

STATE OF TEXAS §
COUNTY OF DALLAS §

I, MARCIAL RAMIREZ, MANAGING MEMBER OF MADM, LLC, HEREBY CERTIFY THAT MADM, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE ____ DAY OF _____, 2026.

MADM, LLC
BY: ITS SOLE MANAGING MEMBER

MARCIAL RAMIREZ

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 2026.

CYNITHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST. CITY MANAGER

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

XREF: base

BRIA WHITMIRE P.E. CFM, CPM
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 12th DAY OF MAY, 2026.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

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 _____, 2026 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF _____, 2026 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
COUNTY COURT
NUECES COUNTY, TEXAS

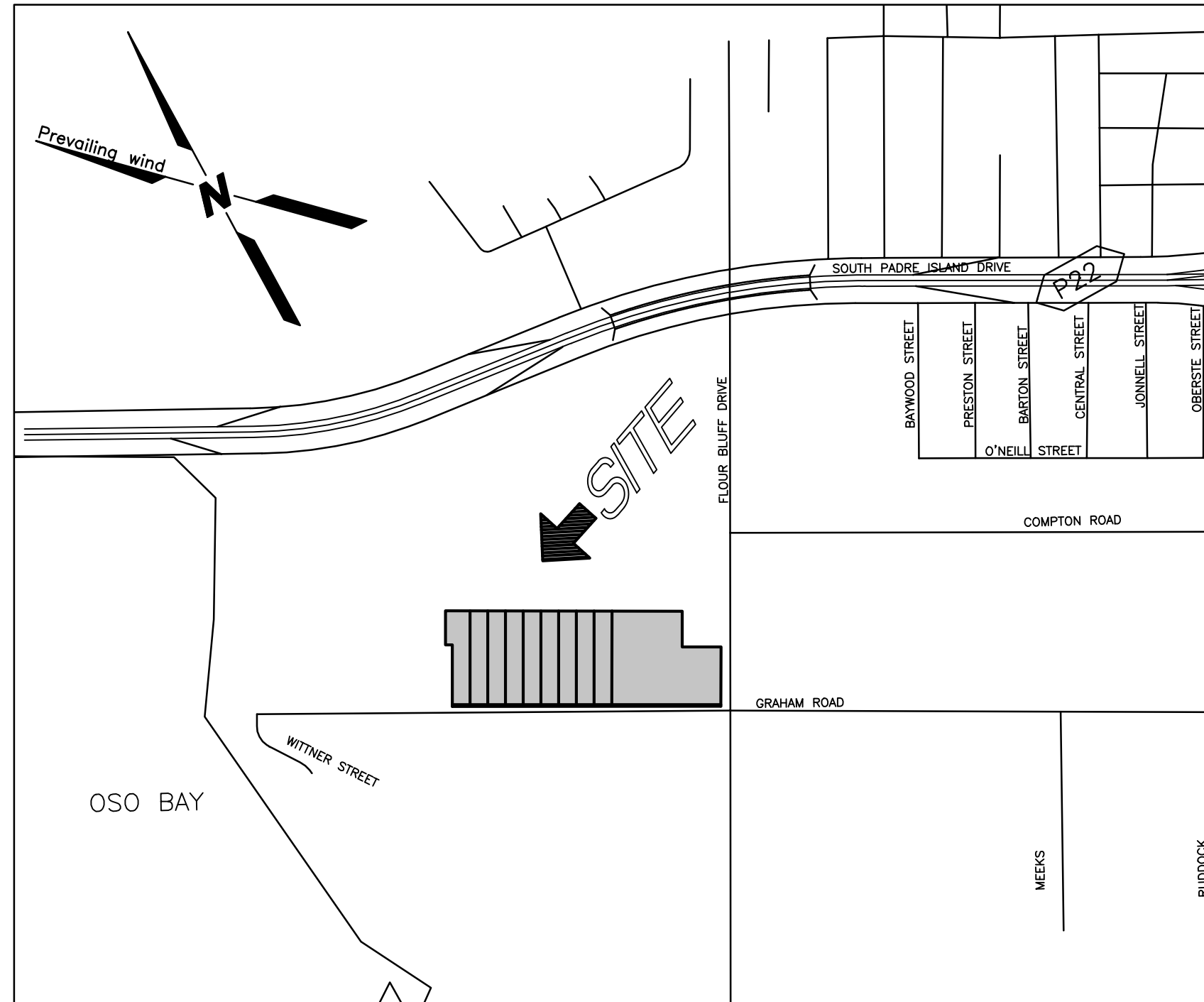
PLAT OF:

