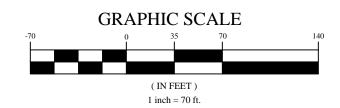


Curve Table					
Curve #	Length	Radius	Delta	Chord	
C1	23.56'	15.000	090° 00' 00"	N16° 28' 52"W, 21.21'	
C2	11.70'	20.000	033° 31' 11"	N78° 11' 31"W, 11.53'	
С3	31.61'	70.000	025° 52' 23"	N82° 00' 55"W, 31.34'	
C4	41.58'	70.000	034° 02' 05"	N52° 03' 41"W, 40.97'	
C5	42.79'	70.000	035° 01' 28"	N17° 31' 54"W, 42.13'	
C6	40.37'	70.000	033° 02' 37"	N16° 30' 08"E, 39.81'	
C7	17.93'	70.000	014° 40' 37"	N40° 21' 45"E, 17.88'	
C8	6.70'	20.000	019° 11' 17"	N38° 06' 25"E, 6.67'	
С9	23.56'	15.000	090° 00' 00"	N16° 29' 14"W, 21.21'	
C10	23.56'	15.000	090° 00' 00"	N73° 30' 46"E, 21.21'	
C11	33.44'	65.000	029° 28' 29"	N43° 15' 01"E, 33.07'	
C12	41.74'	65.000	036° 47' 35"	N76° 23' 02"E, 41.03'	
C13	42.34'	65.000	037° 19' 30"	S66° 33' 25"E, 41.60'	
C14	14.84'	65.000	013° 05' 04"	S41° 21' 08"E, 14.81"	
C15	9.28'	20.000	026° 34' 46"	S48° 05' 58"E, 9.20'	
C16	10.02'	20.000	028° 42' 31"	S75° 44' 37"E, 9.92'	
C17	29.69'	65.000	026° 10' 09"	S77° 00' 48"E, 29.43'	
C18	43.71'	65.000	038° 31' 30"	S44° 39' 58"E, 42.89'	
C19	41.41'	65.000	036° 30' 03"	S07° 09' 12"E, 40.71'	
C20	19.76'	65.000	017° 25' 18"	S19° 48' 29"W, 19.69'	
C21	23.56'	15.000	090° 00' 00"	S16° 28' 52"E, 21.21'	
C22	23.56'	15.000	090° 00' 00"	N73° 31' 08"E, 21.21'	
C23	23.54'	15.000	089° 54' 29"	N16° 26' 07"W, 21.20'	
C24	23.59'	15.000	090° 05' 45"	N73° 34' 00"E, 21.23'	
C25	23.54'	15.000	089° 53' 53"	S16° 26' 10"E, 21.19'	
C26	23.59'	15.000	090° 05' 52"	S73° 33' 42"W, 21.23'	

PLAT OF PEACEFUL ESTATES

A 9.394 ACRE TRACT BEING ALL OF A 1.821 ACRE TRACT AND ALL OF A 0.586 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003017304, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, ALL OF A 1.747 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003017306, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, ALL OF A 1.820 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003017307, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL OF A 3.416 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003017305, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. SAID 9.394 ALSO BEING OUT OF THE SOUTH HALF OF LOT 17, SECTION 49, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS.





Brister Surveying 4455 South Padre Island Drive Suite 51 Corpus Christi, Texas 78411 Office 361-850-1800 Fax 361-850-1802 Firm Registration No. 10072800

