

STATE OF TEXAS §
COUNTY OF NUECES §

WE, SUPERIOR H AND H DEVELOPMENT, 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, THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20__.

HAMED MOSTAGHASI, MEMBER

HADI MOSTAGHASI, MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HADI MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

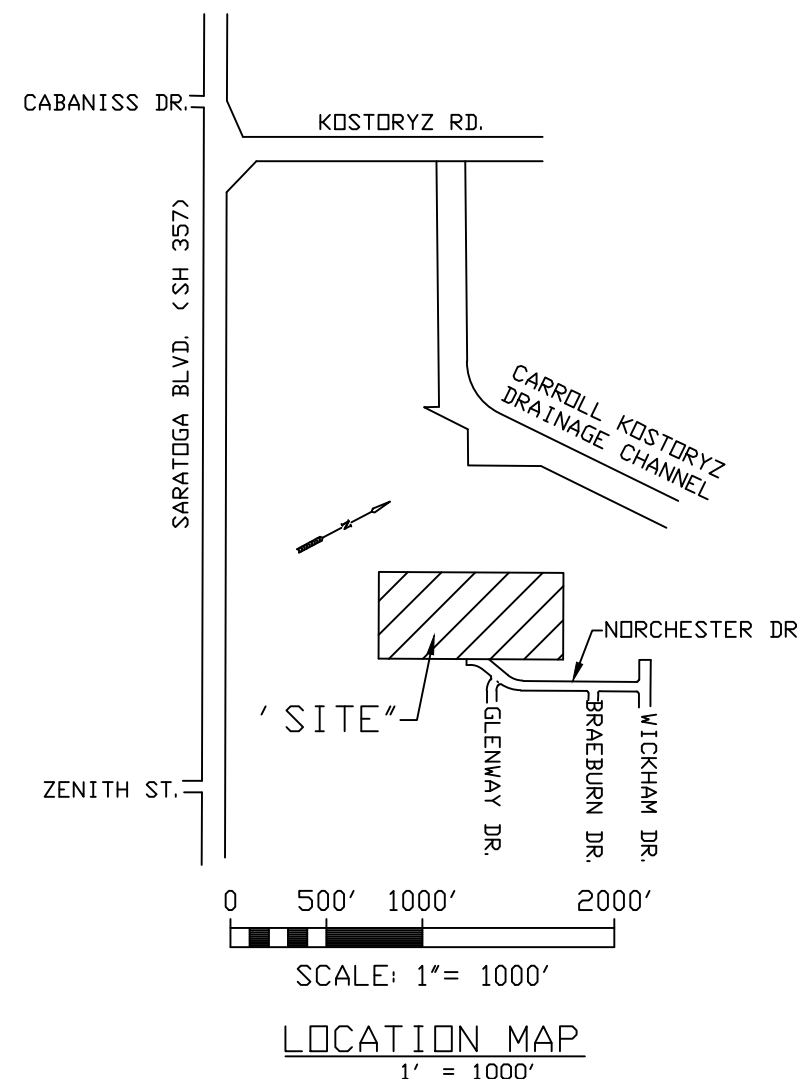
STATE OF TEXAS §
COUNTY OF NUECES §

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, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE ____ DAY OF _____, 20__.

NIXON M. WELSH, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS NUMBER 2211

1. SET 5/8" IRON RODS AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSD CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSD CREEK FLOWS DIRECTLY INTO THE OSD BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE FOR THE OSD BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS IN ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0283 C. CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985.
4. THE SUBJECT SITE CONTAINS 10.006 ACRES INCLUDING STREET DEDICATIONS.
5. THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. ACCESS PROHIBITED ONTO NORCHESTER DRIVE FROM BLOCK 1, LOT 1; BLOCK 2, LOTS 5 & 6; AND BLOCK 3, LOTS 5 & 6.
7. THE PROPERTY WILL BE SUBJECT TO AIRCRAFT NOISE, FLYOVERS, AND VIBRATIONS (WITHIN APZ-2).



PLAT OF SCHANEN ESTATES WEST UNIT 13

A 10.006 ACRE PORTION, MORE OR LESS, OF LOTS 5 & 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX. AND LOT 2, BLOCK 1, SARATOGA MEDICAL CENTER SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 57, PAGES 78 AND 79, SAID MAP RECORDS AND BEING THE SAME TRACT OF LAND DESCRIBED BY DEED AS CONTAINING 10.000 ACRES IN DOCUMENT NO. 2014027684, OFFICIAL RECORDS OF SAID COUNTY

NUECES COUNTY, TEXAS

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

DATE PLOTTED: 06/30/22
COMP. NO.: PLAT-SH1.DWG
JOB NO.: 14041
SCALE: 1" = 50'
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

BRETT F. FLINT, 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__.

DAN DIBBLE
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

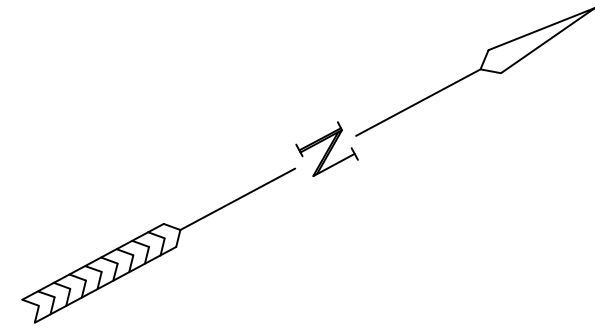
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20__ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ M., AND DULY RECORDED THE ____ 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

Approved by the Planning
Commission on July 27,
2022



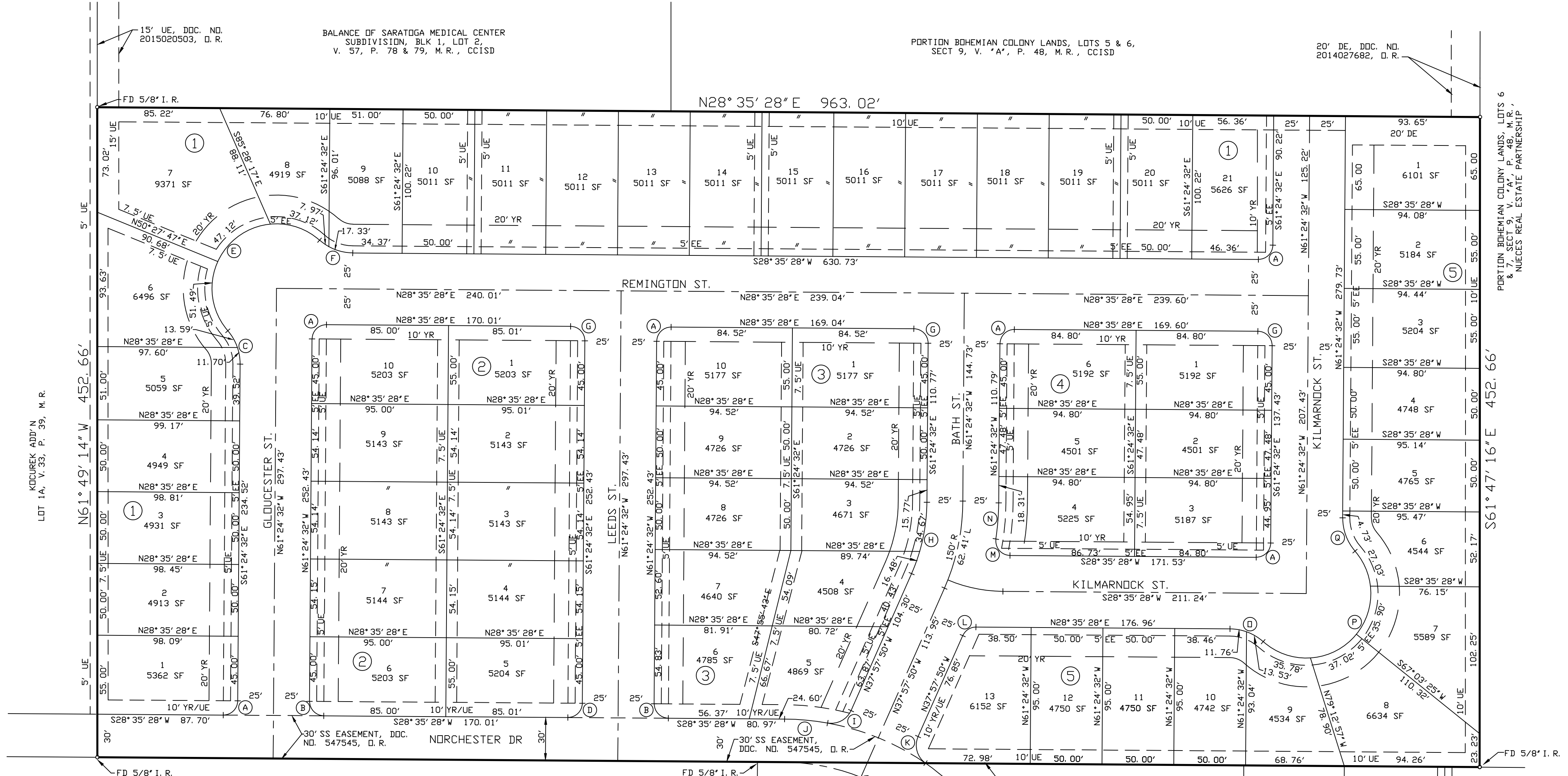
CURVE DATA

(A) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S16° 24' 32" E CH=14.14'	(D) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N16° 24' 32" W CH=14.14'	(G) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N73° 35' 28" E CH=14.14'	(J) D=09° 50' 01" R=175.24' T=15.08' L=30.08' CB=S33° 30' 29" W CH=30.04'	(M) D=98° 16' 47" R=10.00' T=11.56' L=17.15' CB=S77° 43' 51" W CH=15.13'	(P) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=N16° 24' 32" W CH=89.82'
(B) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S73° 35' 28" W CH=14.14'	(E) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S16° 24' 32" E CH=89.82'	(H) D=23° 26' 41" R=125.00' T=25.94' L=51.15' CB=S49° 41' 11" E CH=50.79'	(K) D=78° 44' 16" R=125.00' T=25.94' L=51.15' CB=N77° 19' 58" W CH=19.21'	(N) D=08° 16' 47" R=175.00' T=12.67' L=25.29' CB=N57° 16' 09" W CH=25.27'	(R) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N82° 06' 49" W CH=24.75'
(C) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S82° 06' 49" E CH=24.75'	(F) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S49° 17' 46" W CH=24.75'	(I) D=76° 23' 20" R=15.00' T=11.80' L=20.00' CB=S00° 13' 50" W CH=18.55'	(L) D=66° 33' 19" R=10.00' T=6.56' L=11.62' CB=N04° 41' 11" W CH=10.97'	(O) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N49° 17' 46" E CH=24.75'	

BALANCE OF SARATOGA MEDICAL CENTER
SUBDIVISION, BLK 1, LOT 2,
V. 57, P. 78 & 79, M.R., CCISD

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,
SECT 9, V. 4A, P. 48, M.R., CCISD

20' DE, DOC. NO.
2014027682, D. R.

