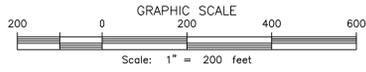


Master Preliminary Plat of Sunset Ridge Estates

BEING A TOTAL OF 109.109 ACRES OUT OF A 157 ACRE TRACT OUT OF THE SOUTH 1/2 OF SECTION 30 AND NORTH 1/2 OF SECTION 33 LAURELES FARM TRACTS AS DESCRIBED IN DOC. # 2022031868 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900



OLD SQUARE, LLC
61.680 AC OUT OF
S 1/2 SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2021031571
O.P.R.N.C.T.

FOUR BABBA ENTERPRISE, LLC
74.468 AC OUT OF
S 1/2 SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2016021077
O.P.R.N.C.T.

MEANEY, ETAL
PART OF 45.315 AC
OUT OF 157 AC
TRACT OUT OF S 1/2
SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2012025925
O.P.R.N.C.T.

VICINITY MAP SCALE: N.T.S.

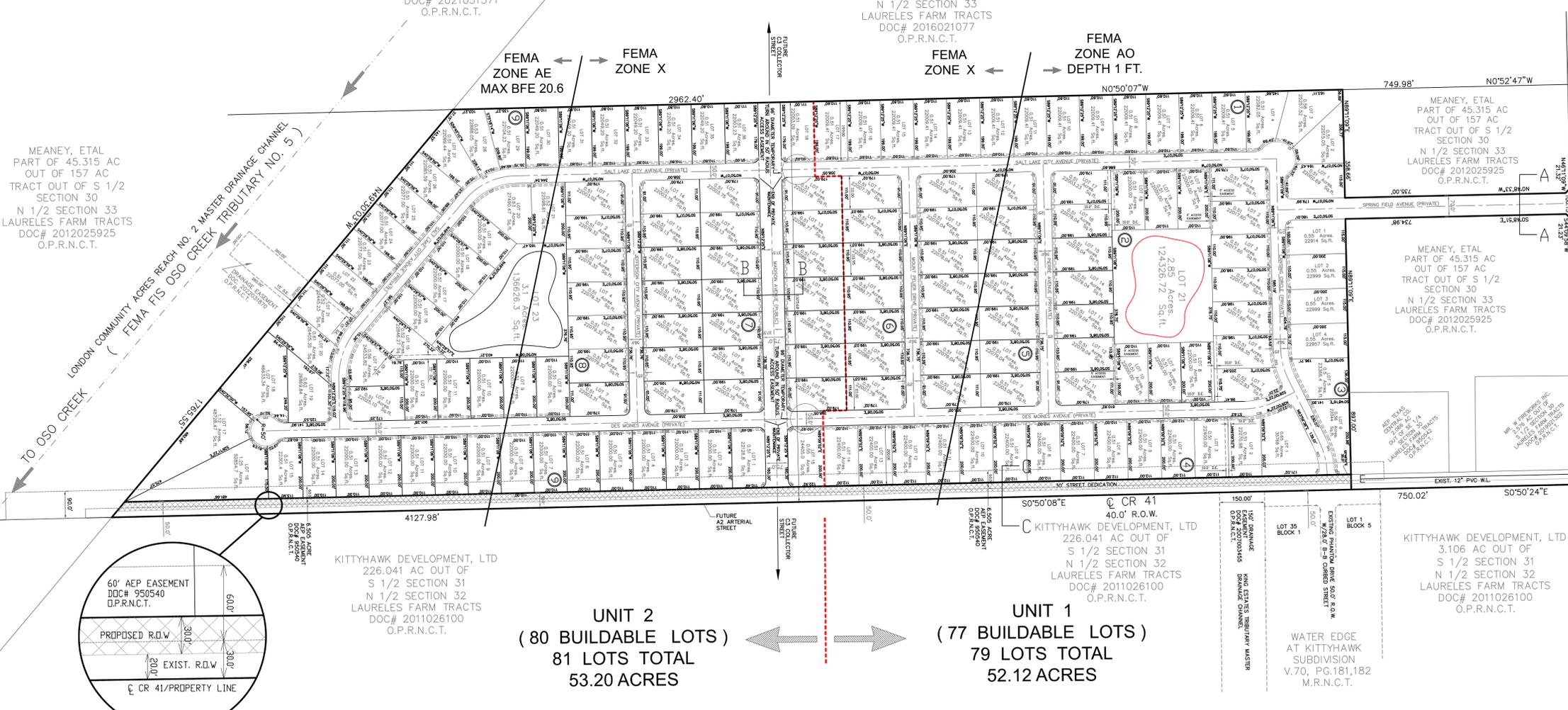
OWNER:
ZBK, LLC
31 E BAR LE DOC DR.
Corpus Christi, TX 78414

