

PLAT OF PADMA ESTATES SUBDIVISION

BEING A 19.20 ACRE TRACT CONVEYED FROM THE FROST NATIONAL BANK TO ANIL C. PATEL AND VANDANA A. PATEL BY DEED DATED MARCH 14, 2012 AND RECORDED IN DOCUMENT NO. 2012009406 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS ALSO BEING OUT OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, LAURELES FARM TRACTS VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF NUECES }

STATE OF TEXAS }
COUNTY OF NUECES }

WE, ANIL C. PATEL AND VANDANA A. PATEL HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT ALL UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, THAT STREET RIGHTS-OF-WAY SHALL BE DEDICATED FOR PUBLIC UTILITIES, THAT STREET RIGHTS-OF-WAY SHALL BE DEDICATED FOR PUBLIC USE AND THAT THIS PLAT WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

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

THIS THE ____ DAY OF _____, 2022. _____
OWNER

THIS THE ____ DAY OF _____, 2022.

BRIA WHITMIRE, P.E.
DEVELOPMENT SERVICES ENGINEER

THIS THE ____ DAY OF _____, 2022. _____
OWNER

STATE OF TEXAS }
COUNTY OF NUECES }

STATE OF TEXAS }
COUNTY OF NUECES }

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS THE ____ DAY OF _____, 2022.

THIS THE ____ DAY OF _____, 2022. _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHAIRMAN
KAMRAN ZARGHOUNI

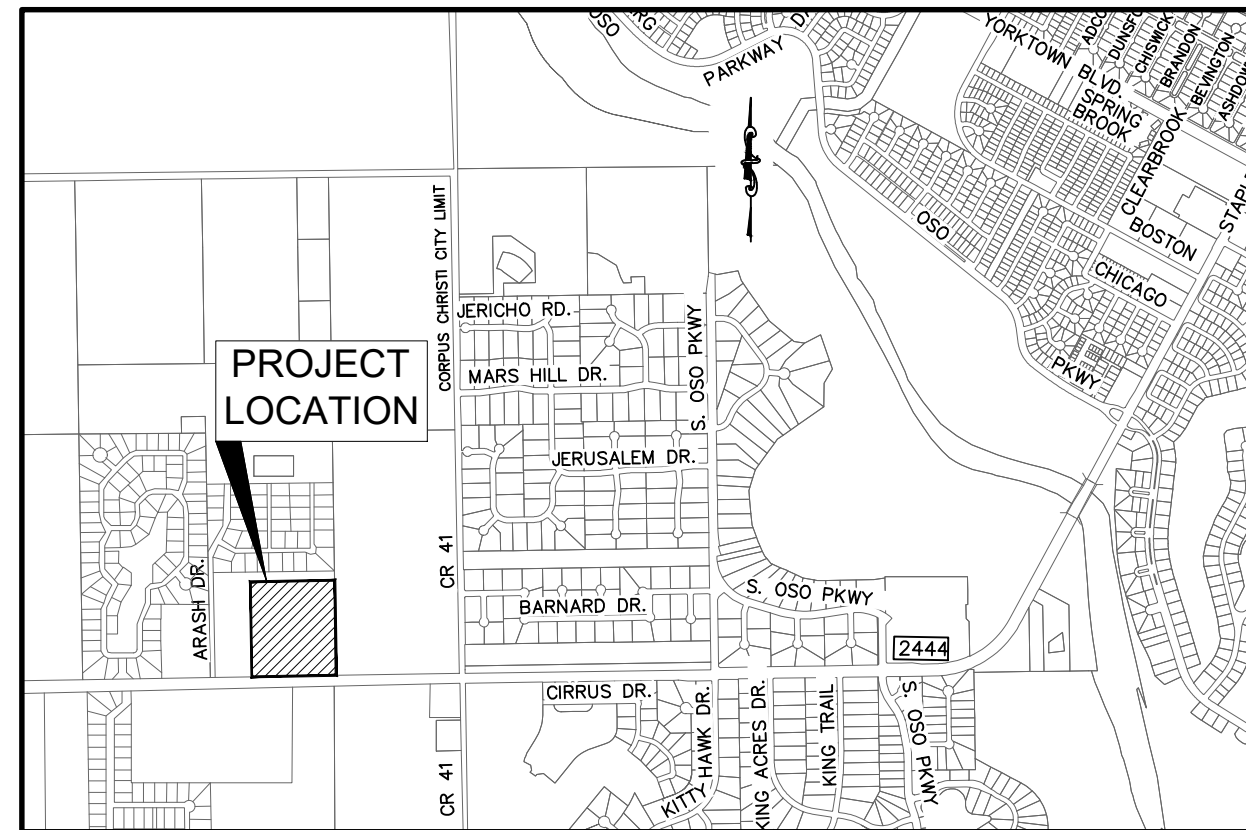
STATE OF TEXAS }
COUNTY OF NUECES }

SECRETARY
AL RAYMOND III, AIA

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS ____ DAY OF _____, 2022. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