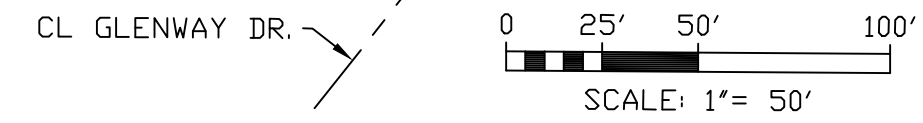


PORTION BOHEMIAN COLONY LANDS, LOTS 6
& 7, SECT 9, V. 4A, P. 48, M.R.,
NUECES REAL ESTATE PARTNERSHIP

PORTION BOHEMIAN COLONY LANDS, BLK
4, SECT 9, V. 4A, P. 48, M.R.,
CCISD ACCORDING TO NCAD WEB SITE
AND POSSIBLY DEED, DOC. NO.
2018043243, D. R.

SCHANEN ESTATES WEST UNIT II
V. 43, P. 1 & 2, M.R.

PLAT OF
SCHANEN ESTATES WEST UNIT 13
CORPUS CHRISTI, NUECES COUNTY, TEXAS

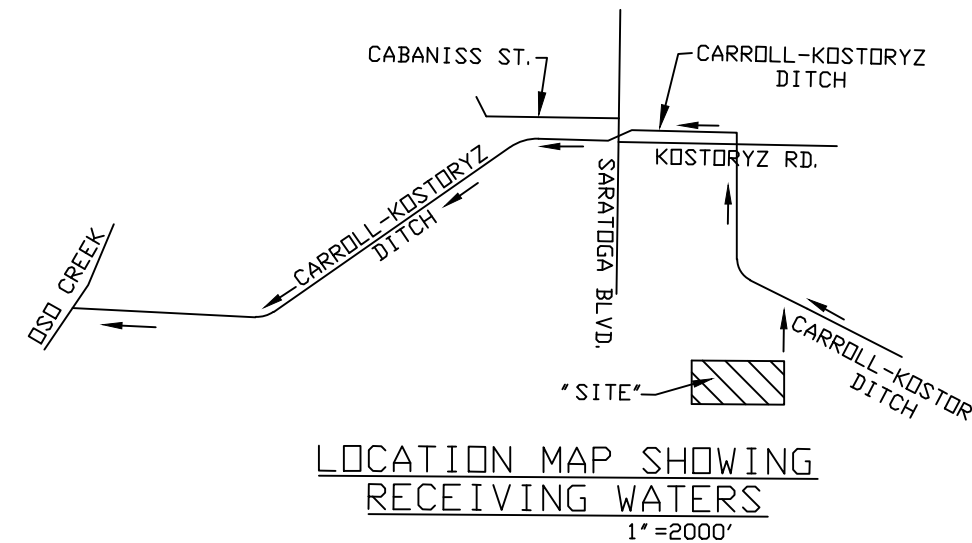
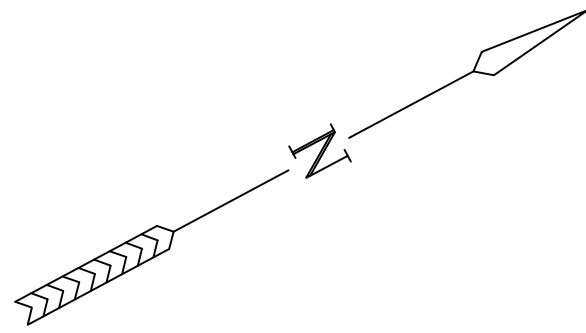


BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22
COMP. NO. PLAT-SHZ AS PLAT
JOB NO.: 14041
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 2

NOTES:

1. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT OF (1) ACRE OF GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
2. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
3. PRESENTLY THE LAND IS VACANT AND IT IS PROPOSED TO BE USED FOR SINGLE FAMILY RESIDENTIAL.
4. DESCRIPTION OF SITE DRAINAGE: THE SITE IS NEARBY AND DRAINS INTO THE CARROLL KOSTORYZ DRAINAGE CHANNEL AS INDICATED. NO OTHER PROPERTIES DRAIN THRU THE SUBJECT SITE ACCORDING TO THE MASTER DRAINAGE PLAN.
5. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN. THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.

