

STATE OF TEXAS  
COUNTY OF NUECES

ALL WATER AND SANITARY SEWER LINES AND APPURTENANCES HAVE BEEN CONSTRUCTED AND DEDICATED TO THE NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4 IN ACCORDANCE WITH THE POLICIES APPROVED BY THE BOARD OF DIRECTORS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NUECES COUNTY WATER CONTROL AND IMPROVEMENT  
DISTRICT NO. 4, DISTRICT MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

MST, LLC, 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: MST, LLC, A TEXAS LIMITED LIABILITY COMPANY  
TRUSTEE OF THE MOSTAGHASI INVESTMENT TRUST

\_\_\_\_\_  
BY: HOSSEIN MOSTAGHASI, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOSSEIN MOSTAGHASI, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MICHAEL DICE  
DIRECTOR

\_\_\_\_\_  
CYNTHIA SALAZAR-GARZA  
CHAIRPERSON

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DOCUMENT NO: \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

# 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 NUECES

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

\_\_\_\_\_  
DEAN O. BASS, CHAIRMAN AND CHIEF EXECUTIVE OFFICER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN O. BASS, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, PAYTON C. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR DCCM, 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

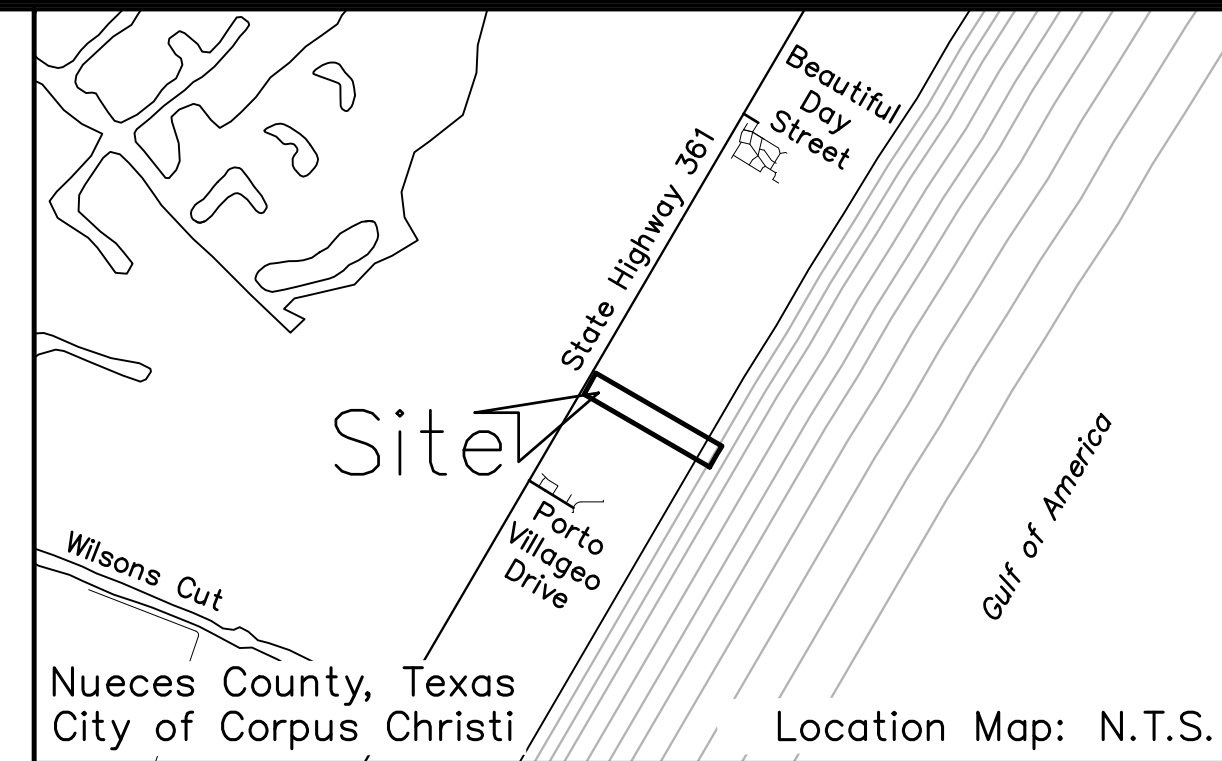
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
PAYTON C. JOHNSON  
R.P.L.S. LICENSE NO. 6961