STATE OF TEXAS }
COUNTY OF NUECES }

LOCATION MAP 1" = 2,000'



PUBLIC HEALTH OFFICER

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 _____, 2022. WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2022. AT _____ O'CLOCK __.M., AND DULY RECORDED THE ____ DAY OF _____, 2022. AT _____ O'CLOCK __.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGES _____, 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.

I, COLE BARTON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE AND ABILITY, AND THAT IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND MARCH 09, 2020 AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

LICENSE NO. 6368
COLE E. BARTON REGISTERED
PROFESSIONAL LAND SURVEYOR



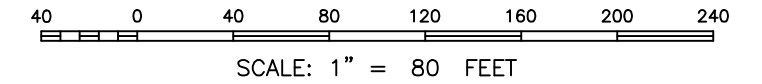
PADMA ESTATES

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Completion Date: 07/09/21	Sheet: 1 of 2
Scale:	Surveyed by: CB/AF
Drawn by: DJ	Checked by: CB

PLAT OF PADMA ESTATES SUBDIVISION

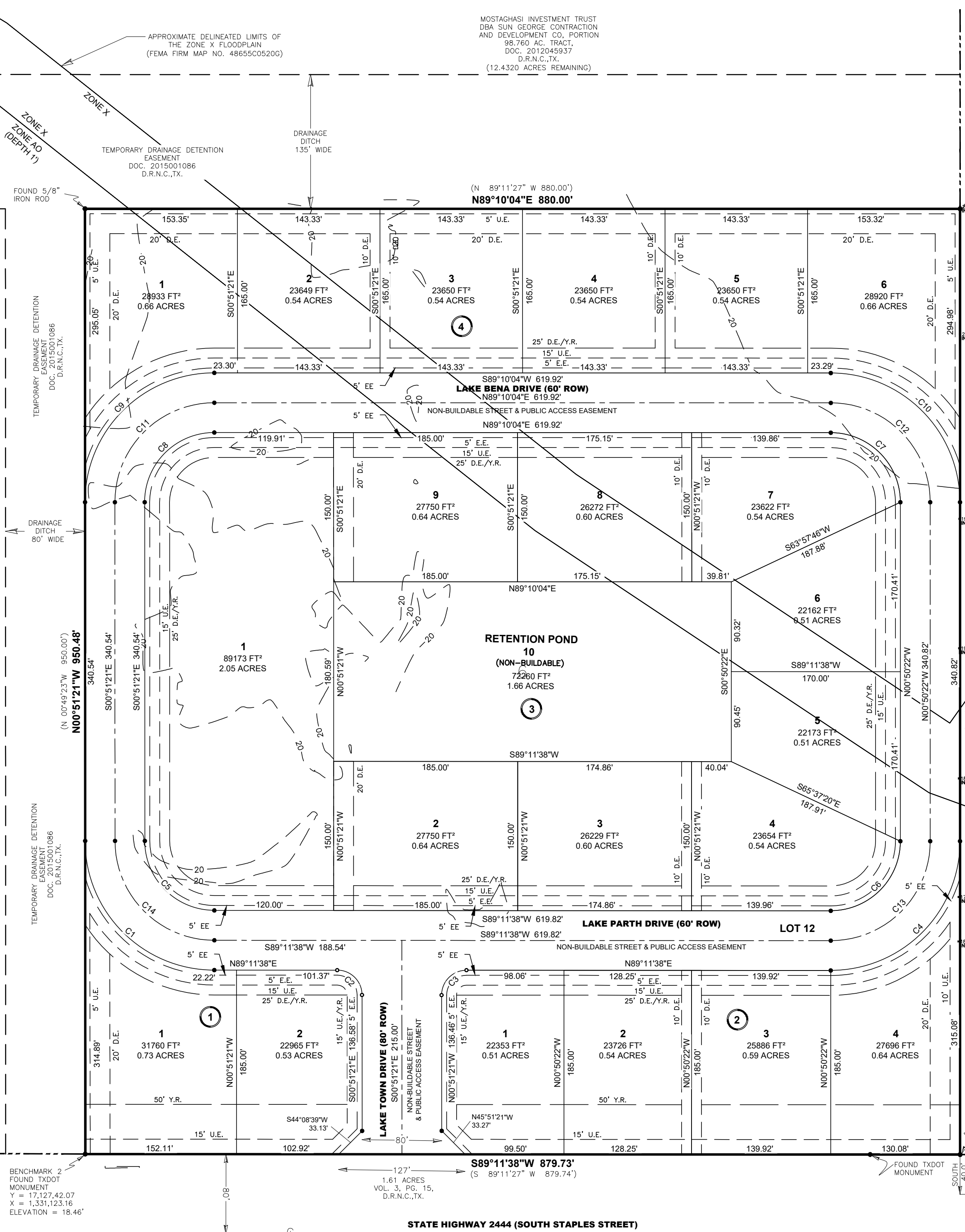
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CURVE TABLE				
ID #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	204.09'	130.00'	S45° 49' 51"E	183.77'
C2	39.25'	25.00'	S45° 49' 51"E	35.34'
C3	39.29'	25.00'	N44° 10' 09"E	35.37'
C4	204.28'	130.00'	N44° 10' 38"E	183.90'
C5	109.90'	70.00'	S45° 49' 51"E	98.95'
C6	110.00'	70.00'	S44° 10' 38"W	99.02'
C7	109.95'	70.00'	N45° 50' 09"W	98.99'
C8	109.98'	70.00'	S44° 09' 22"W	99.02'
C9	204.26'	130.00'	S44° 09' 22"W	183.89'
C10	204.19'	130.00'	S45° 50' 10"E	183.84'
C11	157.12'	100.00'	N44° 09' 22"E	141.45'
C12	157.07'	100.00'	S45° 50' 09"E	141.41'
C13	157.14'	100.00'	S44° 10' 38"W	141.46'
C14	156.99'	100.00'	S45° 49' 51"W	141.36'

