

STATE OF TEXAS §

COUNTY OF NUECES §

WE, DORSAL 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 AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATA O. AZALI, PRESIDENT

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ATA O. AZALI, PRESIDENT OF, DORSAL DEVELOPMENT, LLC.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

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 §

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 AND THAT WE HAVE BEEN ENGAGED TO SET LOT CORNER MONUMENTATION UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

BRIA A. WHITMIRE, P.E., CFM, CPM 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 MICHAEL MILLER

SECRETARY AL RAYMOND III, AIA

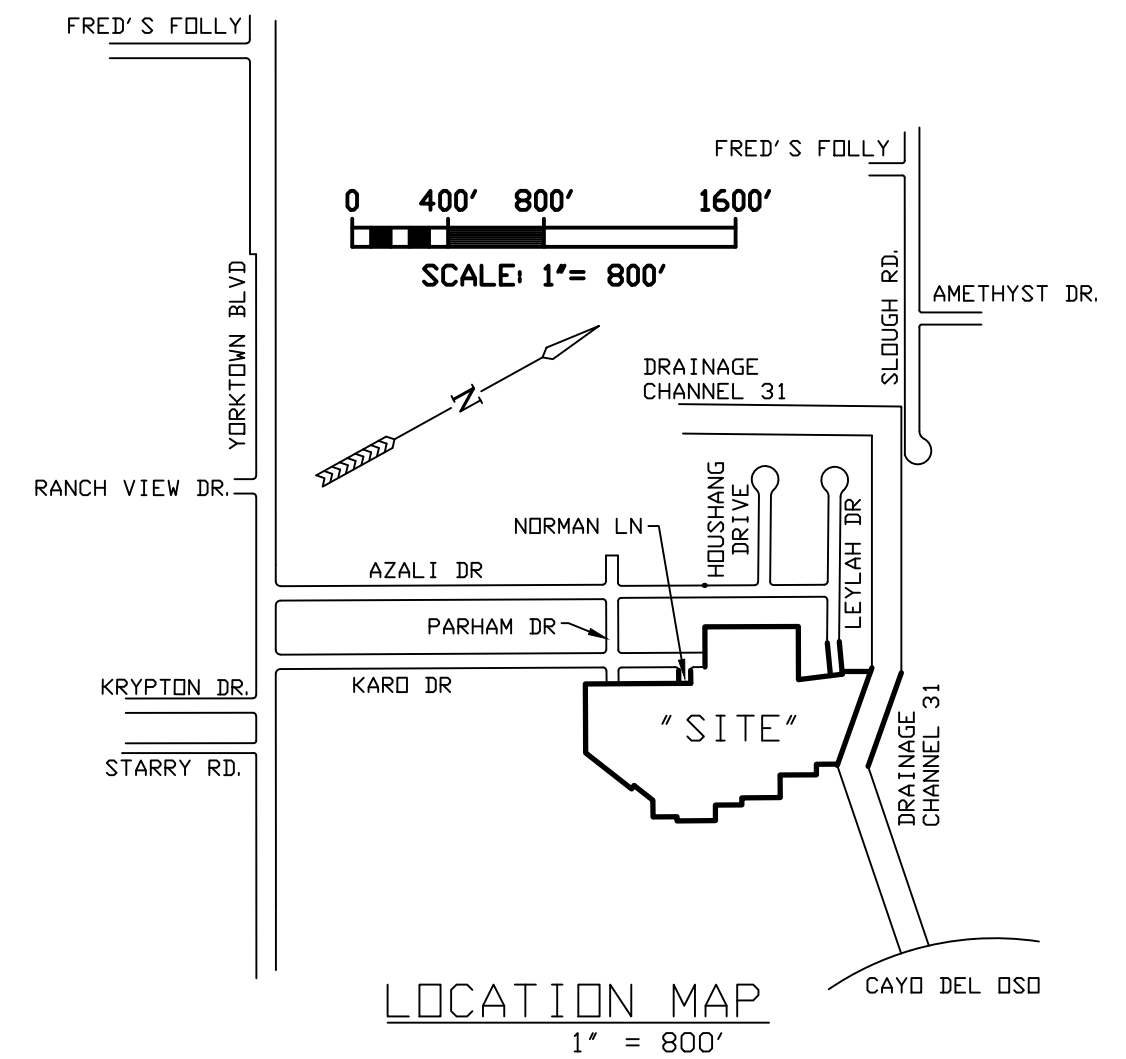
# PLAT OF AZALI ESTATES UNIT 3

A 13.876 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 8 AND 9, SECTION 25, AND LOTS 1 & 6, SECTION 34, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 'A', PAGE 41 - 43, 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: 12/4/23  
COMP. NO.: PLAT-SH1  
JOB NO.: 21060  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 2



