

FINAL PLAT OF GRAHAM ESTATES

BEING A FINAL PLAT OF A 20.000 ACRE TRACT OF LAND DESCRIBED AS BLOCK FORTY-EIGHT, LOT TWENTY-TWO FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF _____ §

SUPERIOR N&R DEVELOPMENT, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; THAT ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS ____ DAY OF _____, 20__.

NADAR KARAMI
PRESIDENT

RICK MOSTAGASHI
PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NADAR KARAMI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICK MOSTAGHASI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 ____ DAY OF _____, 20__.

RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF _____ §

I, _____ FOR THE CHARTER BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS ____ DAY OF _____, 20__.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS ____ DAY OF _____, 20__.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS ____ DAY OF _____, 20__.

KAMRAN ZARGHOUNI
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE ____ DAY OF _____, 20__.

DOCUMENT NO. _____

KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

● PROPERTY CORNER	⊙ FOUND 5/8-INCH RE-BAR
⊙ FOUND 1/2-INCH IRON PIPE	⊙ FOUND 1-INCH IRON PIPE
○ SET 5/8" DIAMETER BY 18 INCH	⊙ BLOCK IDENTIFICATION
LONG RE-BAR	
_____ ADJACENT BOUNDARY LINE	_____ PROPERTY BOUNDARY LINE
_____ ADJACENT PROPERTY LINE	_____ PROPERTY LOT LINE
_____ ADJACENT ROW CENTER LINE	_____ ROW CENTER LINE
----- ADJACENT EASEMENT	----- EASEMENT
_____ ADJACENT YARD REQUIREMENT	_____ YARD REQUIREMENT
----- FEMA BOUNDARY LINE	

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

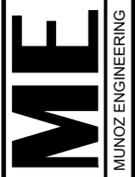
SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SFT - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	MANAGEMENT AGENCY
NB - NON-BUILDABLE	D - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	LAND SURVEYOR
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSLS - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS		

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NUECES COUNTY, TEXAS

MUNOZ ENGINEERING
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Firm Registration No. 10072800
DRAWING DATE
4/13/2023

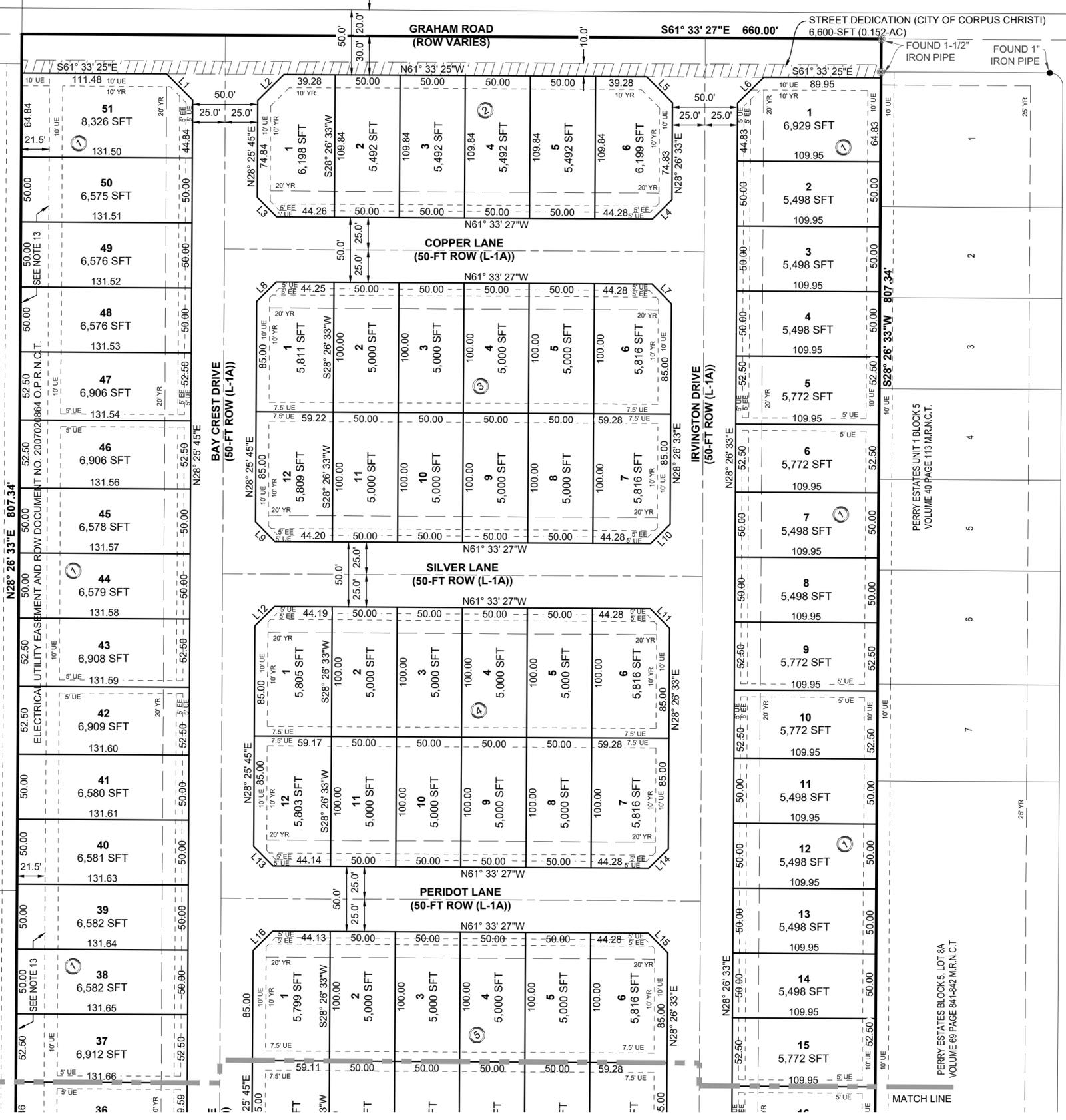


LINE TABLE		
LINE ID	LENGTH	BEARING
L1	28.29'	S16° 33' 49.85"E
L2	28.28'	S73° 26' 10.15"W
L3	21.22'	N16° 33' 50.81"W
L4	21.21'	N73° 26' 33.00"E
L5	28.28'	N16° 33' 26.05"W
L6	28.28'	S73° 26' 33.95"W
L7	21.21'	S16° 33' 27.00"E
L8	21.21'	S73° 26' 09.19"W
L9	21.22'	N16° 33' 50.81"W
L10	21.21'	S73° 26' 33.00"W
L11	21.21'	S16° 33' 27.00"E
L12	21.21'	S73° 26' 09.19"W
L13	21.22'	N16° 33' 50.81"W
L14	21.21'	S73° 26' 33.00"W
L15	21.21'	S16° 33' 27.00"E
L16	21.21'	S73° 26' 09.19"W
L17	21.22'	N16° 33' 50.81"W
L18	21.21'	S73° 26' 33.00"W
L19	21.21'	S16° 33' 27.00"E
L20	41.40'	N30° 19' 17.61"E
L21	47.53'	N80° 26' 53.38"E

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	14.45'	20.00'	41.41'	N49° 08' 03"E	14.14'
C1	5.14'	60.00'	4.91'	N30° 53' 48"E	5.14'
C2	33.11'	60.00'	31.61'	N49° 09' 28"E	32.69'
C3	61.08'	60.00'	58.33'	S85° 52' 11"E	58.48'
C4	50.92'	60.00'	48.62'	S32° 23' 31"E	49.40'
C5	38.11'	60.00'	36.40'	S10° 07' 03"W	37.48'
C6	90.38'	60.00'	86.30'	S71° 28' 03"W	82.07'
C7	22.56'	15.00'	86.18'	N71° 31' 52"E	20.49'
C8	10.11'	20.00'	28.96'	N76° 02' 06"W	10.00'
C9	32.49'	60.00'	31.02'	S75° 00' 03"E	32.09'
C10	38.13'	60.00'	36.41'	S41° 17' 03"E	37.49'
C11	38.11'	60.00'	36.40'	S4° 52' 54"E	37.48'
C12	46.16'	60.00'	44.08'	S35° 21' 13"W	45.03'
C13	13.03'	60.00'	12.45'	S63° 36' 55"W	13.01'

FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT
 6.82 ACRE TRACT OUT OF SECTION 48 LOT 21, VOLUME A, PAGES 41-43 M.R.N.C.T.
 M.R.N.C.T.
 WILLIAM STANFORD
 DOC#: 200203738 D.R.N.C.T.

FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT
 3.00 ACRE TRACT OUT OF SECTION 48 EAST CORNER LOT 21, VOLUME A, PAGES 41-43 M.R.N.C.T.
 CALVIN SELF
 DOC#: 2006017557 D.R.N.C.T.



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ENGINEER
THOMAS TIFEIN, PE

SURVEYOR
RONALD BRISTER, RPLS

OWNER
SUPERIOR N&R

ENGINEER PID
SUPERIOR N&R

DATE
2023/03/01

APP'D BY
TT

DATE
4/13/2023

MUNOZ ENGINEERING

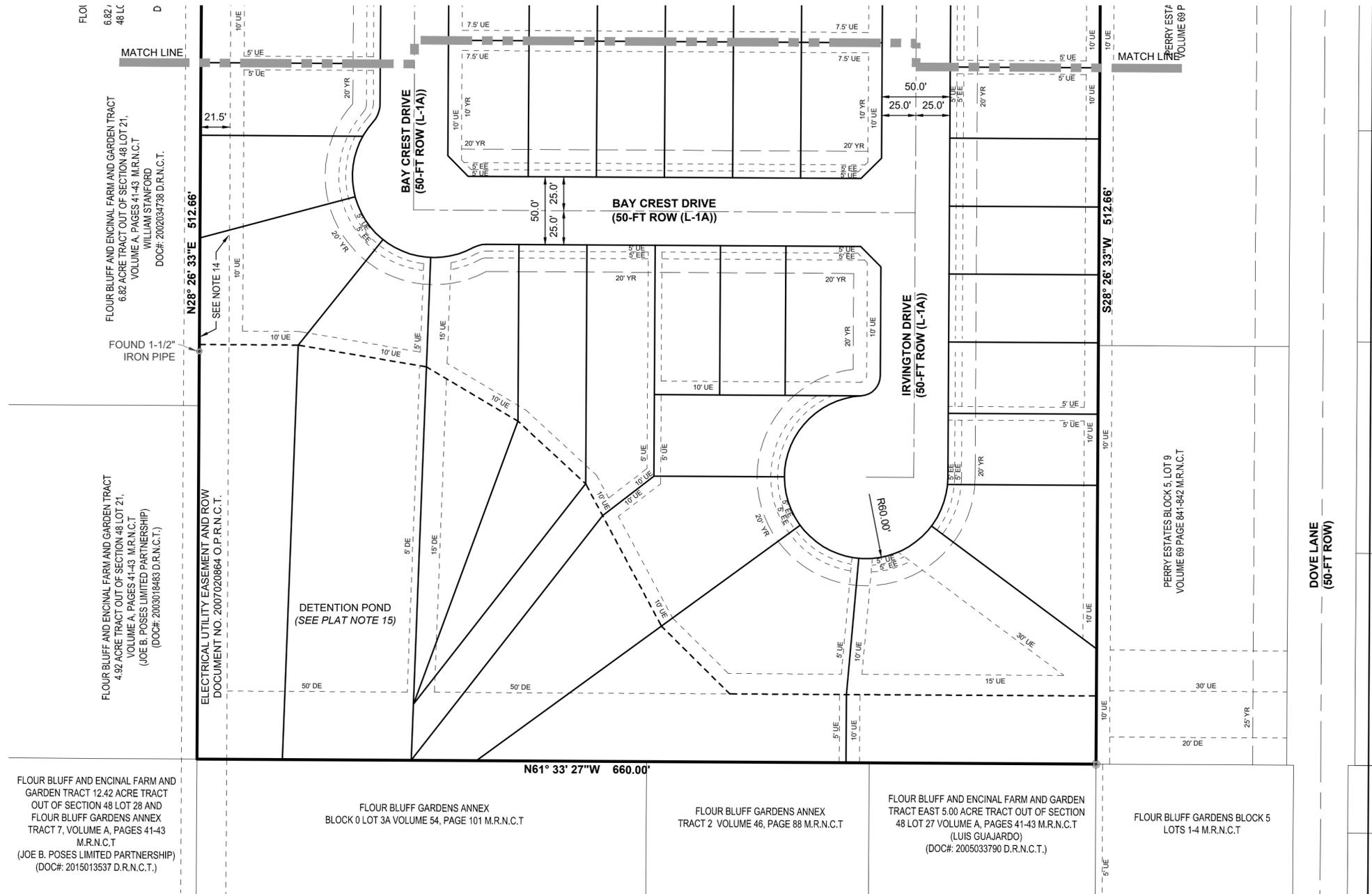
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- PROPERTY OWNER:
SUPERIOR N&R DEVELOPMENT, LLC
- DEVELOPER:
SUPERIOR N&R DEVELOPMENT, LLC
- ENGINEER:
MUNOZ ENGINEERING, LLC
THOMAS B. TIFFIN, PE TX# 111733
- SURVEYOR:
BRISTER SURVEYING, LLC
RONALD BRISTER, RPLS TXRPLS# 5407
- LOT INFORMATION:

SINGLE-FAMILY = 93 LOTS	15.494 ACRES
MULTI-FAMILY = 0 LOTS	0.000 ACRES
COMMERCIAL = 0 LOTS	0.000 ACRES
INDUSTRIAL = 0 LOTS	0.000 ACRES
PUBLIC DEDICATION = 1 LOTS	4.506 ACRES
TOTAL = 94 LOTS	20.000 ACRES
- PUBLIC STREET INFORMATION:
L1-A = 50-FT ROW = 3,495 CENTER LINE LINEAR FEET
- PHASING:
THIS IS A SINGLE PHASE DEVELOPMENT

- TOTAL PLATTED AREA CONTAINS 20.000 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, STREET DEDICATION, AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0545G, MAP REVISED OCTOBER 13, 2022, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- FOUND CORNERS ARE INDICATED WITH INFORMATION REGARDING THE CORNER.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE HOA INDICATED IN THESE NOTES. IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
- ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO GRAHAM ROAD FROM BLOCK 1, LOT 1 AND 51, BLOCK 2, LOT 1 - 6.
- NO PERMANENT STRUCTURES WILL BE CONSTRUCTED WITHIN THE LCRA EASEMENT. ANY IMPROVEMENT OR ACTIVITY WITHIN THE LCRA EASEMENT REQUIRES PRIOR LCRA APPROVAL.
- BLOCK 1, LOT 23, 24, 25, 30 - 34 CONTAIN A PORTION OF THE NATURAL LAKE. THE AREA INDICATED IS A NON-BUILDABLE AREA WITH THE EXCEPTION OF DOCKS THAT ARE LOCATED NO FURTHER THAN 30-FEET BEYOND THE EDGE OF THE NORMAL-WATER LEVEL AND THE DECK SURFACE IS NO GREATER THAN 2-FEET ABOVE THE HIGH-WATER LEVEL. MAXIMUM HEIGHT OF ANY STRUCTURE IS 12-FEET ABOVE THE DECK SURFACE. LAKE EDGE ALONG THE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER. AREA INDICATED MAY NOT BE FILLED OR ALTERED THAT WILL PREVENT THE AREA FROM HOLDING WATER. THE HATCHED AREA SHALL ALSO BE A PRIVATE ACCESS EASEMENT THAT IS ACCESSIBLE BY BLOCK 1, LOT 23, 24, 25, 30 - 34.
- BLOCK 1, LOT 23, 24, 25, 30 - 34 ARE CONTAIN A PORTION OF THE NATURAL LAKE WHICH MAY AFFECT THE LOT IN NUMEROUS WAYS THAT MAY MAKE PORTIONS OF THE LOT UNUSABLE AND MAY AFFECT THE LAKE EDGE. THESE AFFECTS ON THE LOT SHALL NOT CREATE LIABILITY ON THE PART OF SUPERIOR N&R DEVELOPMENT, LLC, THE ENGINEER, THE SURVEYOR, CITY OF CORPUS CHRISTI, LIEN HOLDER(S) AND ALL EMPLOYEES, SHARE HOLDERS, AFFILIATES, SUBSIDIARIES, ETC.
- THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION AND SHALL AGREE TO INDEMNIFY, AGENCY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE PRIVATE IMPROVEMENTS.

FINAL PLAT OF
GRAHAM ESTATES

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NUECES COUNTY, TEXAS

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ENGINEER
THOMAS TIFFIN, PE
SURVEYOR
RONALD BRISTER, RPLS
OWNER
SUPERIOR N&R
ENGINEER PID SURVEYOR PID
20030718483 5407
DATE 11/11/23
APP'D BY RB
TT
DRAWING DATE 4/13/2023