STATE OF TEXAS COUNTY OF NUECES

AT ____O'CLOCK _M

WE, MVR CONSTRUCTION, INC., A TEXAS CORPORATION, OWNER, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE	DAY OF	, 2021
MOHAMMAD RE	EZAEI-NAZARI, DIRECTOR	
VAHID REZAEI-	NAZARI, DIRECTOR	
REZA HADDADZ	ZADEH, DIRECTOR	
STATE OF TEXAS COUNTY OF NUI		
	T OF THE HEREIN DESCRIBED P NEER OF THE CITY OF CORPUS (ROPERTY WAS APPROVED BY THE DEVELOPMENT CHRISTI, TEXAS.
THIS THE	DAY OF	, 2021
BRETT FLINT, P. DEVELOPMENT	E. SERVICES ENGINEER	
STATE OF TEXAL COUNTY OF NUI	ECES	ROPERTY WAS APPROVED ON BEHALF OF THE CITY
OF CORPUS CHR	RISTI, TEXAS BY THE PLANNING	
OF CORPUS CHR	RISTI, TEXAS BY THE PLANNING	
	_ DAY OF	COMMISSION.
THIS THEAL RAYMOND II	_ DAY OF	COMMISSION.
THIS THEAL RAYMOND II SECRETARY	_ DAY OF	COMMISSION.
AL RAYMOND II SECRETARY JEREMY BAUGE CHAIRMAN STATE OF TEXAL COUNTY OF NUI. I, KARA SANDS, CERTIFY THAT	DAY OF	IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY DATED THE DAY OF , 2021, WITH ITS
AL RAYMOND II SECRETARY JEREMY BAUGE CHAIRMAN STATE OF TEXA COUNTY OF NUI I, KARA SANDS, CERTIFY THAT TO CERTIFICATE OF TEXA COUNTY OF NUI RECORDS.	DAY OF	IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY DATED THE DAY OF, 2021, WITH ITS FOR RECORD IN MY OFFICE THE DAY OF COUNTY IN VOLUME, PAGE MAP
AL RAYMOND II SECRETARY JEREMY BAUGE CHAIRMAN STATE OF TEXA COUNTY OF NUI I, KARA SANDS, CERTIFY THAT TO CERTIFICATE OF TEXA COUNTY OF NUI RECORDS. WITNESS MY HA	DAY OF	IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY DATED THE DAY OF, 2021, WITH ITS FOR RECORD IN MY OFFICE THE DAY OF COUNTY IN VOLUME, PAGE MAP COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN
AL RAYMOND II SECRETARY JEREMY BAUGE CHAIRMAN STATE OF TEXA COUNTY OF NUI I, KARA SANDS, CERTIFY THAT TO CERTIFICATE OF TEXA COUNTY OF NUI RECORDS. WITNESS MY HA	TAIA S ECES CLERK OF THE COUNTY COURT THE FOREGOING INSTRUMENT I F AUTHENTICATION WAS FILED AT O'CLOCKM IN SAID AND AND SEAL OF THE COUNTY TI, TEXAS, THE DAY AND YEAR L	IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY DATED THE DAY OF, 2021, WITH ITS FOR RECORD IN MY OFFICE THE DAY OF COUNTY IN VOLUME, PAGE MAP COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN
AL RAYMOND II SECRETARY JEREMY BAUGE CHAIRMAN STATE OF TEXA COUNTY OF NUI I, KARA SANDS, CERTIFY THAT TO CERTIFICATE OF TEXA COUNTY OF NUI RECORDS. WITNESS MY HAT CORPUS CHRISTEN NO.	TAIA S ECES CLERK OF THE COUNTY COURT THE FOREGOING INSTRUMENT I F AUTHENTICATION WAS FILED AT O'CLOCKM IN SAID AND AND SEAL OF THE COUNTY TI, TEXAS, THE DAY AND YEAR L	IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY DATED THE DAY OF, 2021, WITH ITS FOR RECORD IN MY OFFICE THE DAY OF COUNTY IN VOLUME, PAGE MAP COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN

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. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS INDICATED ON PANEL NUMBER 485464 0318 C, CITY OF CORPUS CHRISTI, TEXAS, AND DATED JULY 18, 1985.
- 3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.
- 4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 5. SET 5/8" RE-BAR WITH CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
- 6. THE TOTAL PLATTED AREA IS 9.394 ACRES INCLUDING STREET DEDICATION.
- 7. DRIVEWAY ACCESS TO FLOUR BLUFF DRIVE IS PROHIBITED.

STATE OF TEXAS COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE, MOHAMMAD REZAEI-NAZARI, VAHID REZAEI-NAZARI, AND REZA HADDADZADEH, EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ______ DAY OF __________, 2021 NOTARY PUBLIC

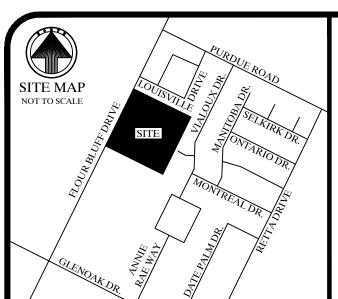
STATE OF TEXAS COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

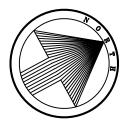
THIS THE _____ DAY OF _____ , 2021

RONALD E. BRISTER REGISTERED PROFESSIONAL LAND SURVEYOR

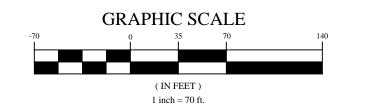
DATE OF MAP: 4 MARCH 2021



DATE OF MAP: 9 MARCH 2021



PLAT OF PEACEFUL ESTATES





Brister Surveying

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Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

PAGE 2 OF 2

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