

STATE OF TEXAS
COUNTY OF NUECES

I, Mohammad Rezaei–Nazari, Vahid Rezaei–Nazari, and Reza Haddadzadel, Directors of MVR Construction Company, hereby certify that we are the owners of the land embraced within the boundaries of the foregoing plat; that we have surveyed and subdivided as shown; that street shown are dedicated in fee simple; 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 _____ 2015.

Mohammad Rezaei–Nazari
Director

Vahid Rezaei–Nazari
Director

Reza Haddadzadeh
Director

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Vahid Mohammad Rezaei–Nazari, Vahid Rezaei–Nazari & Reza Haddadzadeh.

This the_____ day of _____ 2015.

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 Engineer of the City of Corpus Christi, Texas.

This the_____ day of _____ 2015.

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 _____ 2015.

Philip J. Ramirez, A.I.A., LEED AP
Chairman

Daniel M. Grimsbo, P.E., A.I.C.P.
Secretary



VICINITY MAP

NOT TO SCALE

PLAT OF:
LONE STAR ESTATES PHASE 2

BEING APPROXIMATELY 407,378.88 SF OR 9.35 ACRES, MORE OR LESS, OUT OF STATE SURVEYS 419 & 417, BEATY, SEALE AND FORWOOD, ORIGINAL GRANTEE, ABSTRACT NOS. 570 & 571, RESPECTIVELY AND BEING OUT OF THAT CERTAIN 35.26 ACRE TRACT CONVEYED TO CHARLES MCKINZIE, AND RECORDED IN VOLUME 1450, PAGE 535, ET SEQ., NUECES COUNTY, TEXAS, DEED RECORDS.

- GENERAL NOTES:
1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE
 2. ALL SUBDIVISION CORNERS ARE SET 5/8" S.R. WITH TEXAS GEO TECH CAP UNLESS OTHERWISE NOTED AS FOUND 5/8" STEEL RODS.
 3. CONTAINS TOTAL 407,376.8 SQUARE FEET, OR 9.35 ACRES INCLUDING STREET DEDICATION.
 4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE C AS PER THE NATIONAL INSURANCE RATE MAP COMMUNITY PANEL NUMBER 485464 0130 C DATED JULY 18, 1985
 5. THE RECEIVING WATERS 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".
 6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
 7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 8. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.

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 _____, 2015, at _____o'clock ____M. and duly recorded the _____day of _____ 2015, at _____ o'clock ____M. in said County in Volume _____, Page _____, Map Records.

No. _____
Filed for Record

At _____o'clock ____M. _____ 2015

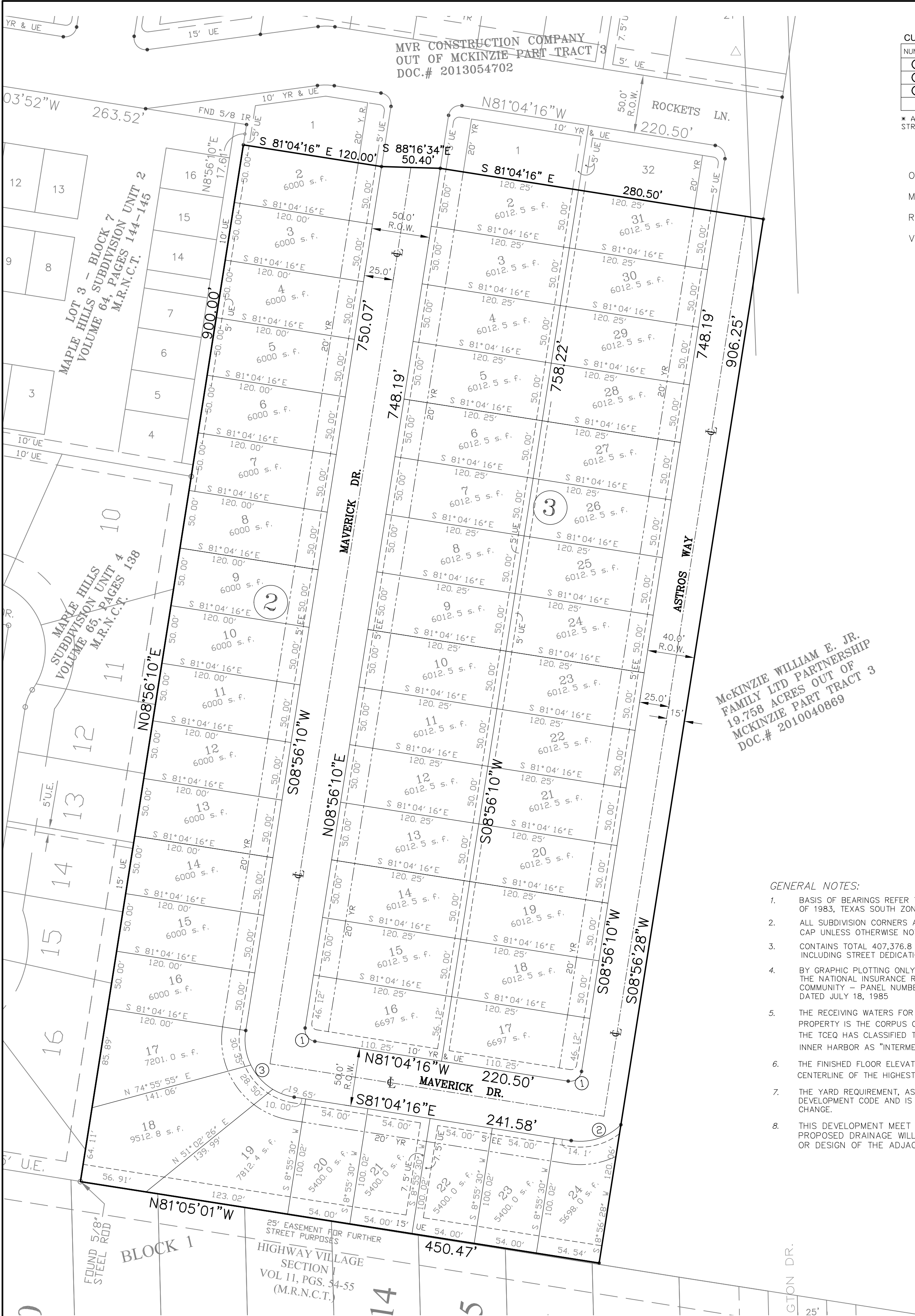
By: _____
Deputy
Kara Sands,
Clerk County Court
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Joseph B. Crosby, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direction and is true and correct; That Texas Geo Tech Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the_____ day of _____ 2015.

