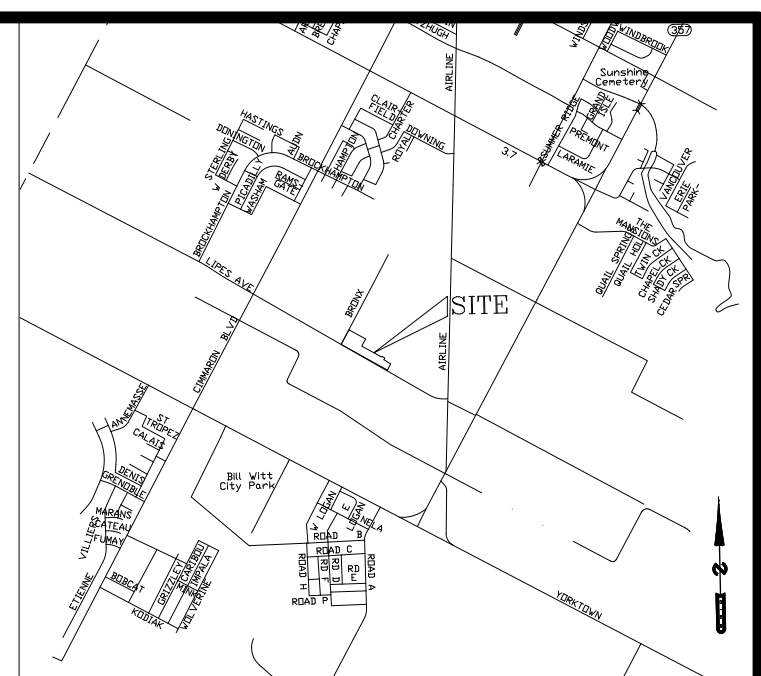
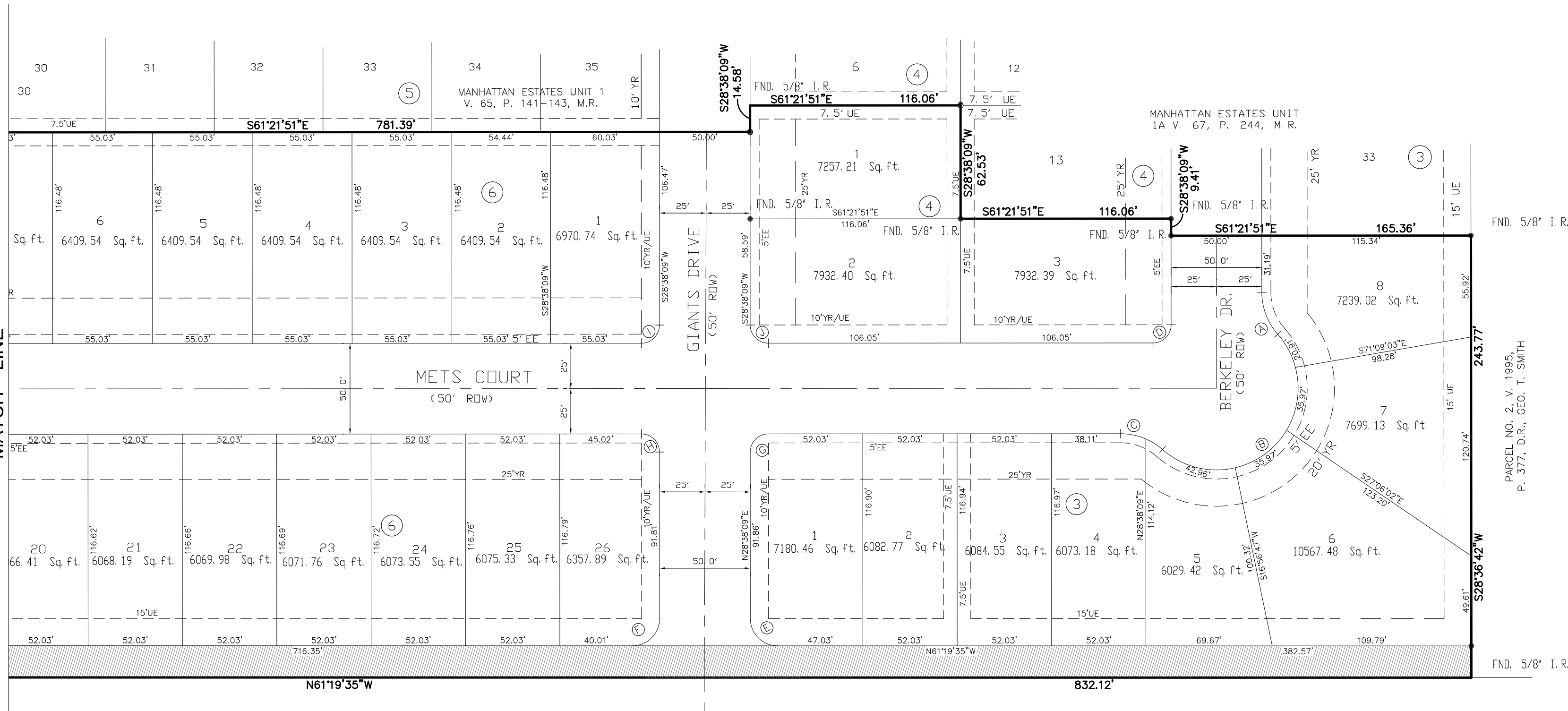
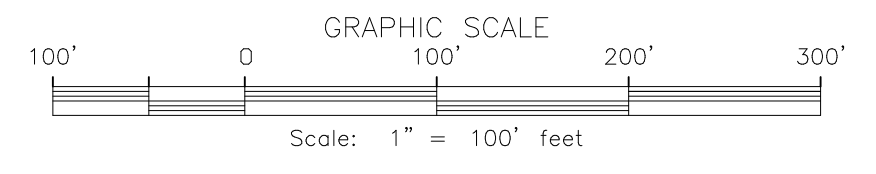
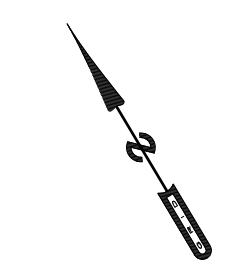


MATCH LINE



N.T.S.



- A r=35.00', a=25.31', cd=24.76', cb=N73°55'51"E, d=41°24'35"
- B r=45.00', a=135.80', cd=89.87', cb=N73°38'06"E, d=172°49'03"
- C r=35.00', a=25.31', cd=24.76', cb=N40°39'37"W, d=41°24'29"
- D r=10.00', a=15.72', cd=14.15', cb=N73°38'09"E, d=90°00'00"
- E r=15.00', a=23.56', cd=21.22', cb=N16°20'43"W, d=89°57'44"
- F r=15.00', a=23.58', cd=21.23', cb=N73°39'17"E, d=90°02'16"
- G r=10.00', a=15.72', cd=14.15', cb=N73°38'09"E, d=90°00'00"
- H r=10.00', a=15.72', cd=14.15', cb=N16°21'51"W, d=90°00'00"
- I r=10.00', a=15.72', cd=14.15', cb=N73°38'09"E, d=90°00'00"
- J r=10.00', a=15.72', cd=14.15', cb=N16°21'51"W, d=90°00'00"
- K r=35.00', a=29.79', cd=28.90', cb=N85°44'22"W, d=48°45'01"
- L r=56.00', a=271.36', cd=73.88', cb=N28°38'09"E, d=277°30'03"
- M r=35.00', a=29.79', cd=28.90', cb=N36°59'21"W, d=48°45'01"
- N r=56.00', a=271.36', cd=73.88', cb=N28°38'09"E, d=277°30'03"
- O r=35.00', a=29.79', cd=28.90', cb=N36°59'21"W, d=48°45'01"
- P r=35.00', a=29.79', cd=28.90', cb=N85°44'22"W, d=48°45'01"
- Q r=15.00', a=23.58', cd=21.23', cb=N73°38'09"E, d=90°00'00"
- R r=10.00', a=15.71', cd=14.15', cb=N73°38'54"E, d=89°58'29"
- S r=10.00', a=15.72', cd=14.15', cb=N16°21'04"W, d=90°01'23"
- T r=10.00', a=15.71', cd=14.15', cb=N73°38'54"E, d=89°58'29"
- U r=10.00', a=15.70', cd=14.14', cb=N16°24'15"W, d=89°54'58"
- V r=35.00', a=29.79', cd=28.90', cb=N36°59'21"W, d=48°45'01"
- W r=35.00', a=29.79', cd=28.90', cb=N85°44'22"W, d=48°45'01"
- X r=56.00', a=271.36', cd=73.88', cb=N28°38'09"E, d=277°30'03"

