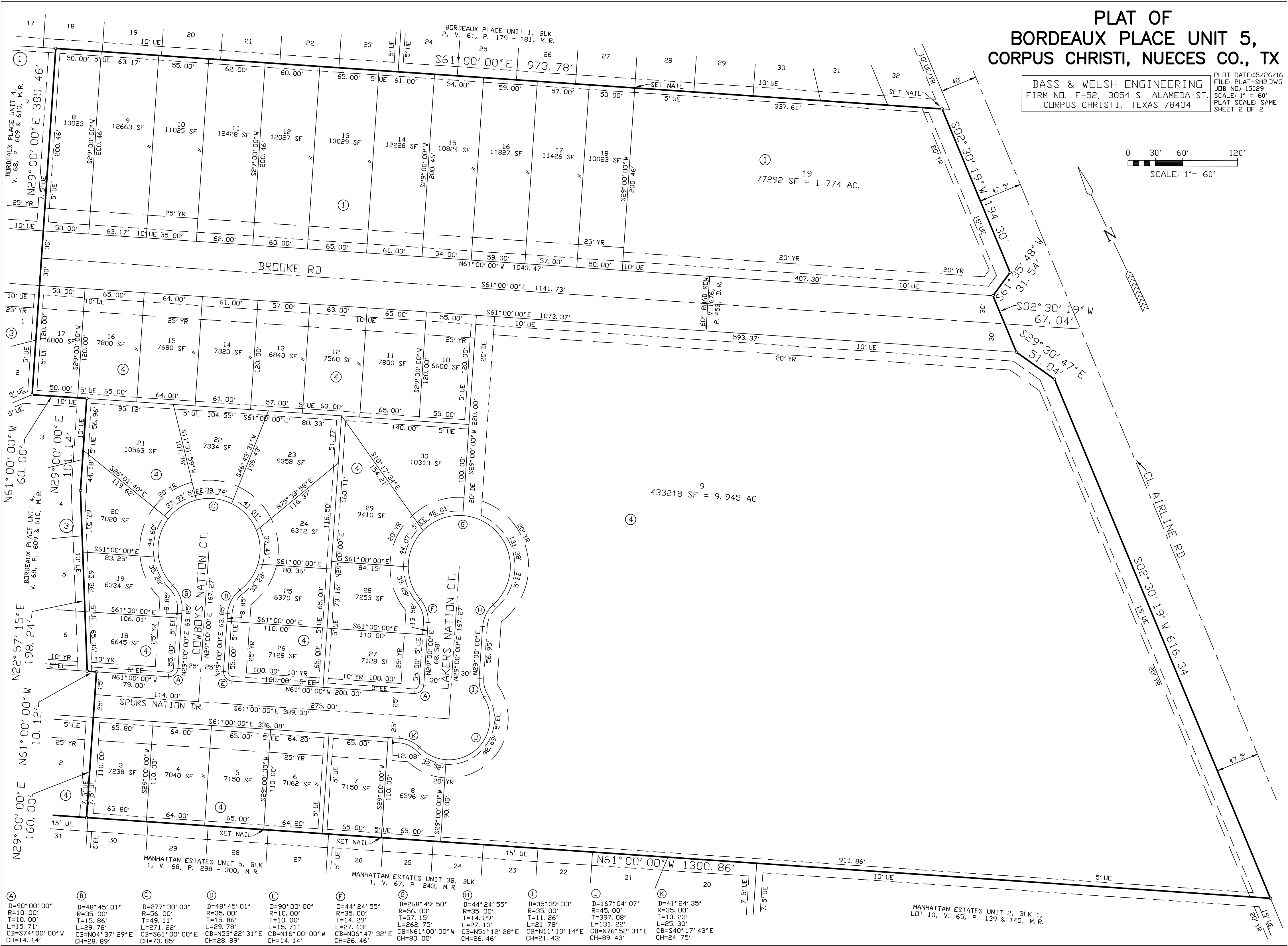
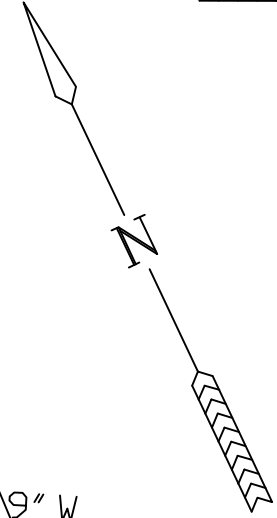
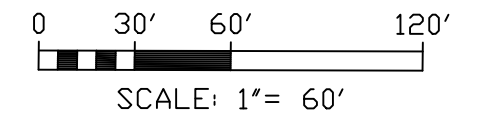