LAGUNA OAKS ESTATES, BLOCK 1, LOTS 1-10

BEING A PLAT OF A 17.407 ACRE TRACT OF A OUT OF LOTS 6, 7 AND 8, SECTION 41 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AND A 1.919 ACRE TRACT OUT OF LOTS 7 AND 8, BLOCK 41 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN IN VOLUME A PAGES 41-43 MAP RECORDS NUECES COUNTY TEXAS AND RECORDED IN DOCUMENTS 2023033880 (17.407 AC) AND 2023044585 (1.919 AC) DEED RECORDS NUECES COUNTY TEXAS

LEGEND

I.R.	IRON ROD
Y.R.	YARD REQUIREMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
D.R.N.C.T.	DEED RECORDS NUECES COUNTY TEXAS
M.R.N.C.T.	MAP RECORDS NUECES COUNTY TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
— — — — —	PLAT BOUNDARY
— — — — —	ROAD CENTERLINE
- - - - -	ADJACENT LOT LINE
- - - - -	YARD REQUIREMENT
- - - - -	EASEMENT
○	FOUND PROPERTY CORNER
●	SET PROPERTY CORNER



LOCATION MAP
SCALE: 1"=800'

STATE OF TEXAS §
COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT.
THIS THE ____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

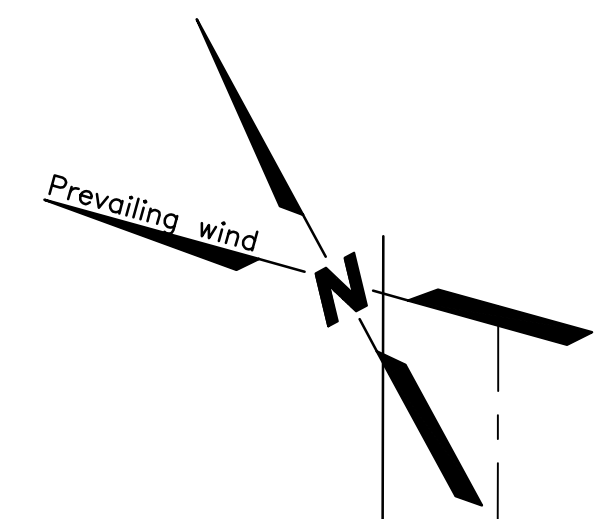
PUBLIC HEALTH ENGINEER

BASS & WELSH ENGINEERING

PREPARED BY
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

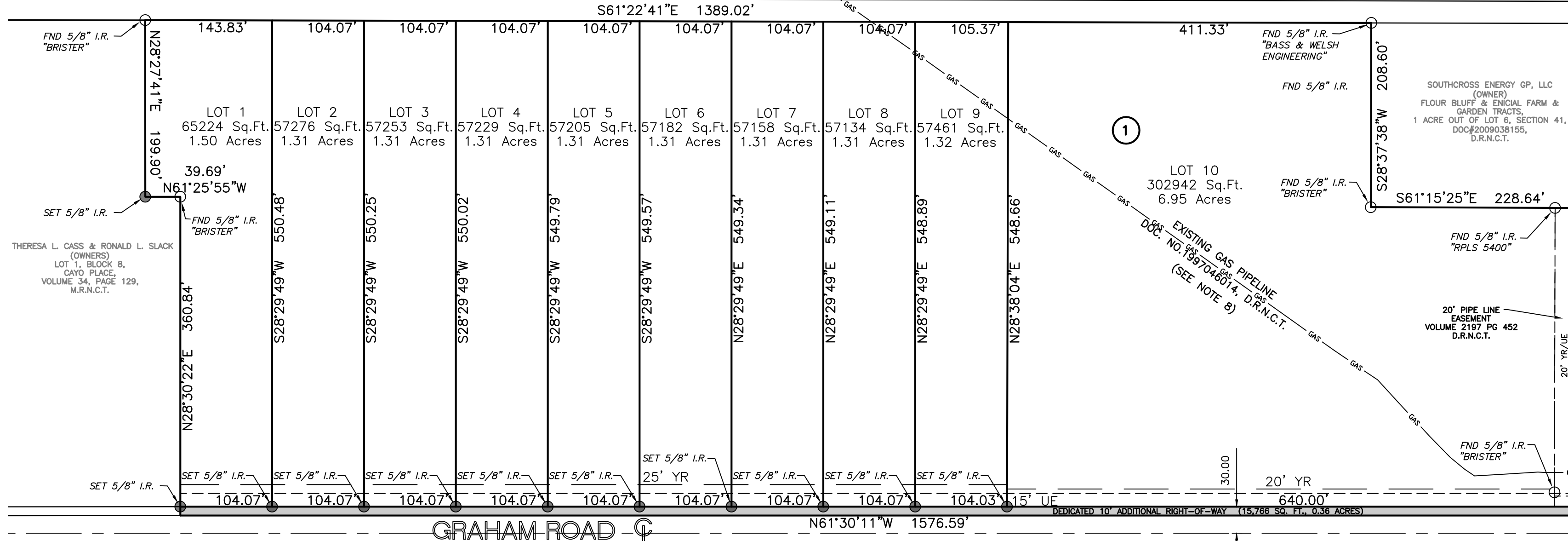
1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) 48355 C 0545 G DATED OCT 13, 2022.