Joseph B. Crosby
Registered Professional Land Surveyor No. 5566



CURVE DATA CHART				
NUMBER	DELTA	RADIUS	TANGENT	LENGTH
①	90°00'42"	10.0'	10.00'	15.71'
②	53°11'36"	50.0'	25.03'	46.42'
③	90°16'04"	49.82'	50.05'	78.49'

★ ALL RADIUS DIMENSIONS ARE AT R.O.W. AND STREET CENTERLINE

Owners:

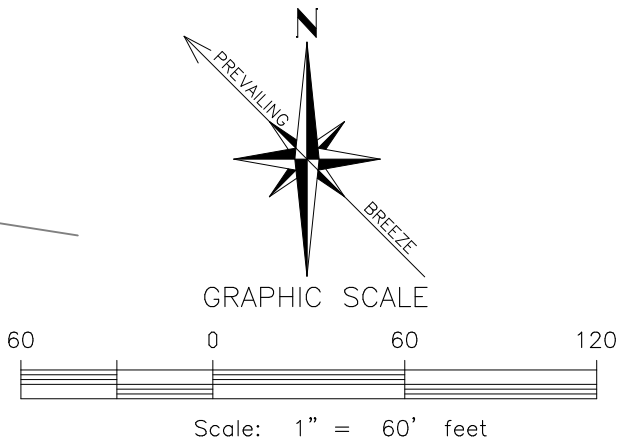
Mohammad Nazari Rezaei, Director

Reza Haddadzadeh, Director

Vahid Rezaei Nazari, Director

McKINZIE WILLIAM E. JR.
FAMILY LTD PARTNERSHIP
19.758 ACRES OUT OF
MCKINZIE PART TRACT 3
DOC.# 2010040869

- GENERAL NOTES:
1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE
 2. ALL SUBDIVISION CORNERS ARE SET 5/8" S.R. WITH TEXAS GEO TECH CAP UNLESS OTHERWISE NOTED AS FOUND 5/8" STEEL RODS.
 3. CONTAINS TOTAL 407,376.8 SQUARE FEET, OR 9.35 ACRES INCLUDING STREET DEDICATION.
 4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE C AS PER THE NATIONAL INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 485464 0130 C DATED JULY 18, 1985
 5. THE RECEIVING WATERS 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".
 6. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
 7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 8. THIS DEVELOPMENT MEET THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.



PLAT OF:
LONE STAR ESTATES PHASE 2

BEING APPROXIMATELY 407,378.88 SF OR 9.35 ACRES, MORE OR LESS, OUT OF STATE SURVEYS 419 & 417, BEATY, SEALE AND FORWOOD, ORIGINAL GRANTEE, ABSTRACT NOS. 570 & 571, RESPECTIVELY AND BEING OUT OF THAT CERTAIN 35.26 ACRE TRACT CONVEYED TO CHARLES MCKINZIE, AND RECORDED IN VOLUME 1450, PAGE 535, ET SEQ., NUECES COUNTY, TEXAS, DEED RECORDS.

TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC
5525 S. STAPLES SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
Job# 140316