PLAT OF BORDEAUX PLACE UNIT 5, CORPUS CHRISTI, NUECES CO., TX

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

PLAT DATE: 05/26/16
FILE: PLAT-SH2.DWG
JOB NO: 15029
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 2 OF 2



<p>Ⓐ D=90°00'00" R=10.00' T=10.00' L=15.71' CB=S74°00'00"W CH=14.14'</p>	<p>Ⓑ D=48°45'01" R=35.00' T=15.86' L=29.78' CB=N04°37'29"E CH=28.89'</p>	<p>Ⓒ D=277°30'03" R=56.00' T=49.11' L=271.22' CB=S61°00'00"E CH=73.85'</p>	<p>Ⓓ D=48°45'01" R=35.00' T=15.86' L=29.78' CB=N53°22'31"E CH=28.89'</p>	<p>Ⓔ D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N06°00'00"W CH=14.14'</p>	<p>Ⓕ D=44°24'55" R=35.00' T=14.29' L=27.13' CB=N61°00'00"W CH=26.46'</p>	<p>Ⓖ D=268°49'50" R=56.00' T=57.15' L=262.75' CB=N61°00'00"W CH=80.00'</p>	<p>Ⓗ D=44°24'55" R=35.00' T=14.29' L=27.13' CB=N51°10'14"E CH=21.43'</p>	<p>Ⓙ D=35°39'33" R=35.00' T=11.26' L=21.78' CB=N11°10'14"E CH=89.43'</p>	<p>Ⓚ D=167°04'07" R=45.00' T=397.08' L=131.22' CB=N76°52'31"E CH=24.75'</p>	<p>Ⓛ D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S40°17'43"E CH=24.75'</p>
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MANHATTAN ESTATES UNIT 2, BLK 1,
LDT 10, V. 65, P. 139 & 140, M.R.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP. HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

