

PORTION SECT. 31, LAURELES FARM TRACTS, V. 3, P. 15, M.R., CITY OF CORPUS CHRISTI

NOTES:

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE RECEIVING WATER FOR 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.
3. SET 5/8" I.R.'S AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. THE BASIS OF BEARINGS IS THE COMMON EAST BOUNDARY LINE OF KING ESTATES UNIT 1, AND WEST BOUNDARY LINE OF THE SUBJECT SITE, NORTH, AS SHOWN.
5. THE SITE IS IN FEMA ZONE A11 (EL VARIES 14.4 TO 14.9), ZONE B, AND ZONE C. FEMA ZONES ARE FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 4, 1987, FOR NUECES COUNTY, TX, UNINCORPORATED AREAS.
6. NO DRIVEWAY ACCESS TO SOUTH STAPLES STREET.
7. THE TOTAL AREA OF THIS PLAT IS 23.206 ACRES INCLUDING STREET DEDICATIONS.

CURVE DATA

A) D=90° 58' 20" R=5.00' T=5.09' L=7.94' CB=S44° 49' 12" E CH=7.13'	B) D=92° 16' 22" R=15.00' T=15.61' L=24.16' CB=N43° 53' 44" E CH=21.63'	C) D=26° 09' 06" R=400.00' T=92.90' L=182.57' CB=N15° 19' 00" W CH=180.99'	D) D=34° 20' 12" R=480.00' T=148.29' L=287.66' CB=S17° 46' 19" E CH=283.37'
E) D=96° 32' 52" R=15.00' T=14.38' L=25.28' CB=N76° 39' 59" W CH=22.39'	F) D=48° 45' 01" R=35.00' T=15.85' L=29.78' CB=S30° 41' 05" W CH=28.89'	G) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=N34° 56' 25" W CH=73.85'	H) D=48° 45' 01" R=35.00' T=15.85' L=29.78' CB=N79° 26' 06" E CH=28.89'
I) D=87° 35' 05" R=15.00' T=14.38' L=25.28' CB=N11° 16' 03" E CH=20.76'	J) D=24° 49' 51" R=400.00' T=88.06' L=173.35' CB=S22° 31' 29" E CH=19.26'	K) D=24° 37' 13" R=480.00' T=104.75' L=206.26' CB=N22° 25' 10" W CH=13.22'	L) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=N55° 06' 34" W CH=13.22'
M) D=10° 06' 34" R=400.00' T=35.38' L=70.58' CB=S05° 03' 17" E CH=70.49'	N) D=79° 53' 26" R=15.00' T=15.85' L=20.92' CB=N39° 56' 43" E CH=19.26'	O) D=10° 06' 34" R=75.00' T=35.38' L=13.23' CB=N84° 56' 43" E CH=13.22'	P) D=10° 06' 34" R=75.00' T=35.38' L=13.23' CB=S84° 56' 43" W CH=13.22'
Q) D=45° 05' 57" R=35.00' T=14.53' L=27.55' CB=S67° 27' 02" E CH=26.84'	R) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=S45° 00' 00" W CH=21.21'	S) D=180° 11' 54" R=50.00' T=28899.91' L=157.25' CB=N45° 00' 00" E CH=100.00'	T) D=45° 05' 57" R=35.00' T=14.53' L=27.55' CB=N22° 32' 58" W CH=26.84'
U) D=48° 46' 54" R=35.00' T=15.87' L=29.80' CB=N24° 23' 27" E CH=28.91'	V) D=48° 43' 09" R=35.00' T=15.85' L=29.76' CB=S24° 21' 35" E CH=28.87'	W) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=N89° 58' 08" W CH=73.85'	X) D=16° 17' 54" R=995.37' T=142.53' L=283.14' CB=N81° 52' 58" E CH=282.19'
Y) D=16° 17' 54" R=995.37' T=142.53' L=283.14' CB=N81° 52' 58" E CH=282.19'			

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

RENEE T. COUTURE, 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____.

CHAIRMAN
PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY
MARK E. VAN VLECK, P.E.

