

W/2 LOT 7, BLK 1,  
N. R. I. P., V. A, P. 54, M. R.  
DOC. NO. 2018029266, D. R.  
RICK'S HOMES, LLC

# FINAL PLAT OF MEADOW RIDGE

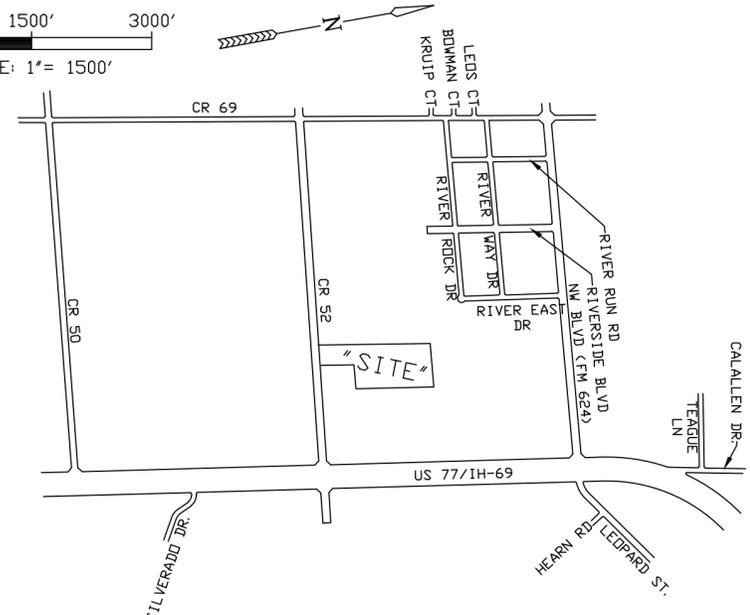
A 15.546 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BLOCK OR SECTION 1, LOT 7, NUECES RIVER IRRIGATION PARK, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 54, MAP RECORDS, NUECES COUNTY, TX

## CORPUS CHRISTI, NUECES COUNTY, TEXAS

**BASS & WELSH ENGINEERING**  
TX SURVEY REG. NO 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/16/25  
COMP. NO.: PLAT-SH1  
JOB NO.: 25040  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 2

0 750' 1500' 3000'  
SCALE: 1" = 1500'

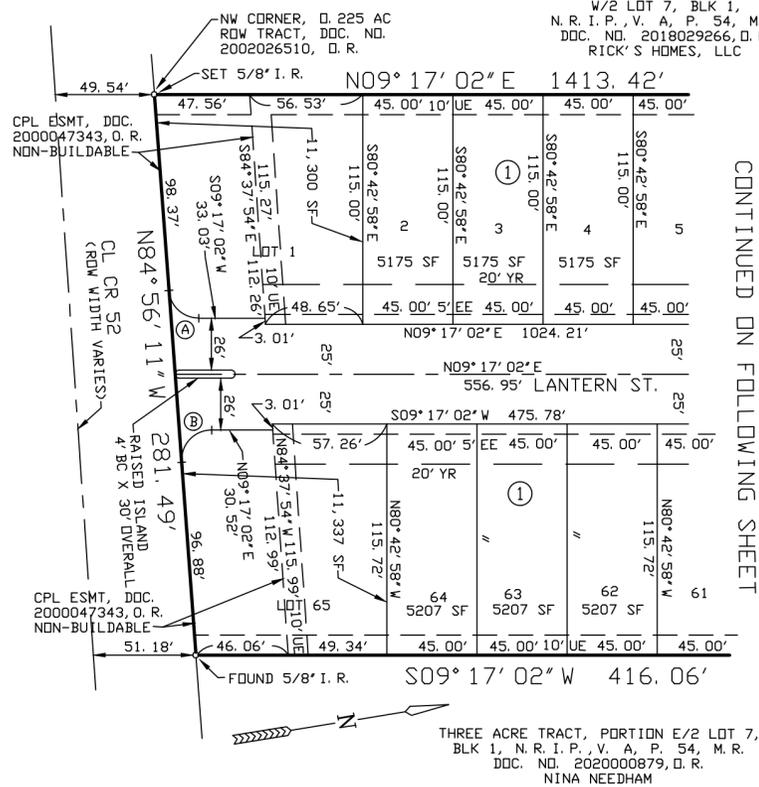


LOCATION MAP  
1"=1500'

CONTINUED ON FOLLOWING SHEET

### CURVE DATA

- (A)**  
D=85° 46' 47"  
R=15.00'  
T=13.93'  
L=22.46'  
CB=S52° 10' 26" W  
CH=20.42'
- (B)**  
D=94° 13' 13"  
R=15.00'  
T=16.15'  
L=24.67"  
CB=S37° 49' 34" E  
CH=21.98'



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

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\_\_\_\_.

CHAIRPERSON  
CYNTHIA SALAZAR-GARZA

DIRECTOR  
MICHAEL DICE

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

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 AND BLOCK 1, LOT 6 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\_\_\_\_.

MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL  
PARTNER OF MPM DEVELOPMENT, LP.

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.

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

NIXON M. WELSH, RPLS NO. 2211

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: \_\_\_\_\_

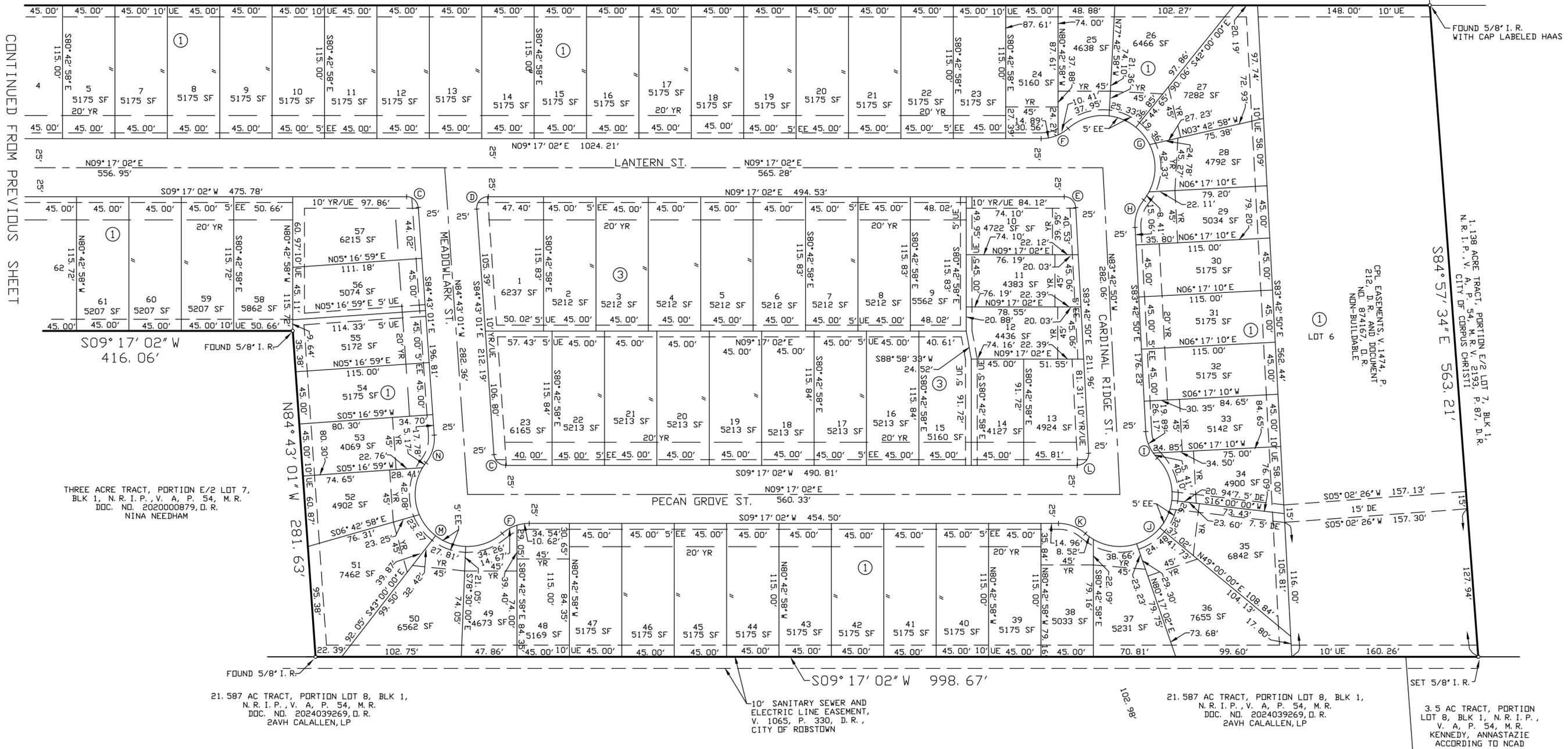
### LEGEND:

- |             |  |
|-------------|--|
| DE          | DRAINAGE EASEMENT  |
| D. R.       | DEED RECORDS, NUECES CO., TX                                   |
| EE          | ELECTRICAL EASEMENT  |
| M. R.       | MAP RECORDS, NUECES CO., TX                                    |
| NCAD        | NUECES COUNTY APPRAISAL DIST.                                  |
| N. R. I. P. | NUECES RIVER IRRIGATION PARK                                   |
| O. R.       | OFFICIAL RECORDS OR OFFICIAL<br>PUBLIC RECORDS, NUECES CO., TX |
| UE          | UTILITY EASEMENT   |

### NOTES

- SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALLEEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X OR ZONE D, SAID FEMA ZONES ACCORDING TO FEMA MAP, 48355C0260G 10/13/2022.
- LEGAL DESCRIPTION: A 15.546 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BLOCK OR SECTION 1, LOT 7, NUECES RIVER IRRIGATION PARK, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 54, MAP RECORDS, NUECES COUNTY, TX
- THE TOTAL PLATTED AREA CONTAINS 15.546 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ALL DRIVEWAYS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- CITY SHALL MAINTAIN DETENTION BASIN/POND.

