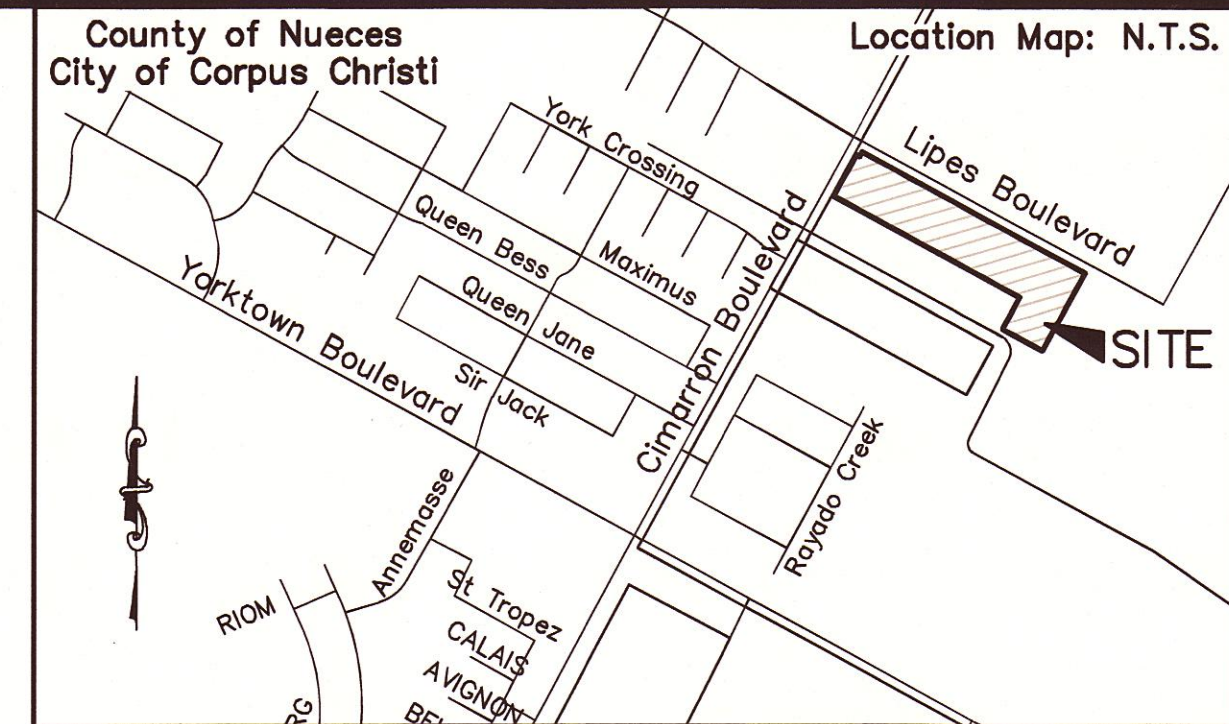


Notes:

1. Total platted area contains 12.22 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485494 0520 D, City of Corpus Christi, Texas, which bears an revised date of June 4, 1987 and is not in a Special Flood Hazard Area.
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. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



Plat of
Cimarron Acres
Block 1, Lot 2

a 12.22 Acre Tract of Land out of Lots 1, 2, and 3, Section 21, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 12.22 Acre Tract being all of an 8.906 Acre Tract, described in a Special Warranty Deed with Vendor's Lien, from Cimarron Company, a Texas general partnership, to The Mostaghassi Investment Trust, recorded in Document No. 2015043331, Official Public Records of Nueces County, Texas and all of a 3.313 Acre Tract, described in a Warranty Deed, from Staples Development, LLC, a Texas Limited Liability Company, to The Mostaghassi Investment Trust, recorded in Document No. 2019007182, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

The Mostaghassi Investment Trust, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; 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 _____, 20____

By: _____
Hossein Mostaghassi, Trustee

State of Texas
County of Nueces

This instrument was acknowledged before me by Hossein Mostaghassi, as Trustee, of the Mostaghassi Investment Trust, of behalf of said entity in said capacity.

This the _____ day of _____, 20____

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 of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____

William J. Green, P.E.
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 _____, 20____

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, P.E.
Chairman

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 said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

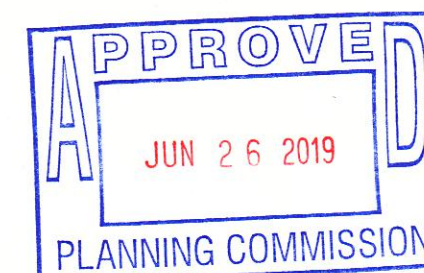
at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

State of Texas
County of Nueces

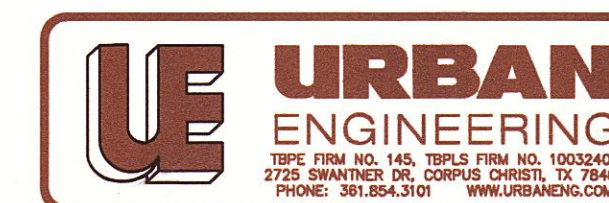
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