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

STATE OF TEXAS §
COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE _____ DAY OF _____, 2013. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

I, DIANA T. BARRERA, 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

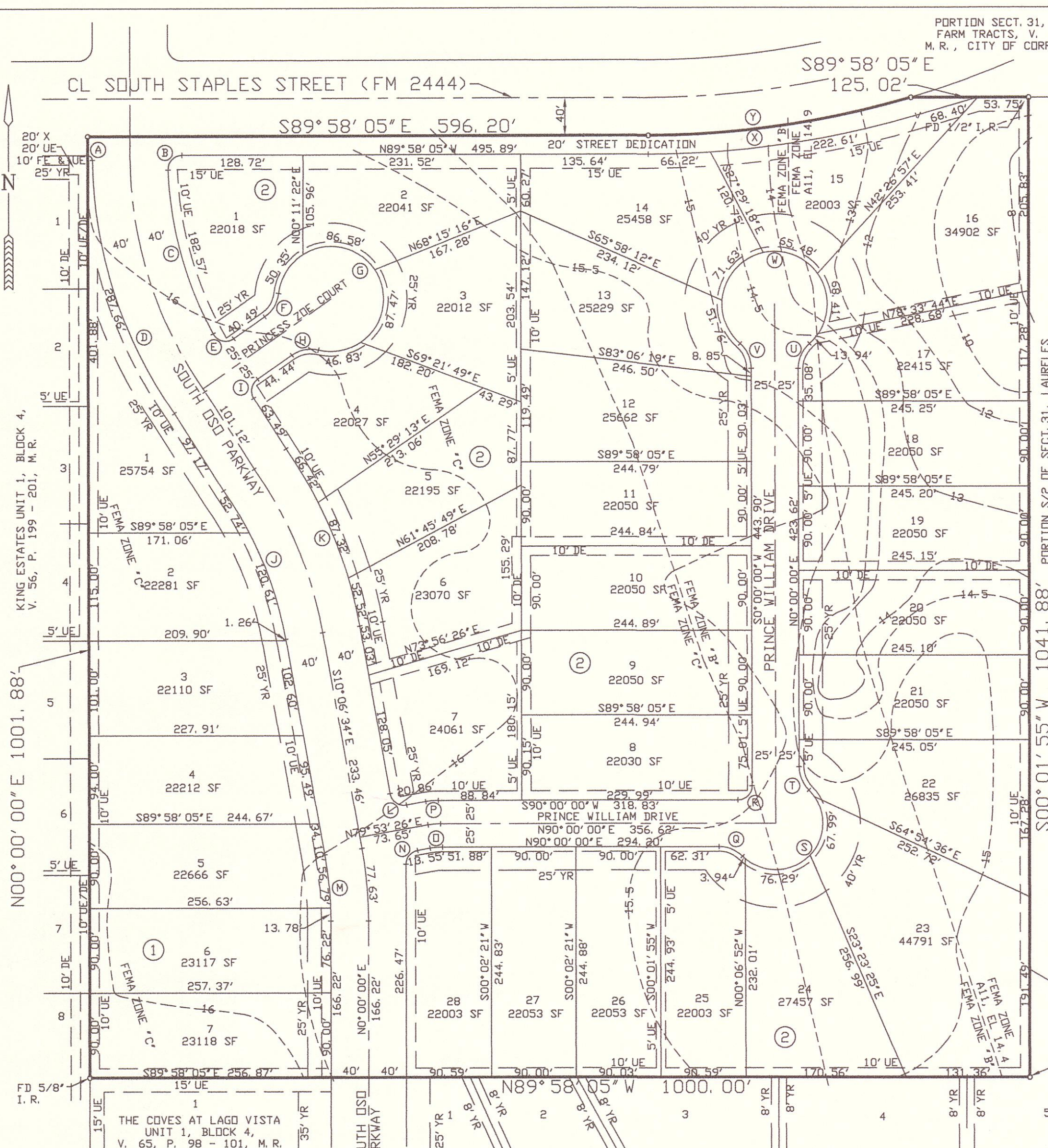
OF _____, 20____ AT _____ O'CLOCK _____ M. IN THE MAP

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.

