

PRELIMINARY PLAT OF
CORPUS CHRISTI HOLLY ADDITION
 BEING 10.511-ACRES, PART OF TRACTS 7 AND 8 OF THE
 FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, RECORDED IN
 VOLUME A, PAGE 41, M.R.N.C.T., OF THE ENRIQUEZ VILLAREAL SURVEY,
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF NUECES

I, YASIN INVESTMENT, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE
 PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN
 ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND
 MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ACCEPT

THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS ____ DAY OF _____, 20 ____.

BY: YASIN INVESTMENTS, LLC

 LORI A. RASHEED, MANAGING MEMBER

STATE OF TEXAS
 COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
 LORI A. RASHEED, MANAGING MEMBER, PROVEN TO ME TO BE THE PERSONS WHOSE
 SIGNATURES THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY
 ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND
 CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND

AND SEAL OF OFFICE. THIS ____ DAY OF _____, 20 ____.

 NOTARY PUBLIC

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 THE ____ DAY OF _____, 20 ____.

 BRIA 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, A.I.A., SECRETARY

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 ____ DAY OF _____.

20 ____ AT ____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME

_____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

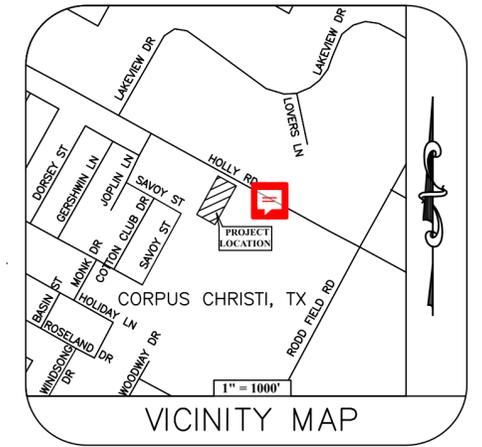
WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI,

TEXAS. THIS THE ____ DAY OF _____, 20 ____.

DOCUMENT NO: _____

 KARA SANDS, COUNTY CLERK

 DEPUTY



JOHN COWAN & ASSOCIATES, INC.
 10147 COUNTY ROAD 135, FLINT, TEXAS 75762
 PH: (903) 581-2238 WWW.TXSURVEYS.COM
 FIRM REGISTRATION CERTIFICATION NO. 10025500

LEGEND

- 5/8" IR FOUND (SURVEYOR)
- ⊗ TYPE II DISK FOUND
- 1/2" IR SET W/CAP (J. COWAN & ASSOC.)
- ⊕ TEMPORARY BENCHMARK
- OPNCT OFFICIAL RECORDS NUECES COUNTY TEXAS
- MRNCT MAP RECORDS NUECES COUNTY TEXAS
- UE UTILITY EASEMENT
- ROW RIGHT-OF-WAY