THE STATE LAND BOUNDARY SHOWN ON THIS DRAWING WAS PERFORMED UNDER MY SUPERVISION ON \_\_\_\_\_1. THE BOUNDARY SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
DATE:

\_\_\_\_\_  
MIGUEL A. ESCOBAR  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5630  
LICENSED STATE LAND SURVEYOR



DCCM | TxEng F-257 | Surveying 10030200  
2725 Swantner Dr, Corpus Christi, TX 78404  
361.854.3101 | DCCM.com

### LEGEND:

_____	PLAT BOUNDARY	○	SET 5/8 INCH IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
_____	ROAD CENTERLINE	●	FOUND 5/8 INCH IRON REBAR
_____	ADJACENT LOT LINE	⊕	FOUND 5/8 INCH IRON REBAR WITH CAP STAMPED "PYLE & ASSOCIATES"
_____	YARD REQUIREMENT		
_____	EASEMENT		
_____	FLOOD ZONE LINE		
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
		N.C.W.C.&I.D. NO. 4	NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4

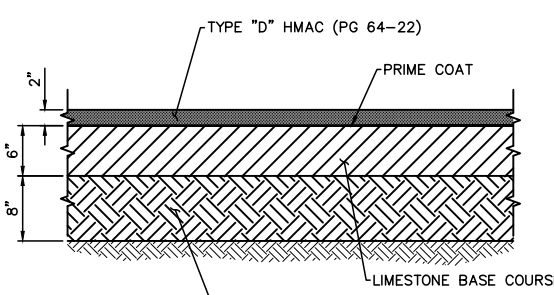
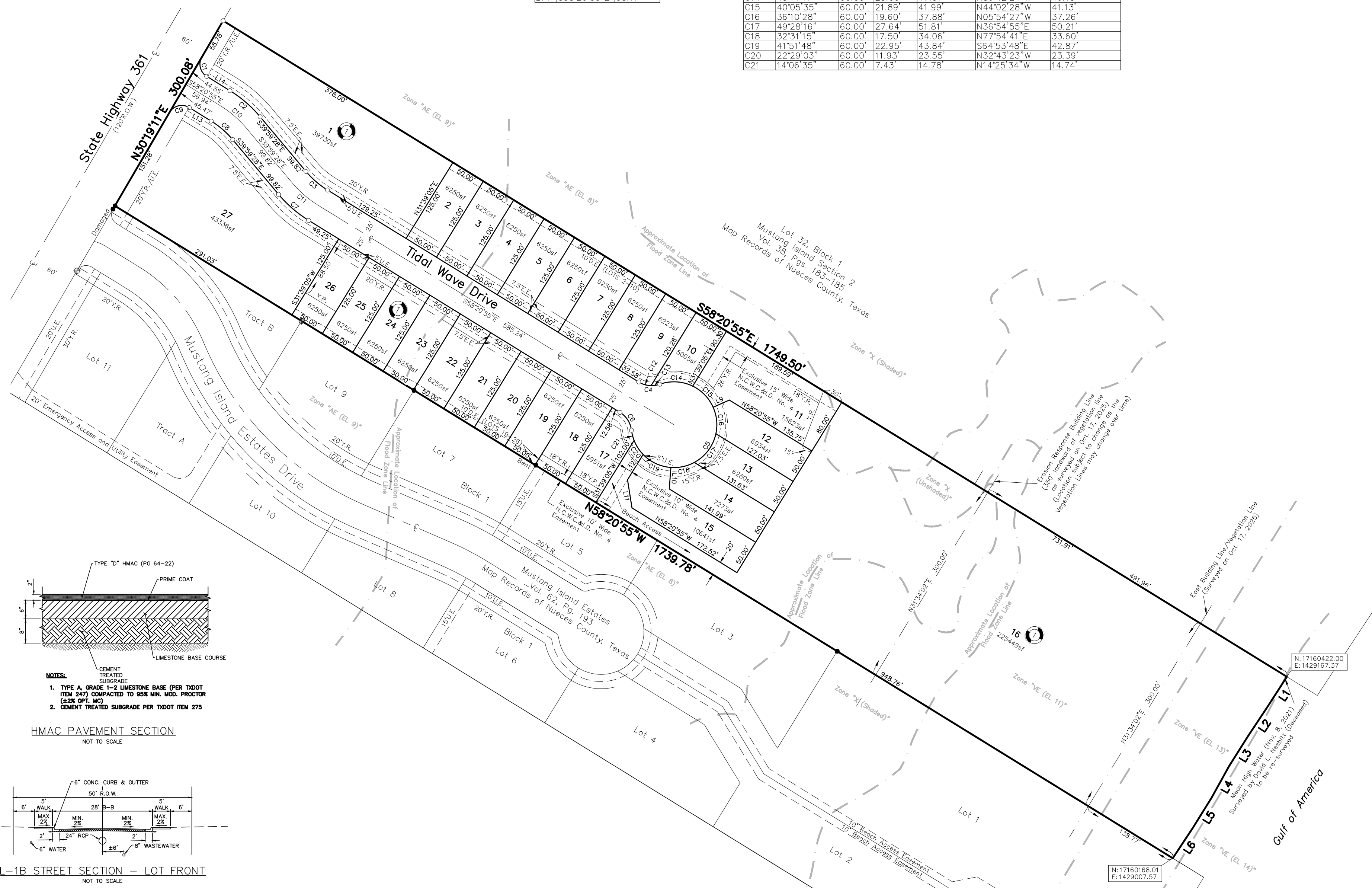
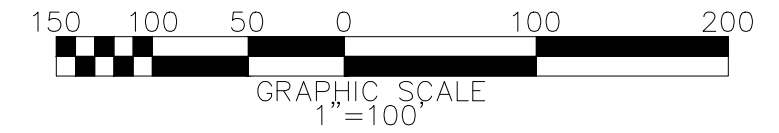
### NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED RM-AT.
3. TOTAL PLATTED AREA IS 12.01 ACRES OF LAND INCLUDING ANY DEDICATION.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. 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.