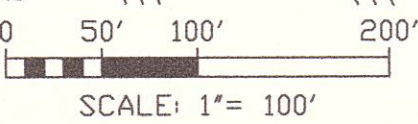
BY: DEPUTY _____ DIANA T. BARRERA, CLERK COUNTY COURT, NUECES COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF NUECES §
WE, MPM DEVELOPMENT, LP, 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____.

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VAHID MOSTAGHASI.
THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS



SCALE: 1" = 100'

THE COVES AT LAGO VISTA
UNIT 1, BLOCK 1,
V. 65, P. 98 - 101, M.R.

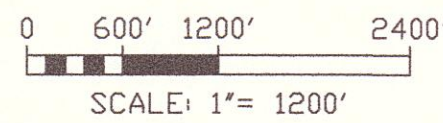


PLAT OF
KING ESTATES UNIT 4

A 23.206 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE SOUTH HALF OF SECTION 31, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS, NUECES CO., TX,
CORPUS CHRISTI, NUECES COUNTY, TEXAS

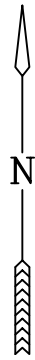
BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED 12/10/13
COMP. NO. PLAT
JOB. NO. 13057
SCALE: 1" = 100'
PLAT SCALE: SAME
SHEET 1 OF 1

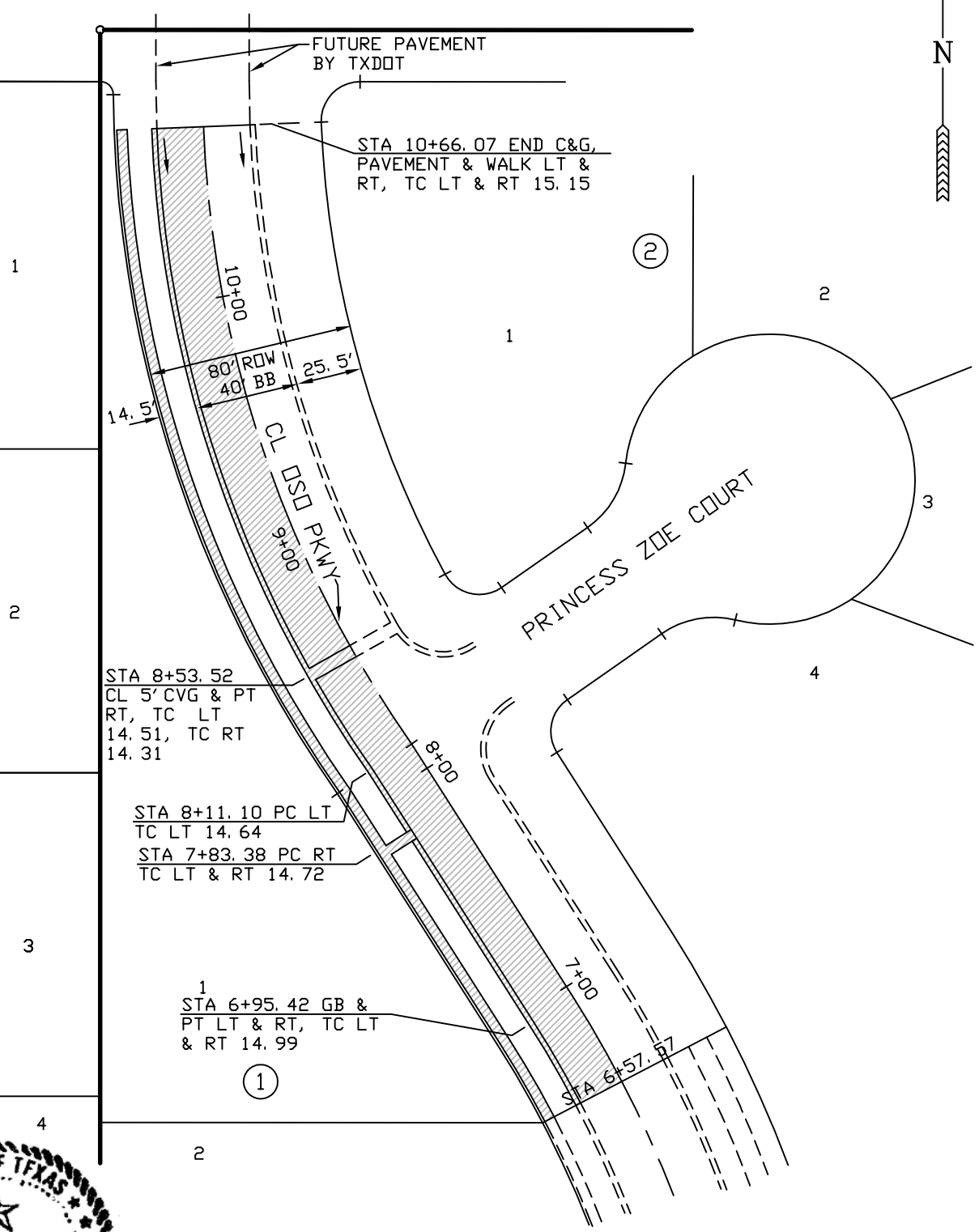


SCALE: 1" = 1200'
1" = 1200' APPROX.

CL S. STAPLES ST. (FM 2444)



KING ESTATES UNIT 1, BLOCK 4,
V. 56, P. 199 - 201, M.R.



Nixon M. Welsh
3/21/14

EXHIBIT SHOWING OSD
PARKWAY IMPROVEMENTS
OPPOSITE OF LOT 1, BLOCK 1
1" = 60'

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52,
FILE: EXB-1, JOB NO. 13057,
SCALE: 1" = 60'
PLOT SCALE: SAME, PLOT DATE:
3/21/14, SHEET 1 OF 1

Exhibit 2

KING ESTATES UNIT 4
 COST ESTIMATE

Street & Surface Items

2" HMAC	4779	SY	17.50	\$83,632.50
4" HMAC	4077	SY	35.00	142,695.00
