

PORTION SECT. 31, LAURELES FARM TRACTS, V. 3, P. 15, M.R., CITY OF CORPUS CHRISTI

NOTES:

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEC 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 TCEC HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. SET 5/8" I.R.'S AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. THE BASIS OF BEARINGS IS THE COMMON EAST BOUNDARY LINE OF KING ESTATES UNIT 1 AND WEST BOUNDARY LINE OF THE SUBJECT SITE, NORTH, AS SHOWN.
5. THE SITE IS IN FEMA ZONE A11 (EL VARIES 14.4 TO 14.9), ZONE B, AND ZONE C. FEMA ZONES ARE FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 4, 1987, FOR NUECES COUNTY, TX, UNINCORPORATED AREAS.
6. NO DRIVEWAY ACCESS TO SOUTH STAPLES STREET.
7. THE TOTAL AREA OF THIS PLAT IS 22.786 ACRES INCLUDING STREET DEDICATIONS.
8. ALL PROPERTY WITHIN THE BOUNDARY OF THIS PLAT IS SUBJECT TO A SANITARY SEWER CONNECTION AGREEMENT RECORDED WITH THE PLAT AND EXECUTED BY THE OWNER AND THE CITY OF CORPUS CHRISTI (DOC #2014010520).

CURVE DATA

A) D=90° 58' 20" R=5.00' T=5.09' L=7.94' CB=S44° 49' 12"E CH=7.13'	B) D=92° 16' 22" R=15.00' T=15.61' L=24.16' CB=N43° 53' 44"E CH=21.63'	C) D=26° 09' 06" R=400.00' T=92.90' L=182.57' CB=N15° 19' 00"W CH=180.99'	D) D=34° 20' 12" R=480.00' T=148.29' L=287.66' CB=S17° 46' 19"E CH=283.37'
E) D=96° 32' 52" R=15.00' T=16.82' L=25.28' CB=N76° 39' 59"W CH=22.39'	F) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=S30° 41' 05"W CH=28.89'	G) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=N34° 56' 25"W CH=73.85'	H) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=N79° 26' 06"E CH=28.89'
I) D=87° 35' 05" R=15.00' T=14.38' L=22.93' CB=N11° 16' 03"E CH=20.76'	J) D=22° 24' 56" R=400.00' T=79.26' L=156.49' CB=S21° 19' 01"E CH=155.49'	K) D=22° 24' 56" R=480.00' T=95.11' L=187.79' CB=N21° 19' 01"W CH=186.59'	L) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=N55° 06' 34"W CH=21.21'
M) D=10° 06' 34" R=400.00' T=35.38' L=70.58' CB=S05° 03' 17"E CH=70.49'	N) D=86° 48' 06" R=15.00' T=14.53' L=22.72' CB=S36° 29' 23"W CH=20.61'	O) D=10° 06' 34" R=50.00' T=4.42' L=8.82' CB=S84° 56' 43"W CH=8.81'	P) D=10° 06' 34" R=100.00' T=8.85' L=17.64' CB=S84° 56' 43"W CH=17.62'
Q) D=45° 05' 57" R=35.00' T=14.53' L=27.55' CB=S67° 27' 02"E CH=26.84'	R) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=S45° 00' 00"W CH=21.21'	S) D=180° 11' 54" R=50.00' T=28899.91' L=157.25' CB=N45° 00' 00"E CH=100.00'	T) D=45° 05' 57" R=35.00' T=14.53' L=27.55' CB=N22° 32' 58"W CH=26.84'
U) D=48° 46' 54" R=35.00' T=15.87' L=29.80' CB=N24° 23' 27"E CH=28.91'	V) D=48° 43' 09" R=35.00' T=15.85' L=29.76' CB=S24° 21' 35"E CH=28.87'	W) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=N89° 58' 08"W CH=73.85'	X) D=19° 47' 44" R=1015.37' T=177.17' L=350.81' CB=N80° 08' 04"E CH=349.06'
Y) D=06° 54' 40" R=480.00' T=28.98' L=57.90' CB=N03° 27' 20"W CH=57.86'			

STATE OF TEXAS §  
 COUNTY OF NUECES §  
 WE, 1st Community Bank (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: [Signature]  
 TITLE: VICE PRESIDENT  
 STATE OF TEXAS §  
 COUNTY OF NUECES §  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Miles (NAME), Graham FVP (TITLE), OF FCB  
 THIS THE 15 DAY OF October, 2014.



Margarita Vasquez  
 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  
[Signature]  
 TEMPLE T. WILLIAMSON, P.E.  
 DEVELOPMENT SERVICES ENGINEER  
 10-27-14  
 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 29TH DAY OF JANUARY, 2014  
[Signature]  
 CHAIRMAN  
 PHILIP J. RAMIREZ, A.I.A., LEED AP  
[Signature]  
 SECRETARY  
 DANIEL M. GRIMSBO, P.E., A.I.C.P.  
 1013148-Po43 (15-2200044)