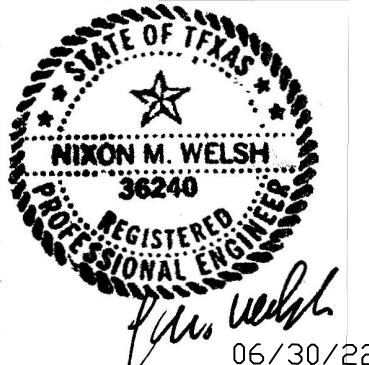
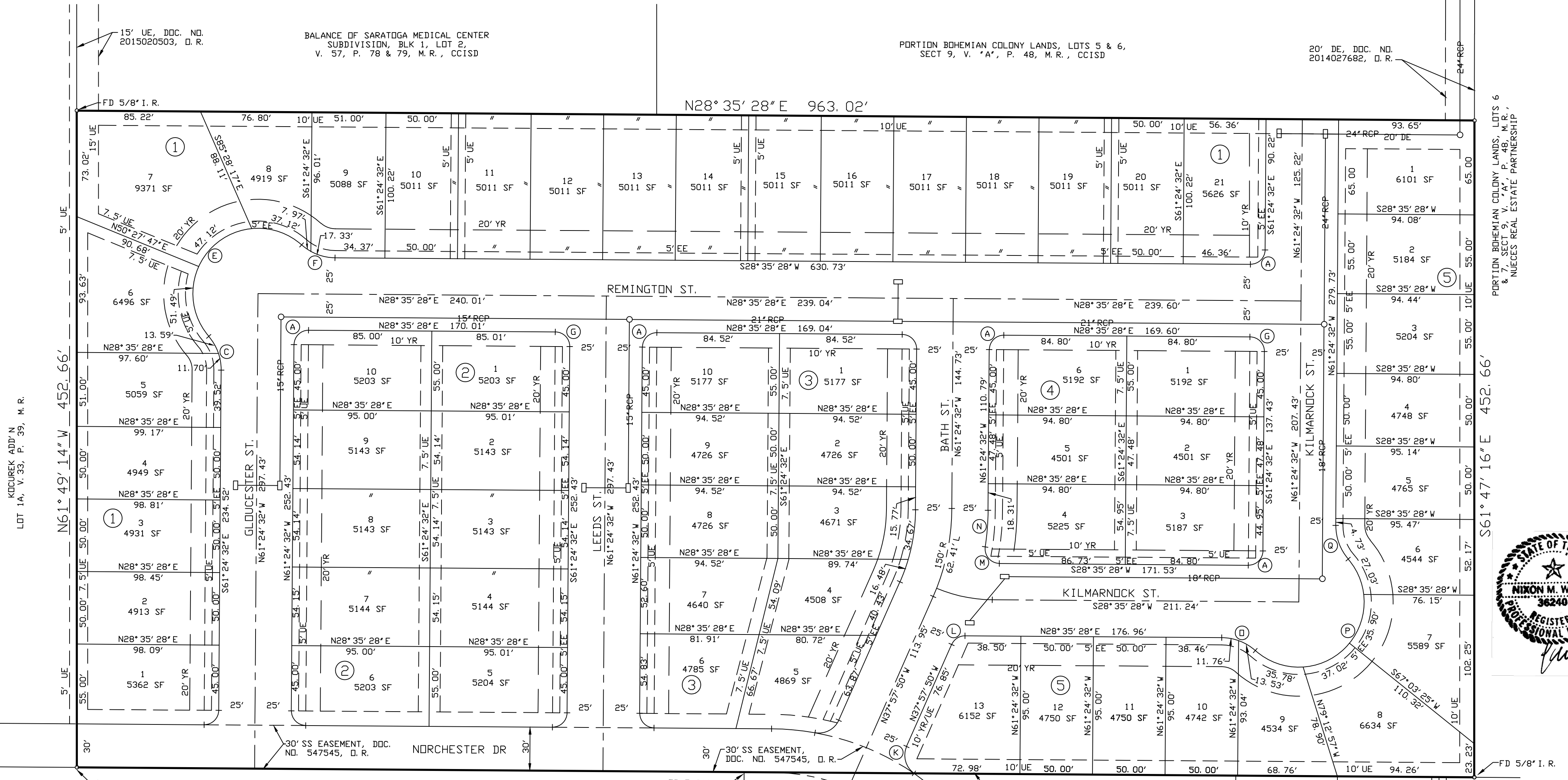


CONTINUED ON
FOLLOWING SHEET
MATCH LINE

BALANCE OF SARATOGA MEDICAL CENTER
SUBDIVISION, BLK 1, LOT 2,
V. 57, P. 78 & 79, M.R., CCISD

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,
SECT 9, V. 'A', P. 48, M.R., CCISD

20' DE, DOC. NO.
2014027682, D.R.



PORTION BOHEMIAN COLONY LANDS, LOTS 6
& 7, SECT 9, V. 'A', P. 48, M.R.,
NUECES REAL ESTATE PARTNERSHIP

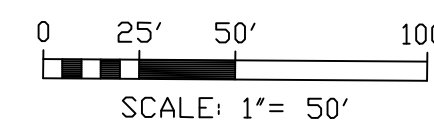
PORTION BOHEMIAN COLONY LANDS, BLK
4, SECT 9, V. 'A', P. 48, M.R.,
CCISD ACCORDING TO NCAD WEB SITE
AND POSSIBLY DEED, DOC. NO.
2018043243, D.R.

THIS DOCUMENT IS RELEASED FOR THE
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AUTHORITY OF NIXON M. WELSH, P.E. NO.
36240 OF BASS AND WELSH ENGINEERING,
F 52. IT IS NOT TO BE USED FOR
CONSTRUCTION OR BIDDING PURPOSES.

STORM WATER QUALITY MANAGEMENT PLAN
SCHANEN ESTATES WEST UNIT 13
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 06/30/22
COMP. NO. PLAT-SH2 AS SWQP
JOB NO: 14041
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 2



MARY CARROLL HIGH SCHOOL
TRACT, BLK 1, LOT 1, V. 69, P.
333 & 334, M.R.

CITY DRAINAGE ROW PARCEL,
TRACT 2, V. 1206, P. 488,
D. R., 4.440 AC.