STATE OF TEXAS
COUNTY OF NUECES

WE, STAPLES DEVELOPMENT LLC, 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 SURVEY AND SUBDIVIDED AS SHOWN; THAT STREET 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 _____ DAY OF _____ 2017.

ATA AZALI, PRESIDENT

HOSSEIN MOSTAGHASI, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ATA AZALI AS PRESIDENT OF STAPLES DEVELOPMENT LLC.

THIS _____ DAY OF _____ 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HOSSEIN MOSTAGHASI VICE PRESIDENT OF STAPLES DEVELOPMENT LLC.

THIS _____ DAY OF _____ 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, _____, 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.

THIS _____ DAY OF _____ 2017.

BY: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____ 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR TEXAS GEO TECH LAND SURVEYING, INC. HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT TEXAS GEO TECH LAND SURVEYING INC. HAS BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATION WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2017.

JARREL L. MOORE
RPLS # 4854

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFIED THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2017, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2017, AT _____ O'CLOCK _____ M. IN SAID COUNTY IN VOLUME _____, PAGE (S) _____, MAP RECORDS

NO. _____

FILED FOR RECORD

AT _____ O'CLOCK _____ M. _____ 2017

BY: _____
DEPUY
KARA SANDS,
CLERK COUNTY COURT
NUECES COUNTY, TEXAS

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 _____ 2017.

CHAIRMAN
ERIC VILLARREAL, P.E.

INTERIM SECRETARY
WILLIAM J. GREEN, P.E.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ 2017.

