

STATE OF TEXAS §
COUNTY OF NUECES §

THIS THE _____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THIS THE _____ DAY OF _____, 20____.

NIXON M. WELSH, RPLS NO. 2211

STATE OF TEXAS §
COUNTY OF NUECES §

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____, (TITLE), OF _____.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

THE 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____.

CHAIRMAN
MICHAEL YORK

SECRETARY
MICHAEL DICE

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.,

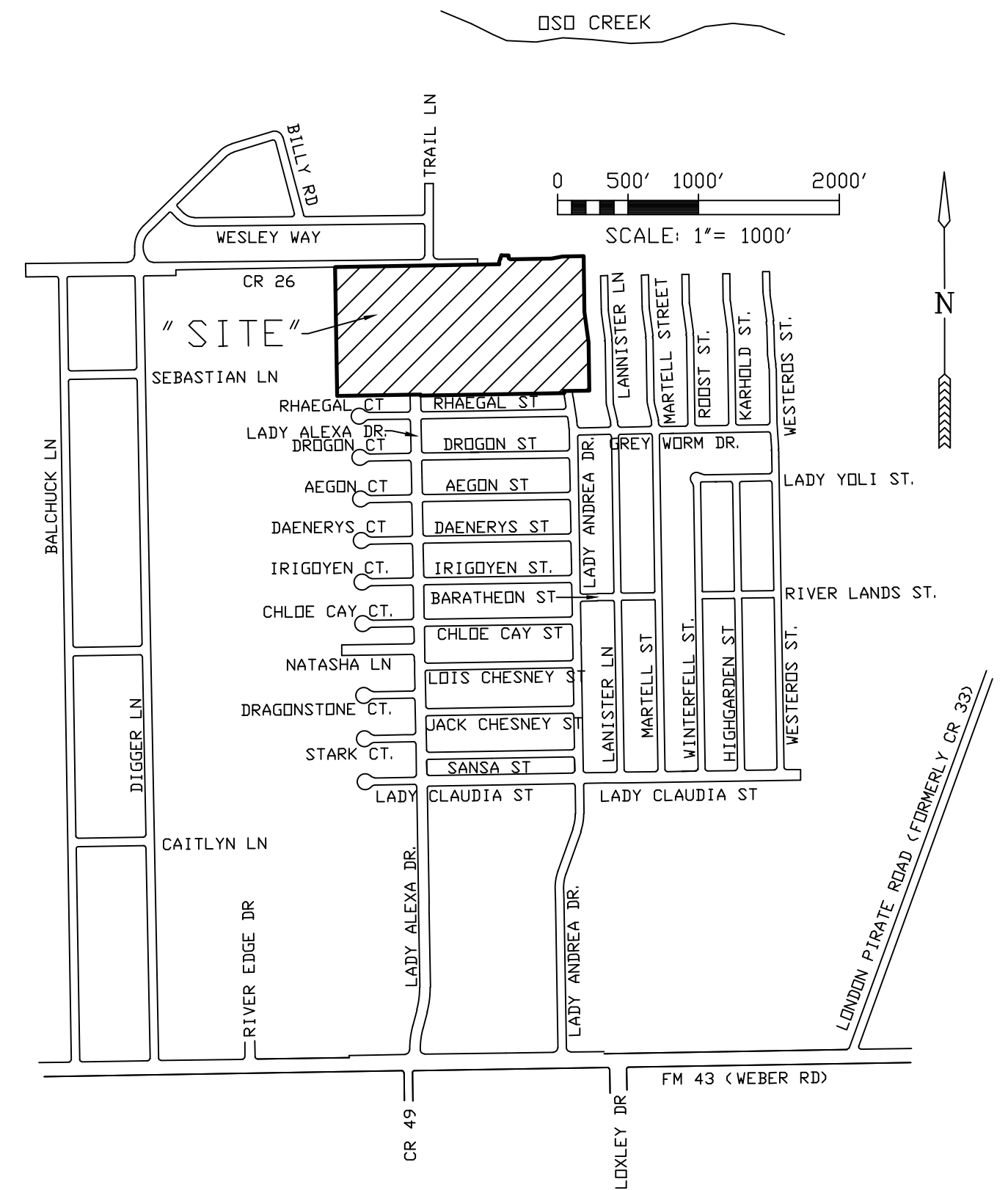
AND DULY RECORDED THE _____ DAY OF _____, 20____ AT _____

____ O'CLOCK _____.M. IN THE MAP RECORDS OF SAID COUNTY IN

VOLUME ____ PAGE ____ 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.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



LOCATION MAP

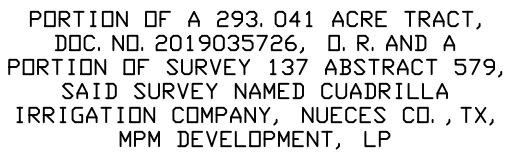
1"=1000'

DE	DRAINAGE EASEMENT
D.R.	DEED RECORDS, NUECES CO., TX
M.R.	MAP RECORDS, NUECES CO., TX
O.R.	OFFICIAL RECORDS, NUECES CO., TX
UE	UTILITY EASEMENT

NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
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. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS AND FEMA ZONE X OTHER FLOOD AREAS AS SHOWN, MAP NO. 48355C0505G (10/13/2022).
5. LEGAL DESCRIPTION: A 38.072 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D. R. AND A PORTION OF A 130.570 ACRE TRACT, DDC. NO. 2019051482, O. R. , SAID 38.072 ACRE TRACT BEING A PORTION OF SURVEY 137, ABSTRACT 579 AND SURVEY 139, ABSTRACT 577, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX.
5. THE TOTAL PLATTED AREA CONTAINS 38.072 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

CONTINUED FROM PREVIOUS SHEET



- (F) D=90° 00' 00"
R=15. 00'
T=15. 00'
L=23. 56'
CB=N45° 55' 32" W
CH=21. 21'
- (G) D=90° 00' 00"
R=15. 00'
T=15. 00'
L=23. 56'
CB=S44° 04' 28" W
CH=21. 21'
- (H) D=99° 12' 43"
R=15. 00'
T=17. 63'
L=25. 97'
CB=S39° 28' 06" W
CH=22. 85'
- (I) D=09° 12' 43"
R=350. 00'
T=28. 20'
L=56. 27'
CB=S05° 31' 54" E
CH=56. 21'
- (J) D=09° 12' 43"
R=290. 00'
T=23. 36'
L=46. 63'
CB=N05° 31' 54" W
CH=46. 58'
- (K) D=1° 24' 35"
R=35. 00'
T=13. 23'
L=25. 30'
CB=N68° 22' 11" E
CH=24. 75'
- (L) D=90° 00' 00"
R=10. 00'
T=10. 00'
L=15. 71'
CB=S45° 55' 32" E
CH=14. 14'
- (M) D=41° 25' 35"
R=35. 00'
T=13. 23'
L=25. 31'
CB=N19° 47' 16" E
CH=24. 76'
- (N) D=54° 10' 28"
R=45. 00'
T=23. 02'
L=42. 55'
CB=S13° 24' 49" W
CH=40. 98'
- (O) D=118° 39' 41"
R=45. 00'
T=75. 88'
L=93. 20'
CB=N73° 00' 16" W
CH=77. 41'
- (P) D=02° 40' 47"
R=352. 51'
T=8. 24'
L=16. 49'
CB=S02° 14' 07" E
CH=16. 48'

PLAT OF
KING'S LANDING UNIT 11
CORPUS CHRISTI,
NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 6/19/25
COMP. NO.: PLAT-SHT3
JOB NO.: 24008
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 3 OF 3