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY LOCATED IN ZONES X (SHADED), X (UNSHADED), "AE (EL 8)", "AE (EL9)", "VE (EL 11)", "VE (EL 13)" AND "VE (EL 14)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0560G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0560G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. LOTS 1, 16 AND 27, BLOCK 1 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. A DUNE PROTECTION PERMIT IS REQUIRED FOR ANY CONSTRUCTION ACTIVITY ON EACH LOT SEAWARD OF THE DUNE PROTECTION LINE. (1000 FEET FROM THE MEAN HIGH TIDE LINE)
11. ALL NON-RESIDENTIAL LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).

Revised: 4/23/26  
Submitted: 2/17/26  
SCALE: None  
JOB NO.: 73197  
SHEET: 1 of 2  
DRAWN BY: XG

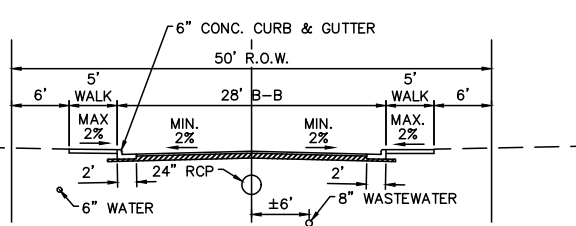
LINE	BEARING	DISTANCE	VARAS
L1	S32°48'45"W	49.62'	17.86
L2	S33°37'00"W	50.05'	18.02
L3	S32°12'58"W	49.51'	17.82
L4	S29°00'09"W	50.32'	18.12
L5	S31°52'46"W	50.27'	18.10
L6	S33°32'34"W	50.35'	18.13
L7	S61°34'37"W	15.00'	
L8	S10°30'37"W	31.13'	
L9	N66°00'19"E	24.79'	
L10	S04°10'18"W	30.17'	
L11	S09°00'32"E	39.87'	
L12	S31°39'05"W	41.63'	
L13	S58°20'55"E	36.08'	
L14	S58°20'55"E	38.17'	