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
Corpus Christi, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR.
Corpus Christi, TX 78412

CURVE DATA SUMMARY

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.80'	20.00'	N44°10'31"E	28.29'
C2	37°50'20"	19.80'	29.98'	S62°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'48"	30.19'	20.00'	S44°03'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	90°02'32"	31.43'	20.00'	N44°11'09"E	28.29'
C11	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C12	89°57'28"	31.40'	20.00'	N45°48'51"W	28.27'
C13	90°02'32"	31.43'	20.00'	S44°11'09"E	28.29'
C14	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C15	90°02'32"	31.43'	20.00'	S44°11'09"E	28.29'
C16	48°39'56"	212.34'	250.00'	S25°10'05"E	206.02'
C17	48°39'56"	169.87'	200.00'	S25°10'05"E	164.81'
C18	41°17'32"	198.19'	275.00'	S70°08'49"E	193.93'
C19	41°17'32"	182.15'	225.00'	S70°08'49"E	158.67'
C20	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C21	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C22	45°14'23"	27.24'	34.50'	N21°51'26"E	26.54'
C23	89°57'28"	31.40'	20.00'	N89°41'05"E	70.41'
C24	45°14'23"	27.24'	34.50'	S23°22'57"E	26.54'
C25	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C26	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C27	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C28	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C29	89°57'27"	31.40'	20.00'	S45°48'51"E	28.27'
C30	90°02'33"	31.43'	20.00'	S44°11'09"E	28.29'
C31	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C32	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C33	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C34	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C35	25°10'14"	98.85'	225.00'	S13°25'11"E	98.06'
C36	25°10'14"	120.81'	275.00'	N13°25'15"W	119.84'
C37	90°00'00"	31.42'	20.00'	N89°41'05"E	28.28'
C38	90°00'00"	31.42'	20.00'	N71°00'22"W	28.28'
C39	20°47'59"	81.88'	225.00'	N74°23'37"E	81.23'
C40	22°08'05"	106.24'	275.00'	N75°03'40"E	105.58'
C41	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C42	25°24'13"	121.97'	275.00'	N76°24'42"E	120.84'
C43	25°11'30"	98.93'	225.00'	N76°35'21"E	98.14'
C44	94°22'15"	32.94'	20.00'	S48°01'16"E	29.34'
C45	86°57'51"	30.36'	20.00'	S42°38'46"W	27.53'
C46	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C47	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'



UNIT 2 (80 BUILDABLE LOTS) 81 LOTS TOTAL 53.20 ACRES

UNIT 1 (77 BUILDABLE LOTS) 79 LOTS TOTAL 52.12 ACRES

- GENERAL NOTES:**
- TOTAL PLATTED AREA CONTAINS 109.109 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE 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.
 - PER FLOOD INSURANCE RATE MAP NUMBER 48355005206, DATED OCTOBER 13, 2022, THE NORTHERNMOST 37 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA A0 WITH A DEPTH OF 1 FOOT. THE SOUTHERNMOST 24 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE WITH A MAXIMUM BASE FLOOD ELEVATION OF 20.6. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 - YARD REQUIREMENTS AS DESIGNATED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
 - THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGES TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
 - THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
 - LOT 21, BLOCK 2 AND LOT 23, BLOCK 8 ARE TO BE DEDICATED AS A PRIVATE DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).

- GENERAL NOTES CONT'D:**
- THERE ARE NO AREAS WITHIN THE PROPERTY PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN.
 - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
 - THIS PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CORPUS CHRISTI CITY LIMITS AND DOES NOT HAVE AN ESTABLISHED CITY OF CORPUS CHRISTI ZONING DISTRICT. THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-22 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
 - PROPOSED STREETS WITHIN THE DEVELOPMENT OTHER THAN THE PROPOSED C-3 COLLECTOR STREET WILL BE DESIGNATED AS PRIVATE STREETS TO BE MAINTAINED BY THE H.O.A.
 - THE PROPOSED DEVELOPMENT IS IN GENERAL COMPLIANCE WITH THE CITY OF CORPUS CHRISTI LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN, PER UDC SECTION 3.7.
 - LOT 6 BLOCK 3 IS TO BE DEDICATED AS A COMMON AREA TO BE MAINTAINED BY THE H.O.A.
 - DIRECT ACCESS TO CR 41 FROM LOT 6, BLOCK 3, LOTS 1 - 15, BLOCK 4, AND LOTS 1 - 16, BLOCK 9, SHALL BE PROHIBITED.
 - THE CONSTRUCTION OF THE PROPOSED C3 COLLECTOR STREET LABELLED AS MADISON AVENUE WILL BE PART OF UNIT 2 OF THE DEVELOPMENT. THE SCHEDULE OF CONSTRUCTION FOR UNIT 2 IS DESCRIBED IN NOTE 3 OF THE PHASING SCHEDULE SHOWN ON THE PLAT.
 - POTENTIAL POINTS OF EXTERNAL ACCESS AVAILABLE FOR UNIT 2 OF THE DEVELOPMENT WILL INCLUDE MADISON AVENUE EAST, MADISON AVENUE WEST, AND COUNTY ROAD 41 NORTH TO F.M. 2444 (SOUTH STAPLES STREET). ACTUAL EXTERNAL ACCESS POINTS USED FOR UNIT 2 WILL DEPEND ON EXISTING STREET IMPROVEMENTS AT THAT TIME.
 - ON STREET PARKING ON THE PROPOSED C3 COLLECTOR STREET (MADISON AVENUE) WILL BE PROHIBITED.
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE C3 COLLECTOR STREET (MADISON AVENUE) RIGHT OF WAY WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE INDIVIDUAL LOTS FRONTING ON THE C3 COLLECTOR STREET (MADISON AVENUE).
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE WESTERN HALF OF THE FUTURE A2 ARTERIAL STREET (CR 41/OLEAD ROAD) RIGHT OF WAY ADJACENT TO THE SUNSET RIDGE ESTATES HOME OWNERS ASSOCIATION OR THEIR HEIRS OR ASSIGNS.

