

PLAT OF
ROYAL OAK SOUTH UNIT 3
A 25.087 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F
SURVEY 405, ABS. 567, NUECES COUNTY, TX
CORPUS CHRISTI, 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 _____ 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, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, PRESIDENT 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.

THIS THE ____ DAY OF _____, 20____.

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

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

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/3/26
FILE: PLAT-SH1
JOB NO: 26021
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 3

LEGEND:

DE DRAINAGE EASEMENT
D.R. DEED RECORDS, NUECES CO., TX
M.R. MAP RECORDS, NUECES CO., TX
O.R. OFFICIAL RECORDS, NUECES CO., TX
UE UTILITY EASEMENT

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

BRIA A. WHITMIRE, P.E., CFM, CPM
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____.

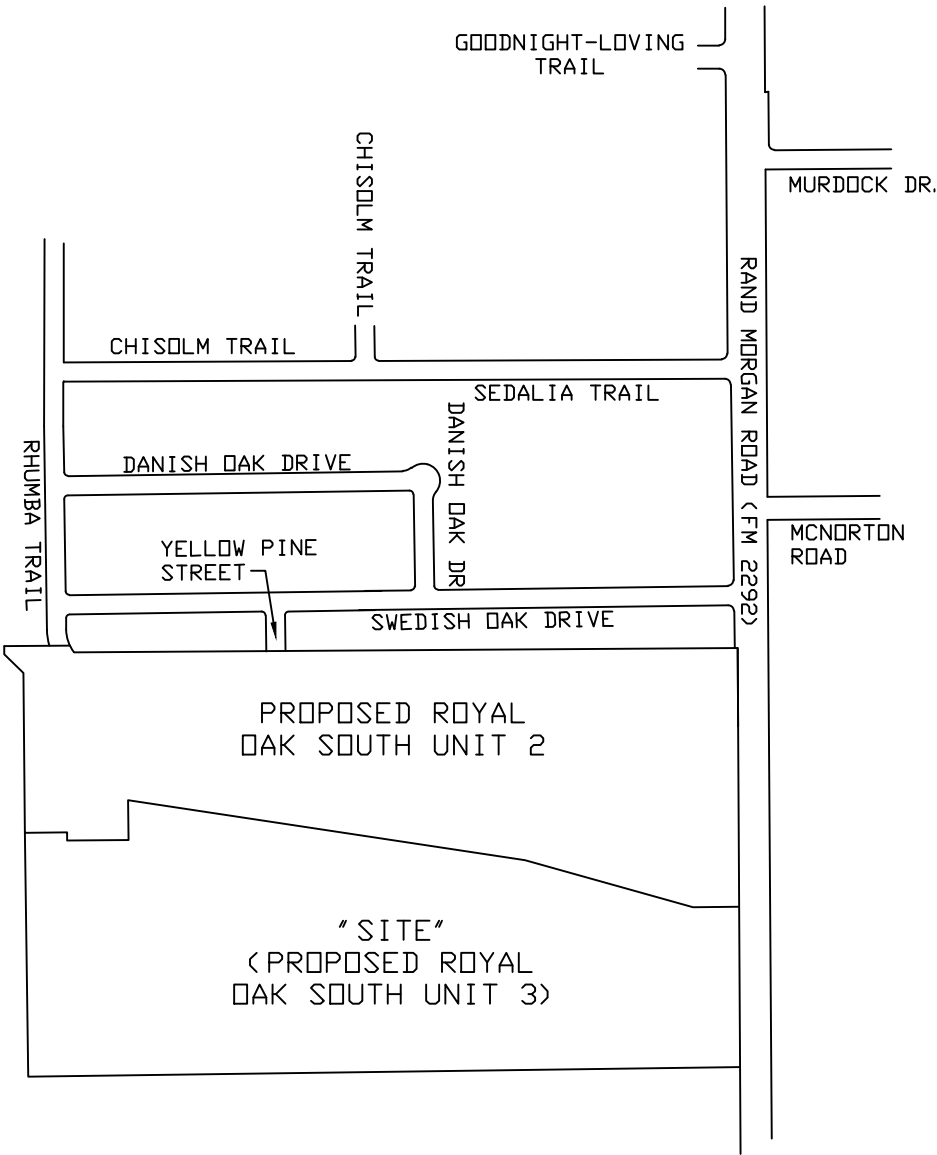
CHAIRPERSON
CYNTHIA SALAZAR-GARZA

INTERIM ASSISTANT CITY MANAGER
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

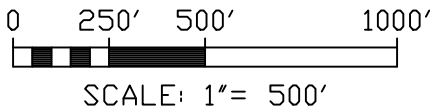
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY,
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____
DAY OF _____, 20____ WITH ITS CERTIFICATE OF
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY
OF _____, 20____ AT ____ O'CLOCK ____ M.,
AND DULY RECORDED THE ____ 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



LOCATION MAP

1" = 500'



NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE RECEIVING WATER FOR THE 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. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
5. LEGAL DESCRIPTION: A 25.087 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F SURVEY 405, ABS. 567, NUECES COUNTY, TX.
5. THE TOTAL PLATTED AREA CONTAINS 25.087 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



CURVE DATA						
Ⓐ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S19° 54' 50" W CH=24.75'	Ⓒ	D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N45° 47' 27" W CH=14.14'	Ⓔ	D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N44° 12' 33" W CH=14.14'	
Ⓑ	D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S45° 47' 27" E CH=89.82'	Ⓓ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N68° 30' 16" E CH=24.75'	Ⓕ	D=181° 48' 38" R=45.00' T=2847.73' L=142.79' CB=S48° 42' 17" W CH=89.99'	
Ⓗ	D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S45° 47' 27" E CH=89.82'	Ⓙ	D=81° 00' 31" R=10.00' T=8.54' L=14.14' CB=S41° 17' 43" E CH=12.99'	Ⓚ	D=98° 59' 29" R=10.00' T=11.71' L=17.28' CB=N48° 42' 18" E CH=15.21'	

PORTION BS & F SURVEY 405,
ABS. 567, DOC. NO. 2008044426, D. R.,
BRAMAN RANCHES, LLC

0 25' 50' 100'

SCALE: 1"= 50'

PLAT OF
ROYAL OAK SOUTH UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TX

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/3/26
CMP. NO. PLAT SH2
JOB NO.: 26021
SCALE: 1"= 50'
PLAT SCALE: SAME
SHEET 2 OF 3

CONTINUED FOLLOWING SHEET

CONTINUED FROM PREVIOUS SHEET



DATE PLOTTED: 7/3/26
COMP. NO.: PLAT SH3
JOB NO.: 26021
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 3 OF 3