

STATE OF TEXAS §  
COUNTY OF NUECES §

I, PATRICIA WALLACE, TRUSTEE # 2, HEREBY CERTIFY THAT I AM ARE THE OWNER OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF \_\_\_\_\_ THAT I 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\_\_\_\_

\_\_\_\_\_  
PATRICIA WALLACE, TRUSTEE # 2

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICIA WALLACE, TRUSTEE # 2.

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, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

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

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

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

**NOTES**

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

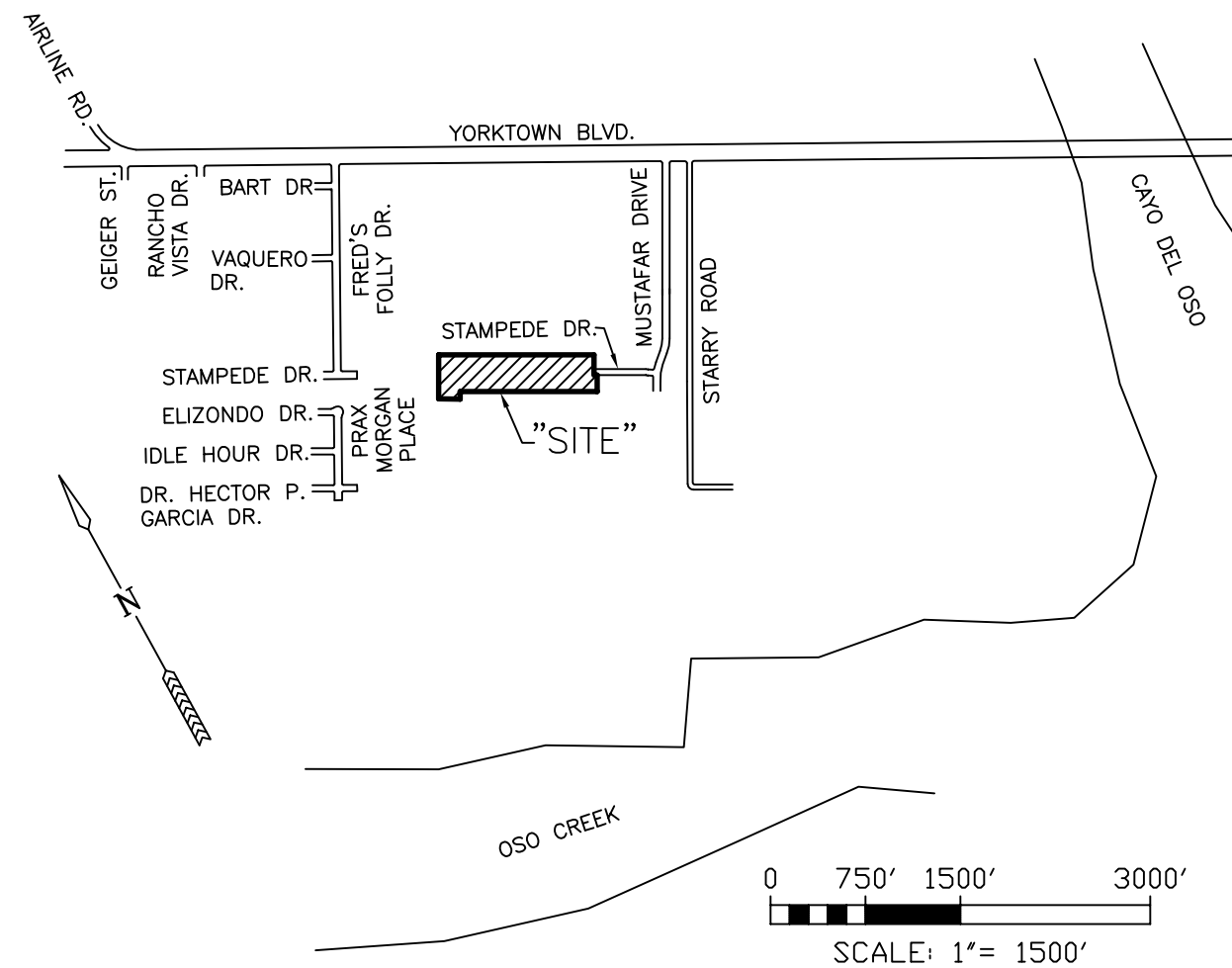
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

3. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE "B" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0540 C, REVISED MARCH 18, 1985. THE SITE IS ALSO DEPICTED ON FEMA MAP 4835C0540G, OF WHICH TO THE KNOWLEDGE OF SURVEYOR HEREOF, HAS BEEN ISSUED IN PRELIMINARY FASHION AND IS NOT YET ADOPTED/EFFECTIVE.

4. LEGAL DESCRIPTION: AN 8.308 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 26 AND 27, SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES CO., TX.

5. THE TOTAL PLATTED AREA CONTAINS 8.308 ACRES OF LAND INCLUDING STREET DEDICATIONS.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.



LOCATION MAP  
1"=1500'

# PLAT OF STARLIGHT ESTATES UNIT 2 CORPUS CHRISTI, NUECES COUNTY, TEXAS

AN 8.308 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 26 AND 27, SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES CO., TX

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

DATE PLOTTED: 10/18/17  
COMP. NO: PLAT-SHT1.DWG  
JOB NO: 17040  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 2

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

\_\_\_\_\_  
RATNA POTTUMUTHU, P.E., LEED, AP  
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\_\_\_\_

\_\_\_\_\_  
ERIC VILLARREAL, P.E.  
CHAIRMAN

\_\_\_\_\_  
WILLIAM J. GREEN, P.E.  
INTERIM SECRETARY

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.

