

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____.

VAHID MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VAHID MOSTAGHASI.

THIS THE _____ DAY OF _____, 20____.

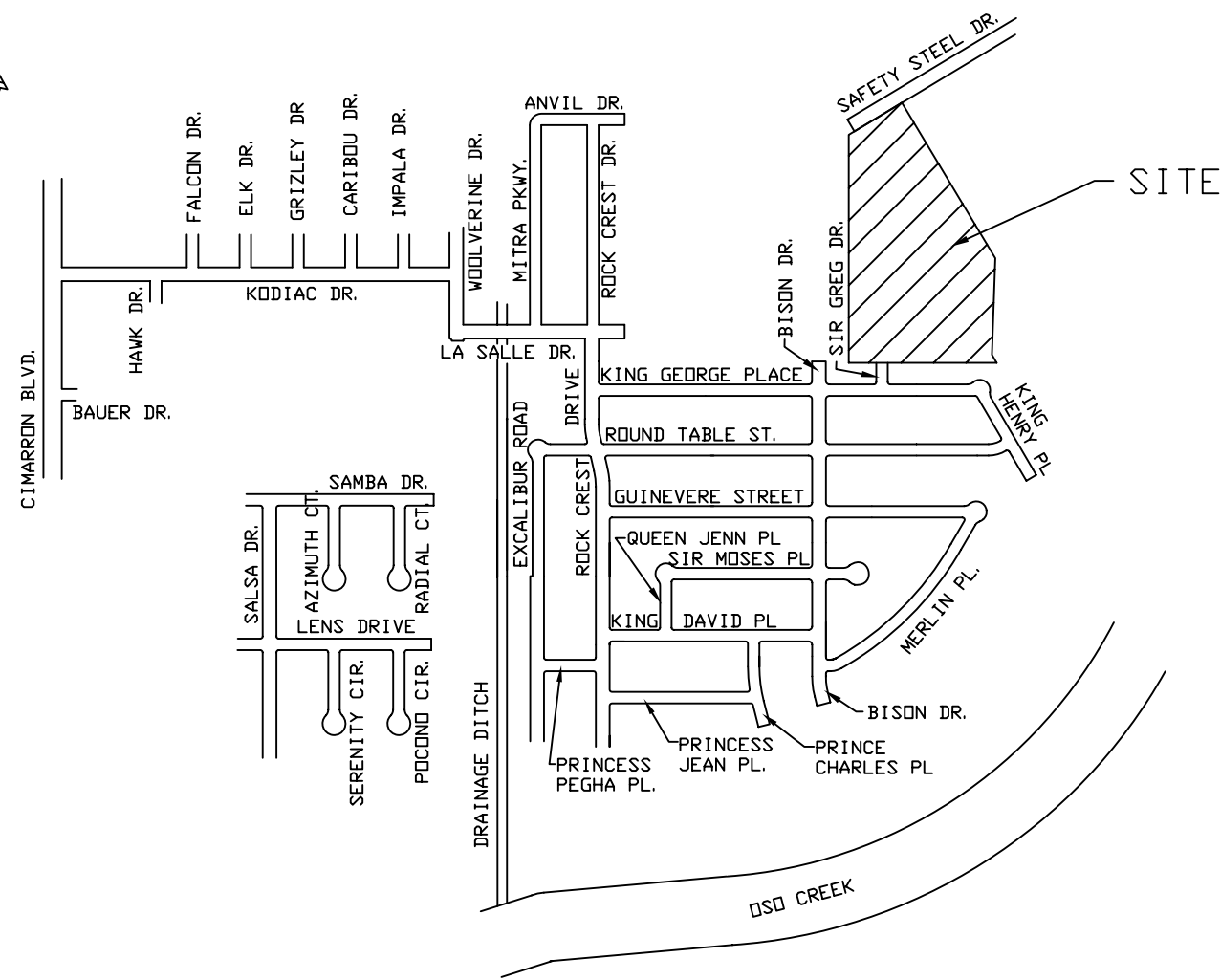
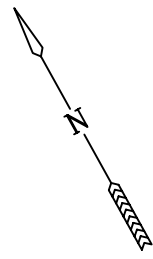
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

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
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS NUMBER 2211



LOCATION MAP

1" = 800'

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

RENEE T. COUTURE, P.E.
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
GOVIND NADKARNI, P.E., C.E.

