

STATE OF TEXAS §
COUNTY OF NUECES §

WE, NP HOMES, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

NADER KARIMI, MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NADER KARIMI AS MANAGER OF NP HOMES, LLC.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

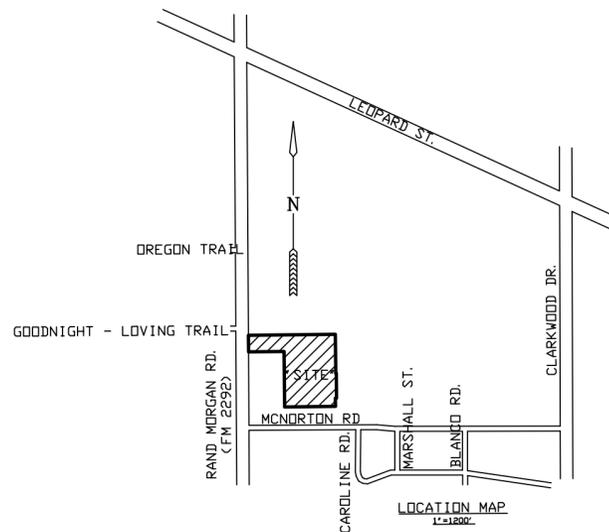
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

NOTES:

- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS DEPICTED IN FEMA MAP 4835C0285G (10/23/15), ZONE X, 0.2% ANNUAL CHANCE FLOOD.
- THE SUBJECT SITE CONTAINS 13.716 ACRES INCLUDING STREET DEDICATIONS.
- 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.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED "BASS AND WELSH ENGINEERING".
- THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 21" ABOVE THE HIGHEST CENTER OF FRONTING STREET PAVING ELEVATION.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- NO PRIVATE DRIVEWAY ACCESS TO RAND MORGAN ROAD FROM BLOCK 1, LOT 1.
- NO PARKING SHALL BE ALLOWED IN THE FRONTAGE OF LOT 7, BLOCK 2 DURING THE PERIOD WHEN THE TEMPORARY FIRE ACCESS EASEMENT IN SAID LOT 7 IS ACTIVE. THIS NO PARKING RESTRICTION SHALL EXPIRE WHEN SAID TEMPORARY FIRE ACCESS EASEMENT IN LOT 7 EXPIRES. THE NO PARKING AREA SHALL BE MARKED BY TEMPORARY STRIPING AND SIGNAGE.



PLAT OF
TULOSO RESERVE UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS

A 13.716 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A TRACT OF LAND DESCRIBED AS CONTAINING 21.568 ACRES IN DEED, DOCUMENT NO. 2016022969, OFFICIAL RECORDS OF NUECES CO., TX AND ALSO BEING A PORTION OF ADAMS, BEATY AND MOULTON SURVEY 416, ABSTRACT 838, NUECES CO., TX

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 3/27/19
COMP. NO.: PLAT-SHT1
JOB NO.: 15058
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

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 BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

WILLIAM J. GREEN, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

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 _____, 20____.

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MÉNDEZ, FAICP
SECRETARY

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 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.