STATE OF TEXAS
 COUNTY OF NUECES

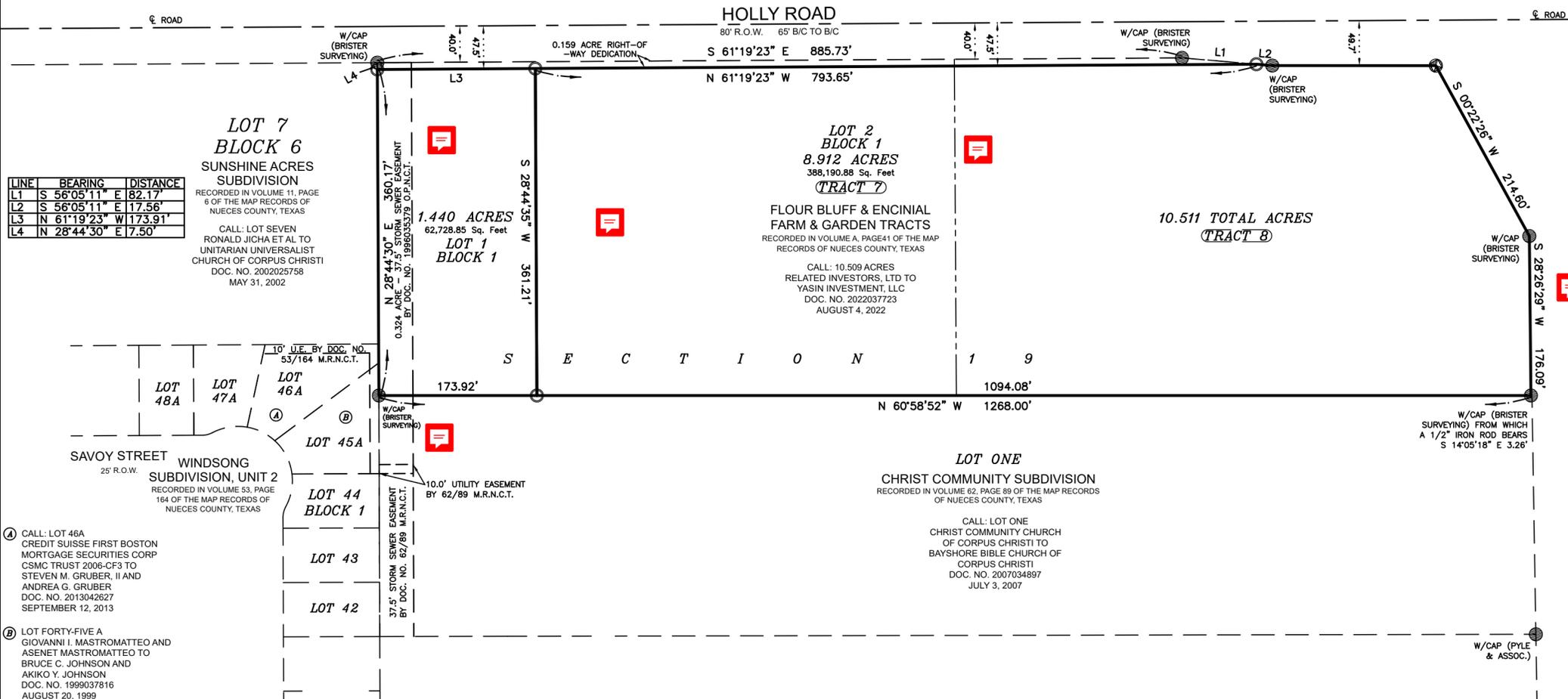
I, PHILIP W. CORNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

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.
 Release date: 12/13/2024.

 PHILIP W. CORNETT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515

PLAT NOTES CONTINUE:

1. TOTAL PLATTED AREA CONTAINS 10.511 ACRES.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH 4205, SURVEY FEET, SITE ELEVATION DATUM IS NAVD 88.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO CATEGORIZED THE OSO BAY BASIN AS "CONTACT RECREATION" USE.
5. THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48355C0540G WITH A MAP EFFECTIVE DATE OF OCTOBER 13, 2022, COUNTY OF NUECES, TEXAS.
6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7).



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 56°05'11" E | 82.17' |
| L2 | S 56°05'11" E | 17.56' |
| L3 | N 61°19'23" W | 173.91' |
| L4 | N 28°44'30" E | 7.50' |

LOT 7 BLOCK 6

SUNSHINE ACRES SUBDIVISION
 RECORDED IN VOLUME 11, PAGE 6 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

CALL: LOT SEVEN RONALD JICHA ET AL TO UNITARIAN UNIVERSALIST CHURCH OF CORPUS CHRISTI DOC. NO. 2002025758 MAY 31, 2002

LOT 1 BLOCK 1
 1.440 ACRES
 62,728.85 Sq. Feet

LOT 2 BLOCK 1
 8.912 ACRES
 388,190.88 Sq. Feet
 (TRACT Z)

FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS
 RECORDED IN VOLUME A, PAGE 41 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

CALL: 10.509 ACRES RELATED INVESTORS, LTD TO YASIN INVESTMENT, LLC DOC. NO. 2022037723 AUGUST 4, 2022

10.511 TOTAL ACRES (TRACT B)

LOT ONE

CHRIST COMMUNITY SUBDIVISION
 RECORDED IN VOLUME 62, PAGE 89 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

CALL: LOT ONE CHRIST COMMUNITY CHURCH OF CORPUS CHRISTI TO BAYSHORE BIBLE CHURCH OF CORPUS CHRISTI DOC. NO. 2007034897 JULY 3, 2007

Ⓐ CALL: LOT 46A GIOVANNI I. MASTROMATTEO AND ASENET MASTROMATTEO TO BRUCE C. JOHNSON AND AKIKO Y. JOHNSON DOC. NO. 1999037816 AUGUST 20, 1999

Ⓑ LOT FORTY-FIVE A GIOVANNI I. MASTROMATTEO AND ASENET MASTROMATTEO TO BRUCE C. JOHNSON AND AKIKO Y. JOHNSON DOC. NO. 1999037816 AUGUST 20, 1999