- PHASING SCHEDULE FOR SUNSET RIDGE ESTATES SUBDIVISION**
- THE TOTAL AREA OF THE PROPERTY IS 109.109 ACRES. PLANS ARE TO DEVELOP THE PROPERTY IN TWO PHASES. THE PHASES WILL BE IDENTIFIED AS "SUNSET RIDGE ESTATES UNIT 1" AND "SUNSET RIDGE ESTATES UNIT 2".
 - SUNSET RIDGE ESTATES UNIT 1 WILL INCLUDE THE NORTHERLY 52.12 ACRE PORTION OF THE PROPERTY AND WILL BE SUBDIVIDED INTO 79 LOTS. 77 OF THE LOTS WILL BE BUILDABLE. ONE LOT WILL BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT FOR STORMWATER DETENTION PURPOSES, AND ONE LOT WILL BE DEDICATED FOR USE AS A COMMON AREA. THE PRELIMINARY PLAT FOR UNIT 1 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN DECEMBER 2025. PUBLIC IMPROVEMENT PLANS FOR UNIT 1 ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN DECEMBER 2025. CONSTRUCTION OF PUBLIC IMPROVEMENTS IS ANTICIPATED TO BEGIN IN FEBRUARY 2026. COMPLETION OF PUBLIC IMPROVEMENTS AND SUBMITTAL OF FINAL PLAT DOCUMENTS IS SCHEDULED FOR SEPTEMBER 2026.
 - SUNSET RIDGE ESTATES UNIT 2 WILL INCLUDE THE REMAINING SOUTHERLY 53.20 ACRES OF THE PROPERTY AND WILL BE SUBDIVIDED INTO 81 LOTS. 80 OF THESE LOTS WILL BE BUILDABLE. ONE LOT WILL BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT FOR STORMWATER DETENTION PURPOSES. THE PRELIMINARY PLAT FOR UNIT 2 IS ANTICIPATED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN JANUARY 2026. CONSTRUCTION OF PUBLIC IMPROVEMENTS IS ANTICIPATED TO BEGIN IN OCTOBER 2026. COMPLETION OF PUBLIC IMPROVEMENTS AND SUBMITTAL OF FINAL PLAT DOCUMENTS IS ANTICIPATED TO TAKE PLACE IN SEPTEMBER 2031.
- MUNICIPAL WATER UTILITY SERVICE NOTES:**
- PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (CUC) #10554.
 - THE PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF CORPUS CHRISTI CITY LIMITS. ANNEXATION PROCEEDINGS THAT WILL EXTEND CITY LIMITS BOUNDARIES TO INCLUDE THE PROPOSED DEVELOPMENT ARE UNDERWAY AND ANTICIPATED TO BE COMPLETED BY FEBRUARY 2026.
 - PROPOSED WATER SERVICE TO THE DEVELOPMENT IS IN GENERAL ACCORDANCE WITH THE LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN.
 - ANTICIPATED WATER DEMAND FOR UNIT 1 IS 27,000 GALLONS PER DAY. ANTICIPATED WATER DEMAND FOR UNIT 2 IS 28,000 GALLONS PER DAY.
- MUNICIPAL WASTEWATER UTILITY SERVICE NOTES:**
- ACCESS TO THE EXISTING CITY OF CORPUS CHRISTI WASTEWATER COLLECTION SYSTEM IS NOT FEASIBLE FOR THIS DEVELOPMENT. DESIGN OF THE DEVELOPMENT WILL BE BASED ON THE USE OF ON SITE SEWAGE FACILITIES.