SECRETARY
MARK E. VAN VLECK, P.E.

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 TCEQ 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 TCEQ 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.
3. THE BASIS OF BEARINGS IS THE COMMON SOUTHWEST BOUNDARY OF THE SUBJECT SITE AND THE NORTHEAST BOUNDARY LINE OF ROYAL CREEK ESTATES UNIT 2, S60°57'50"E, AS SHOWN.
4. THE ENTIRE SITE IS IN FEMA ZONE A13 (EL 12) OR FEMA ZONE "B" AS INDICATED. FEMA ZONES ARE FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 4, 1987, FOR NUECES COUNTY, TX, UNINCORPORATED AREAS.

PLAT OF ROYAL CREEK ESTATES UNIT 6

AN 13.007 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF LOTS 6, 7, 10, AND 11, SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS, NUECES COUNTY, TEXAS

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 7/16/13
COMP. NO.: PLAT-SH1.DWG
JOB. NO.: 13019
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

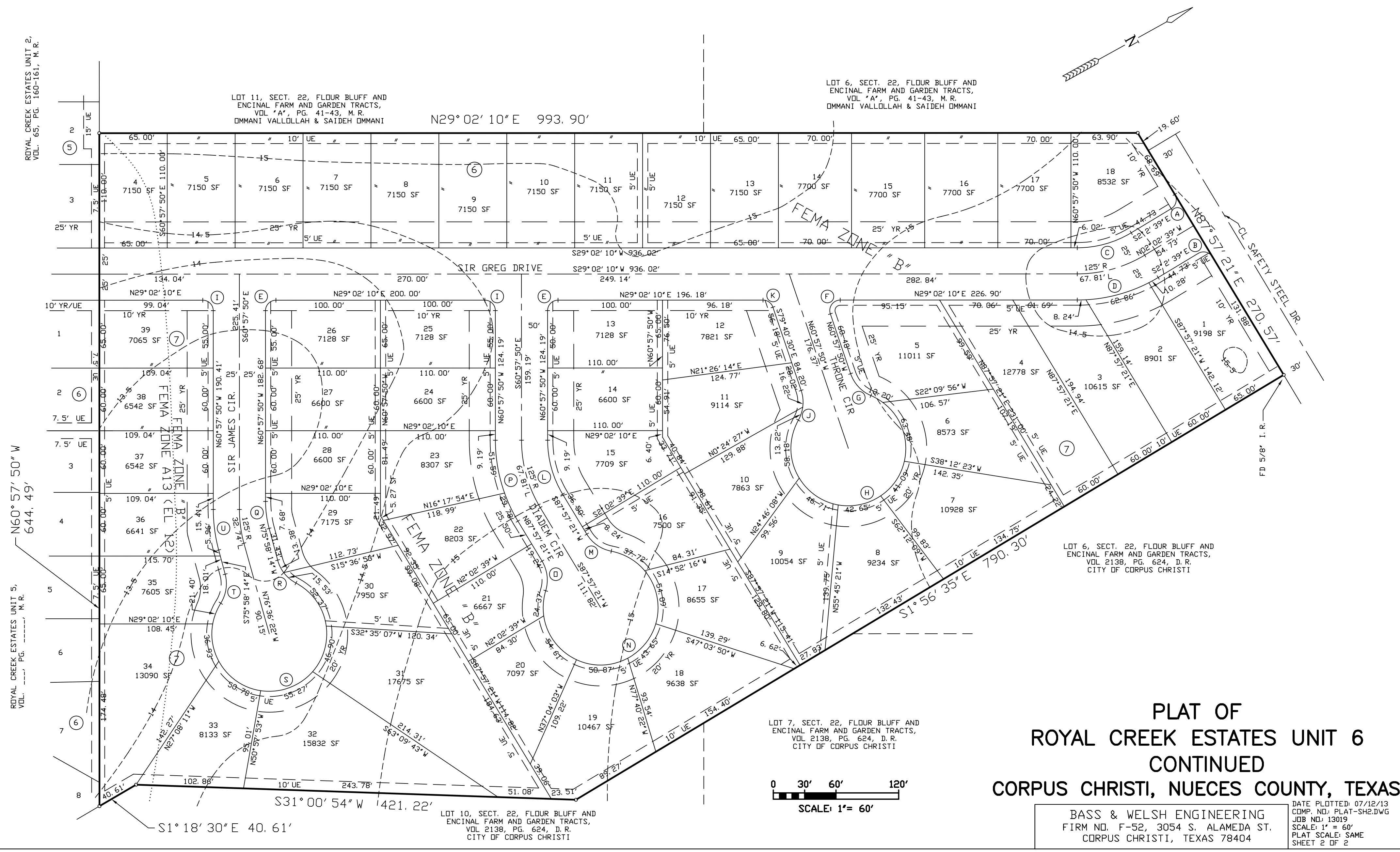
I, DIANA T. BARRERA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M., AND DULY RECORDED 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

