

State of Texas
County of Nueces

MVR Construction Company, a Texas corporation, 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 streets 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 the _____ day of _____, 20_____.

By: MVR Construction Company, a Texas corporation

By: _____
Mohammad Rezaei Nazari, Director

By: _____
Vahid Rezaei Nazari, Director

By: _____
Reza Haddadzadeh, Director

State of Texas
County of Nueces

This instrument was acknowledged before me by Mohammad Rezaei Nazari, as Director of MVR Construction Company, a Texas corporation, on behalf of said corporation.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Vahid Rezaei Nazari, as Director of MVR Construction Company, a Texas corporation, on behalf of said corporation.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Reza Haddadzadeh, as Director of MVR Construction Company, a Texas corporation, on behalf of said corporation.

This the _____ day of _____, 20_____.

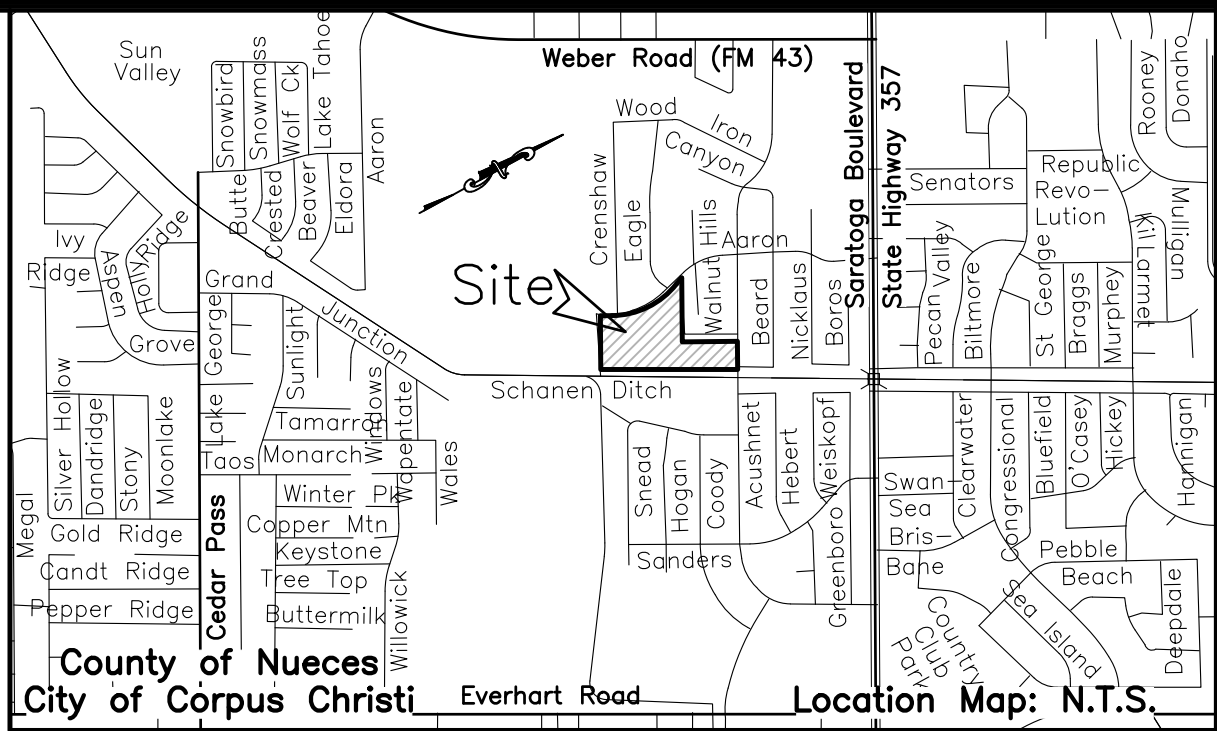
Notary Public in and for the State of Texas

Plat of
Country Club Estates Unit 20
P.U.D.

*being a replat of Lot 1, Block 1, Country Club Estates Unit 20,
a map of which is recorded in Volume 40, Pages 61 and 62,
Map Records of Nueces County, Texas.*

Notes:

- 1.) Total platted area contains 9.46 Acres of Land. (Includes Street Dedication)
- 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.) 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.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0283 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Private Driveway Access to Aaron Drive from Lot 1, Block 1, Lots 1, 2, 3, 4, 5, 8, Block 2 and Lot 6, Block 3 is prohibited. Access to Acushnet Drive from Lot 30, Block 4 and Lot 20, Block 5 is prohibited. Access to Lots 1 through 6, Block 3, Lot 1, Block 4 and Lots 21 through 28 to 20' Wide Alley is also prohibited.



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_____.

Ratna Pottumuthu, P.E., LEED AP
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_____.

William J. Green, P.E.
Interim Secretary

Eric Villarreal, PE, 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

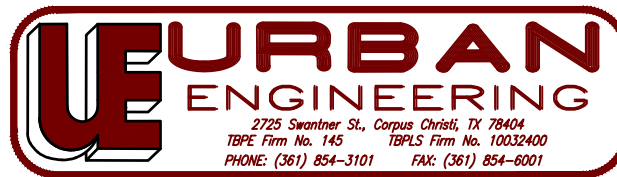
State of Texas
County of Nueces

I, James D. Carr, 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_____.

**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.**

James D. Carr, R.P.L.S.
Texas License No. 6458



S:\Surveying\40706\B700\40706B700_20170425.dwg, 8/22/2017 9:55:58 AM

Submitted: 2/22/17
SCALE: 1"=60'
JOB NO.: 40706.B7.00
SHEET: 1 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com

- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod
with plastic cap stamped
"URBAN ENGR CCTX" Set
- Mag Nail with
washer stamped
"URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod
with plastic cap stamped
"BRISTER SURVEYING" Found

LINE	BEARING	DISTANCE
L1	S74°59'55"W	25.00'
L2	S85°38'45"W	25.00'
L3	N16°35'58"W	14.20'
L4	N73°24'02"E	14.08'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	N16°21'24" W	14.14'
C2	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C3	90°28'09"	10.00'	15.79'	S16°35'58" E	14.20'
C4	90°00'00"	15.00'	23.56'	S73°38'36" W	21.21'
C5	90°00'00"	10.00'	15.71'	N16°21'24" W	14.14'
C6	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C7	1°14'03"	671.69'	14.47'	N14°23'03" W	14.47'
C8	0°50'48"	671.69'	9.93'	S04°46'39" E	9.93'
C9	123°50'40"	25.00'	54.04'	S56°43'17" W	44.12'
C10	90°00'00"	10.00'	15.71'	S16°21'24" E	14.14'
C11	90°00'00"	10.00'	15.71'	S73°38'36" W	14.14'
C12	82°04'39"	10.00'	14.33'	N20°19'04" W	13.13'
C13	92°39'48"	10.00'	16.17'	N72°18'43" E	14.47'
C14	1°02'30"	671.69'	12.21'	N14°17'17" W	12.21'
C15	0°11'33"	671.69'	2.26'	N14°54'18" W	2.26'
C16	10°38'50"	661.69'	122.96'	N09°40'40" W	122.78'
C17	7°52'37"	661.69'	90.97'	S08°17'34" E	90.90'
C18	2°46'13"	661.69'	31.99'	N13°36'59" W	31.99'

Lot 39, Block 9
Summer Wind Village Phase
Vol. 67, Pgs. 368-369
M.R.N.C.T.
10' U.E. & Y.R.

*being a replat of Lot 1, Block 1, Country Club Estates Unit 20,
a map of which is recorded in Volume 40, Pages 61 and 62,
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.