N09° 17' 02" E 1413.42'



CONTINUED FROM PREVIOUS SHEET

FOUND 5/8" I.R. WITH CAP LABELED HAAS

THREE ACRE TRACT, PORTION E/2 LOT 7, BLK 1, N.R.I.P., V. A, P. 54, M.R. DOC. NO. 202000879, D.R. NINA NEEDHAM

21.587 AC TRACT, PORTION LOT 8, BLK 1, N.R.I.P., V. A, P. 54, M.R. DOC. NO. 2024039269, D.R. 2AVH CALALLEN, LP

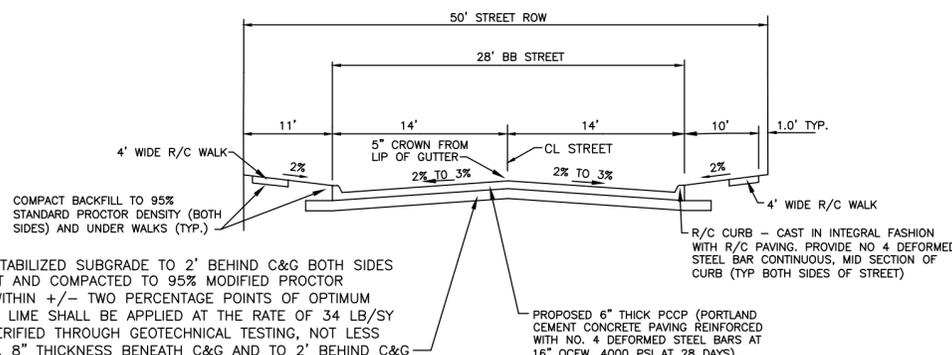
10' SANITARY SEWER AND ELECTRIC LINE EASEMENT, V. 1065, P. 330, D.R., CITY OF ROBSTOWN

21.587 AC TRACT, PORTION LOT 8, BLK 1, N.R.I.P., V. A, P. 54, M.R. DOC. NO. 2024039269, D.R. 2AVH CALALLEN, LP

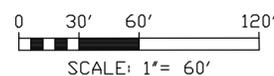
3.5 AC TRACT, PORTION LOT 8, BLK 1, N.R.I.P., V. A, P. 54, M.R. KENNEDY, ANNASTAZIE ACCORDING TO NCAD

**CURVE DATA**

<b>(A)</b> D=85° 46' 47" R=15.00' T=13.93' L=22.46' CB=S52° 10' 26" W CH=20.42'	<b>(B)</b> D=94° 13' 13" R=15.00' T=16.15' L=24.67' CB=S37° 49' 34" E CH=21.98'	<b>(C)</b> D=85° 59' 57" R=10.00' T=9.33' L=15.01' CB=S52° 17' 01" W CH=13.64'	<b>(D)</b> D=94° 00' 03" R=10.00' T=10.72' L=16.41' CB=S37° 42' 59" E CH=14.63'	<b>(E)</b> D=87° 00' 08" R=10.00' T=9.49' L=15.18' CB=S52° 47' 06" W CH=13.77'	<b>(F)</b> D=41° 24' 35" R=35.00' T=505.29' L=25.30' CB=S11° 25' 15" E CH=24.75'	<b>(G)</b> D=169° 49' 17" R=45.00' T=13.23' L=133.38' CB=N52° 47' 06" E CH=89.65'	<b>(H)</b> D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S63° 00' 32" E CH=24.75'
<b>(I)</b> D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S75° 34' 53" W CH=24.75'	<b>(J)</b> D=175° 49' 01" R=45.00' T=1232.21' L=138.09' CB=S37° 12' 54" E CH=89.94'	<b>(K)</b> D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S29° 59' 19" W CH=24.75'	<b>(L)</b> D=92° 59' 52" R=10.00' T=10.54' L=16.23' CB=S37° 12' 54" E CH=14.51'	<b>(M)</b> D=168° 49' 07" R=45.00' T=459.71' L=132.59' CB=S52° 17' 01" W CH=89.57'	<b>(N)</b> D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N64° 00' 43" W CH=24.75'		



TYPICAL PCCP STREET SECTION - 50' ROW  
 NTS



**BASS & WELSH ENGINEERING**  
 TX SURVEY REG. NO 100027-00, TX ENGINEERING  
 REG. NO. F-52, 3054 S. ALAMEDA STREET,  
 CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/16/25  
 COMP. NO.: PLAT-SH2  
 JOB NO.: 25040  
 SCALE: 1" = 60'  
 PLAT SCALE: SAME  
 SHEET 2 OF 2

FINAL PLAT OF  
 MEADOW RIDGE  
 CORPUS CHRISTI,  
 NUECES COUNTY, TEXAS