

STATE OF TEXAS §
COUNTY OF _____ §

P & A, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS DESCRIBED HEREIN; THAT ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, 20____.

ALEX AZALI
PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALEX AZALI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

SEAL

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

THIS _____ DAY OF _____, 20____.

RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF NUECES §

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, 20____.

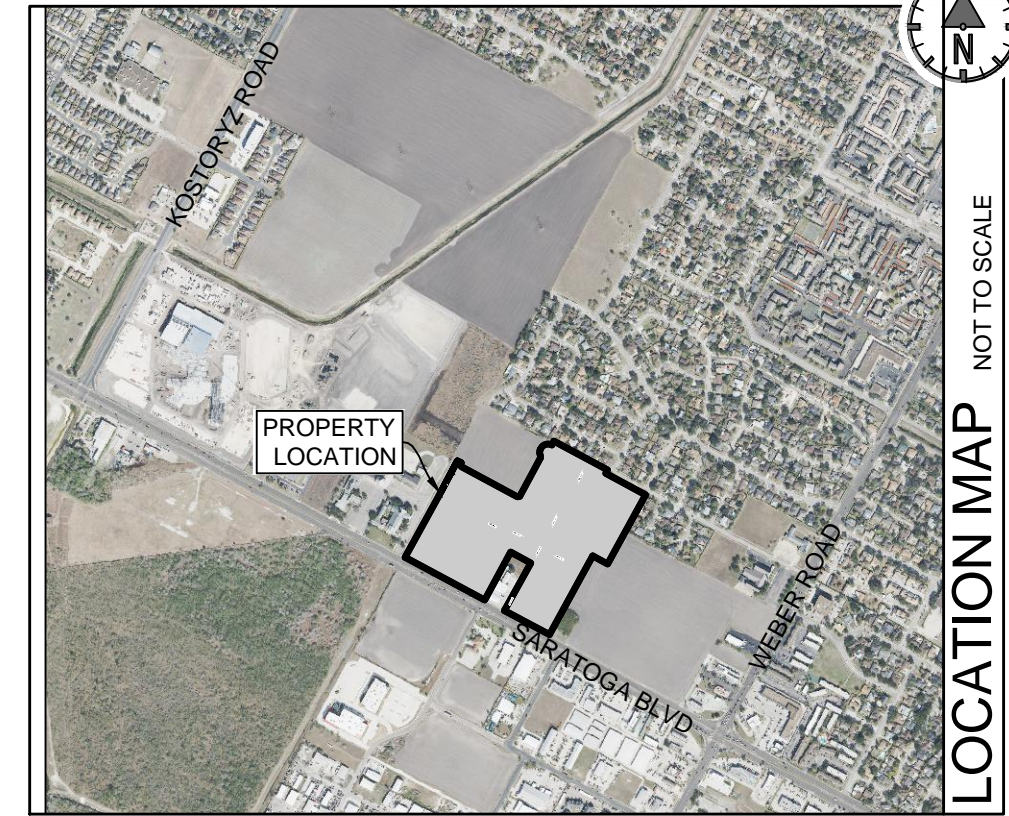
MICHAEL MILLER
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

FINAL PLAT OF

AZALI DISTRICT UNIT 1

BEING A FINAL PLAT OF A 28.909 ACRE TRACT OF LAND DESCRIBED AS BEING OUT OF LOT 4, SECTION 9, "BOHEMIAN COLONY LANDS" AS SHOWN ON MAP VOLUME A PAGE 48, MAP RECORDS OF NUECES COUNTY, TEXAS, AND ALSO BEING PORTION OF LOT 4, KOCUREK ADDITION AS SHOWN ON MAP VOLUME 27 PAGE 2, MAP RECORDS OF NUECES COUNTY, TEXAS, BEING COMPRISED OF A 9.53 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018043243, DEED RECORDS NUECES COUNTY, TEXAS, AN 8.54 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018043374, DEED RECORDS NUECES COUNTY, TEXAS, AND A PORTION OF TWO (2) 8.05 ACRE TRACTS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018046996, DEED RECORDS NUECES COUNTY, TEXAS



