

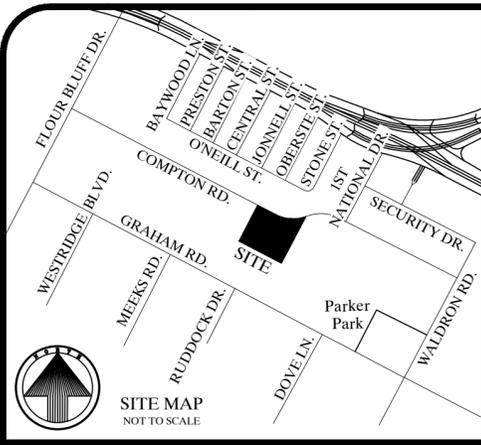
PLAT OF QUEENS LANDING

BEING A 5.269 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018039966, OFFICIAL PUBIC RECORDS OF NUECES COUNTY, TEXAS. SAID 5.269 ACRE TRACT ALSO BEING OUT OF LOT 12, SECTION 48, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Brister Surveying

4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800



STATE OF TEXAS
COUNTY OF NUECES

WE, MVR CONSTRUCTION COMPANY, 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 _____, 2021

MVR CONSTRUCTION COMPANY,
MOHAMMAD REZAEI NAZARI, DIRECTOR

MVR CONSTRUCTION COMPANY,
VAHID REZAEI NAZARI, DIRECTOR

MVR CONSTRUCTION COMPANY,
REZA HADDADZADEH, 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 _____, 2021

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 _____, 2021

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2021

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, A.I.A.
SECRETARY

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0316 C, NUECES COUNTY, TEXAS, DATE OF JULY 18, 1985.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM .
4. THE TOTAL PLATTED AREA IS 5.269 ACRES.
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. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
7. THE DEVELOPER HAS GRANTED AND CONVEYED, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A 50' DRAINAGE EASEMENT AND RIGHT OF WAY, LABELED AS SUCH, TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.
8. ACCESS ONTO COMPTON ROAD IS PROHIBITED FROM LOT 1, BLOCK 1 AND LOT 1, BLOCK 2.
9. THIS PLAT REQUIRES CONFORMANCE TO THE VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9 TO PREVENT VISION OBSTRUCTIONS AT CITY STREET INTERSECTIONS (LOT 1, BLOCK 1 AND LOT 1, BLOCK 2).

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 _____, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2021 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

AT _____ O'CLOCK __M

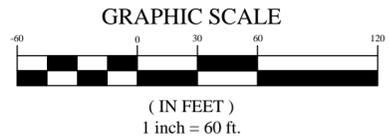
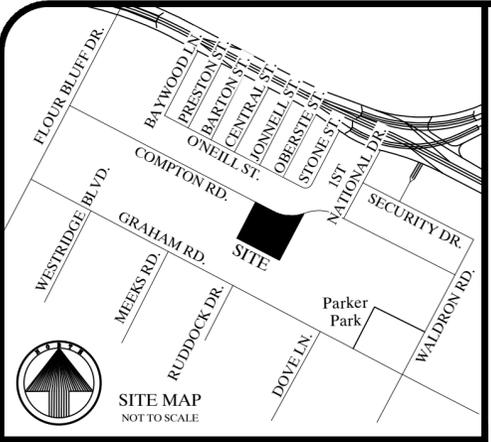
BY: _____
DEPUTY:

