

Notes:

1. Total platted area contains 30.281 Acres of Land. (Includes Street Dedication).
2. 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". The TCEQ also categorized the receiving water as "contact recreation" use.
3. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. This development meets the City's Master Drainage Plan and the proposed drainage will not adversely affect the drainage pattern or design of the adjacent properties.
5. 7A and 24A, Block 2; are non--residential, wetlands Tracts.
6. Lot 1, Block 4 is a Drainage Easement.
7. Lot 1, Block 5 is non--buildable and will be maintained by the H.O.A.
8. Lot 1, Block 1 is a commercial Tract.
9. The property owner shall be responsible for ensuring that any proposed constructions of alterations occurring on said property will comply with 14 CFR, § 77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations.
10. Lots 2 and 11, Block 1; Lots 7, 8, 41 and 44, Block 2; Lots 1, 11, 12 and 22, Block 3 and Lots 1 and 5, Block 6, will be allowed to encroach eaves/overhangs into utility easements located along the side lot lines. If damages are caused by repair of utilities in said easements, responsibility will be assumed by the property owners.

Surveyor's Notes:

1. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
2. By graphic plotting only, this property is in Zone "A13 (EL 10)" and Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears a revised date of March 18, 1985 and is in a Special Flood Hazard Area.
3. Proposed Flood Map, this property is proposed to lie within Zones "X", "AE(EL 10)", "AE (EL 11)" and "VE (EL 12)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).

State of Texas
County of Nueces

The Mostaghasi Enterprises Inc., hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as 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 _____ day of _____, 20_____.

By: _____
Hossein Mostaghasi, President

State of Texas
County of Nueces

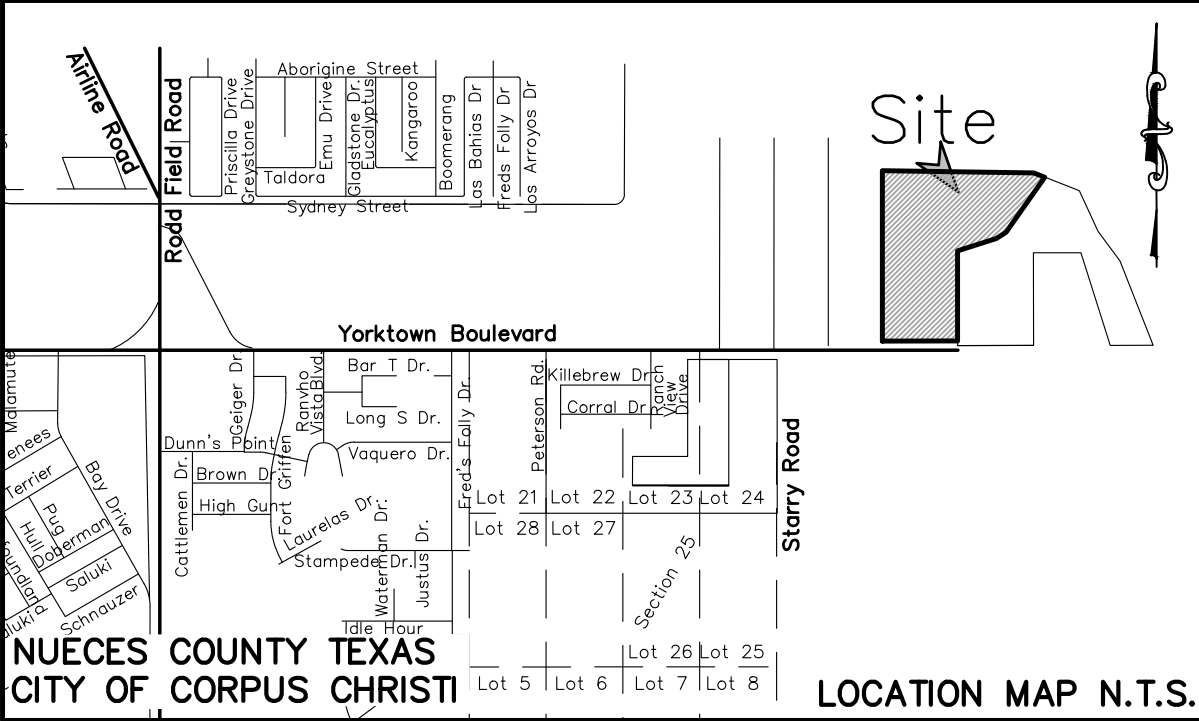
This instrument was acknowledged before me by Hossein Mostaghasi, as President of Mostaghasi Enterprises Inc., a Texas Corporation on behalf of said Corporation.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Plat of
Mostaghasi Acres

30.281 Acres, being out of Lots 2, 4 and 5, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41--43, of the Map Records of Nueces County, Texas; the same land described as a 30.554 Acre Tract described in a General Warranty Deed with Vendor's Lien from Edward M. and Pamela Anne Cantu to Mostaghasi Enterprises Inc., recorded in Document Number 2019051164, of the Official Public Records of Nueces County, Texas.



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____.

Bria A. Whitmire, P.E., CFM, CPM
Development Services Engineer

State of Texas
County of Nueces

This 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_____.

Al Raymond, III, AIA
Secretary

Kamran Zarghouni
Chairman

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 said County in Volume _____, Page _____, 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. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

State of Texas
County of Nueces

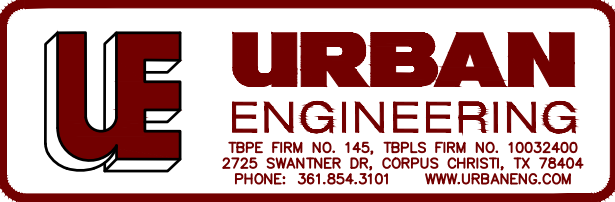
I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20_____.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Brian D. Lorentson, R.P.L.S.
Texas License No. 6839

Approved by the Planning
Commision on November 30,
2022



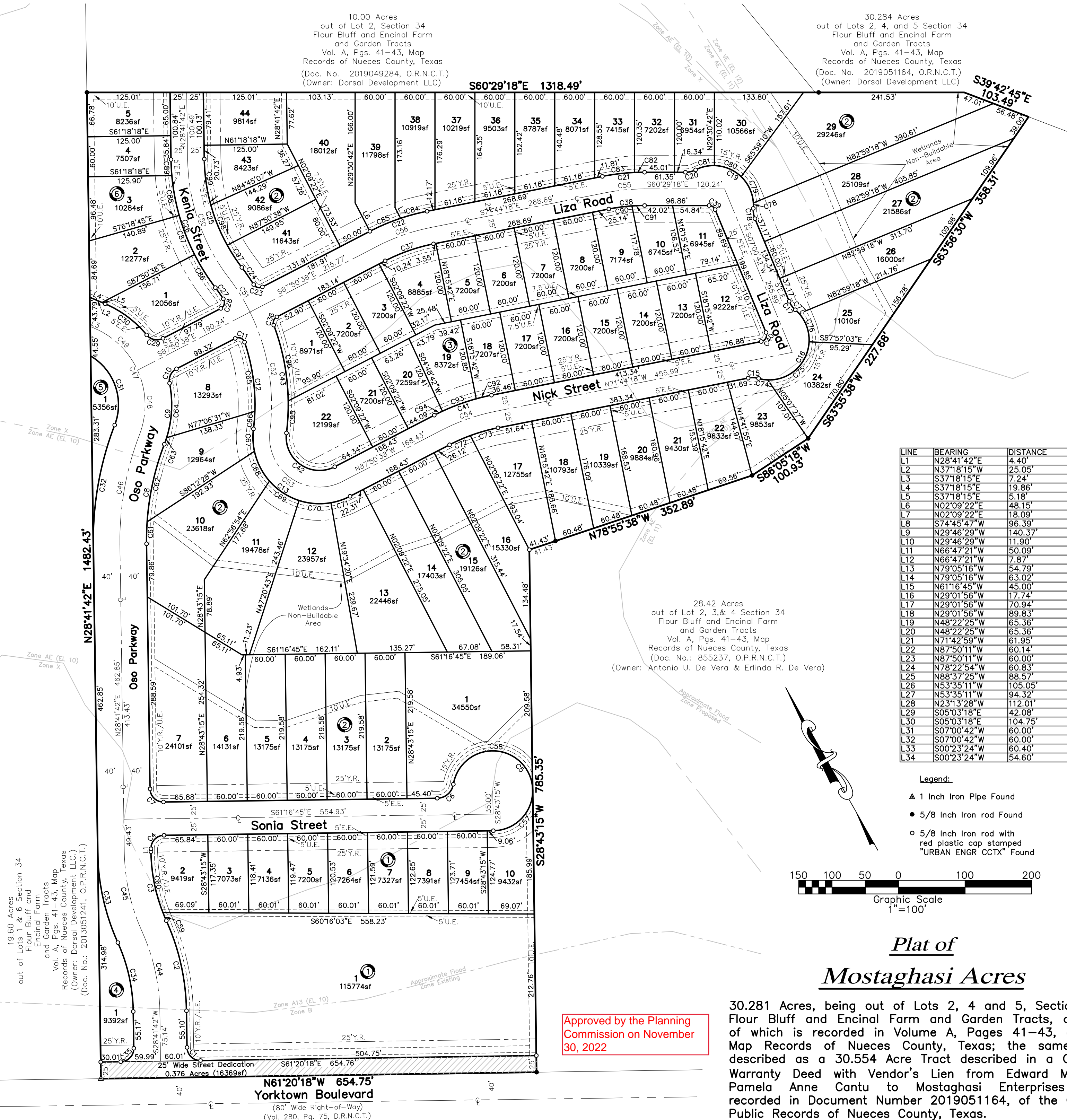
Revised: 10/10/22
Submitted: 06/30/21
SCALE: 1"=100'
JOB NO.: 43885.C0.01
SHEET: 1 of 2
DRAWN BY: BDL
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urbansurvey1@urbaneng.com

10.00 Acres
out of Lot 2, Section 34
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Doc. No. 2019049284, O.R.N.C.T.)
(Owner: Dorsal Development LLC)

30.284 Acres
out of Lots 2, 4, and 5 Section 34
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Doc. No. 2019051164, O.R.N.C.T.)
(Owner: Dorsal Development LLC)

S60°29'18"E 1318.49'

S39°42'45"E
103.49'

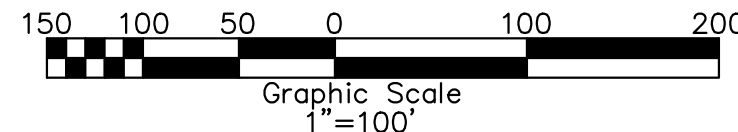


28.42 Acres
out of Lot 2, 3, & 4 Section 34
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Doc. No.: 855237, O.P.R.N.C.T.)
(Owner: Antonio U. De Vera & Erlinda R. De Vera)

LINE	BEARING	DISTANCE
L1	N28°41'42"E	4.40'
L2	N37°18'15"W	25.05'
L3	S37°18'15"E	7.24'
L4	S37°18'15"E	19.86'
L5	S37°18'15"E	5.18'
L6	N02°09'22"E	48.15'
L7	N02°09'22"E	18.09'
L8	S74°45'47"W	96.39'
L9	N29°46'29"W	140.37'
L10	N29°46'29"W	11.90'
L11	N66°47'21"W	50.09'
L12	N66°47'21"W	7.87'
L13	N79°05'16"W	54.79'
L14	N79°05'16"W	63.02'
L15	N61°16'45"W	45.00'
L16	N29°01'56"W	17.74'
L17	N29°01'56"W	70.94'
L18	N29°01'56"W	89.83'
L19	N48°22'25"W	65.36'
L20	N48°22'25"W	65.36'
L21	N71°42'59"W	61.95'
L22	N87°50'11"W	60.14'
L23	N87°50'11"W	60.00'
L24	N78°22'54"W	60.83'
L25	N88°37'25"W	88.57'
L26	N53°35'11"W	105.05'
L27	N53°35'11"W	94.32'
L28	N23°13'28"W	112.01'
L29	S05°03'18"E	42.08'
L30	S05°03'18"E	104.75'
L31	S07°00'42"W	60.00'
L32	S07°00'42"W	60.00'
L33	S00°23'24"W	60.40'
L34	S00°23'24"W	54.60'

Legend:

- ▲ 1 Inch Iron Pipe Found
- 5/8 Inch Iron rod Found
- 5/8 Inch Iron rod with red plastic cap stamped "URBAN ENGR CCTX" Found