6" Curb & Gutter	4618	LF	14.50	66,961.00
6" Limestone Base	5978	SY	17.50	104,615.00
11" Limestone Base	4933	SY	34.00	167,722.00
8" Lime Stabilized Subgrade to	10909	SY	7.80	85,090.20
4" Thick RIC Wallk	22248	SF	4.50	100,116.00
5' RC Valley gutter	72	LF	60.00	4,320.00
Clearing and Grubbing	1	LS	12,000.00	12,000.00
Excavation	1	LS	125,000.00	125,000.00
Street Signs	3	EA	300.00	900.00
				\$893,051.70

Storm Sewer Items

5 inlet Slot or Post Type	8	EA	2,400.00	\$19,200.00
Ty A Manhole	3	EA	2,400.00	7,200.00
Ty B Manhole	1	EA	2,400.00	2,400.00
15" RCP	517	LF	35.00	18,095.00
18" RCP	566	LF	41.00	23,206.00
21" RCP	512	LF	44.00	22,528.00
24" RCP	504	LF	48.00	24,192.00
30" RCP	29	LF	58.00	1,682.00
36" RCP	249	LF	65.00	16,185.00
Headwall Structure at end of pipe	3	EA	4,500.00	13,500.00
Crushed Stone Rip Rap in 2 Places	1	LS	6,500.00	6,500.00
				\$154,688.00

Water Items

12" Tapping Saddle w/sleeve	1	EA	2,100.00	\$2,100.00
8" PVC Pipe	1148	LF	35.00	40,180.00
8" Tee, DI	3	LF	400.00	1,200.00
8" Gate Valve w/ Box	1	EA	980.00	980.00
6" PVC Pipe	920	LF	30.00	27,600.00
6" Gate Valve w/ Box	4	EA	900.00	3,600.00
6" EL, 90° DI	4	EA	250.00	1,000.00
6" Tee, DI	1	LF	350.00	350.00
6' x 30" PVC Nipple	8	EA	225.00	1,800.00
Fire Hydrant Assembly	2	EA	3,600.00	7,200.00
2"x8" Double Strap Connector and 2' corp valve	1	LS	1,200.00	1,200.00
2' HDPE	362	LF	22.00	7,964.00
Double Water Service	16	EA	600.00	9,600.00
Single water service	3	EA	500.00	1,500.00
				\$106,274.00

