

General Notes:

1. Total platted area contains 12.01 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
3. Lots 1, 14 and 23, Block 1 will be owned and maintained by the Homeowner's Association.

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. Existing Flood Map: by graphic plotting only, this property is currently in Zones "A13 (EL 9)", "V13 (EL 12)" and "V13 (EL 13)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0335 D, City of Corpus Christi, Texas, which bears an revised date of September 17, 1992 and is in a Special Flood Hazard Area. The existing FIRM Panel 485464 0335 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map: this property is proposed to lie within Zones "AE (EL 8)", "AE (EL 9)", "VE (EL11)", "VE (EL 13)" and "VE (EL 14)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0560G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0560G is based on the North American Vertical Datum of 1988 (NAVD88).
4. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise shown.
5. The state land boundary shown on this drawing was performed on November 08, 2021. It is not styled to be submitted to the Texas General Land Office.

State of Texas
County of Nueces

The Mostaghasi Investment Trust, 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 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: The Mostaghasi Investment Trust

By: Hossein Mostaghasi, Trustee

State of Texas
County of Nueces

This instrument was acknowledged before me by Hossein Mostaghasi, as Trustee of The Mostaghasi Investment Trust.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

The state land boundary shown on this drawing was performed under my supervision on November 8, 2021. The boundary shown is true and correct to the best of my knowledge."

Date:

David L. Nesbitt
Registered Professional Land Surveyor, No. 5302
Licensed State Land Surveyor

Plat of Ocean Breeze Subdivision

being a re-plat of Lot 33, Mustang Island Section 2, a map of which is recorded in Volume 38, Pages 183-185, Map Records of Nueces County, Texas.

State of Texas
County of Brazos

Spirit of Texas Bank, SSB, hereby certifies that it holds a lien on the property owned by The Mostaghasi Investment Trust, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20_____.

By: Spirit of Texas Bank, SSB

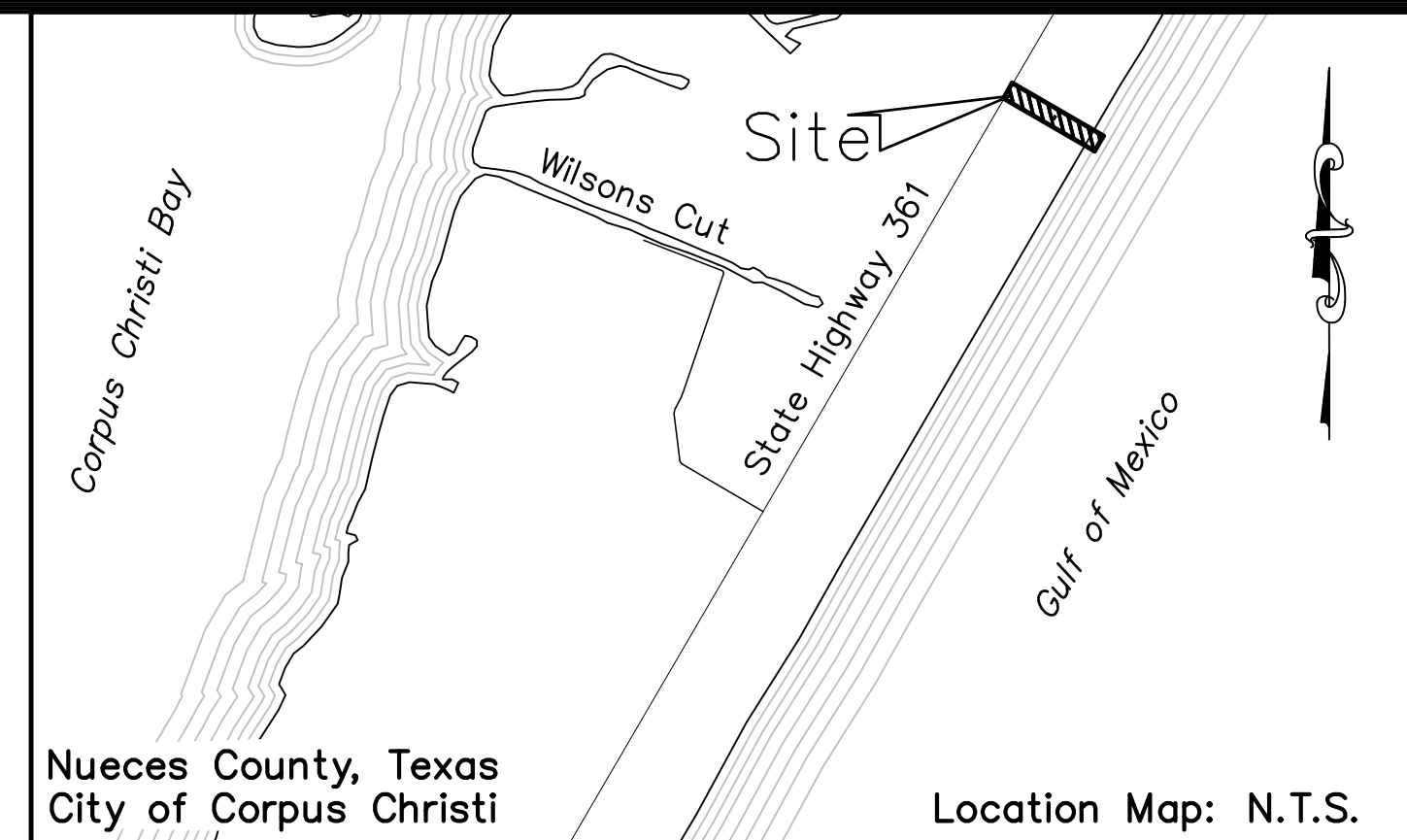
By: Dean O. Bass, Chairman and Chief Executive Officer

