

PLAT OF YELLOWSTONE UNIT 7 CORPUS CHRISTI, NUECES CO., TX

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE _____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

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

_____ (TITLE), OF _____

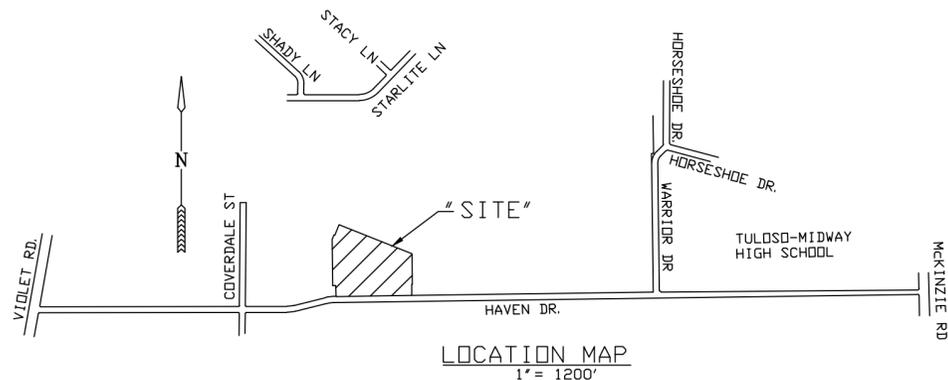
THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

A 10.297 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 90, 91 AND 92, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TEXAS AND ALSO BEING A PORTION OF A 157.540 ACRE TRACT OF LAND DESCRIBED BY DEED, DOCUMENT NO. 2022024084, OFFICIAL RECORDS OF SAID COUNTY

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

DATE PLOTTED: 9/30/25
FILE: PLAT SH1
JOB NO.: 25034
SCALE: AS SHOWN
PLOT SCALE: 1" = 50'
SHEET 1 OF 2



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____.

CHAIRPERSON
CYNTHIA SALAZAR-GARZA

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

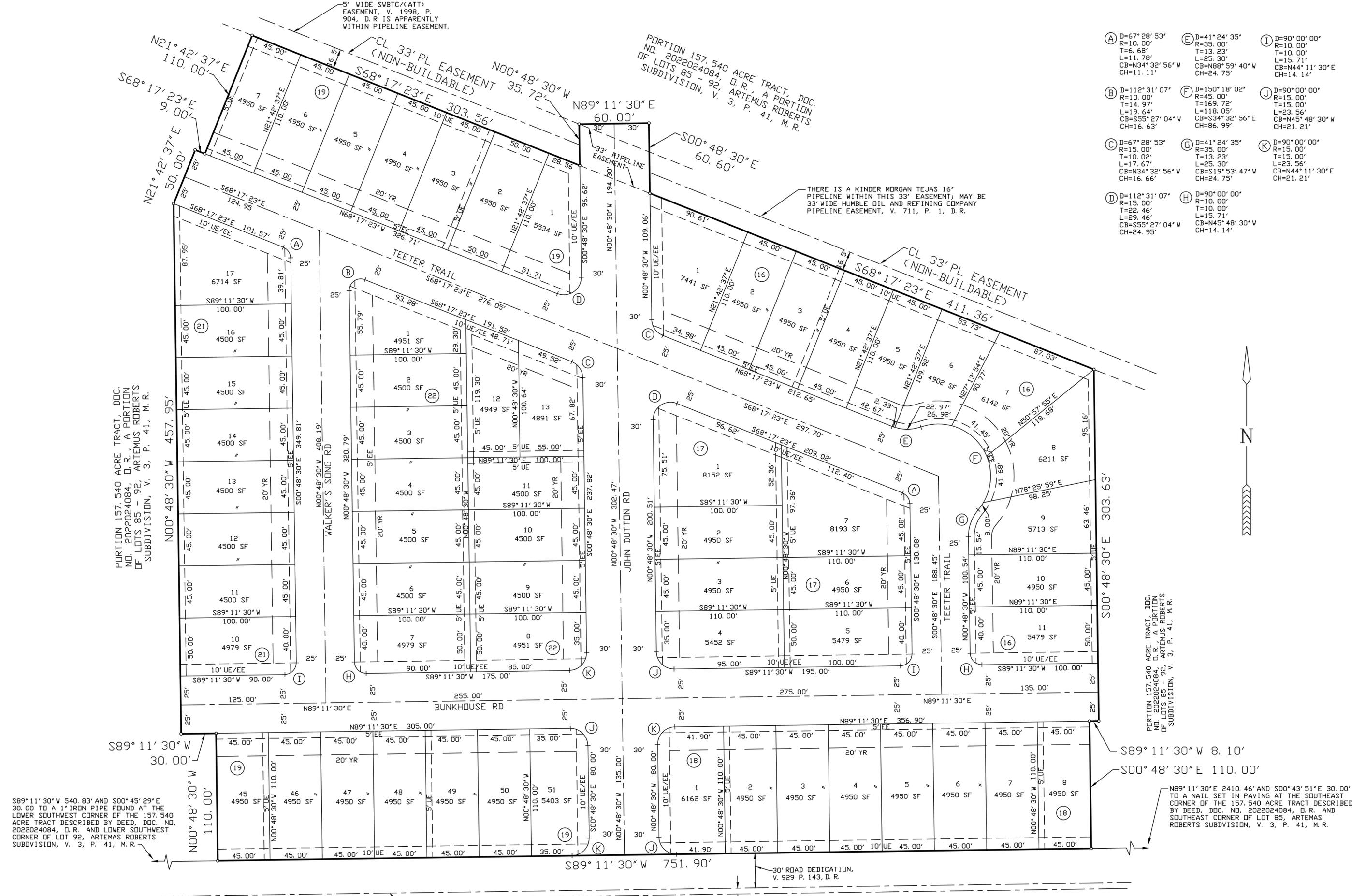
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