CITY DRAINAGE ROW PARCEL, V.
1180, P. 537, D. R., 0.29 AC.

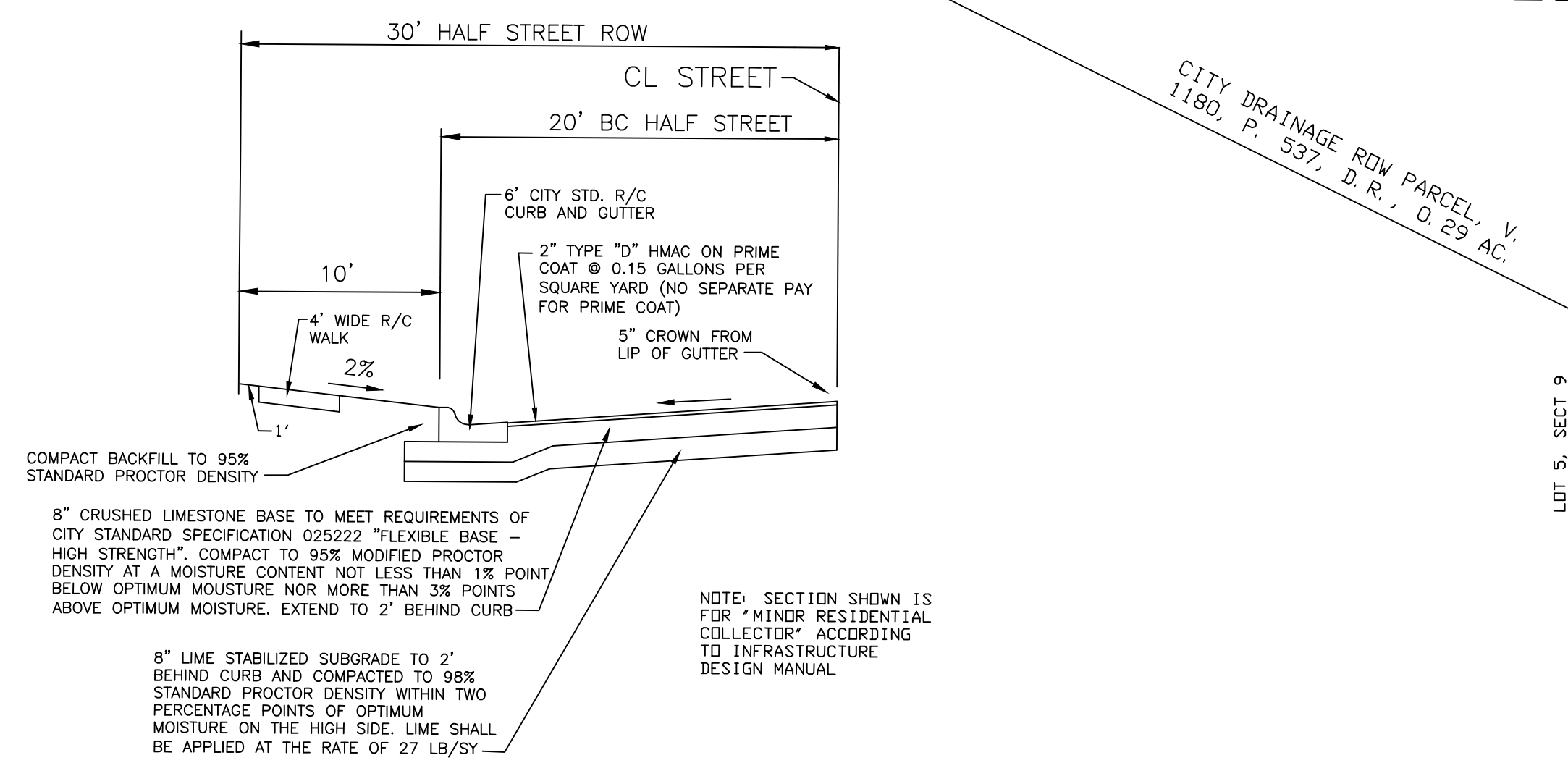
CITY DRAINAGE ROW PARCEL,
V. 1309, P. 315, D. R.
(NO ACREAGE GIVEN)

CITY DRAINAGE ROW PARCEL,
DOC. NO. 723447, V. 1180,
P. 534, D. R., 0.0769 AC.