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 12th DAY OF October, 2014

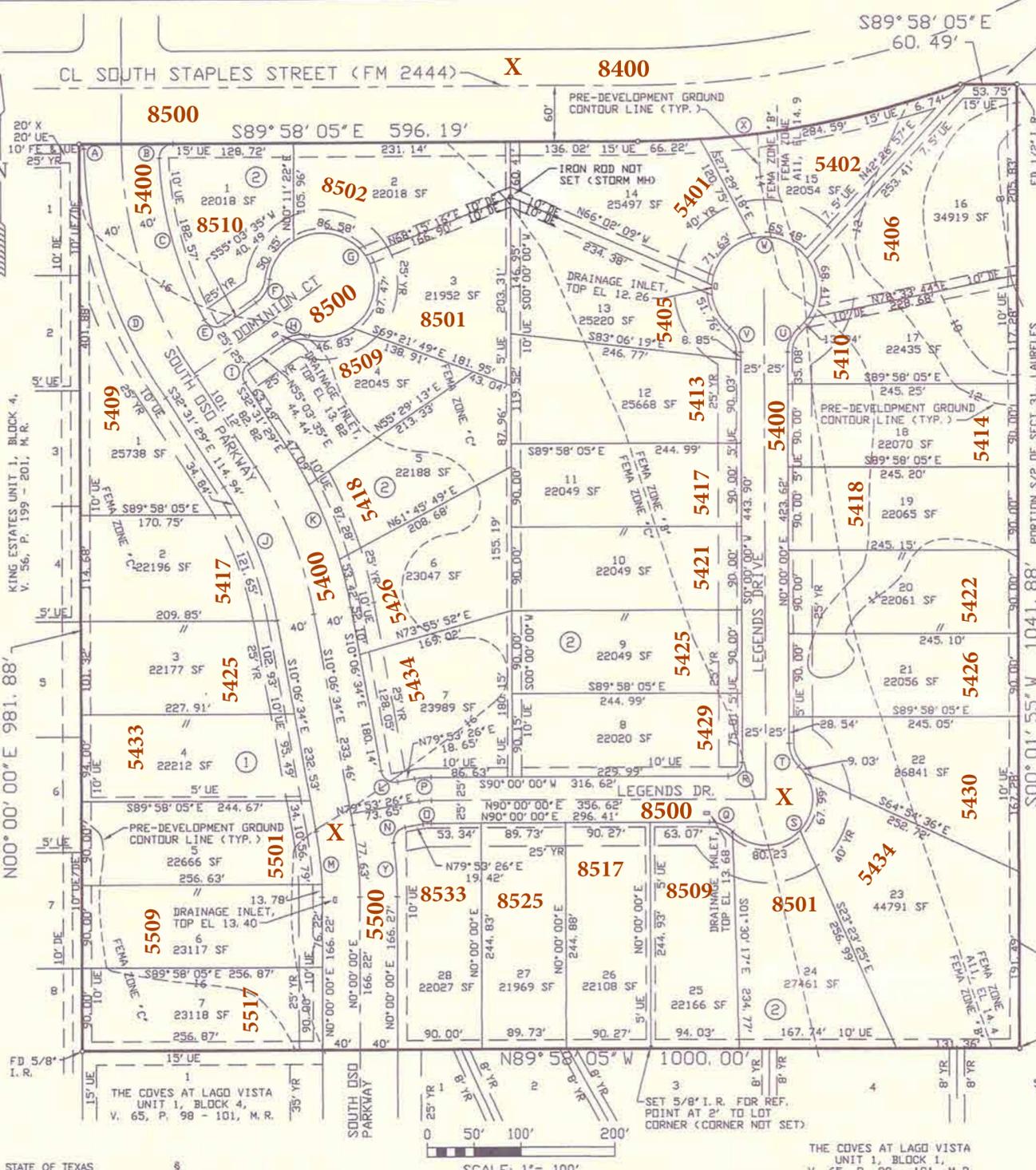


[Signature]  
 NIXON M. WELSH  
 REGISTERED PROFESSIONAL LAND SURVEYOR,  
 TEXAS NUMBER 2211

STATE OF TEXAS §  
 COUNTY OF NUECES §  
 APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE 24 DAY OF October, 2014 ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.  
[Signature]  
 PUBLIC HEALTH ENGINEER

STATE OF TEXAS §  
 COUNTY OF NUECES §  
 I, DIANA T. BARRERA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 27 DAY OF October, 2014 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE 27 DAY OF October, 2014 AT 9:09 O'CLOCK A.M., AND DULY RECORDED THE 27 DAY OF October, 2014 AT 9:09 O'CLOCK A.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME 68, PAGE 332.  
 INSTRUMENT NUMBER 2014041523

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.  
[Signature]  
 SYLVIA CASTILLO  
 CLERK OF THE COUNTY COURT  
 COUNTY COURT  
 NUECES COUNTY, TEXAS

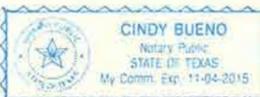


STATE OF TEXAS §  
 COUNTY OF NUECES §  
 WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF 1st COMMUNITY BANK THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS 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 15 DAY OF October, 2014  
[Signature]  
 VAHID MOSTAGHASI, GENERAL PARTNER

MINIMUM FINISHED FLOOR ELEVATIONS

THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES IN LOTS HEREOF SHALL BE EL 15.5 OR 24" ABOVE THE HIGHEST CENTERLINE OF PAVEMENT ELEVATION OF ADJACENT STREET(S), WHICH EVER IS HIGHEST. SEE ELEVATIONS OF DRAINAGE INLETS IN PLAT ABOVE

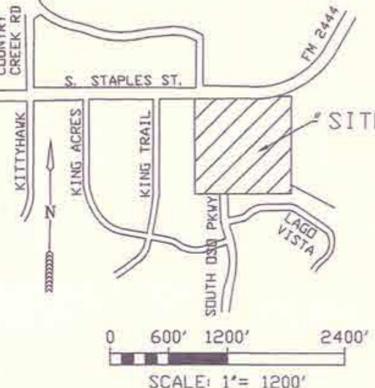
STATE OF TEXAS §  
 COUNTY OF NUECES §  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VAHID MOSTAGHASI.  
 THIS THE 15 DAY OF October, 2014



[Signature]  
 CINDY BUENO  
 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

PLAT OF  
 KING ESTATES UNIT 4  
 A 22.786 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE SOUTH HALF OF SECTION 31, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, 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



SCALE: 1" = 1200' APPROX.