State of Texas
County of Brazos

This instrument was acknowledged before me by Dean O. Bass, Chairman and Chief Executive Officer, of Spirit of Texas Bank, SSB, on behalf of said entity.

This the _____ day of _____, 20_____.

Notary Public in and for the State of 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_____.

Brett Flint, P.E.
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

Dan Dibble,
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

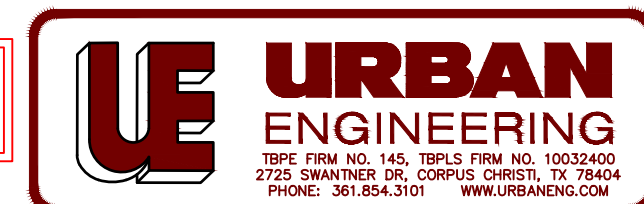
I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and 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_____.

Planning Commission approved
by on July 13, 2022

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

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.

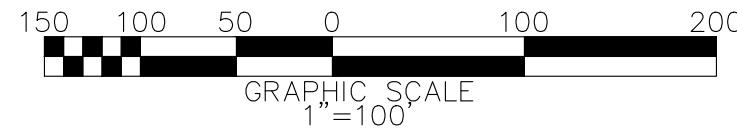


Revised: 5/2/22
Submitted: 12/01/21
SCALE: N.T.S.
JOB NO.: 43518.C1.00
SHEET: 1 of 2
DRAWN BY: JAB

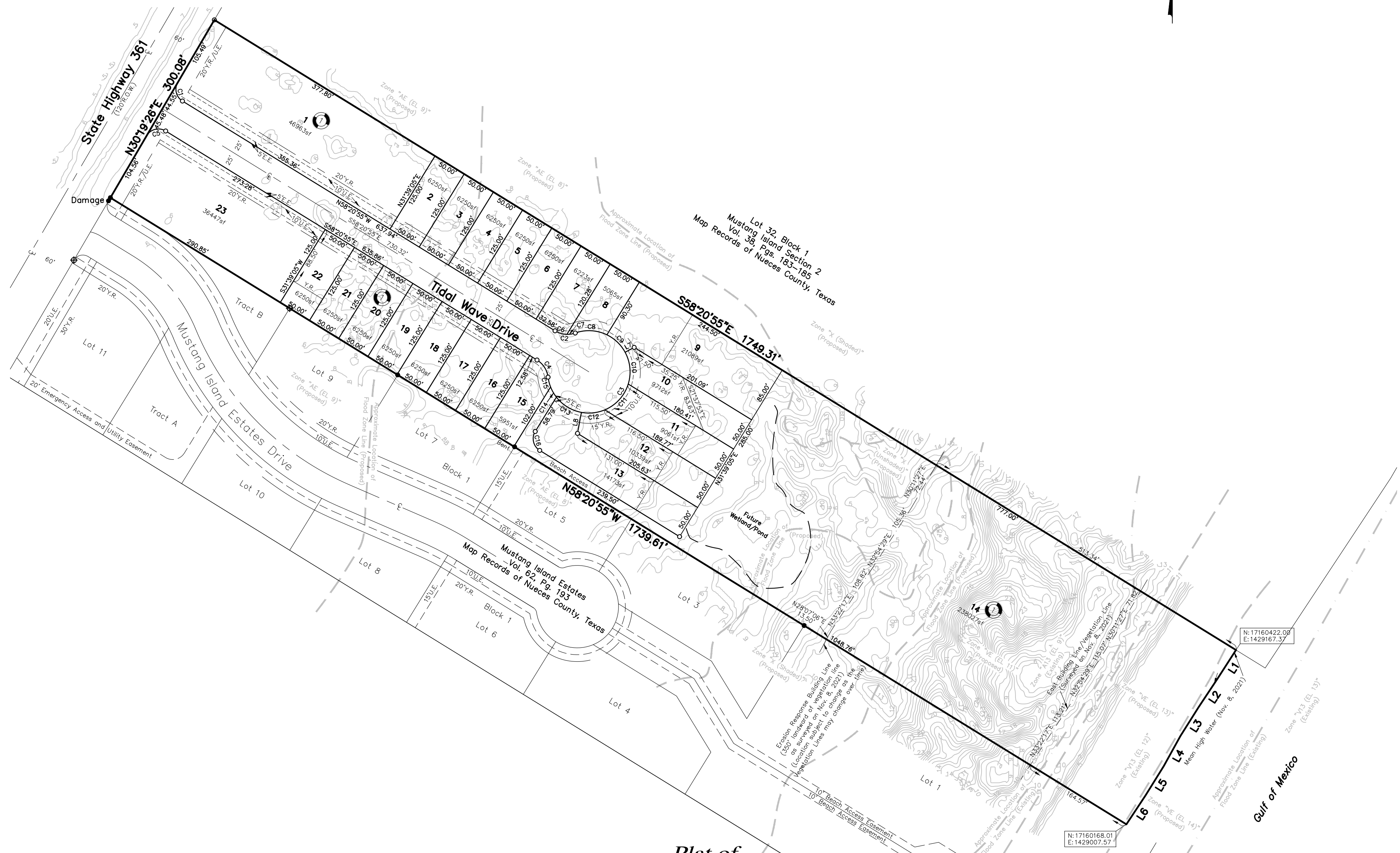
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urbansurvey@urbaneng.com