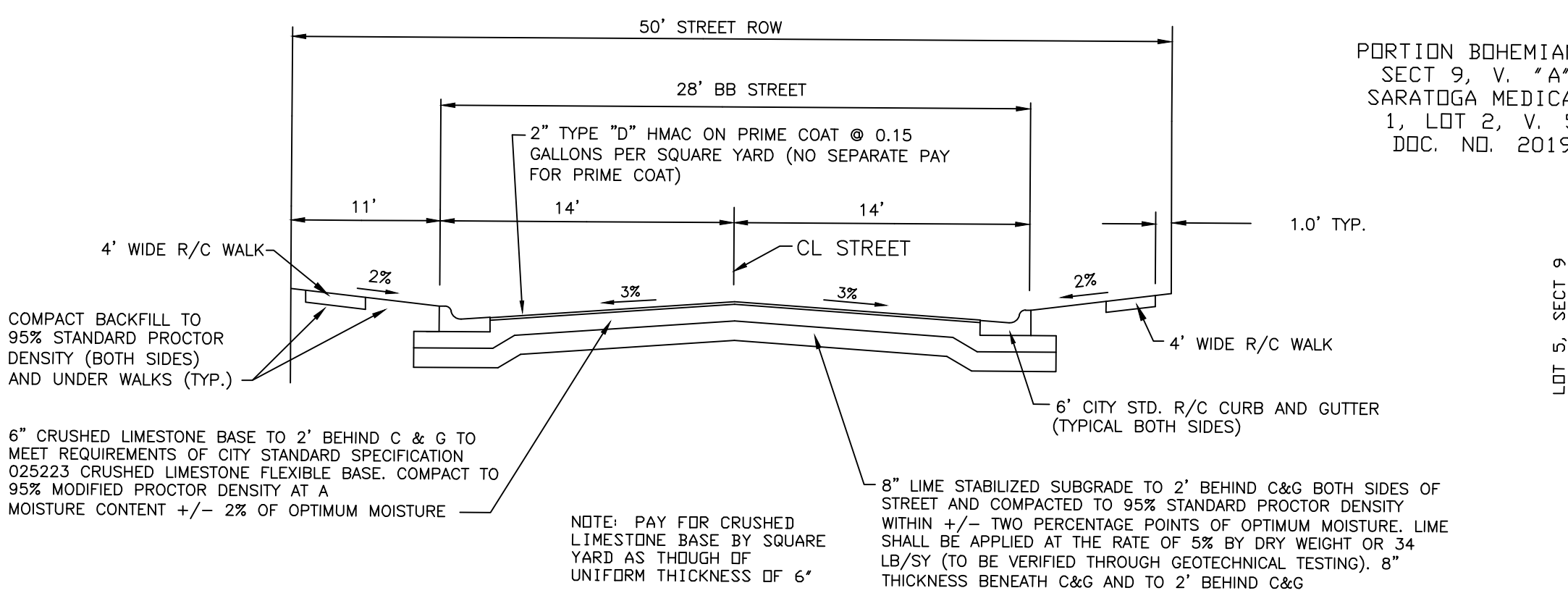
PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,
SECT 9, V. "A", P. 48, M.R. AND PORTION
SARATOGA MEDICAL CENTER SUBDIVISION, BLK
1, LOT 2, V. 57, P. 78 & 79, M.R., CCISD,
DOC. NO. 2019045155, D. R., 15.325 AC.

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,
SECT 9, V. "A", P. 48, M.R. AND PORTION
SARATOGA MEDICAL CENTER SUBDIVISION, BLK
1, LOT 2, V. 57, P. 78 & 79, M.R., CCISD,
DOC. NO. 2019045155, D. R., 15.325 AC.

PORTION BOHEMIAN COLONY LANDS, LOTS 6
& 7, SECT 9, V. "A", P. 48, M.R.,
NUECES REAL ESTATE PARTNERSHIP



TYPICAL HALF-STREET SECTION - 30' ROW
NTS



TYPICAL STREET SECTION - 50' ROW
NTS

HYDROLOGY PARAMETERS - DEVELOPED

5 YR 10.0 AC X 0.55 X 3.09 = 17.0 CFS
25 YR 10.0 AC X 0.55 X 4.04 = 22.2 CFS
100 YR 10.0 AC X 0.55 X 4.81 = 26.5 CFS

HYDROLOGY PARAMETERS - UNDEVELOPED

5 YR 10.0 AC X 0.3 X 3.09 = 9.3 CFS
25 YR 10.0 AC X 0.3 X 4.04 = 12.1 CFS
100 YR 10.0 AC X 0.3 X 4.81 = 14.4 CFS

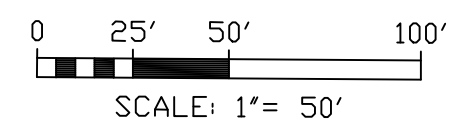
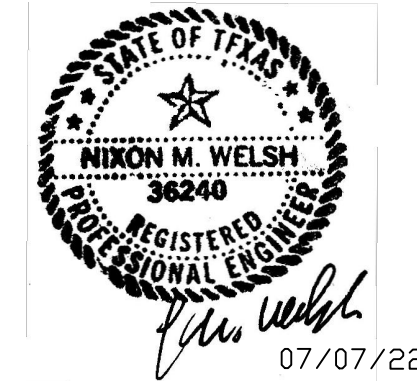
PROJECT DESCRIPTION

LAND USE - VACANT UNDEVELOPED
LAND USE - SINGLE FAMILY RESIDENTIAL DEVELOPED

BASIS OF HYDRAULIC DESIGN

1961 ADOPTED MASTER PLAN (SAME AS ADOPTED 1970
AND 1982 PLANS). FLOWS FROM THESE PLANS MEET OR
EXCEED FLOWS GENERATED FROM INFRASTRUCTURE DESIGN
MANUAL (10m)

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF NIXON M. WELSH, P.E. NO.
36240 OF BASS AND WELSH ENGINEERING, F
52. IT IS NOT TO BE USED FOR CONSTRUCTION
OR BIDDING PURPOSES.