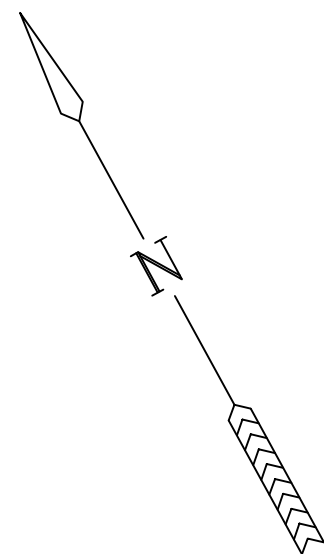
BY: \_\_\_\_\_

DEPUTY

\_\_\_\_\_  
KARA SANDS, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS

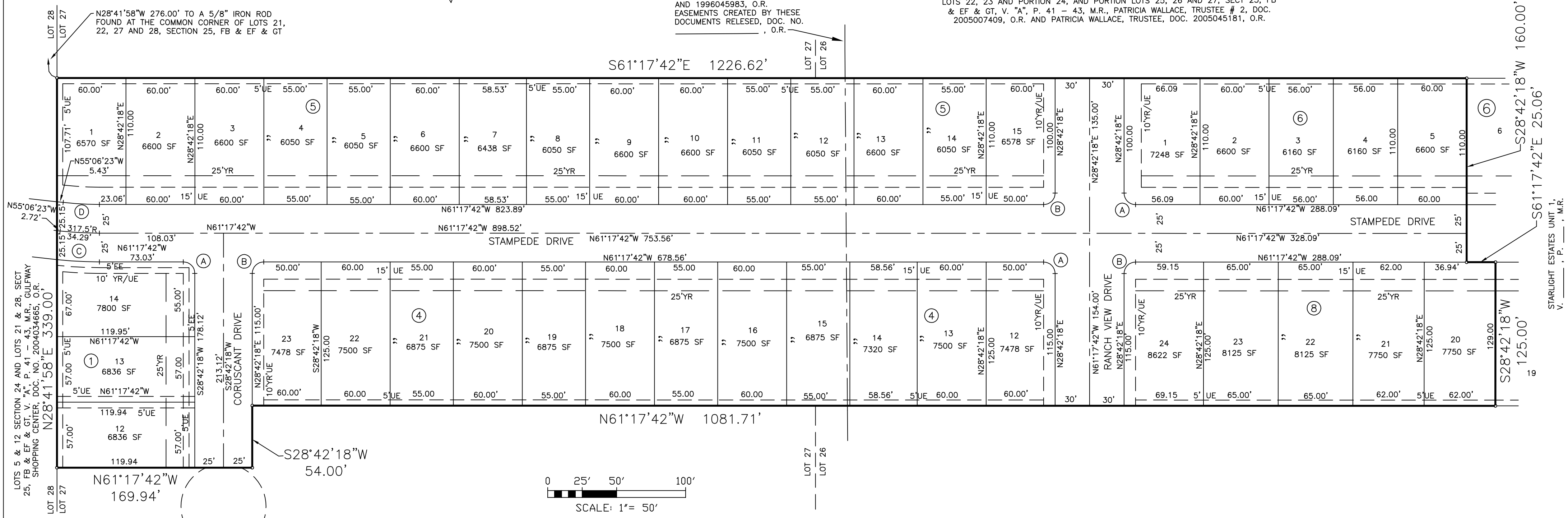
**LEGEND:**

- EE ELECTRICAL EASEMENT
- UE UTILITY EASEMENT
- YR YARD REQUIREMENT



APPROX. CL 10' INGRESS/EGRESS  
EASEMENTS, DOCS. 2001046965  
AND 1996045983, O.R.  
EASEMENTS CREATED BY THESE  
DOCUMENTS RELEASED, DOC. NO.  
, O.R.

LOTS 22, 23 AND PORTION 24, AND PORTION LOTS 25, 26 AND 27, SECT 25, FB  
& EF & GT, V. "A", P. 41 - 43, M.R., PATRICIA WALLACE, TRUSTEE # 2, DOC.  
2005007409, O.R. AND PATRICIA WALLACE, TRUSTEE, DOC. 2005045181, O.R.



LOTS 5 & 12 SECTION 24 AND LOTS 21 & 28, SECT  
25, FB & EF & GT, V. "A", P. 41 - 43, M.R., GULFWAY  
SHOPPING CENTER, DOC. NO. 2004034665, O.R.  
N28°41'58"E 339.00'

37'R TEMPORARY ACCESS  
EASEMENT, DOC. NO.  
, O.R. THIS  
EASEMENT SHALL EXPIRE  
WHEN THIS AREA IS PLATTED

LOTS 26 & 27, SECT 25, FB & EF & GT, V. "A", P.  
41 - 43, M.R., MPM DEVELOPMENT, L.P., 126.079  
ACRE TRACT, DOC. NO. 2017045883, O.R.

**CURVE DATA:**

- (A) D=90°00'00"  
R=10.00'  
T=10.00'  
L=15.71'  
CB=N16°17'42"E  
CH=14.14'
- (B) D=90°00'00"  
R=10.00'  
T=10.00'  
L=15.71'  
CB=N73°42'18"E  
CH=14.14'
- (C) Δ=06°11'21"  
R=342.50'  
T=18.52'  
L=37.00'  
CB=N58°12'01"W  
CH=36.98'
- (D) D=06°11'19"  
R=292.50'  
T=15.81'  
L=31.59'  
CB=N58°12'02"W  
CH=31.58'

**PLAT OF  
STARLIGHT ESTATES UNIT 2  
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

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

DATE PLOTTED: 11/17/17  
COMP. NO.: PLAT-SH2.DWG  
JOB NO.: 17040  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 2 OF 2

STARLIGHT ESTATES UNIT 2  
V. "A", P. 41 - 43, M.R.