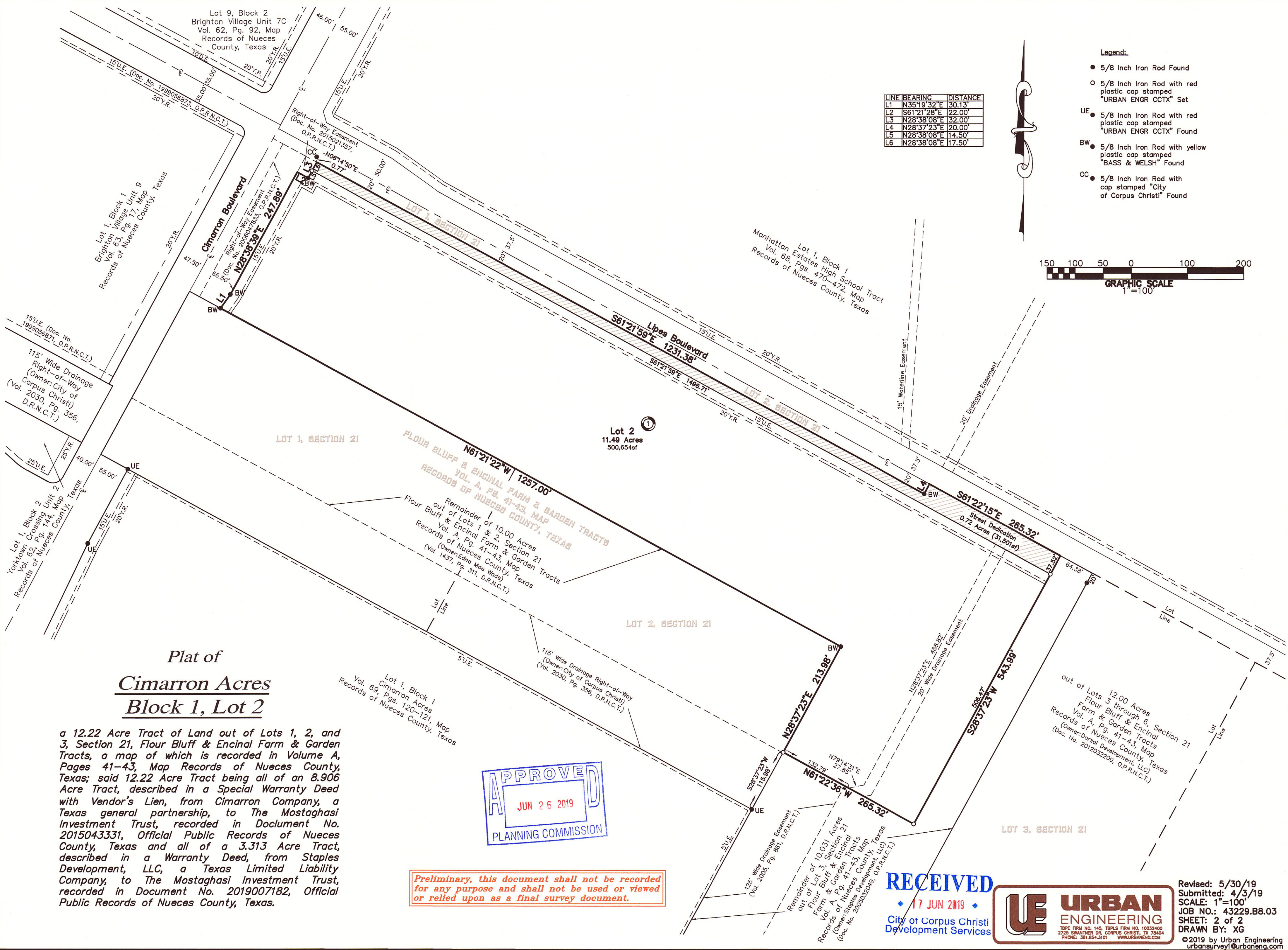


Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James D. Carr, R.P.L.S.
Texas License No. 6458

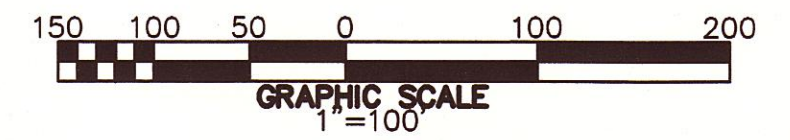


Revised: 5/30/19
Submitted: 4/3/19
SCALE: 1"=100'
JOB NO.: 43229.B8.03
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com



LINE	BEARING	DISTANCE
L1	N35°19'32"E	30.13'
L2	S61°21'28"E	22.00'
L3	N28°38'08"E	32.00'
L4	N28°37'23"E	20.00'
L5	N28°38'08"E	14.50'
L6	N28°38'08"E	17.50'

- Legend:**
- 5/8 Inch Iron Rod Found
 - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
 - UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
 - BW ● 5/8 Inch Iron Rod with yellow plastic cap stamped "BASS & WELSH" Found
 - CC ● 5/8 Inch Iron Rod with cap stamped "City of Corpus Christi" Found



**Plat of
Cimarron Acres
Block 1, Lot 2**

a 12.22 Acre Tract of Land out of Lots 1, 2, and 3, Section 21, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 12.22 Acre Tract being all of an 8.906 Acre Tract, described in a Special Warranty Deed with Vendor's Lien, from Cimarron Company, a Texas general partnership, to The Mostaghassi Investment Trust, recorded in Document No. 2015043331, Official Public Records of Nueces County, Texas and all of a 3.313 Acre Tract, described in a Warranty Deed, from Staples Development, LLC, a Texas Limited Liability Company, to The Mostaghassi Investment Trust, recorded in Document No. 2019007182, Official Public Records of Nueces County, Texas.



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RECEIVED
17 JUN 2019
City of Corpus Christi
Development Services

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
 2725 SWANTZER DR., CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

Revised: 5/30/19
 Submitted: 4/3/19
 SCALE: 1"=100'
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 SHEET: 2 of 2
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