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 _____, 2021

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT OF QUEENS LANDING

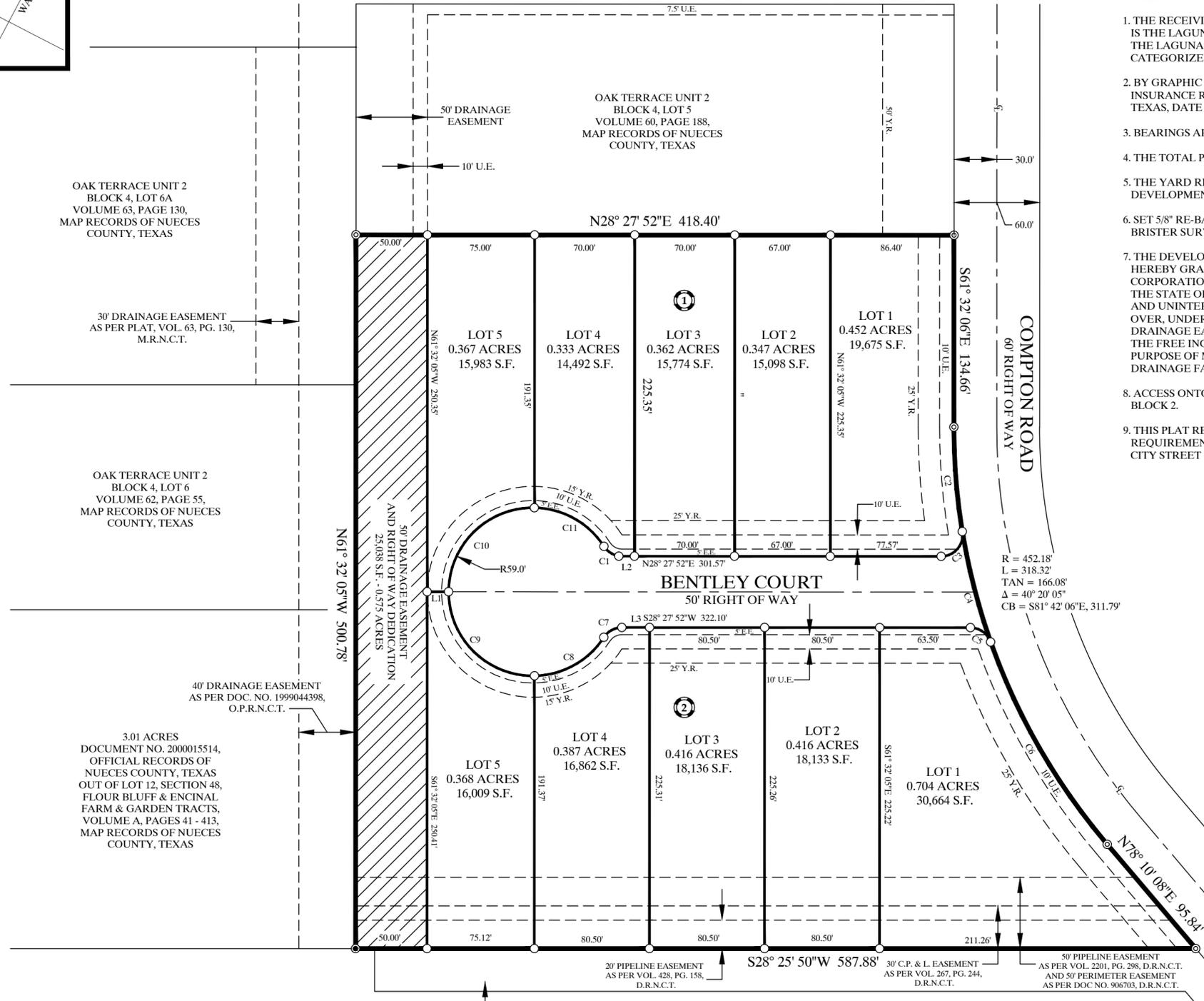
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C1 R = 15.00' L = 15.00' TAN = 8.19' Δ = 057° 16' 46" CB = S57° 06' 14"W, 14.38'	C2 R = 452.24' L = 73.63' TAN = 36.89' Δ = 09° 19' 40" CB = S66° 11' 56"E, 73.54'	C3 R = 15.00' L = 25.96' TAN = 17.61' Δ = 99° 08' 53" CB = N21° 06' 36"W, 22.84'
C4 R = 452.18' L = 80.05' TAN = 40.13' Δ = 10° 08' 34" CB = S75° 56' 05"E, 79.94'	C5 R = 15.00' L = 18.47' TAN = 10.61' Δ = 70° 32' 09" CB = N63° 43' 55"E, 17.32'	C6 R = 452.17' L = 164.70' TAN = 83.27' Δ = 20° 52' 09" CB = N88° 33' 55"E, 163.79'
C7 R = 15.00' L = 15.00' TAN = 8.19' Δ = 057° 16' 46" CB = S00° 10' 32"E, 14.38'	C8 R = 59.00' L = 57.86' TAN = 31.50' Δ = 056° 11' 36" CB = S00° 43' 07"E, 55.57'	C9 R = 59.00' L = 93.80' TAN = 60.13' Δ = 091° 05' 10" CB = S72° 55' 16"W, 84.23'
C10 R = 59.00' L = 93.68' TAN = 60.01' Δ = 090° 58' 20" CB = S16° 02' 59"E, 84.14'	C11 R = 59.00' L = 57.98' TAN = 31.57' Δ = 056° 18' 26" CB = S57° 35' 24"W, 55.68'	

L1 = N28° 27' 52"E 15.00'
 L2 = N28° 27' 52"E 8.74'
 L3 = N28° 27' 52"E 19.36'

- = PROPERTY CORNER
- ⊙ = FOUND 5/8" RE-BAR
- = SET 5/8" RE-BAR

CITY OF CORPUS CHRISTI, TRACT A-3
 VOLUME 2172, PAGES 1009 - 1014,
 DEED RECORDS OF NUECES COUNTY, TEXAS
 0.80 ACRES OUT OF LOT 11, SECTION 48,
 FLOUR BLUFF & ENCINAL FARM & GARDEN
 TRACTS, VOLUME A, PAGES 41 - 413,
 MAP RECORDS OF NUECES COUNTY, TEXAS

CCSEMLOH PARTNERSHIP, LTD.
 DOCUMENT NO. 2001024171,
 OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
 REMAINDER OF LOTS 10 AND 11, SECTION 48
 FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS,
 VOLUME A, PAGES 41 - 413,
 MAP RECORDS OF NUECES COUNTY, TEXAS