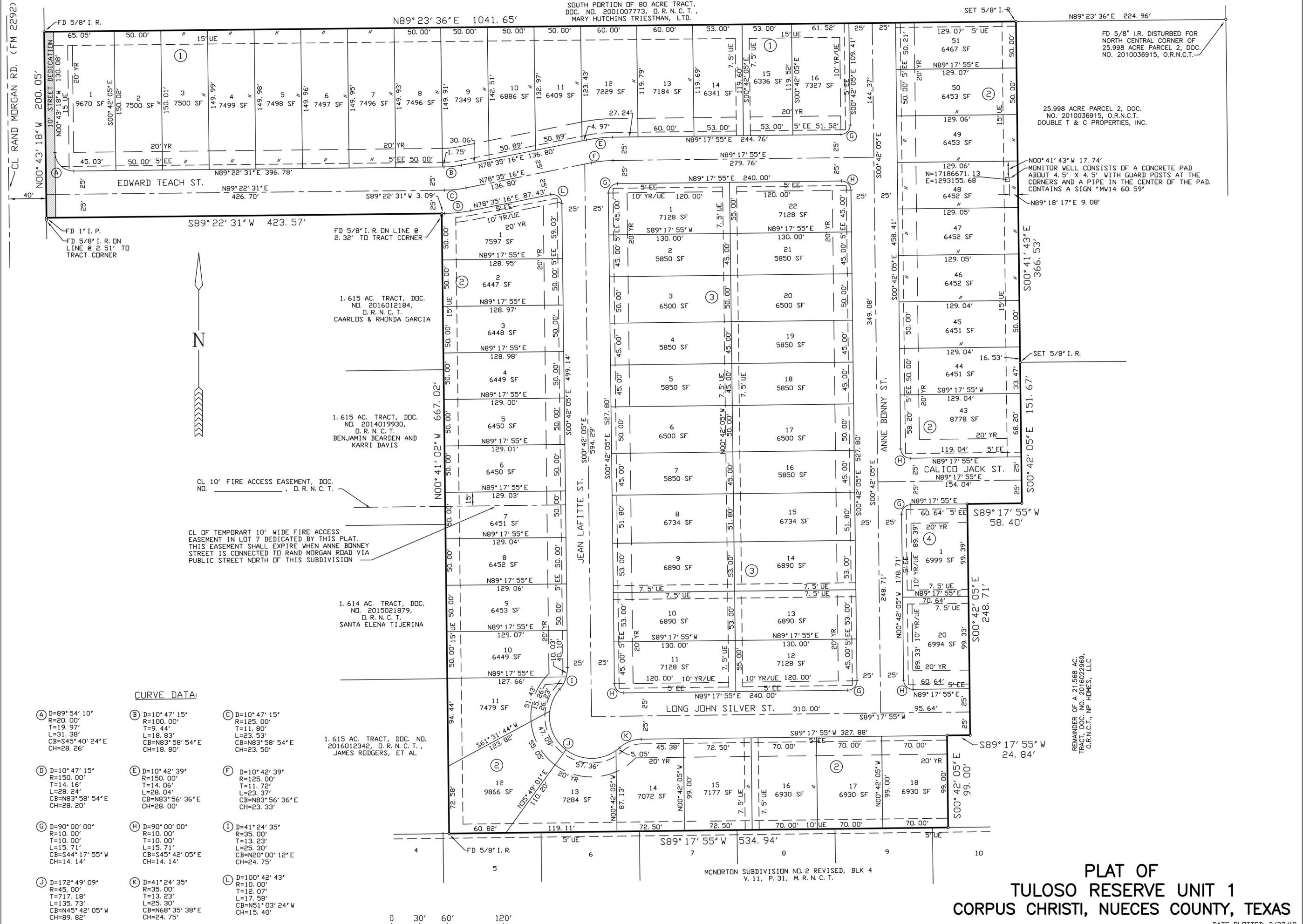
BY: _____

DEPUTY

KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS



CL RAND MORGAN RD. (FM 2292)

FD 5/8" I. R. DISTURBED FOR NORTH CENTRAL CORNER OF 25.998 ACRE PARCEL 2, DOC. NO. 2010036915, O.R.N.C.T.

25.998 ACRE PARCEL 2, DOC. NO. 2010036915, O.R.N.C.T. DOUBLE T & C PROPERTIES, INC.

MONITOR WELL CONSISTS OF A CONCRETE PAD ABOUT 4.5' X 4.5' WITH GUARD POSTS AT THE CORNERS AND A PIPE IN THE CENTER OF THE PAD. CONTAINS A SIGN 'MW14 60.59'

CL 10' FIRE ACCESS EASEMENT, DOC. NO. , D. R. N. C. T.

CL OF TEMPORARY 10' WIDE FIRE ACCESS EASEMENT IN LOT 7 DEDICATED BY THIS PLAT. THIS EASEMENT SHALL EXPIRE WHEN ANNE BONNEY STREET IS CONNECTED TO RAND MORGAN ROAD VIA PUBLIC STREET NORTH OF THIS SUBDIVISION

1.615 AC. TRACT, DDC. NO. 2016012184, D. R. N. C. T. CAARLOS & RHONDA GARCIA

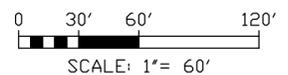
1.615 AC. TRACT, DDC. NO. 2014019930, D. R. N. C. T. BENJAMIN BEARDEN AND KARRI DAVIS

1.614 AC. TRACT, DDC. NO. 2015021879, D. R. N. C. T. SANTA ELENA TIJERINA

1.615 AC. TRACT, DDC. NO. 2016012342, D. R. N. C. T. JAMES RODGERS, ET AL

CURVE DATA:

A D=89° 54' 10" R=20.00' T=19.97' L=31.38' CB=S45° 40' 24" E CH=28.26'	B D=10° 47' 15" R=100.00' T=9.44' L=18.83' CB=N83° 58' 54" E CH=18.80'	C D=10° 47' 15" R=125.00' T=11.80' L=23.53' CB=N83° 58' 54" E CH=23.50'
D D=10° 47' 15" R=150.00' T=14.16' L=28.24' CB=N83° 58' 54" E CH=28.20'	E D=10° 42' 39" R=150.00' T=14.06' L=28.04' CB=N83° 56' 36" E CH=28.00'	F D=10° 42' 39" R=125.00' T=11.72' L=23.37' CB=N83° 56' 36" E CH=23.33'
G D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S44° 17' 55" W CH=14.14'	H D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S45° 42' 05" E CH=14.14'	I D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N20° 00' 12" E CH=24.75'
J D=172° 49' 09" R=45.00' T=71.18' L=135.73' CB=N45° 42' 05" W CH=89.82'	K D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N68° 35' 38" E CH=24.75'	L D=100° 42' 43" R=10.00' T=12.07' L=17.58' CB=N51° 03' 24" W CH=15.40'



**PLAT OF
TULOSO RESERVE UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 3/27/19
COMP. NO.: PLAT-SH2
JOB NO.: 15058
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 2

REMAINDER OF A 21.568 AC. TRACT, DOC. NO. 2016022969, O.R.N.C.T., NP HOMES, LLC

MCDORTON SUBDIVISION NO. 2 REVISED, BLK 4 V. 11, P. 31, M. R. N. C. T.