DEVELOPMENT INFORMATION

- PROPERTY OWNER
P & A, LLC
- DEVELOPER
P & A, LLC
- ENGINEER
MUNOZ ENGINEERING, LLC
- SURVEYOR
BRISTER SURVEYING, INC
- UNIT 1 = 22 BUILDABLE LOTS

PLAT NOTES

- TOTAL PLATTED AREA CONTAINS 28.909 ACRES OF LAND INCLUDING RIGHT-OF-WAYS AND EASEMENTS DEDICATION.
- FEMA INFORMATION
BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X AND AE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0510G, 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
OSO CREEK DRAINAGE BASIN
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER 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.
- 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 1 THRU 11, AND BLOCK 2, LOTS 1 THRU 8 ARE WITHIN THE MILITARY COMPATIBILITY AREA OVERLAY DISTRICT (MCAOD) AND SUBJECT TO THE RESTRICTIONS OF THE CITY OF CORPUS CHRISTI ORDINANCE #032829 WITH EFFECTIVE DATE OF AUGUST 22, 2022. ANY SUBSEQUENT ORDINANCES THAT MODIFY THE MCAOD LOCATION AND/OR RESTRICTIONS MAY AFFECT THESE INDICATED LOTS.
- BLOCK 1, LOTS 12 THRU 14 ARE NOT WITHIN THE MILITARY COMPATIBILITY AREA OVERLAY DISTRICT (MCAOD) AND ARE NOT SUBJECT TO THE RESTRICTIONS OF THE CITY OF CORPUS CHRISTI ORDINANCE #032829 WITH EFFECTIVE DATE OF AUGUST 22, 2022. HOWEVER, ANY SUBSEQUENT ORDINANCES THAT MODIFY THE MCAOD LOCATION AND/OR RESTRICTIONS MAY AFFECT THESE INDICATED LOTS.
- ELECTRICAL EASEMENT (EE)
ELECTRICAL EASEMENT(S) (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMERS, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S) WITHIN THIS PLAT.
- DRAINAGE EASEMENT (DE)
DRAINAGE EASEMENT(S) (DE) ARE TO BE OWNED BY THE PROPERTY OWNER AND ARE TO BE MAINTAINED FOR THE PURPOSE OF STORMWATER CONVEYANCE AND STORMWATER DETENTION AS REQUIRED. THE DRAINAGE EASEMENT(S) ON THE PROPERTY MAY BE AN AREA THAT CONSISTS OF CONCRETE FLUMES AND PILOT CHANNELS, PIPING, JUNCTION BOXES, INLETS, OUTFALLS, SWALES, ETC.. THE AREA DESIGNATED AS THE DRAINAGE EASEMENT(S) SHALL BE KEPT CLEAR OF DEBRIS AND ANY STRUCTURES BEYOND THOSE THAT ARE CONSTRUCTED DURING THE CONSTRUCTION OF THE DEVELOPMENT (INCLUDING BUT NOT LIMITED TO CONCRETE FLUMES AND PILOT CHANNELS, PIPING, JUNCTION BOXES, INLETS, OUTFALLS, SWALES, ETC.), THAT WILL INHIBIT THE FLOW AND STORAGE OF STORMWATER THROUGH THE DRAINAGE EASEMENT(S). EACH PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE AREA. IN NO CASE SHALL ANY PROPERTY OWNER BLOCK, RESTRICT, OR PLACE ANY FILL MATERIAL WITHIN THE DRAINAGE EASEMENT(S) IN ANY MANNER THAT WILL PREVENT THE AREA FROM CONVEYING STORMWATER OR REDUCING THE AMOUNT OF STORMWATER DETENTION REQUIRED.
- TEMPORARY FIRE ACCESS EASEMENT
EASEMENT SHALL BE PROVIDED TO ALLOW FOR EMERGENCY VEHICLE ACCESS FROM KING CHARLIE DRIVE TO BREWTON DRIVE UNTIL THE EXTENSION OF NORCHESTER DRIVE IS PROVIDED. EASEMENT SHALL ALLOW FOR THE UNOBSTRUCTED ACCESS VIA A 20-FOOT WIDE ALL WEATHER SURFACE CAPABLE OF HANDLING A 75,000-LBS FIRE APPARATUS VEHICLE AND REQUIRED MAINTENANCE.
- TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT)
 - NO INCREASE IN STORMWATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT
 - TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION (43 TEX. ADMIN. CODE 11.52 (2020))
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR THE MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TxDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

