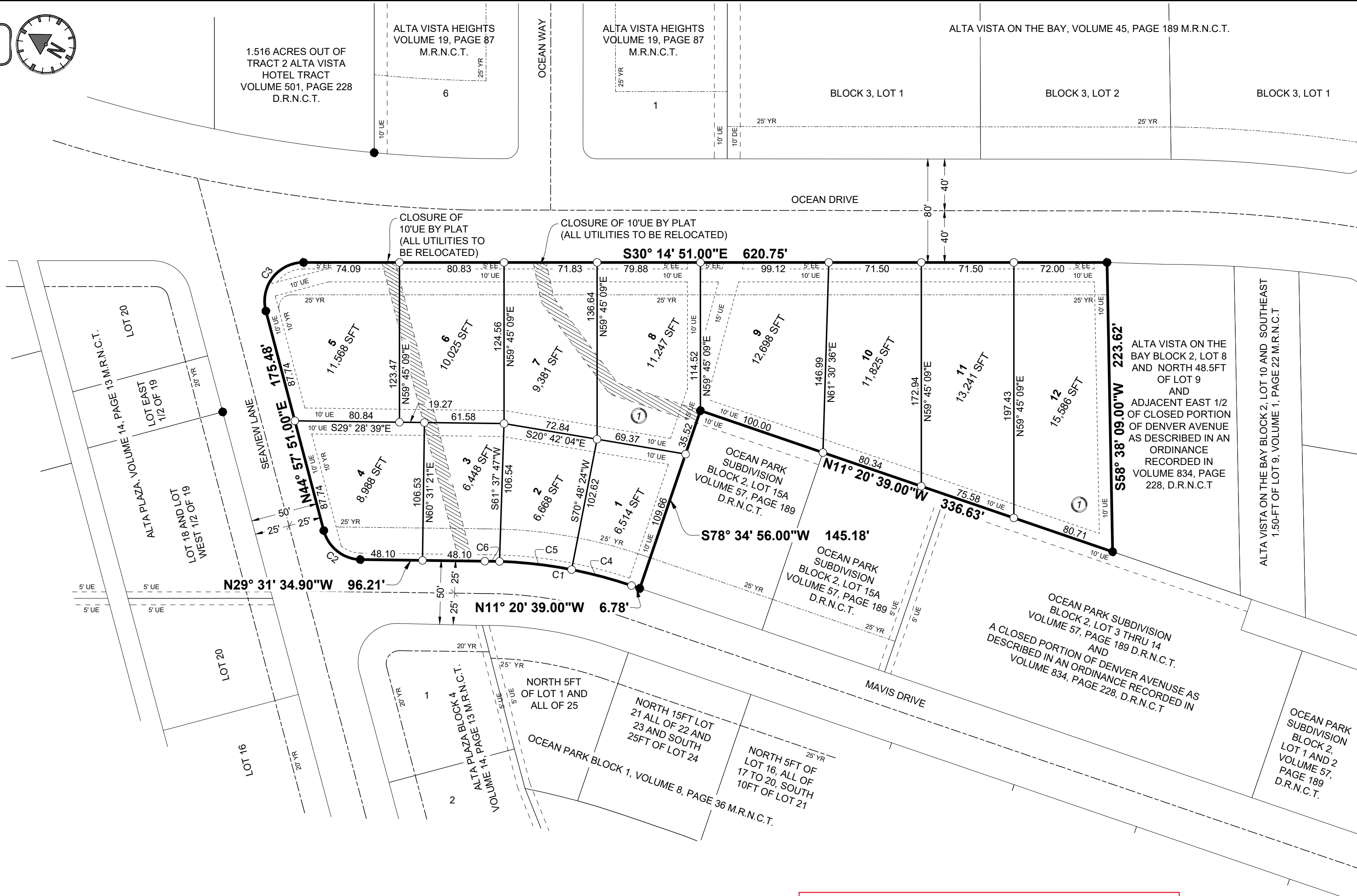
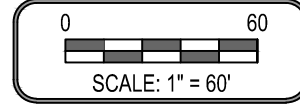