4. 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'. TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS 'CONTACT RECREATION' USE.
5. TOTAL PLATTED AREA CONTAINS 19.326 ACRES OF LAND
6. PROPERTY IS ZONED RE (RESIDENTIAL ESTATE) FOR LOTS 1 THRU 9, AND CG-1 (GENERAL COMMERCIAL DISTRICT) FOR LOT 10.
7. ALL SET CORNERS ARE SET WITH A 5/8" IRON ROD WITH A YELLOW CAP MARKED "BASS & WELSH ENGINEERING".
8. LINE IS CURRENTLY INACTIVE. LOCATION OF EASEMENT IS BASED UPON LOCATION OF PIPELINE AS MARKED BY CURRENT OWNER. STATUS OF EASEMENT IS UNKNOWN.

PLOTS SCALE: 1:1
DRAWING NO: 22017
PLOT DATE: 06-08-26 9:41 AM



GREEN WING INVESTMENTS, LLC (OWNER)
 FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, 10.903 ACRES OUT OF NORTH 26.246 ACRES OF LOTS 6, 7 & 8, SECTION 41, DOC#2021062729, D.R.N.C.T.

CITY OF CORPUS CHRISTI (OWNER)
 FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, BLOCK 41, LOTS 6 THRU 10, 7.1 ACRES, DOC# 2011004146, D.R.N.C.T.

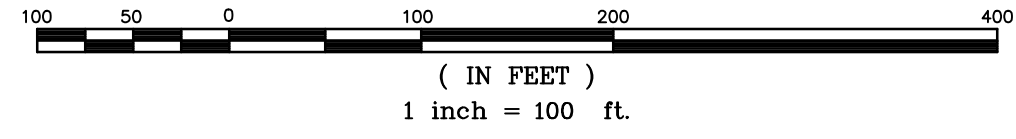


XREF: base
 PLOTSCALE: 1:1
 DRAWING NO: 22017
 PLOTDATE: 06-08-26 9:41 AM

GRAHAM ROAD

FLOUR BLUFF DRIVE

GRAPHIC SCALE



LEGEND

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- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS
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