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°40'06"	20.00'	19.54'	30.95'	S14°00'52"E	27.95'
C2	18°21'27"	175.00'	28.28'	56.07'	S49°10'11"E	55.83'
C3	18°21'27"	125.00'	20.20'	40.05'	S49°10'11"E	39.88'
C4	50°58'38"	34.50'	16.45'	30.70'	N83°50'14"W	29.69'
C5	281°57'16"	60.00'	48.63'	295.26'	N31°39'05"E	75.56'
C6	50°58'38"	34.50'	16.45'	30.70'	N32°51'36"W	29.69'
C7	18°21'27"	175.00'	28.28'	56.07'	N49°10'11"W	55.83'
C8	18°21'27"	125.00'	20.20'	40.05'	S49°10'11"E	39.88'
C9	91°19'54"	20.00'	20.47'	31.88'	N75°59'08"E	28.61'
C10	18°21'27"	150.00'	24.24'	48.06'	N49°10'11"W	47.85'
C11	18°21'27"	150.00'	24.24'	48.06'	S49°10'11"E	47.85'
C12	30°19'12"	34.50'	9.35'	18.26'	N73°30'31"W	18.04'
C13	20°39'26"	34.50'	6.29'	12.44'	N81°00'10"E	12.37'
C14	45°14'17"	60.00'	25.00'	47.37'	N86°42'24"W	46.15'
C15	40°05'35"	60.00'	21.89'	41.99'	N44°02'28"W	41.13'
C16	36°10'28"	60.00'	19.60'	37.88'	N05°54'27"W	37.26'
C17	49°28'16"	60.00'	27.64'	51.81'	N36°54'55"E	50.21'
C18	32°31'15"	60.00'	17.50'	34.06'	N77°54'41"E	33.60'
C19	41°51'48"	60.00'	22.95'	43.84'	S64°53'48"E	42.87'
C20	22°29'03"	60.00'	11.93'	23.55'	N32°43'23"W	23.39'
C21	14°06'35"	60.00'	7.43'	14.78'	N14°25'34"W	14.74'

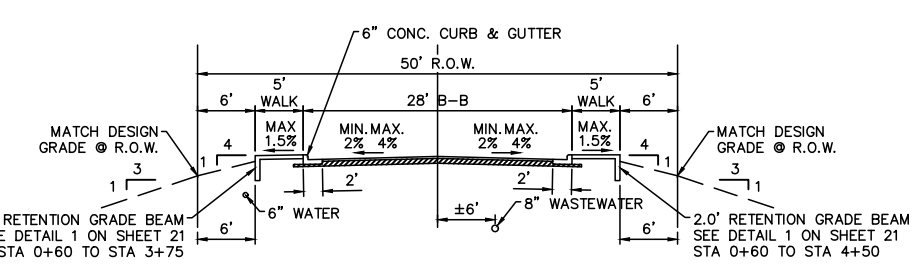


- NOTES:**
- TYPE A, GRADE 1-2 LIMESTONE BASE (PER TxDOT ITEM 247) COMPACTED TO 95% MIN. MOD. PROCTOR (±2% OPT. MC)
  - CEMENT TREATED SUBGRADE PER TxDOT ITEM 275

**HMAc PAVEMENT SECTION**  
NOT TO SCALE



**L-1B STREET SECTION - LOT FRONT**  
NOT TO SCALE



**L-1B STREET SECTION - ENTRANCE**  
NOT TO SCALE

## 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.



**DCCM | TxEng F-257 | Surveying 10030200**  
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361.854.3101 | DCCM.com

Revised: 4/23/26  
Submitted: 2/17/26  
SCALE: 1"=100'  
JOB NO.: 73197  
SHEET: 2 of 2  
DRAWN BY: XG