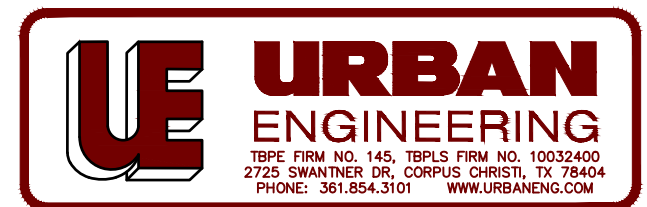


Plat of
Mostaghaci Acres

30.281 Acres, being out of Lots 2, 4 and 5, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas; the same land described as a 30.554 Acre Tract described in a General Warranty Deed with Vendor's Lien from Edward M. and Pamela Anne Cantu to Mostaghaci Enterprises Inc., recorded in Document Number 2019051164, of the Official Public Records of Nueces County, Texas.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°02'00"	20.00'	31.43'	S16°19'18"E	28.29'
C2	23°33'23"	340.00'	139.79'	S16°55'00"W	138.80'
C3	23°33'23"	260.00'	106.90'	S16°55'00"W	106.14'
C4	90°01'33"	20.00'	31.42'	S73°42'28"W	28.29'
C5	259°50'09"	60.00'	272.10'	S11°11'50"E	92.04'
C6	79°50'09"	25.00'	34.83'	N78°48'10"E	32.08'
C7	89°58'27"	20.00'	31.41'	N16°17'32"W	28.25'
C8	21°53'54"	400.00'	152.88'	S39°38'38"W	151.95'
C9	32°23'29"	165.00'	93.28'	S34°23'51"W	92.04'
C10	73°57'16"	20.00'	25.81'	S55°10'44"W	24.06'
C11	98°26'43"	10.00'	17.18'	N38°37'16"W	15.15'
C12	26°05'41"	290.00'	132.08'	N23°38'55"E	130.94'
C13	124°40'24"	100.00'	217.36'	N25°34'26"W	177.03'
C15	26°40'07"	34.00'	15.83'	N58°24'15"W	15.68'
C16	154°35'14"	60.00'	161.88'	S57°38'12"W	117.06'
C17	26°40'07"	34.00'	15.83'	S06°19'22"E	15.68'
C18	26°40'07"	34.00'	15.83'	S20°20'45"W	15.68'
C19	120°50'14"	60.00'	126.54'	S26°44'18"E	104.36'
C20	26°40'07"	34.00'	15.83'	S73°49'22"E	15.68'
C21	11°15'00"	325.00'	63.81'	S66°06'48"E	63.71'
C22	16°06'20"	325.00'	91.36'	S79°47'28"E	91.05'
C23	85°16'02"	10.00'	14.88'	S45°12'37"E	13.55'
C24	5°16'19"	340.00'	31.28'	N05°12'45"W	31.27'
C25	36°32'36"	275.00'	175.40'	S10°25'23"W	172.44'
C26	36°32'36"	325.00'	207.29'	N10°25'23"E	203.79'
C27	4°05'06"	290.00'	20.68'	S05°48'22"E	20.67'
C28	95°55'11"	10.00'	16.74'	S44°11'46"W	14.85'
C29	77°52'22"	20.00'	27.18'	N48°54'27"W	25.14'
C30	27°19'59"	165.00'	78.71'	S23°38'16"E	77.97'
C31	80°32'22"	85.00'	119.48'	N10°19'25"E	109.89'
C32	21°53'54"	480.00'	183.45'	N39°38'38"E	182.34'
C33	23°33'23"	340.00'	139.79'	S16°55'00"W	138.80'
C34	23°33'23"	260.00'	106.90'	S16°55'00"W	106.14'
C35	89°58'00"	20.00'	31.40'	N73°40'42"E	28.28'
C36	83°15'09"	10.00'	14.53'	N50°31'47"E	13.29'
C37	16°06'20"	275.00'	77.30'	S79°47'28"E	77.05'
C38	11°15'00"	275.00'	54.00'	S66°06'48"E	53.91'
C39	67°30'00"	10.00'	11.78'	S26°44'18"E	11.11'
C40	101°15'00"	10.00'	17.67'	S57°38'12"W	15.46'
C41	16°06'20"	325.00'	91.36'	N79°47'28"W	91.05'
C42	124°32'24"	50.00'	108.68'	S25°34'26"E	88.51'
C43	27°47'33"	340.00'	164.92'	S22°47'59"W	163.31'
C44	23°33'23"	300.00'	123.34'	N16°55'00"E	122.47'
C45	23°33'23"	300.00'	123.34'	S16°55'00"W	122.47'
C46	21°53'54"	440.00'	168.17'	S39°38'38"W	167.15'
C47	87°53'51"	125.00'	191.76'	S06°38'40"W	173.50'