Miscellaneous Construction

Blank 2" and 4" Conduit for AEP	150	LF	15.00	\$2,250.00
Traffic Control & Barricading Plan (During Construction)	1	LS	500.00	500.00
Trench Safety for Excavations (Sanitary Sewer & Storm Sewer Pipes of all Sizes)	2423	LF	2.00	4,846.00
Storm Water Pollution Prevention	1	LS	3,000.00	3,000.00
				\$10,596.00

\$1,164,609.70

BASS WELSH ENGINEERING

Engineering Firm Reg. No. F-52
 Surveying Firm Reg. No. 100027-00
 P.O. Box 6397
 Corpus Christi, TX 78466-6397

13057-PCE-STREET
 3/21/2014

KING ESTATES UNIT 4
 OSO PARKWAY REIMBURSEMENT ITEMS

A. CITY REIMBURSEMENT STREET IMPROVEMENTS OPPOSITE LOT 1, BLOCK 1 (NORTH OF STA 6+57.57)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	6" CURB & GUTTER	417	LF	14.50	6,046.50
2	4" CONCRETE WALK	1735	SF	4.50	7,807.50
3	5' CONC. VALLEY & GUTTER	18	LF	60.00	1,080.00
4	4" HMAC	815	SY	35.00	28,525.00
5	11" CRUSHED LIMESTONE BASE TO 2' BC	1000	SY	34.00	34,000.00
6	8" LIME STABILIZED SUBGRADE TO 2' BC	1000	SY	7.80	7,800.00
7	EXCAVATION	1	LS	7,500.00	7,500.00
8	CLEARING AND GRUBING	1	LS	1,600.00	1,600.00

CITY PORTION \$ 94,359.00

B. CITY REIMBURSE OVERSIZING ON DEVELOPERS PORTION OF STREET IMPROVEMENTS STA 6+57.57 TO NORTH

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	DIFFERENCE IN PRICE BETWEEN 2" HMAC & 4" HMAC	807	SY	17.50	14,122.50
2	DIFFERENCE IN PRICE BETWEEN 8" LIMESTONE BASE AND 11" LIMESTONE BASE	988	SY	10.50	10,374.00

CITY PORTION \$ 24,496.50

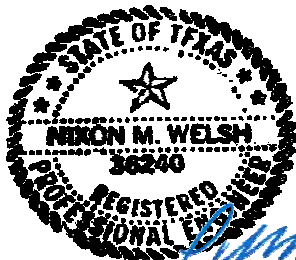
C. CITY REIMBURSE OVERSIZING ON STREET IMPROVEMENTS STA 6+57.57 TO SOUTH

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	DIFFERENCE IN PRICE BETWEEN 2" HMAC & 4" HMAC	2436	SY	17.50	42,630.00
2	DIFFERENCE IN PRICE BETWEEN 8" LIMESTONE BASE AND 11" LIMESTONE BASE	2976	SY	10.50	31,248.00

CITY PORTION \$ 73,878.00

SUMMARY

PART A	\$ 94,359.00
PART B	24,496.50
PART C	73,878.00
SUBTOTAL	\$ 192,733.50
12% ENGINEERING, SURVEYING & TESTING	\$ 23,128.02
TOTAL CITY REIMBURSEMENT	\$ 215,861.52



Nixon M. Welsh



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: MPM Development, LP
STREET: PO Box 331308 CITY: Corpus Christi ZIP: 78463
FIRM is: Corporation Partnership Sole Owner Association Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Job Title and City Department (if known)
None _____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Title
None _____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Board, Commission, or Committee
None _____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Consultant
None _____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Mossa (Moses) Mostaghasi Title: General Partner
(Print)

Signature of Certifying Person: Date: 04/08/2014

DEFINITIONS

- a. "Board Member". A member of any board, commission or committee appointed by the City Council of the City of Corpus Christi, Texas.
- b. "Employee". Any person employed by the City of Corpus Christi, Texas, either on a full or part time basis, but not as an independent contractor.
- c. "Firm". Any entity operated for economic gain, whether professional, industrial or commercial and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust and entities which, for purposes of taxation, are treated as non-profit organizations.
- d. "Official". The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads and Municipal Court Judges of the City of Corpus Christi, Texas.
- e. "Ownership Interest". Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. "Constructively held" refers to holding or control established through voting trusts, proxies or special terms of venture or partnership agreements.
- f. "Consultant". Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.