

**PLAT OF  
ROLLING ACRES UNIT NO. 3**

BEING A PLAT OF A 9.944 ACRE TRACT SET ASIDE AS PART OF SHARE NO. 2 TO LOUISA MCKENZIE BY JUDGMENT OF THE 28TH JUDICIAL DISTRICT COURT OF NUECES COUNTY, TEXAS, IN CAUSE NO. 11390-A. SAID 9.944 ACRE TRACT ALSO DESCRIBED IN A DEED RECORDED IN DOC. NO. 2015021358 DEED RECORDS NUECES COUNTY, TEXAS. SAID 9.944 ACRE TRACT ALSO BEING OUT OF THE B. S. & F. SURVEY, ABSTRACT 850.

STATE OF TEXAS  
COUNTY OF NUECES

WE, M.V.R. CONSTRUCTION, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

\_\_\_\_\_  
M.V.R. CONSTRUCTION,  
MOHAMMAD REZAEI NAZARI, DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

\_\_\_\_\_  
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 BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

\_\_\_\_\_  
ERIC VILLARREAL, P.E.  
CHAIRMAN

\_\_\_\_\_  
WILLIAM J. GREEN P.E.  
INTERIM SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

\_\_\_\_\_  
KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY:

AT \_\_\_\_\_ O'CLOCK \_\_\_\_M

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

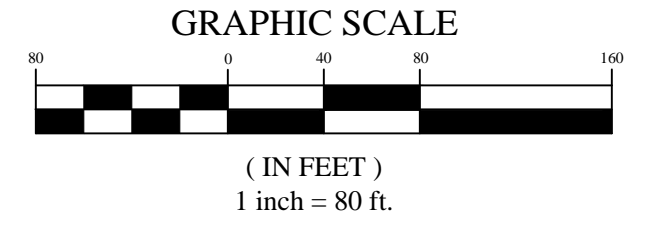
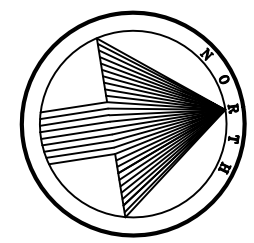
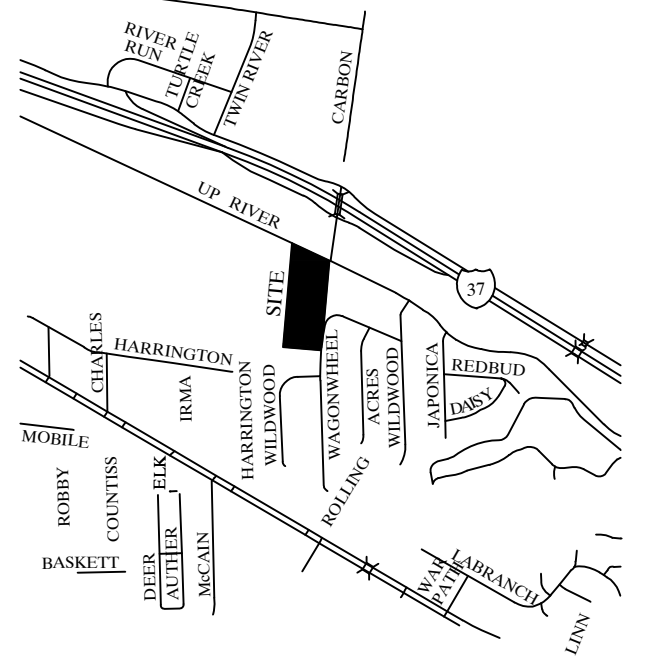
\_\_\_\_\_  
RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
2. BY GRAPHICAL PLOTTING ONLY ONTO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS 485464 0130 C AND 485464 0133 C (NON-PRINTED PANEL), CITY OF CORPUS CHRISTI, TEXAS, DATED JULY 18, 1985 (0130 C), THIS PROPERTY IS LOCATED IN ZONE "C".
3. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
5. THE TOTAL PLATTED AREA IS 9.944 ACRES INCLUDING STREET DEDICATION.
6. FOUND 5/8" IRON RODS UNLESS NOTED OTHERWISE.
7. PRIVATE DRIVEWAY ACCESS ONTO UP RIVER ROAD AND WAGONWHEEL DRIVE IS PROHIBITED

**Brister Surveying**  
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## PLAT OF ROLLING ACRES UNIT NO. 3

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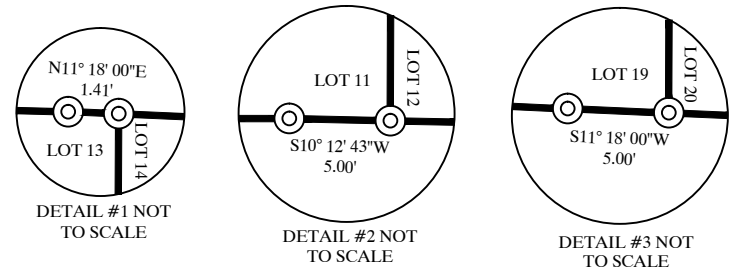
LOT 1, BLOCK 1  
VANTAGE AT UP RIVER ROAD  
VOL. 68, PG. 552 - 553  
M.R.N.C.T.



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- ⊙ = SET 5/8" IRON PIPE
- = PROPERTY CORNER
- ⊙ = FOUND 1/2" IRON PIPE
- ⊙ = FOUND 5/8" IRON ROD
- = 4" X 4" POST ON CORNER



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	90° 11' 56"	15.00'	15.05'	23.61'	54° 02' 41", 21.25'
C2	89° 48' 04"	15.00'	14.95'	23.51'	35° 57' 19", 21.18'
C3	89° 48' 04"	15.00'	14.95'	23.51'	35° 57' 19", 21.18'
C4	90° 11' 56"	15.00'	15.05'	23.61'	54° 02' 41", 21.25'
C5	75° 28' 18"	15.00'	11.61'	19.76'	26° 26' 09", 18.36'
C6	104° 31' 42"	15.00'	19.38'	27.37'	63° 33' 51", 23.73'

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