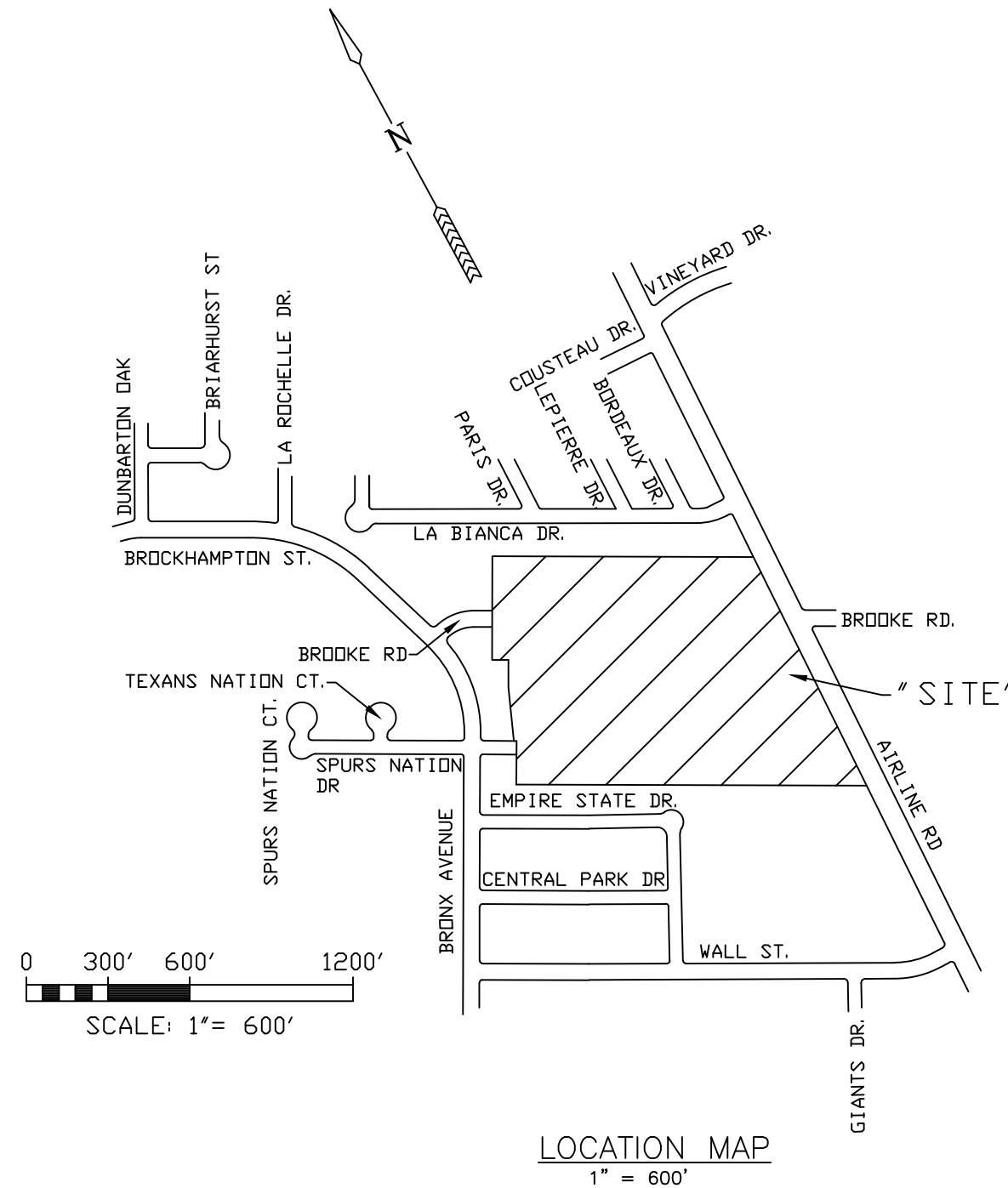
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

NOTES:

1. THE BASIS OF BEARINGS IS THE SOUTHWEST BOUNDARY LINE OF BORDEAUX PLACE UNIT 1, S61°00'00"E, AS SHOWN.
2. THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0540 C, REVISED MARCH 18, 1985.
3. THE SUBJECT SITE CONTAINS 21.922 ACRES INCLUDING STREETS TO BE DEDICATED.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. 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.
5. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
6. IF BLOCK 1, LOT 19 AND BLOCK 3, LOT 9 ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



PLAT OF BORDEAUX PLACE UNIT 5

A 21.922 AC. TRACT OF LAND, MORE OR LESS, A PORTION FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, SECTION 20, LOTS 12, 13, 20, 21 AND 22, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS, NUECES CO., TX
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 05/26/16
COMP. NO.: PLAT-SH1
JOB NO.: 15029
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

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

RATNA POTTUMUTHU, P.E., LEED AP
DEVELOPMENT SERVICES ENGINEER

DATE _____

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____.

CHAIRMAN
PHILIP J. RAMIREZ, A.I.A., LEED AP

INTERIM SECRETARY
DANIEL MCGINN, A.I.C.P.

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 _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M., AND DULY RECORDED THE ____ DAY OF _____, 20____ 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, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS