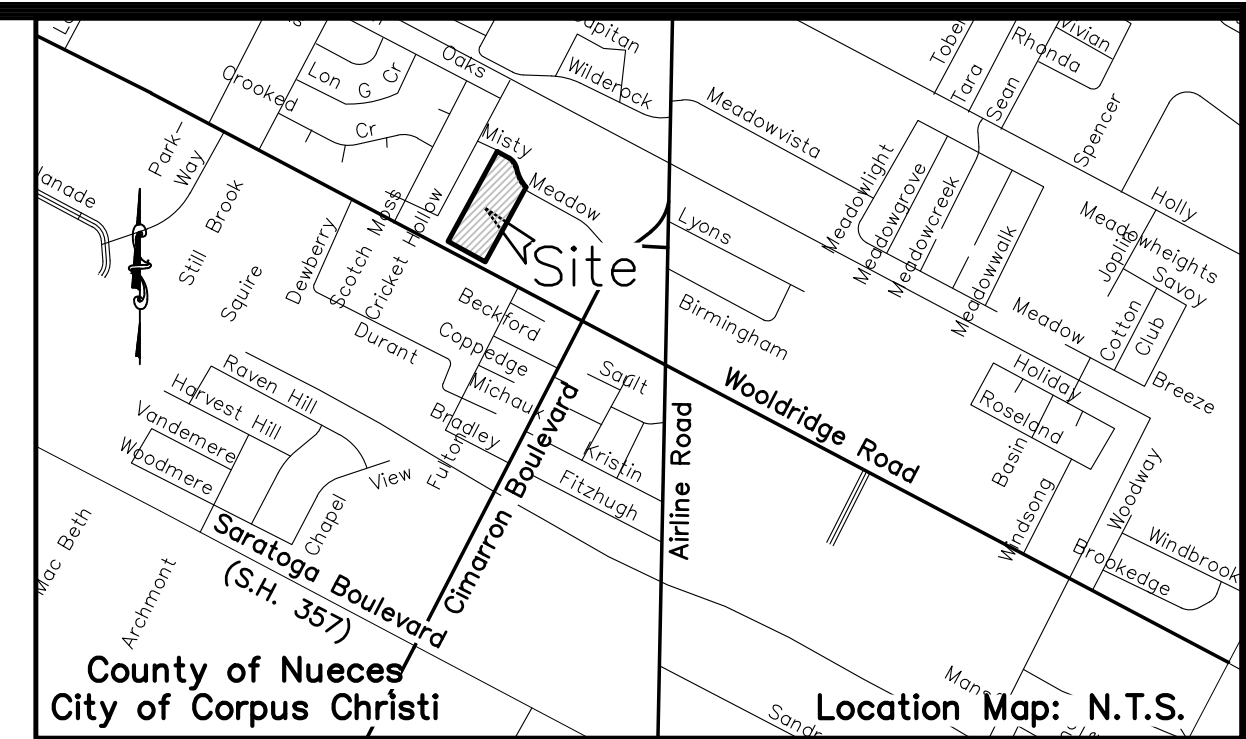


**Notes:**

1. Total platted area contains 5.03 Acres of Land. (Includes Street Dedication)
2. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.
3. 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". The TCEQ also categorized the receiving water as "contact recreation" use.
4. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0315 D, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and Flood Insurance Rate Map, Community Panel No. 485464 0303 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.



*Plat of*  
**Wooldridge Creek**  
*Unit 14*

5.03 Acres of Land out of Lot 10, Section 12, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 5.03 Acres being the same land described in a Special Warranty Deed from The Morris Lichtenstein, Jr. Foundation to The Mostaghassi Investment Trust, recorded in Document No. 2002017621, Official Public Records of Nueces County, Texas.

State of Texas  
County of Nueces

The Mostaghassi Investment Trust, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_  
Hossein Mostaghassi, Trustee

State of Texas  
County of Nueces

This instrument was acknowledged before me by Hossein Mostaghassi, as Trustee, of the Mostaghassi Investment Trust, of behalf of said entity in said capacity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Pablo Martinez, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

This 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\_\_\_\_\_.

\_\_\_\_\_  
Al Raymond, III, AIA, CBO  
Secretary

\_\_\_\_\_  
Carl Crull, P.E.  
Chairman

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 said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_  
Deputy

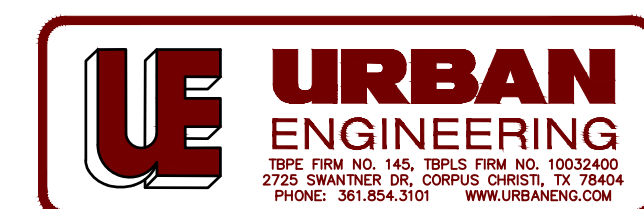
State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

*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.*

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



Submitted: 8/14/19  
Revised: 9/3/19  
SCALE: NONE  
JOB NO.: 07550.B9.04  
SHEET: 1 of 2  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com

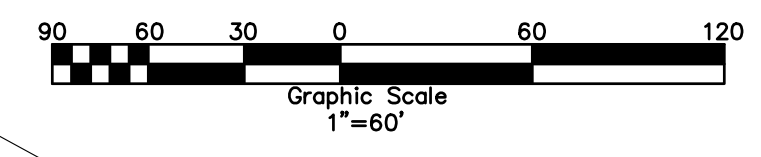


- Legend:**
- 1/2 Inch Iron Rod
  - 5/8 Inch Iron Rod Found
  - △ Drill Hole Found
  - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set

LINE	BEARING	DISTANCE
L1	N63°10'34"E	31.31'

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°47'44"	15.00°	23.25'		N73°01'29"E	20.99'
C2	90°00'00"	20.00°	31.42'		S16°22'23"E	28.28'
C3	90°00'00"	20.00°	31.42'		S73°37'37"W	28.28'
C4	91°12'16"	15.00°	23.88'		N16°58'31"W	21.43'
C5	1°47'11"	109.39°	3.41'		S60°28'47"E	3.41'
C6	48°12'49"	109.39°	92.05'		S35°28'47"E	89.36'



*Plat of*  
**Wooldridge Creek**  
*Unit 14*

5.03 Acres of Land out of Lot 10, Section 12, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 5.03 Acres being the same land described in a Special Warranty Deed from The Morris Lichtenstein, Jr. Foundation to The Mostaghassi Investment Trust, recorded in Document No. 2002017621, Official Public Records of Nueces County, Texas.

Revised: 9/3/19  
 Submitted: 8/14/19  
 SCALE: 1"=60'  
 JOB NO.: 07550.B9.04  
 SHEET: 2 of 2  
 DRAWN BY: XG  
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 urbansurvey1@urbaneng.com