### LEGEND:

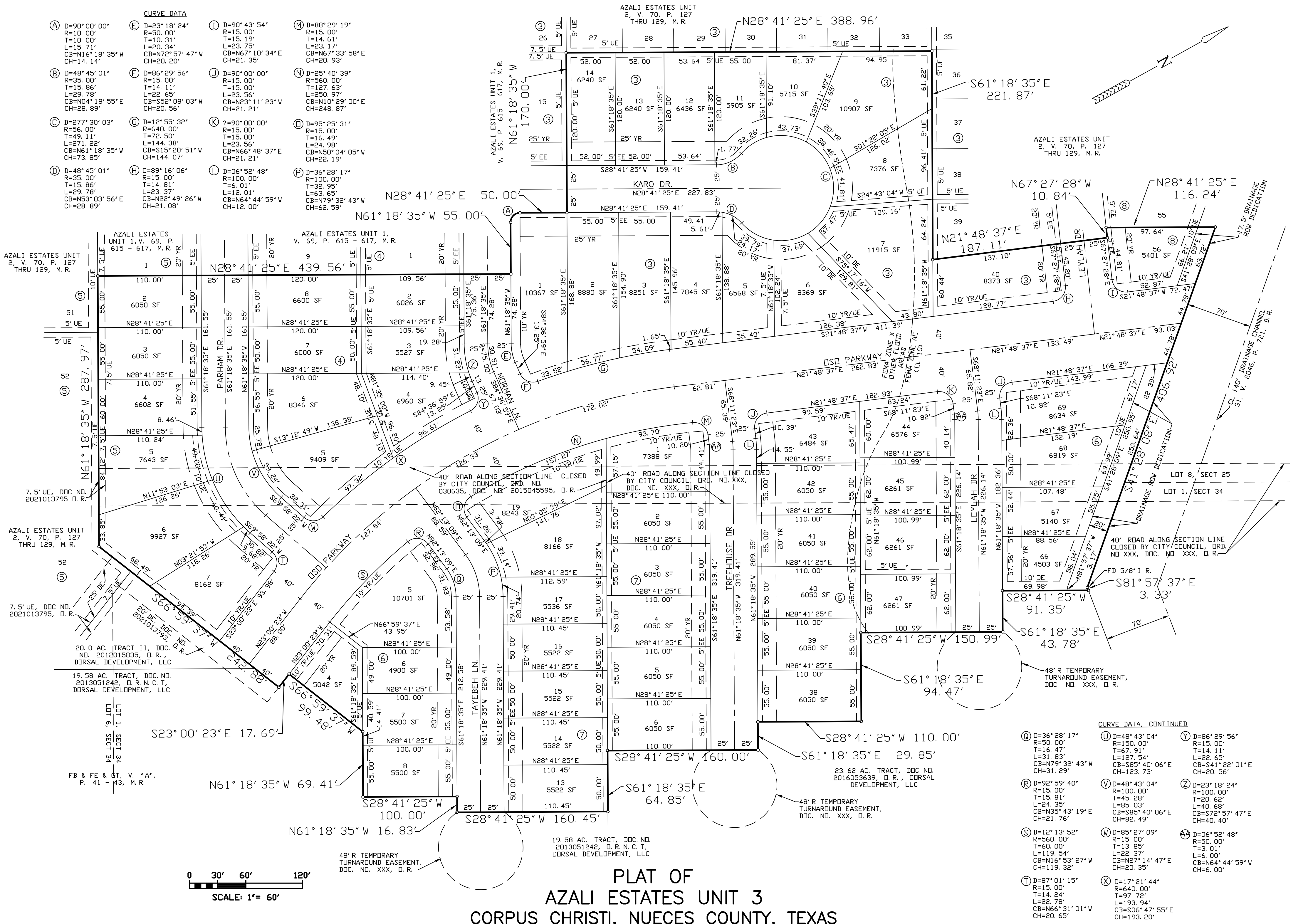
- DE DRAINAGE EASEMENT
- D.R. DEED RECORDS, NUECES CO., TX
- M.R. MAP RECORDS, NUECES CO., TX
- O.R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT

### NOTES

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. MONUMENTATION FOR LOT CORNERS IS 5/8" IRON RODS WHERE REASONABLY POSSIBLE, OTHERWISE, NAILS OR CHISEL MARKS WHERE REASONABLY POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. ALL OF THE SUBJECT SITE LIES IN ZONE X (OTHER FLOOD AREAS) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0540G, NUECES COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP STAMPED "REVISED PRELIMINARY, MAY 30, 2018", EXCEPT FOR AREAS IN ZONE AE (EL10) IN THE NORTH PORTION OF THE SITE AS SHOWN.
5. LEGAL DESCRIPTION: A 13.876 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 8 AND 9, SECTION 25, AND LOTS 1 & 6, SECTION 34 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 41-43, MAP RECORDS, NUECES CO., TX.
6. THE TOTAL PLATTED AREA CONTAINS 13.876 ACRES OF LAND INCLUDING STREET DEDICATIONS.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE
8. NO PRIVATE DRIVEWAY ACCESS ONTO OSO PARKWAY EXCEPT LOT 4, BLOCK 6, SHALL HAVE DRIVEWAY ACCESS TO OSO PARKWAY.

Approved by the  
Planning Commission  
on December 13, 2023

- CURVE DATA**
- (A) D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N16°18'35"W CH=14.14'
  - (B) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=N04°18'55"E CH=28.89'
  - (C) D=277°30'03" R=56.00' T=49.11' L=271.22' CB=N61°18'35"W CH=73.85'
  - (D) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=N5°03'56"E CH=28.89'
  - (E) D=23°18'24" R=50.00' T=10.31' L=20.34' CB=N72°57'47"W CH=20.20'
  - (F) D=86°29'56" R=15.00' T=14.11' L=22.65' CB=N52°08'03"W CH=20.56'
  - (G) D=12°55'32" R=640.00' T=72.50' L=144.38' CB=N15°20'51"W CH=144.07'
  - (H) D=89°16'06" R=15.00' T=14.81' L=23.37' CB=N22°49'26"W CH=21.08'
  - (I) D=90°43'54" R=15.00' T=14.61' L=23.75' CB=N67°10'34"E CH=21.35'
  - (J) D=90°00'00" R=15.00' T=15.00' L=23.56' CB=N23°11'23"W CH=21.21'
  - (K) D=90°00'00" R=15.00' T=15.00' L=23.56' CB=N66°48'37"E CH=21.21'
  - (L) D=06°52'48" R=100.00' T=6.01' L=12.01' CB=N64°44'59"W CH=12.00'
  - (M) D=88°29'19" R=15.00' T=14.61' L=23.75' CB=N57°33'58"E CH=20.93'
  - (N) D=25°40'39" R=560.00' T=127.63' L=250.97' CB=N10°29'00"E CH=248.87'
  - (O) D=95°25'31" R=15.00' T=16.49' L=24.98' CB=N50°04'05"W CH=22.19'
  - (P) D=36°28'17" R=100.00' T=32.95' L=63.65' CB=N79°32'43"W CH=62.59'



- CURVE DATA, CONTINUED**
- (Q) D=36°28'17" R=50.00' T=16.47' L=31.83' CB=N79°32'43"W CH=31.29'
  - (R) D=92°59'40" R=15.00' T=15.81' L=24.35' CB=N35°43'19"E CH=21.76'
  - (S) D=12°13'52" R=560.00' T=72.50' L=144.38' CB=N16°53'27"W CH=119.32'
  - (T) D=87°01'15" R=15.00' T=14.24' L=22.78' CB=N66°31'01"W CH=20.65'
  - (U) D=48°43'04" R=150.00' T=57.91' L=127.54' CB=N85°40'06"E CH=123.73'
  - (V) D=48°43'04" R=100.00' T=45.28' L=85.03' CB=N35°43'19"E CH=82.49'
  - (W) D=85°27'09" R=15.00' T=13.85' L=22.37' CB=N27°14'47"E CH=20.35'
  - (X) D=17°21'44" R=640.00' T=97.72' L=193.94' CB=N66°44'59"W CH=193.20'
  - (Y) D=86°29'56" R=15.00' T=14.11' L=22.65' CB=N41°22'01"E CH=20.56'
  - (Z) D=23°18'24" R=100.00' T=10.31' L=20.34' CB=N72°57'47"E CH=20.20'
  - (AA) D=06°52'48" R=50.00' T=3.01' L=6.00' CB=N64°44'59"W CH=6.00'

**PLAT OF  
AZALI ESTATES UNIT 3  
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

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

DATE PLOTTED: 12/4/23  
COMP. NO.: PLAT-SH2  
JOB NO.: 21060  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 2 OF 2