- NOTES:
- ALL OF THE SUBJECT SITE IN ZONE "AO" WITH A DEPTH OF 1'. ACCORDING TO PRELIMINARY FEMA MAP, COMMUNITY PANEL 4835C 0520 G, REVISED MAY 30, 2018
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK AND ULTIMATELY OSO BAY. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE TCEQ HAS CLASSIFIED THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION USE".
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH ZONE, PER GPS OBSERVATION
 - (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.
 - SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - THE FINISHED FLOOR ELEVATIONS FOR STRUCTURES OF THIS SUBDIVISION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY ELEVATION. AND FURTHER, THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES OF THIS SUBDIVISION SHALL BE ELEVATION 22.0 FEET AT NORTH OF SUBDIVISION, 21.5 FEET AT MID POINT OF SUBDIVISION, AND 21.0 FEET AT SOUTH OF SUBDIVISION. THE HIGHER OF THE TWO MINIMUM ELEVATIONS SHALL APPLY.
 - EACH LOT MUST HAVE A RECORDED OUTSIDE CITY LIMIT WATER CONTRACT PRIOR TO CONNECTING TO CITY WATER LINE. A FLOOD PLAN DEVELOPMENT PERMIT AND ELEVATION CERTIFICATE WILL BE REQUIRED FROM THE NUECES COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY BUILDING CONSTRUCTION IN THE FLOOD PLAIN.
 - DRAINAGE AND DETENTION POND SHALL BE MAINTAINED BY THE DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION.
 - THE SITE IS NOT WITHIN AN AIGUZ BOUNDARY OR NOISE CONTOUR.
 - THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FACILITIES, AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION.
 - DEVELOPER SHALL PROVIDE WATER SERVICE AND SEPTIC SYSTEMS TO ALL LOTS.
 - SEPTIC SYSTEMS SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT.
 - FENCES SHALL NOT BE ALLOWED WITHIN DRAINAGE EASEMENTS.
 - NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE ALLOWED PER LOT.
 - LOTS SHALL NOT BE SUBDIVIDED.
 - PRIVATE DRIVEWAYS AND CULVERTS SHALL BE INSTALLED BY THE DEVELOPER. NUECES COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE THE DRIVEWAYS IN ACCORDANCE TO THE CONSTRUCTION PLANS OF PADMA ESTATES SUBDIVISION. PRIVATE DRIVEWAYS SHALL BE PROHIBITED ONTO FM 2444. ACCESS ROAD INTO SUBDIVISION SHALL MEET TxDOT ROAD DESIGN AND ACCESS MANAGEMENT WITH TxDOT APPROVAL.
 - NUECES COUNTY DOES NOT REQUIRE BUILDING PERMITS.
 - THE TOTAL PLATTED AREA CONTAINS 19.20 ACRES OF LAND INCLUDING STREET DEDICATION