LEGEND:

- 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 SUBJECT SITE LIES IN ZONE "OTHER AREAS" ACCORDING TO FEMA MAP 48355C0280G, OCTOBER 13, 2022.
3. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR NUECES BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED NUECES BAY AS "CONTACT RECREATION" USE.
4. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
5. LEGAL DESCRIPTION: A 10.297 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 90, 91 AND 92, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TEXAS AND ALSO BEING A PORTION OF A 157.540 ACRE TRACT OF LAND DESCRIBED BY DEED, DOCUMENT NO. 2022024084, OFFICIAL RECORDS OF SAID COUNTY.
6. THE TOTAL PLATTED AREA CONTAINS 10.297 ACRES OF LAND INCLUDING STREET DEDICATIONS.
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. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
9. NO DRIVEWAY ACCESS TO HAVEN DRIVE FROM LOTS IN THIS SUBDIVISION.
10. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.



- (A) D=67°28'53" R=10.00' T=6.68' L=11.78' CB=N34°32'56"W CH=11.11'
- (B) D=112°31'07" R=10.00' T=14.97' L=19.64' CB=S55°27'04"W CH=16.63'
- (C) D=67°28'53" R=15.00' T=10.02' L=17.67' CB=N34°32'56"W CH=16.66'
- (D) D=112°31'07" R=15.00' T=22.46' L=29.46' CB=S55°27'04"W CH=24.95'
- (E) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=N88°59'40"W CH=24.75'
- (F) D=150°18'02" R=45.00' T=169.72' L=118.05' CB=S34°32'56"E CH=86.99'
- (G) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S19°53'47"W CH=24.75'
- (H) D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N45°48'30"E CH=21.21'
- (I) D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N44°11'30"E CH=14.14'
- (J) D=90°00'00" R=15.00' T=15.00' L=23.56' CB=N45°48'30"E CH=21.21'
- (K) D=90°00'00" R=15.00' T=15.00' L=23.56' CB=N44°11'30"E CH=21.21'

S89°11'30"W 540.83' AND S00°45'29"E 30.00' TO A 1" IRON PIPE FOUND AT THE LOWER SOUTHWEST CORNER OF THE 157,540 ACRE TRACT DESCRIBED BY DEED, DDC, NO. 2022024084, D.R. AND LOWER SOUTHWEST CORNER OF LOT 92, ARTEMAS ROBERTS SUBDIVISION, V. 3, P. 41, M.R.

PORTION 157,540 ACRE TRACT, DDC, NO. 2022024084, D.R., A PORTION OF LOTS 85 - 92, ARTEMAS ROBERTS SUBDIVISION, V. 3, P. 41, M.R.

N89°11'30"E 2410.46' AND S00°43'51"E 30.00' TO A NAIL SET IN PAVING AT THE SOUTHEAST CORNER OF THE 157,540 ACRE TRACT DESCRIBED BY DEED, DDC, NO. 2022024084, D.R. AND SOUTHEAST CORNER OF LOT 85, ARTEMAS ROBERTS SUBDIVISION, V. 3, P. 41, M.R.

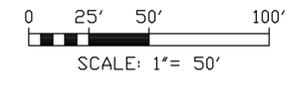
APPROX. CL OF PAVING, HAVEN DR. HAVEN DRIVE RDW, DDC, NO. 1997033401, D.R.

ORIGINAL CL HAVEN DRIVE (COMMON N. LINE LOTS 80 - 84 AND S. LINE LOTS 85 - 92, ARTEMAS ROBERTS SUBDIVISION, V. 3, P. 41, M.R.)

CL HAVEN DR.

30' ROAD DEDICATION, V. 929 P. 143, D.R.

PLAT OF
YELLOWSTONE UNIT 7
CORPUS CHRISTI, NUECES COUNTY, TX



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: 9/30/25
FILE: PLAT-SH2.DWG
JOB NO.: 25033
SCALE: AS SHOWN
PLOT SCALE: 1" = 50'
SHEET 2 OF 2