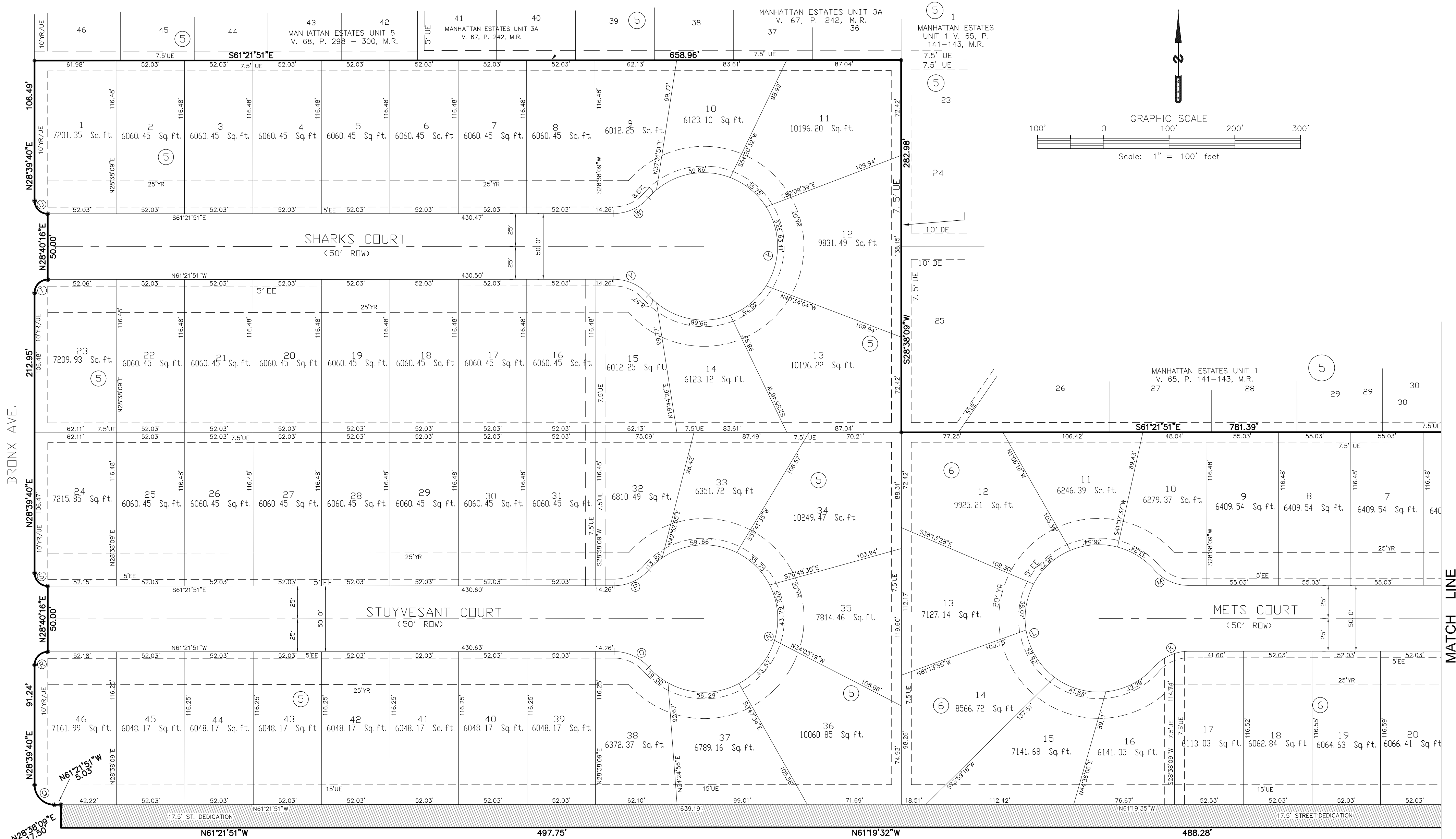
RATNA POTTUMUTHU, P.E. LEED AP
DEVELOPMENT SERVICES ENGINEER

PLAT OF MANHATTAN ESTATES UNIT 7

A 16.607 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 27, 28 AND 29, SECTION 20, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 41-43 OF THE MAP RECORDS, NUECES COUNTY, TEXAS.

TEXAS GEO TECH
Engineering & LAND SURVEYING, INC.

5525 SOUTH STAPLES, SUITE B-2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
www.texasgeotech.com



1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE (UDC) UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE RECEIVING WATER FOR 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.
3. SET 5/8" I.R.'S AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
4. THE BASIS OF BEARINGS IS THE SOUTHWEST BOUNDARY LINE OF SIAD MANHATTAN ESTATES UNIT 1, S 61' 00" 00" E, AS SHOWN.
5. THE SUBJECT SITE LIES IN A FEMA ZONE "C" PURSUANT TO FEMA FLOOD MAP, COMMUNITY PANEL NO. 485494 0540C, NUECES COUNTY, TEXAS (UNINCORPORATED AREAS), REVISED MARCH 18, 1985.
6. PRIVATE DRIVEWAY ACCESS ONTO BRONX AVENUE AND LIPES BLVD. IS PROHIBITED.
7. THE SUBJECT SITE CONTAINS 16.607 ACRES INCLUDING STREET DEDICATIONS.

**PLAT OF
MANHATTAN ESTATES UNIT 7**

A 16.607 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 27, 28 AND 29, SECTION 20, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 41-43 OF THE MAP RECORDS, NUECES COUNTY, TEXAS.

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