 - THE SUBJECT SITE IS OUTSIDE CITY LIMITS THEREFORE IS NOT ZONED.
 - TCEQ CHAPTER 285 OSSF SYSTEM, SUBDIVISIONS OF SINGLE FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSFS) FOR SEWAGE DISPOSAL, SHALL HAVE LOTS OF AT LEAST HALF ACRE (21,780 SF). PROPERTIES WITH DRAINAGE EASEMENTS WITHIN THE PROPERTY MAY LIMIT THE BUILDING AND AMENITIES FOOTPRINT. ALL LOTS AND STRUCTURES SHALL ADHERE TO TCEQ OSSF DISPOSAL, DESIGNS AND REQUIREMENTS. QUESTIONS CONTACT MANUEL GARCIA, HEALTH DEPARTMENT, 826-7225, Manuel@octexas.com.
 - RESTRICTIVE COVENANTS ESTABLISHING A HOMEOWNER'S ASSOCIATION WHOSE PURPOSE SHALL BE BUT NOT LIMITED TO THE MAINTENANCE AND REPAIR OF THE ROAD IN THE SUBDIVISION SHALL BE PLACED ON RECORD CONCURRENTLY WITH THE RECORDING OF THE PLAT. BLOCK 3, LOT 10 (RETENTION POND) IS NON-BUILDABLE LOT.
 - OSSF CONSTRUCTION IN THE FLOOD ZONE SHALL MEET TX ADMINISTRATIVE CODE 285.31 SUBCHAPTER D. ANY POTENTIAL OSSF SITE WITHIN A 100-YEAR FLOODPLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS. THE OSSF SHALL BE LOCATED SO THAT A FLOOD WILL NOT DAMAGE THE OSSF DURING A FLOOD EVENT, RESULTING IN CONTAMINATION OF THE ENVIRONMENT. PLANNING MATERIALS SHALL INDICATE HOW TANK FLOTATION IS ELIMINATED. ADDITIONALLY, IF THE SITE IS WITHIN THE REGULATED FLOODWAY, A PROFESSIONAL ENGINEER SHALL DEMONSTRATE THAT:
 - THE SYSTEM SHALL NOT INCREASE THE FLOOD HEIGHT OF THE FLOOD
 - ALL COMPONENTS, WITH THE EXCEPTION OF RISERS, CHLORINATORS, CLEANOUTS, SPRINKLERS, AND INSPECTION PORTS, SHALL BE COMPLETELY BURIED WITHOUT ADDING FILL; AND
 - NON-BURIED COMPONENTS (E.G., ALARMS, JUNCTION BOXES AND COMPRESSORS) SHALL BE ELEVATED ABOVE THE 100-YEAR FLOOD ELEVATION.
 - OSSF FLOODPLAIN REQUIREMENT PER FEMA AS FOLLOWS:
 - BACKFLOW PREVENTION DEVICE TO BE INSTALLED BETWEEN HOUSE AND FIRST TANK
 - GATE VALVE TO BE INSTALLED AFTER PUMP.
 - CHECK VALVE TO BE INSTALLED OUTSIDE OF THE TANK GOING TO DRAIN
 - ONLY AEROBIC SEPTIC SYSTEMS ALLOWED IN THIS DEVELOPMENT.

MOSTAGHASI INVESTMENT TRUST
DBA SUN GEORGE CONSTRUCTION
AND DEVELOPMENT CO., PORTION
98.760 AC. TRACT,
DOC. 2012045937
D.R.N.C.,TX.
(12.4320 ACRES REMAINING)



NUECES REAL ESTATE PARTNERSHIP, LP.
DOC. 200403243
D.R.N.C.,TX.
(S 00°48'27"E 950.00')

BENCHMARK 1
FOUND TxDOT
MONUMENT
Y = 17,127,414.45
X = 1,332,002.80
ELEVATION = 17.55'

BENCHMARK 2
FOUND TxDOT
MONUMENT
Y = 17,127,42.07
X = 1,331,123.16
ELEVATION = 18.46'



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