BY: _____
KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

DOCUMENT NO. _____

FILED FOR RECORD AT _____

_____: ____ O'CLOCK ____ ON _____, 20____.

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	—— PROPERTY BOUNDARY LINE	
—— ADJACENT PROPERTY LINE	—— PROPERTY LOT LINE	
—— ADJACENT ROW CENTER LINE	—— ROW CENTER LINE	
—— ADJACENT EASEMENT	—— EASEMENT	
—— ADJACENT SETBACK REQUIREMENT	—— SETBACK REQUIREMENT	
	—— FEMA BOUNDARY LINE	

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
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SFT - SQUARE FEET	EE - ELECTRICAL EASEMENT	EASEMENT
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
NB - NON-BUILDABLE	MCAOD - MILITARY COMPATIBILITY AREA OVERLAY DISTRICT	
YR - YARD REQUIREMENT	M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS	
GR - GARAGE REQUIREMENT	D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS	
D - DRIVEWAY LOCATION	O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS	

MUNOZ ENGINEERING



MUNOZ ENGINEERING

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF

AZALI DISTRICT UNIT 1

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BRISTER SURVEYING

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



NOT TO SCALE

LOCATION MAP

ENGINEER: THOMAS TIFFIN, PE

SURVEYOR: RONALD BRISTER, RPLS

OWNER: P & A, LLC

ESG: ID: N/A

DATE: N/A

APP'D BY: TT

DATE: N/A

REVISION: N/A

DATE: N/A

DATE: N/A

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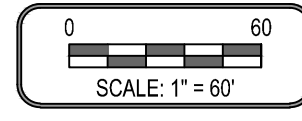
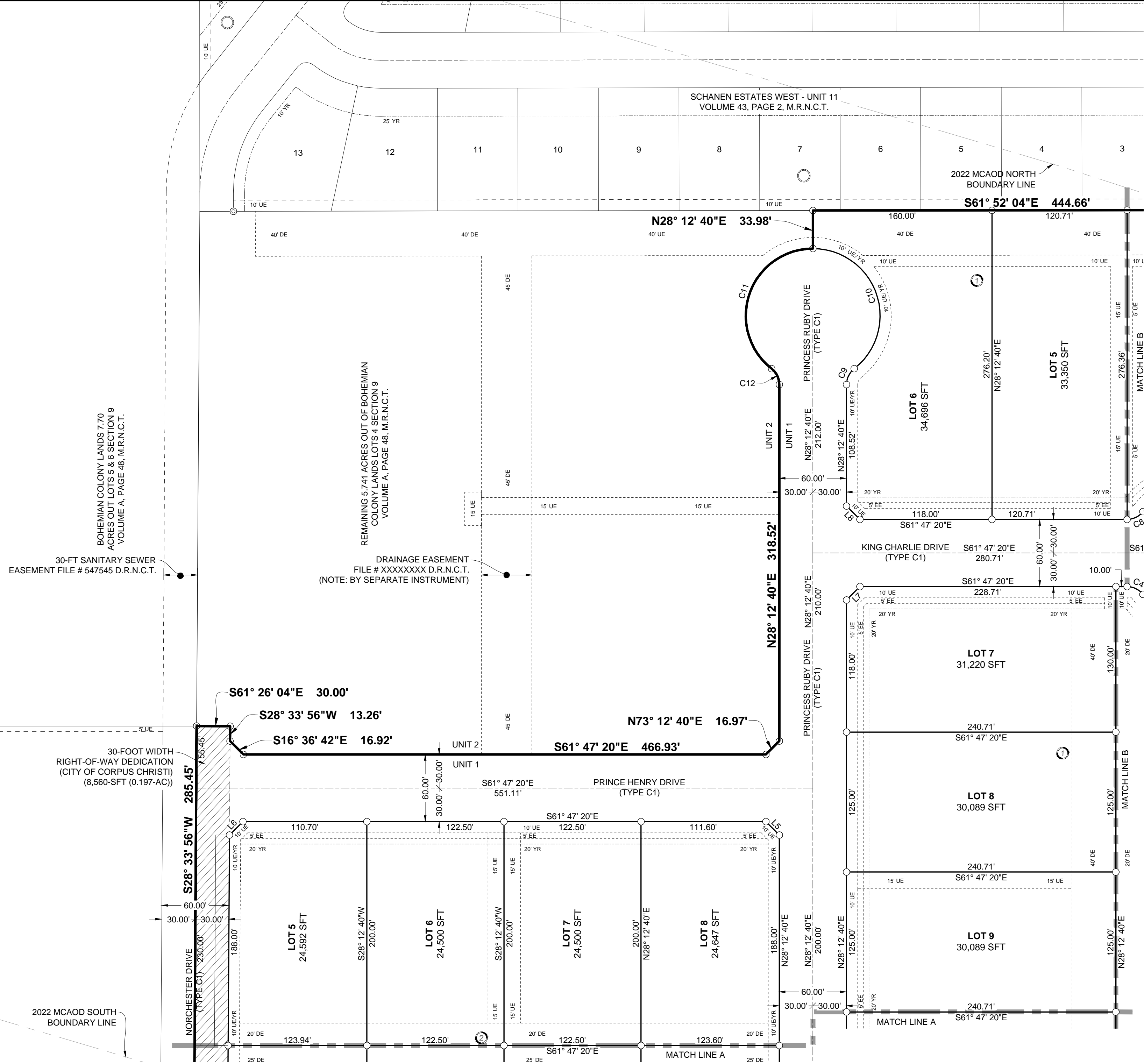
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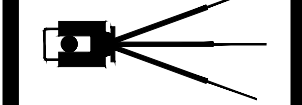
PLAT - FULL SIZE - 18" x 24" - M:\Projects - Deserial Development\230085 - Azali District\1 - PLAT DOCUMENT.dwg
MUNOZ ENGINEERING, LLC © 2023

PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2023. All Projected - Detail Development 230085 - Azali District02 - DRAWINGS01 LAND02 PLATTING02 FINAL01 DWG230085 - AZALI DISTRICT 01 - PLAT DOCUMENT.dwg



ENGINEER	THOMAS TIFFIN, PE
SURVEYOR	RONALD BRISTER, RPLS
OWNER	P.A. LLC
ESQ. PID	N/A
OWNER PID	N/A
DRWN BY	TT
CHKD BY	AN
APPD BY	RB
REV #	N/A
SURVEY DATE	4/04/2024

