EASEMENT
  - AE - ACCESS EASEMENT
  - DE - DRAINAGE EASEMENT
  - WE - WATER EASEMENT

**MEADOWBROOK UNIT 1**  
CITY OF ODEM, SAN PATRICIO COUNTY, TEXAS

**Brister Surveying**  
ENGINEER: THOMAS TIEFFIN, PE  
SURVEYOR: RONALD BRISTLER, RPLS  
OWNER: RICKS HOMES, LLC  
ENGINEER PID: 361-850-1800  
OFFICE: 361-850-1800  
1808 S BERKELEY, SUITE 1500  
CORRUS CHRISTI, TX 78404  
FAX: 361-850-1802  
bristersurveying@corpus.twbcc.com  
Firm Registration No. 10072800  
DATE: 06/22/2020

**ME ENGINEERING**  
MUNOZ ENGINEERING  
CIVIL • STRUCTURAL • MARINE  
TOPOGRAPHIC SURVEYING  
OFFICE: 361-850-1800  
1808 S BERKELEY, SUITE 1500  
CORRUS CHRISTI, TX 78404  
TBEFIRM No. F-12240

SCALE: 1" = 100'

PAGE 2  
TOTAL PAGES 3