C48	45°37'27"	125.00'	99.54'	N27°46'52"E	96.93'
C49	42°16'23"	125.00'	92.23'	S16°10'03"E	90.15'
C50	36°32'36"	300.00'	191.34'	S10°25'23"W	188.11'
C51	11°07'06"	315.00'	61.13'	S02°17'22"E	61.03'
C52	33°25'35"	315.00'	183.77'	N19°58'58"E	181.18'
C53	124°32'24"	75.00'	163.02'	N25°34'26"W	132.77'
C54	16°06'20"	300.00'	84.33'	S79°47'28"E	84.05'
C55	11°15'00"	300.00'	58.90'	N66°06'48"W	58.81'
C56	16°06'20"	300.00'	84.33'	S79°47'28"E	84.05'
C57	90°00'02"	60.00'	94.25'	S73°43'14"W	84.85'
C58	169°50'07"	60.00'	177.85'	S56°11'51"E	119.53'
C59	2°53'51"	260.00'	13.15'	S06°35'14"W	13.15'
C60	20°39'32"	260.00'	93.75'	S18°21'55"W	93.24'
C61	4°44'00"	400.00'	33.04'	S31°03'41"W	33.04'
C62	17°09'54"	400.00'	119.83'	N42°00'38"E	119.39'
C63	3°38'53"	165.00'	10.51'	S48°46'09"W	10.50'
C64	28°44'36"	165.00'	82.78'	S32°34'24"W	81.91'
C65	20°52'19"	290.00'	105.64'	N12°02'15"E	105.06'
C66	5°13'22"	290.00'	26.43'	S34°05'05"W	26.43'
C67	19°27'29"	100.00'	33.96'	S26°58'01"W	33.80'
C68	29°00'39"	100.00'	50.63'	S02°43'57"W	50.09'
C69	30°52'55"	100.00'	53.90'	S27°12'49"E	53.25'
C70	27°46'23"	100.00'	48.47'	S56°32'28"E	48.00'
C71	17°24'58"	100.00'	30.40'	S79°08'09"E	30.28'
C72	7°06'25"	275.00'	34.11'	N84°17'25"W	34.09'
C73	8°59'54"	275.00'	43.19'	S76°14'16"E	43.14'
C74	13°17'29"	60.00'	13.92'	N51°42'56"W	13.89'
C75	89°30'23"	60.00'	93.73'	N76°53'08"E	84.49'
C76	43°56'41"	60.00'	46.02'	S10°09'36"W	44.90'
C77	7°50'41"	60.00'	8.21'	N15°44'05"W	8.21'
C78	7°50'41"	60.00'	8.21'	S29°45'28"W	8.21'
C79	42°27'32"	60.00'	44.46'	N04°36'22"E	43.45'
C80	42°27'32"	60.00'	44.46'	N37°51'10"W	43.45'
C81	28°04'30"	60.00'	29.40'	N73°07'11"W	29.11'
C82	2°38'37"	325.00'	14.99'	S61°48'37"E	14.99'
C83	8°36'23"	325.00'	48.82'	S67°26'07"E	48.77'
C84	7°15'20"	325.00'	41.16'	N75°21'58"W	41.13'
C85	8°51'00"	325.00'	50.20'	S83°25'08"E	50.15'
C86	10°21'48"	325.00'	58.78'	S02°40'01"E	58.70'
C87	11°10'21"	325.00'	63.37'	N08°06'04"E	63.27'
C88	10°44'41"	325.00'	60.95'	N19°03'36"E	60.86'
C89	4°15'45"	325.00'	24.18'	N26°33'49"E	24.17'
C90	7°16'58"	275.00'	34.96'	S68°05'49"E	34.93'
C91	3°58'02"	275.00'	19.04'	S62°28'19"E	19.04'
C92	4°09'12"	325.00'	23.56'	N73°48'55"W	23.55'
C93	9°33'20"	325.00'	54.20'	N80°40'11"W	54.14'
C94	2°23'47"	325.00'	13.59'	N86°38'44"W	13.59'
C95	8°09'00"	340.00'	48.36'	S32°37'16"W	48.32'
C96	19°38'33"	340.00'	116.56'	S18°43'29"W	115.99'
C97	8°20'42"	275.00'	40.05'	S03°40'34"E	40.02'
C98	13°38'20"	275.00'	65.46'	S07°18'57"W	65.31'
C99	14°33'35"	275.00'	69.88'	S21°24'54"W	69.69'

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Revised: 10/10/22
Submitted: 06/30/21
SCALE: 1"=100'
JOB NO.: 43385.C0.01
SHEET: 2 of 2
DRAWN BY: BDL

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urbansurvey1@urbaneng.com