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



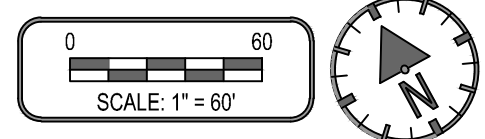
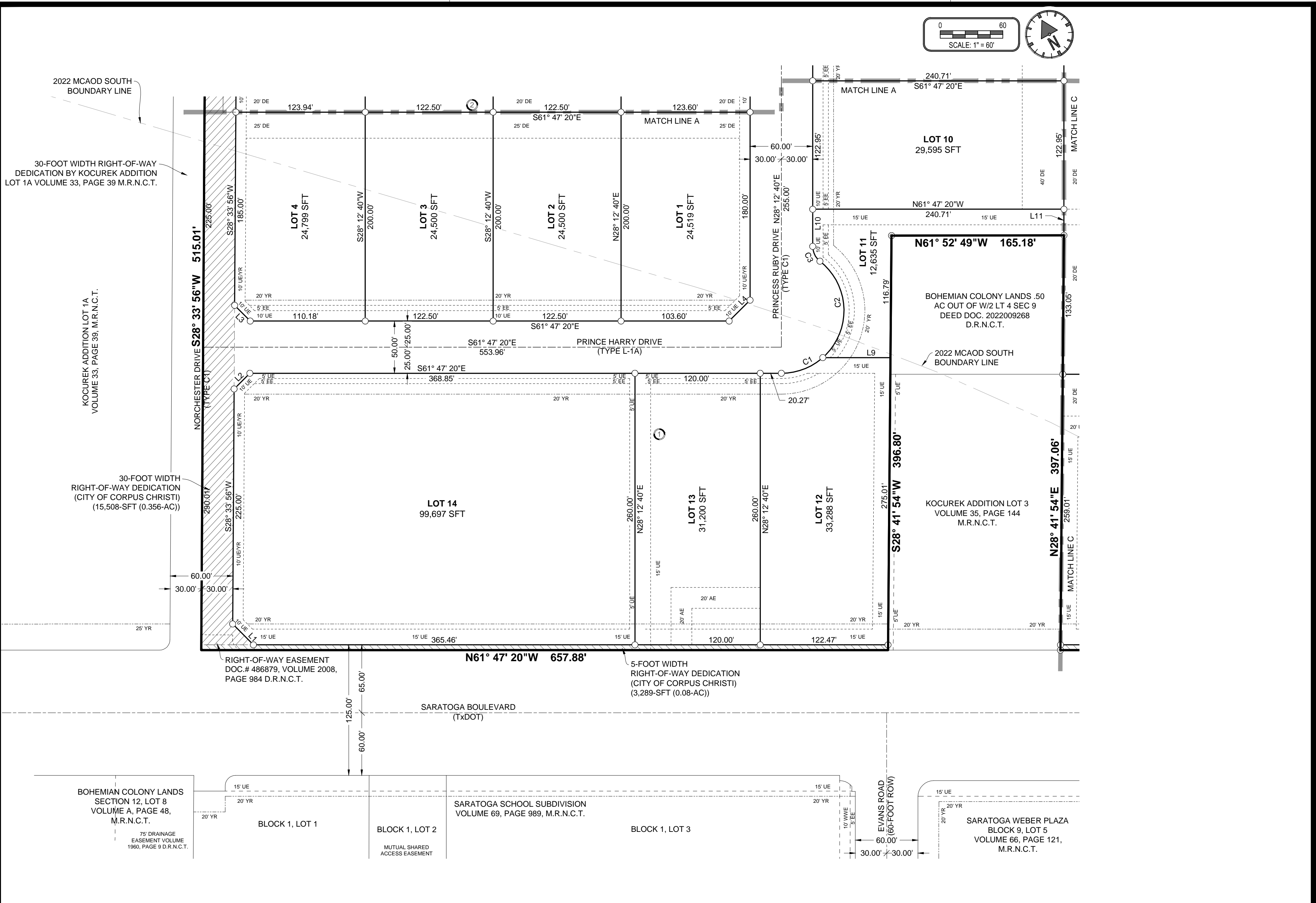
MUNOZ ENGINEERING
 1608 S. BROWNLEE BOULEVARD
 CORPUS CHRISTI, TX 78404
 OFFICE: 361.946.4848
 TPELS FIRM F-12240



MUNOZ ENGINEERING
 CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
AZALI DISTRICT UNIT 1
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