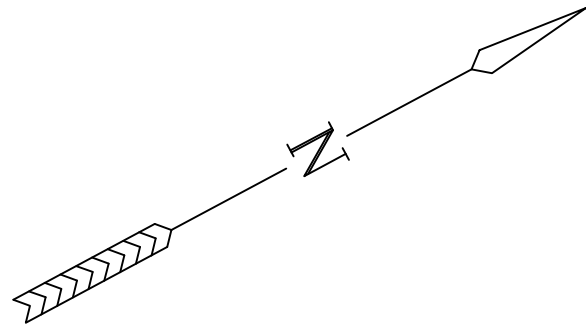


BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 07/07/22
COMP. NO. PLAT-SH3 AS SWQMP
JOB NO: 14041
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 2

SWQMP AND TYPICAL STREET SECTIONS
SCHANEN ESTATES WEST UNIT 13
CORPUS CHRISTI, NUECES COUNTY, TEXAS

MATCH LINE
CONTINUED FROM
PREVIOUS SHEET



CONTINUED ON
FOLLOWING SHEET
MATCH LINE

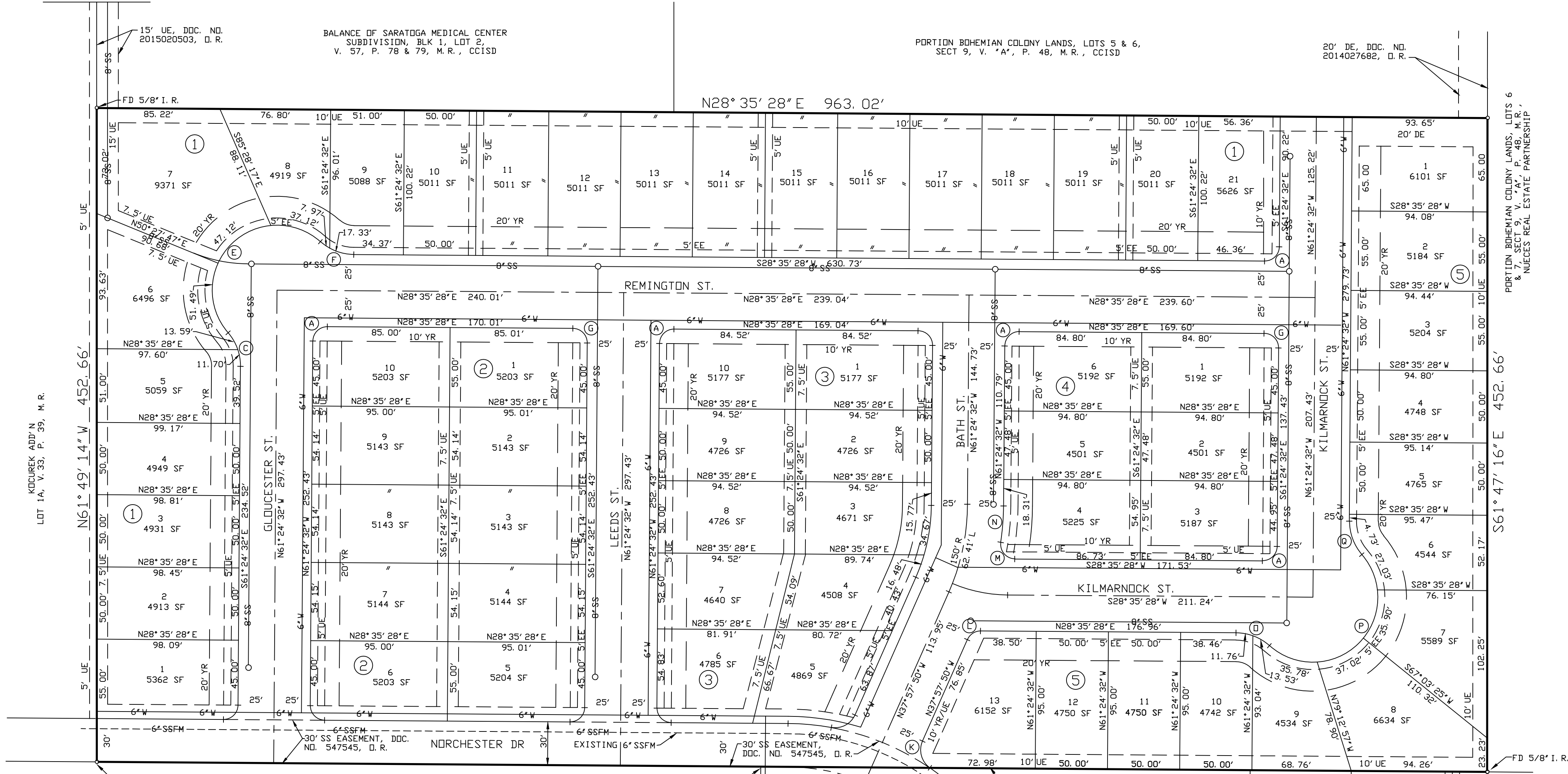
BALANCE OF SARATOGA MEDICAL CENTER
SUBDIVISION, BLK 1, LOT 2,
V. 57, P. 78 & 79, M.R., CCISD

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,
SECT 9, V. 'A', P. 48, M.R., CCISD

20' DE, DDC. NO.
2014027682, D.R.

PORTION BOHEMIAN COLONY LANDS, LOTS 6
& 7, SECT 9, V. 'A', P. 48, M.R.,
NUECES REAL ESTATE PARTNERSHIP

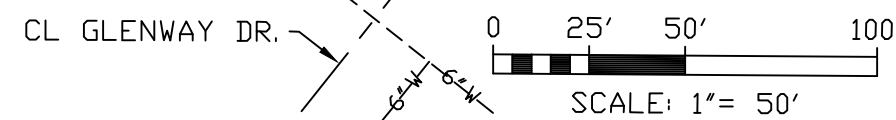
KOCUREK ADD'N
LOT 1A, V. 33, P. 39, M.R.