PLAT - FULL SIZE = 18 x 24  
(M:\Projects\L - Azali Enterprises\240007 - Azali Vista on the Bay\02 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\0240007 - AZALI OCEANSIDE ESTATES - REPLAT.dwg)





PLAT NOTES

- CONTACTS:  
DEVELOPER: AZALI ENTERPRISES, LLC  
ENGINEER: MUNOZ ENGINEERING, LLC  
SURVEYOR: BRISTER SURVEYING, INC
- LOT INFORMATION  
BUILDABLE LOTS: 12  
NON-BUILDABLE LOTS: 0  
PUBLIC DEDICATION LOTS: 0
- TOTAL PLATTED AREA CONTAINS 2.851 ACRES OF LAND INCLUDING RIGHT-OF-WAYS AND EASEMENTS DEDICATION.
- FEMA INFORMATION  
BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355X0320G, MAP WITH A EFFECTIVE DATE OF OCTOBER 12, 2022.  
*THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
- RECEIVING WATERS  
CORPUS CHRISTI BAY DRAINAGE BASIN  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- ALL SET 5/8-INCH RE-BAR HAVE CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- BLOCK 1, LOTS 5 THRU 12 REQUIRE DRIVEWAYS ONTO OCEAN DRIVE TO BE DESIGNED AND CONSTRUCTED IN A MANNER THAT ALLOWS FOR VEHICULAR TRAFFIC TO TURNAROUND AND NOT BACK OUT ONTO OCEAN DRIVE.

CURVE TABLE

CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	115.42'	350.00'	18.89'	N20° 47' 29"W	114.90'
C2	38.62'	30.00'	73.76'	S8° 16' 31"W	36.01'
C3	54.86'	30.00'	104.78'	N82° 26' 02"W	47.53'
C4	47.95'	350.00'	7.85'	N15° 16' 07"W	47.91'
C5	56.06'	350.00'	9.18'	N23° 46' 54"W	56.00'
C6	11.41'	350.00'	1.87'	N29° 18' 16"W	11.41'

PLANNING COMMISSION  
APPROVED  
2/7/2024

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

● PROPERTY CORNER	⊙ FOUND 5/8-INCH RE-BAR	⊙ BLOCK IDENTIFICATION
● FOUND 1/2-INCH IRON PIPE	● FOUND 1-INCH IRON PIPE	
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING		
— ADJACENT BOUNDARY LINE	— BOUNDARY LINE	
— ADJACENT PROPERTY LINE	— PROPERTY LINE	
— EXISTING ROW CENTER LINE	— ROW CENTER LINE	
— EXISTING EASEMENT	— EASEMENT	
— EXISTING YARD REQUIREMENT	— YARD REQUIREMENT	

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

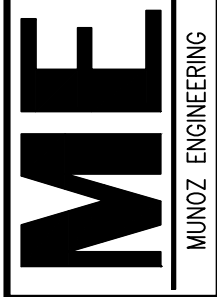
SEC - SECTION	LT - LOT	UE - PUBLIC UTILITY EASEMENT
VOL - VOLUME	AC - ACRE	AE - ACCESS EASEMENT
PG - PAGE	SFT - SQUARE FEET	DE - DRAINAGE EASEMENT
ROW - RIGHT-OF-WAY	YR - YARD REQUIREMENT	
M.R.N.C.T.	- MAP RECORDS NUECES COUNTY, TEXAS	
D.R.N.C.T.	- DEED RECORDS NUECES COUNTY, TEXAS	
O.P.R.N.C.T.	- OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS	

FINAL PLAT OF

AZALI OCEANSIDE ESTATES  
BLOCK 1, LOTS 1 -12

NUECES COUNTY, TEXAS

MUNOZ ENGINEERING



MUNOZ ENGINEERING

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT



Brister Surveying

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

ENGINEER	THOMAS TIFIN, PE	DRAWING DATE	12/05/2023
SURVEYOR	RONALD BRISTER, RPLS		
OWNER	AZALI ENTERPRISES, LLC	OWNER PID	NA
ENGR PID	NA	SURVEY PID	NA
DRAWN BY	CHD BY RB	APPD BY	AN
TT			