PLAT - FINAL SIZE - 18" x 24" / MUNOZ ENGINEERING, LLC © 2023 / M:\Projects - Dessal Development\230085 - Azali District\02 - DRAWINGS\01 - LAND\02 PLATTING\02 - FINAL\01 DWG\230085 - AZALI DISTRICT UH - PLAT DOCUMENT.dwg



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

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FINAL PLAT OF
AZALI DISTRICT UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS

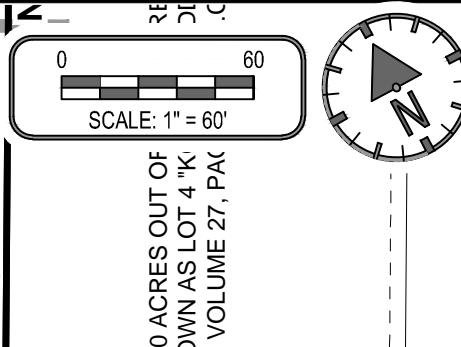
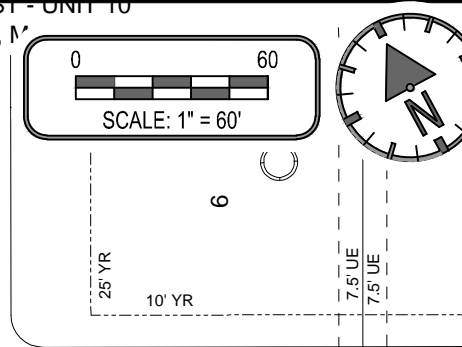
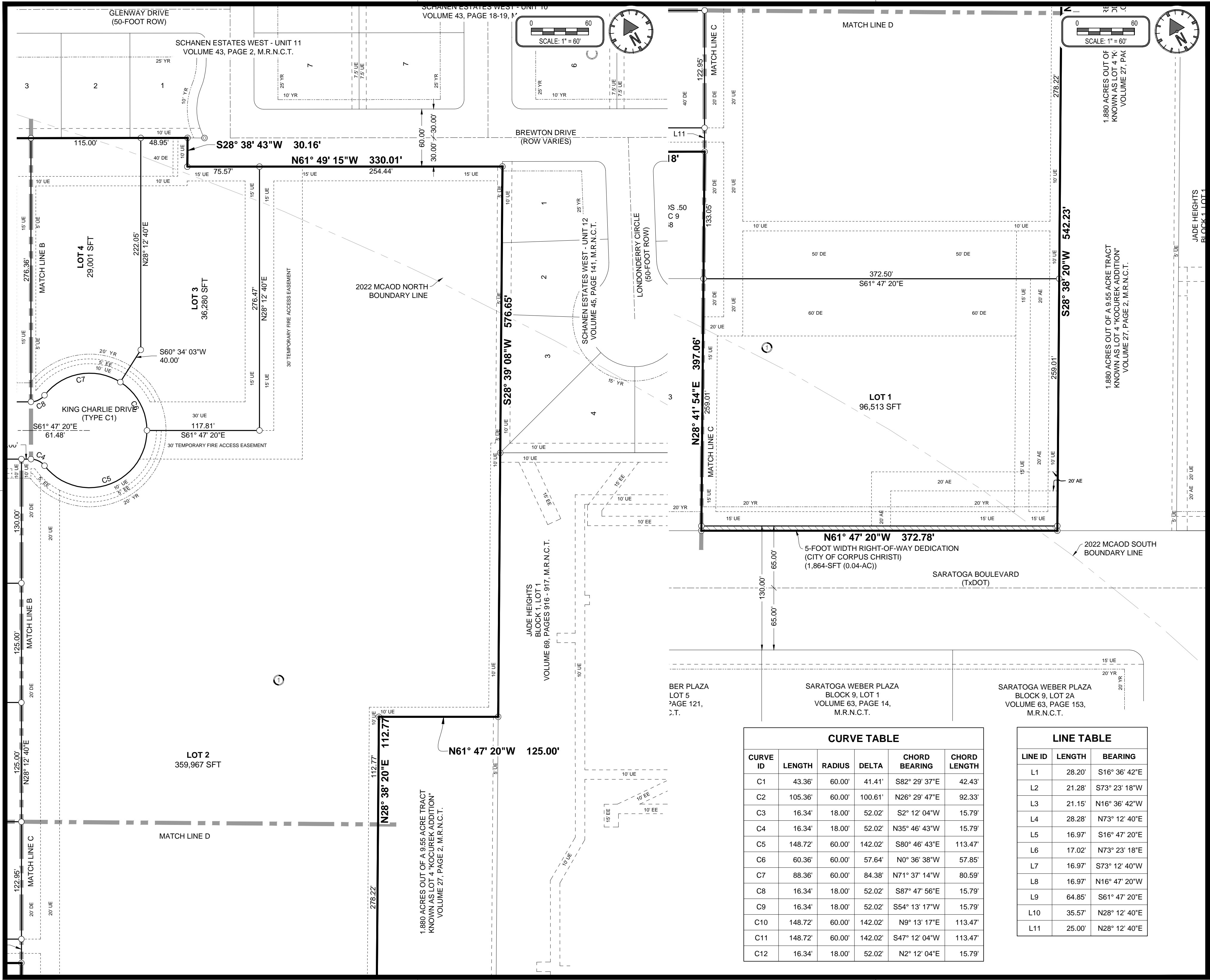
MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
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ME
MUNOZ ENGINEERING
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ENGINEER: THOMAS TIFFIN, PE
SURVEYOR: RONALD BRISTER, RPLS
OWNER: P.A. LLC
ESQ. PID: N/A
SURVEY PID: N/A
OWNER PID: N/A
DRAWN BY: TT
CHKD BY: AN
APPD BY: RB
REY #: N/A
SURVEY DATE: N/A
DRAWING DATE: 4/04/2024

