

STATE OF TEXAS §
COUNTY OF NUECES §

WE, SUPERIOR H & H 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 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____.

HAMED MOSTAGHASI, VICE-PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, VICE-PRESIDENT OF SUPERIOR H & H DEVELOPMENT, LLC,

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

NOTES:

1. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. 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.
5. ALL OF THE SUBJECT SITE IS IN ZONE X "OTHER AREAS" ACCORDING TO FEMA MAP NO. 48355C0510G, EFFECTIVE DATE MAY 30, 2018, STAMPED REVISED PRELIMINARY.
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
7. THE TOTAL PLATTED AREA CONTAINS 12.906 ACRES OF LAND INCLUDING STREET DEDICATIONS.
8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
9. LEGAL DESCRIPTION: A 12.906 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP RECORDS, NUECES COUNTY, TEXAS.
10. SOME LOTS OF THIS PLAT WILL BE SUBJECTED TO AIRCRAFT NOISE AND OVERFLIGHT.
11. BUILDING STRUCTURES ON ALL LOTS IN BLOCK 6 SHALL FRONT ON HAMED STREET AND BACK UP TO WILLIES LANDING DR.
12. THIS PROJECT CONFORMS WITH THE MASTER STORM WATER PLAN.

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____.

KAMRAN ZARGHOUNI
CHAIRMAN

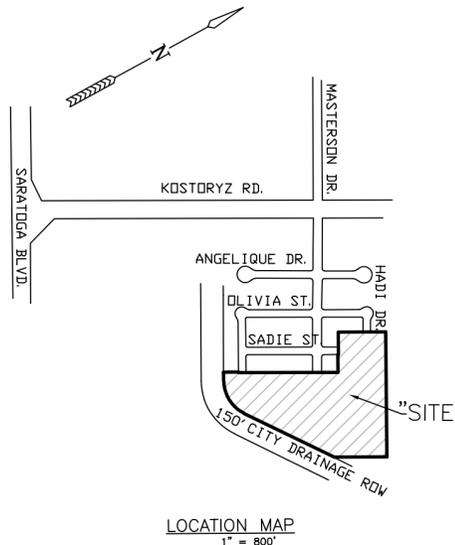
AL RAYMOND, III, AIA
SECRETARY

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



APPROVED
NOVEMBER 16, 2022
PLANNING COMMISSION

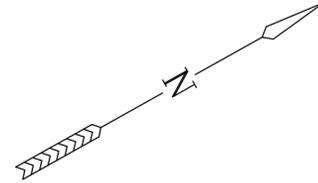
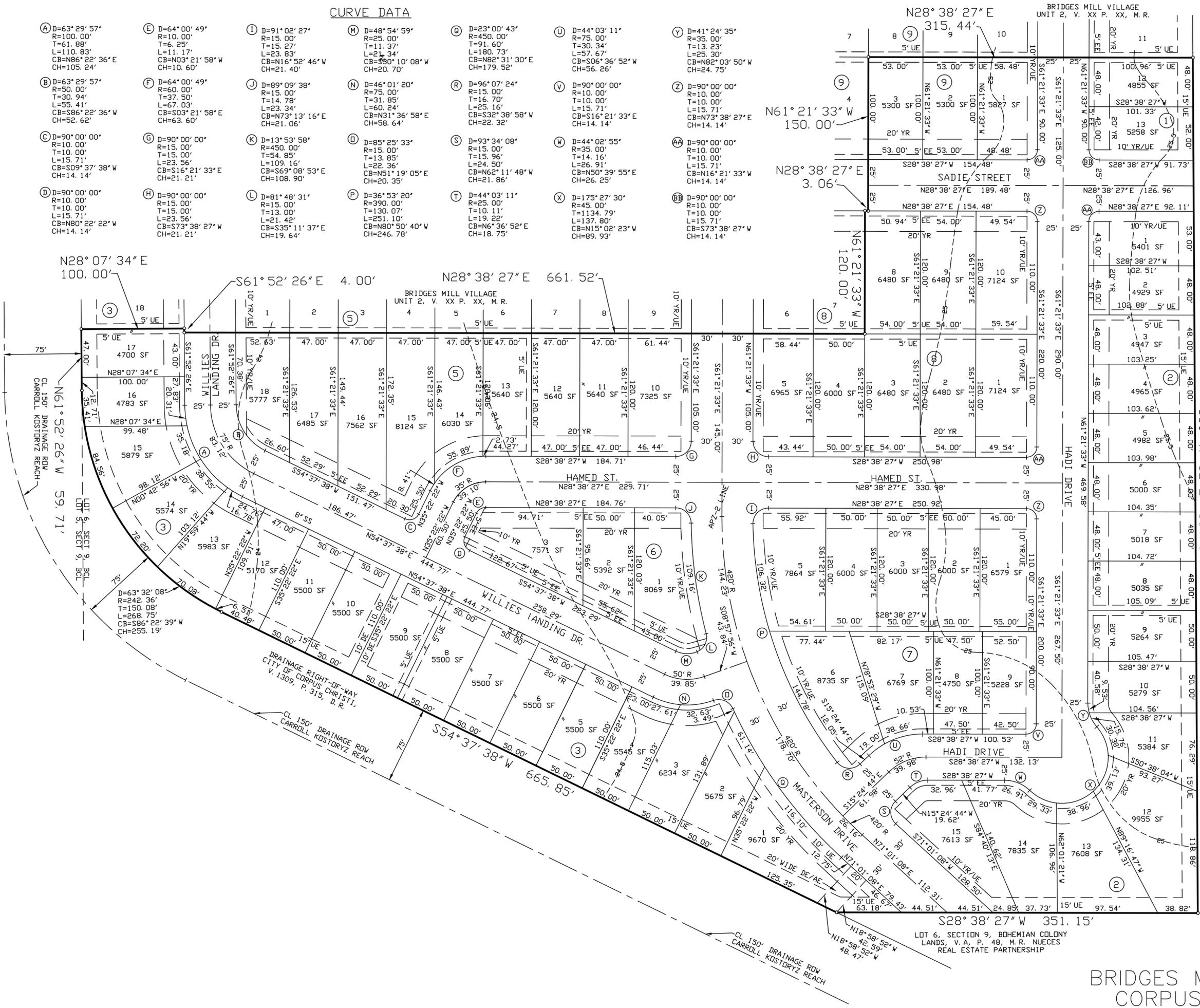
PLAT OF
BRIDGES MILL VILLAGE UNIT 3
A 12.906 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9,
BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP
RECORDS, NUECES COUNTY, TEXAS
CORPUS CHRISTI, NUECES
COUNTY, TEXAS

