

BENCH MARK:  
ON CENTERLINE OF THE DEAD END  
ROAD SOUTH OF LOXLEY DR. ( PK  
NAIL ON ROAD ELE. 35.14 )

| CURVE DATA |            |         |        |             |          |
|------------|------------|---------|--------|-------------|----------|
| NUM        | DELTA      | ARC     | RADIUS | BEARING     | DISTANCE |
| C1         | 90°00'00"  | 78.54'  | 50.00' | N44°11'17"E | 70.71'   |
| C2         | 90°00'00"  | 39.27'  | 25.00' | N45°48'43"W | 35.36'   |
| C3         | 46°49'35"  | 28.60'  | 35.00' | S65°46'29"W | 27.82'   |
| C4         | 273°39'10" | 286.57' | 60.00' | S0°48'43"E  | 82.11'   |
| C5         | 46°49'35"  | 28.60'  | 35.00' | S67°23'55"E | 27.82'   |
| C6         | 90°00'00"  | 39.27'  | 25.00' | N44°11'17"E | 35.36'   |
| C7         | 90°00'00"  | 39.27'  | 25.00' | N45°48'43"W | 35.36'   |
| C8         | 46°49'35"  | 28.60'  | 35.00' | S65°46'29"W | 27.82'   |
| C9         | 273°39'10" | 286.57' | 60.00' | S0°48'43"E  | 82.11'   |
| C10        | 46°49'35"  | 28.60'  | 35.00' | S67°23'55"E | 27.82'   |
| C11        | 90°00'00"  | 39.27'  | 25.00' | N44°11'17"E | 35.36'   |
| C12        | 90°00'00"  | 39.27'  | 25.00' | N45°48'43"W | 35.36'   |
| C13        | 46°49'35"  | 28.60'  | 35.00' | S65°46'29"W | 27.82'   |
| C14        | 273°39'10" | 286.57' | 60.00' | S0°48'43"E  | 82.11'   |
| C15        | 46°49'35"  | 28.60'  | 35.00' | S67°23'55"E | 27.82'   |
| C16        | 90°00'00"  | 39.27'  | 25.00' | N44°11'17"E | 35.36'   |
| C17        | 90°00'00"  | 39.27'  | 25.00' | N45°48'43"W | 35.36'   |
| C18        | 46°49'35"  | 28.60'  | 35.00' | S65°46'29"W | 27.82'   |
| C19        | 273°39'10" | 286.57' | 60.00' | S0°48'43"E  | 82.11'   |
| C20        | 46°49'35"  | 28.60'  | 35.00' | S67°23'55"E | 27.82'   |
| C21        | 90°00'00"  | 39.27'  | 25.00' | N44°11'17"E | 35.36'   |
| C22        | 90°00'00"  | 39.27'  | 25.00' | N45°48'43"W | 35.36'   |
| C23        | 47°38'43"  | 29.09'  | 34.99' | S66°10'39"W | 28.26'   |
| C24        | 273°39'20" | 286.57' | 60.00' | S0°48'48"E  | 82.10'   |
| C25        | 35°08'47"  | 21.47'  | 35.00' | S61°33'31"E | 21.13'   |
| C26        | 90°00'00"  | 39.27'  | 25.00' | N44°11'17"E | 35.36'   |
| C27        | 90°00'00"  | 39.27'  | 25.00' | N45°48'43"W | 35.36'   |
| C28        | 90°00'00"  | 39.27'  | 25.00' | N44°11'17"E | 35.36'   |
| C29        | 90°00'00"  | 39.27'  | 25.00' | S45°48'43"E | 35.36'   |
| C30        | 90°00'00"  | 39.27'  | 25.00' | S44°11'17"W | 35.36'   |
| C31        | 90°00'00"  | 39.27'  | 25.00' | S45°48'43"E | 35.36'   |
| C32        | 90°00'00"  | 39.27'  | 25.00' | S44°11'17"W | 35.36'   |
| C33        | 90°00'00"  | 78.54'  | 50.00' | S45°48'43"E | 70.71'   |

GENERAL NOTES:

- TOTAL PLATTED AREA CONTAINS 61.598 ACRES OF LAND INCLUDING STREET DEDICATION, MORE OR LESS, A PORTION OF THE WEST 240 ACRES OF SECTION 3, LAURELES FARM TRACTS
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "C", ACCORDING TO FEMA MAP, COMMUNITY PANEL No. 485494 0515 C, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 1985,
- 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.
- BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5/8" IRON RODS AT ALL LOT CORNERS.
- PRIOR TO CONNECTING TO PUBLIC WATER, EACH LOT MUST HAVE AN APPROVED AND RECORDED O.C.L. WATER CONTRACT.
- PRIVATE DRIVEWAY SHALL BE INSTALLED BY THE SUBDIVISION DEVELOPER AND APPROVED BY NUECES COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
- PRIVATE DRIVEWAY ACCESS TO ( COUNTY ROAD 22) SHALL BE PROHIBITED.
- THE OFFSITE DETENTION BASIN LOT 1, BLOCK 11 & LOT 1, BLOCK 12, ASSOCIATED WITH THIS PLAT SHALL BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION. HOA WILL PRIVATELY MAINTAINED THE 15-FOOT WIDE DRAINAGE EASEMENTS. AS SHOWN ALONG THE EAST AND WEST BOUNDARIES OF THE SUBDIVISION.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.

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 \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_, 2016

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

By: \_\_\_\_\_  
Deputy  
Kara Sands,  
Clerk County Court  
Nueces County, Texas

At \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_, 2016

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 \_\_\_\_\_, 2016.

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 on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Philip J. Ramirez, A.I.A. LEED AP  
Chairman

Daniel McGinn, A.I.C.P.  
Interim Secretary

STATE OF TEXAS  
COUNTY OF NUECES

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

This the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Ratna Pottumuthu, P.E., Leed AP  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

Approved by the Corpus Christi - Nueces County Health Department, this is \_\_\_\_\_ day of \_\_\_\_\_, 2016, Any private water supply and/or sewage system shall be approved by the Corpus Christi - Nueces County Health Department prior to installation.

Environmental & Consumer  
Health Service Manager

STATE OF TEXAS  
COUNTY OF NUECES

WE, B & A TERRA FIRMA DEVELOPMENT L.L.C. hereby certify that we are the owner's 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 have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated in fee simple and easements 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 \_\_\_\_\_, 2016.

Amir H. Zarghoobi, Manager

Blanch Fernandez, Manager

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by Amir H. Zarghoobi and Blanch Fernandez as managers of B & A TERRA FIRMA DEVELOPMENT L.L.C.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

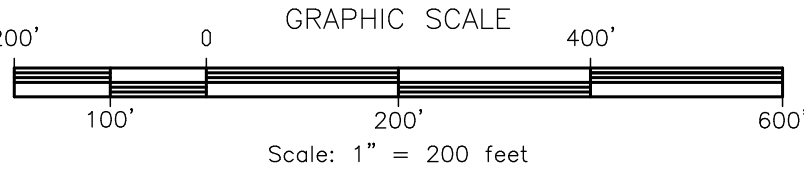
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

JARREL L. MOORE  
Registered Professional Land Surveyor No. 4854



**TEXAS GEO TECH**  
ENGINEERING & LAND SURVEYING, INC  
5525 SOUTH STAPLES - SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB #: 151113