PLAT - FULL SIZE - 18" x 24"
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CURVE TABLE

CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.36'	60.00'	41.41'	S82° 29' 37"E	42.43'
C2	105.36'	60.00'	100.61'	N26° 29' 47"E	92.33'
C3	16.34'	18.00'	52.02'	S2° 12' 04"W	15.79'
C4	16.34'	18.00'	52.02'	N35° 46' 43"W	15.79'
C5	148.72'	60.00'	142.02'	S80° 46' 43"E	113.47'
C6	60.36'	60.00'	57.64'	N0° 36' 38"W	57.85'
C7	88.36'	60.00'	84.38'	N71° 37' 14"W	80.59'
C8	16.34'	18.00'	52.02'	S87° 47' 56"E	15.79'
C9	16.34'	18.00'	52.02'	S54° 13' 17"W	15.79'
C10	148.72'	60.00'	142.02'	N9° 13' 17"E	113.47'
C11	148.72'	60.00'	142.02'	S47° 12' 04"W	113.47'
C12	16.34'	18.00'	52.02'	N2° 12' 04"E	15.79'

LINE TABLE

LINE ID	LENGTH	BEARING
L1	28.20'	S16° 36' 42"E
L2	21.28'	S73° 23' 18"W
L3	21.15'	N16° 36' 42"W
L4	28.28'	N73° 12' 40"E
L5	16.97'	S16° 47' 20"E
L6	17.02'	N73° 23' 18"E
L7	16.97'	S73° 12' 40"W
L8	16.97'	N16° 47' 20"W
L9	64.85'	S61° 47' 20"E
L10	35.57'	N28° 12' 40"E
L11	25.00'	N28° 12' 40"E

MUNOZ ENGINEERING
 1608 S. BROWNLEE BOULEVARD
 CORPUS CHRISTI, TX 78404
 OFFICE: 361.946.4648
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ME
 MUNOZ ENGINEERING
 CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
AZALI DISTRICT UNIT 1
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE
 4 OF 4