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

FILE: PLAT-SH1
PLOT DATE: 10/26/22
JOB NO: 22029
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 2

CURVE DATA

- A** D=63° 29' 57"
R=100.00'
T=61.88'
L=110.83'
CB=N86° 22' 36" E
CH=105.24'
- B** D=63° 29' 57"
R=50.00'
T=30.94'
L=55.41'
CB=S86° 22' 36" W
CH=52.62'
- C** D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=S09° 37' 38" W
CH=14.14'
- D** D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N80° 22' 22" W
CH=14.14'
- E** D=64° 00' 49"
R=10.00'
T=6.25'
L=11.17'
CB=N03° 21' 58" W
CH=10.60'
- F** D=64° 00' 49"
R=60.00'
T=37.50'
L=67.03'
CB=N03° 21' 58" E
CH=63.60'
- G** D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=S16° 21' 33" E
CH=21.21'
- H** D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=S73° 38' 27" W
CH=21.21'
- I** D=91° 02' 27"
R=15.00'
T=15.27'
L=23.83'
CB=N16° 52' 46" W
CH=21.40'
- J** D=89° 09' 38"
R=15.00'
T=14.78'
L=23.34'
CB=N73° 13' 16" E
CH=21.06'
- K** D=13° 53' 58"
R=450.00'
T=54.85'
L=109.16'
CB=S69° 08' 53" E
CH=108.90'
- L** D=81° 48' 31"
R=15.00'
T=13.00'
L=21.42'
CB=S35° 11' 37" E
CH=19.64'
- M** D=48° 54' 59"
R=25.00'
T=11.37'
L=24.34'
CB=S80° 10' 08" W
CH=20.70'
- N** D=46° 01' 20"
R=15.00'
T=31.85'
L=60.24'
CB=N31° 36' 58" E
CH=58.64'
- O** D=23° 00' 43"
R=450.00'
T=91.60'
L=180.73'
CB=N82° 31' 30" E
CH=179.52'
- P** D=36° 53' 20"
R=15.00'
T=130.07'
L=251.10'
CB=N80° 50' 40" W
CH=246.78'
- Q** D=23° 00' 43"
R=15.00'
T=91.60'
L=180.73'
CB=N82° 31' 30" E
CH=179.52'
- R** D=96° 07' 24"
R=15.00'
T=16.70'
L=25.96'
CB=S32° 38' 58" W
CH=22.32'
- S** D=93° 34' 08"
R=15.00'
T=54.85'
L=24.50'
CB=N62° 11' 48" W
CH=21.86'
- T** D=44° 03' 11"
R=15.00'
T=10.11'
L=19.22'
CB=N6° 36' 52" E
CH=18.75'
- U** D=44° 03' 11"
R=75.00'
T=30.34'
L=57.67'
CB=S06° 21' 33" W
CH=56.26'
- V** D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=S16° 21' 33" E
CH=14.14'
- W** D=44° 02' 55"
R=35.00'
T=15.96'
L=26.91'
CB=N50° 39' 55" E
CH=26.25'
- X** D=175° 27' 30"
R=390.00'
T=1134.79'
L=137.80'
CB=N15° 02' 23" W
CH=89.93'
- Y** D=41° 24' 35"
R=35.00'
T=13.23'
L=25.30'
CB=N82° 03' 50" W
CH=24.75'
- Z** D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N73° 38' 27" E
CH=14.14'
- AA** D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N16° 21' 33" W
CH=14.14'
- BB** D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=S73° 38' 27" W
CH=14.14'



LOT 6, SECTION 9, BOHEMIAN COLONY LANDS, V. A. P. 48, M. R. NUECES REAL ESTATE PARTNERSHIP

APPROVED
NOVEMBER 16, 2022
PLANNING COMMISSION

**PLAT OF
BRIDGES MILL VILLAGE UNIT 3
CORPUS CHRISTI, NUECES
COUNTY, TEXAS**

0 30' 60' 120'
SCALE: 1" = 60'

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

FILE: PLAT-SH2
PLOT DATE: 10/26/22
JOB NO.: 22029
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 2