PORTION BOHEMIAN COLONY LANDS, BLK
4, SECT 9, V. 'A', P. 48, M.R.,
CCISD ACCORDING TO NCAD WEB SITE
AND POSSIBLY DEED, DDC. NO.
2018043243, D.R.

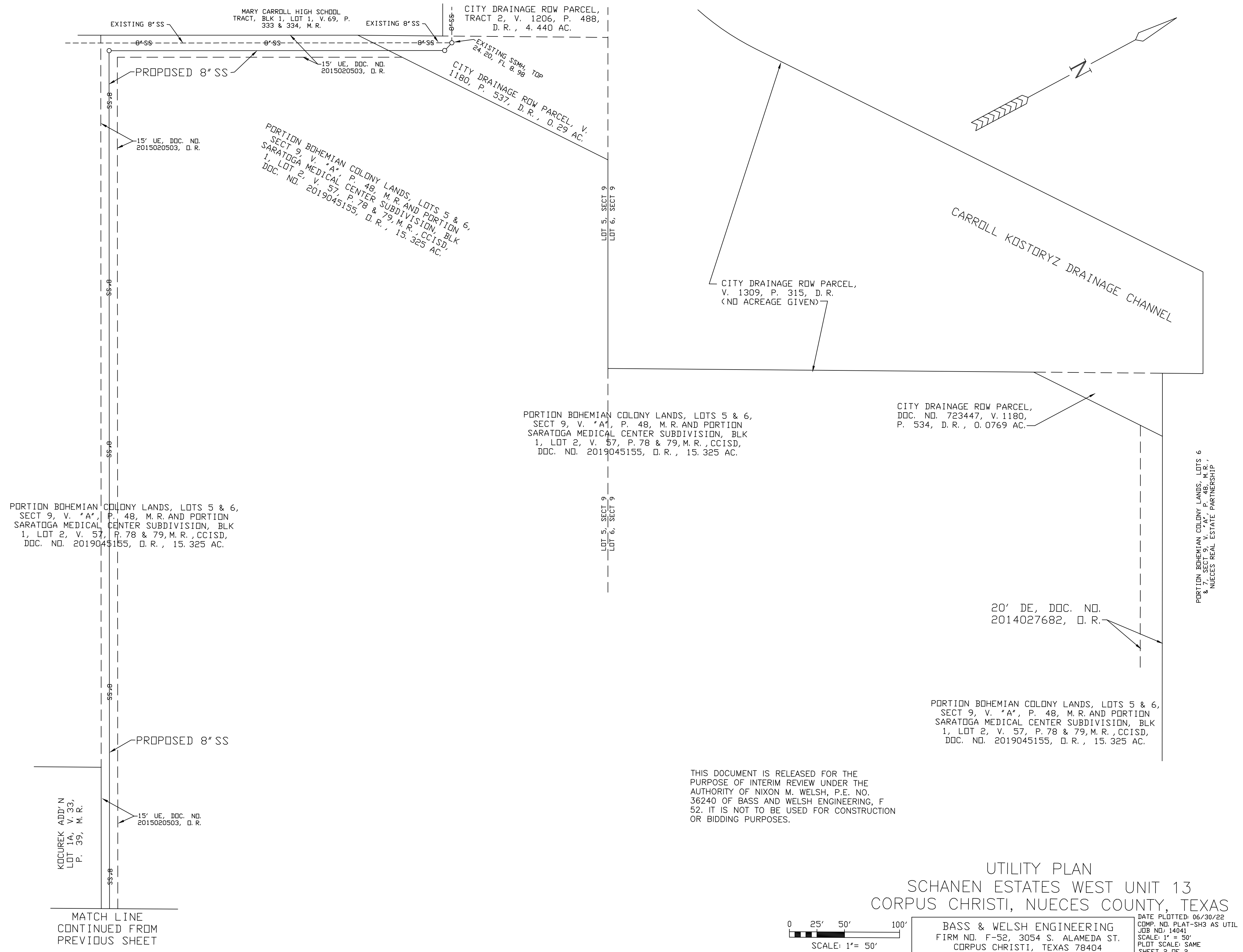
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THE AUTHORITY OF NIXON M. WELSH,
P.E. NO. 36240 OF BASS AND WELSH
ENGINEERING, F 52. IT IS NOT TO BE
USED FOR CONSTRUCTION OR BIDDING
PURPOSES.

UTILITY PLAN SCHANEN ESTATES WEST UNIT 13 CORPUS CHRISTI, NUECES COUNTY, TEXAS



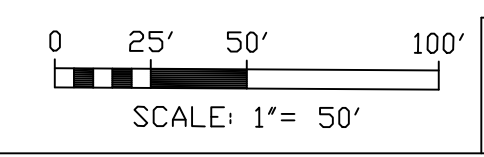
BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22
COMP. NO. PLAT-SH2 AS UTIL
JOB NO: 14041
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 2



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UTILITY PLAN
 SCHANEN ESTATES WEST UNIT 13
 CORPUS CHRISTI, NUECES COUNTY, TEXAS



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

DATE PLOTTED: 06/30/22
 COMP. NO. PLAT-SH3 AS UTIL
 JOB NO.: 14041
 SCALE: 1" = 50'
 PLOT SCALE: SAME
 SHEET 2 OF 2