LINE	BEARING	DISTANCE	Varas
L1	S32°48'45"W	49.62'	17.86
L2	S33°37'00"W	50.05'	18.02
L3	S32°12'58"W	49.51'	17.82
L4	S29°00'09"W	50.32'	18.12
L5	S31°52'46"W	50.27'	18.10
L6	S33°32'34"W	50.35'	18.13
L7	S61°34'38"W	15.00'	
L8	S10°30'37"W	31.13'	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°40'21"	20.00'	30.95'	S14°00'44"E	27.95'
C2	50°58'38"	34.50'	30.70'	N83°50'14"W	29.69'
C3	281°57'16"	60.00'	295.26'	N31°39'05"E	75.56'
C4	50°58'38"	34.50'	30.70'	S32°51'36"E	29.69'
C5	91°19'39"	20.00'	31.88'	S75°59'16"W	28.61'
C6	30°19'12"	34.50'	18.26'	S73°30'31"E	18.04'
C7	20°39'26"	34.50'	12.44'	N81°00'10"E	12.37'
C8	45°14'17"	60.00'	47.37'	N86°42'24"W	46.15'
C9	35°39'53"	60.00'	37.35'	N46°15'19"W	36.75'
C10	45°35'47"	60.00'	47.75'	N05°37'29"W	46.50'
C11	50°09'46"	60.00'	52.53'	N42°15'17"E	50.87'
C12	33°10'26"	60.00'	34.74'	N83°55'23"E	34.26'
C13	41°37'36"	60.00'	43.59'	S58°40'36"E	42.64'
C14	16°22'56"	60.00'	17.16'	S29°40'20"E	17.10'
C15	14°06'35"	60.00'	14.78'	S14°25'34"E	14.74'
C16	90°00'00"	20.00'	31.42'	S13°20'55"E	28.28'



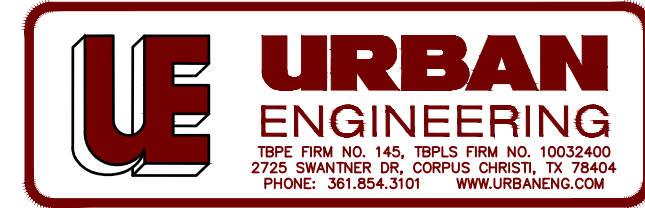
- Legend:**
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
 - 5/8 Inch Iron Rod Found
 - ⊕ 5/8 Inch Iron Rod with cap stamped "PYLE & ASSOCIATES" Found
 - Existing Flood Zone Line
 - - - Proposed Flood Zone Line



**Plat of
Ocean Breeze Subdivision**

being a re-plat of Lot 33, Mustang Island Section 2, a map of which is recorded in Volume 38, Pages 183-185, Map Records of Nueces County, Texas.

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: 5/2/22
 Submitted: 12/01/21
 SCALE: 1"=100'
 JOB NO.: 43518.C1.00
 SHEET: 2 of 2
 DRAWN BY: JAB
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 urbansurvey1@urbaneng.com