DIANA T. BARRERA, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

- (A) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N47° 02' 39" W
CH=14.14'
- (B) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N42° 57' 21" E
CH=14.14'
- (C) D=31° 04' 49"
R=100.00'
T=27.81'
L=54.25'
CB=S13° 29' 45" W
CH=53.58'
- (D) D=31° 04' 49"
R=150.00'
T=41.71'
L=81.37'
CB=S13° 29' 45" W
CH=80.37'
- (E) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N15° 57' 50" W
CH=14.14'
- (F) D=108° 42' 40"
R=10.00'
T=13.94'
L=18.97'
CB=N25° 19' 10" W
CH=16.25'
- (G) D=48° 11' 23"
R=35.00'
T=15.65'
L=29.44'
CB=N76° 13' 49" E
CH=28.58'
- (H) D=276° 22' 46"
R=55.00'
T=49.19'
L=265.31'
CB=N10° 19' 30" E
CH=73.33'
- (I) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N74° 02' 10" E
CH=14.14'
- (J) D=48° 11' 23"
R=35.00'
T=15.65'
L=29.44'
CB=S55° 34' 48" E
CH=28.58'
- (K) D=71° 17' 20"
R=10.00'
T=7.17'
L=12.44'
CB=N64° 40' 50" E
CH=11.66'
- (L) D=31° 04' 49"
R=100.00'
T=27.81'
L=54.25'
CB=S76° 30' 15" E
CH=53.58'
- (M) D=48° 11' 23"
R=35.00'
T=15.65'
L=29.44'
CB=N63° 51' 39" E
CH=28.58'
- (N) D=276° 22' 46"
R=55.00'
T=49.19'
L=265.31'
CB=S02° 02' 39" E
CH=73.33'
- (O) D=48° 11' 23"
R=35.00'
T=15.65'
L=29.44'
CB=S67° 56' 58" E
CH=28.58'
- (P) D=31° 04' 49"
R=150.00'
T=41.71'
L=81.37'
CB=S76° 30' 15" E
CH=80.37'
- (Q) D=15° 00' 24"
R=100.00'
T=15.34'
L=26.19'
CB=N68° 28' 02" W
CH=26.12'
- (R) D=47° 19' 47"
R=35.00'
T=15.34'
L=28.91'
CB=N14° 01' 46" E
CH=28.10'
- (S) D=274° 39' 34"
R=55.00'
T=50.70'
L=263.65'
CB=N52° 18' 20" W
CH=74.56'
- (T) D=47° 19' 47"
R=35.00'
T=15.34'
L=28.91'
CB=N52° 18' 20" W
CH=28.10'
- (U) D=15° 00' 24"
R=150.00'
T=19.76'
L=39.29'
CB=S68° 28' 02" E
CH=39.17'



**PLAT OF
ROYAL CREEK ESTATES UNIT 6
CONTINUED
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

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