

STATE OF TEXAS
COUNTY OF NUECES

We, the Mostaghasi Investment Trust, 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 Spirit of Texas Bank, that we have survey and subdivided as shown; that street shown ae dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

this _____ day of _____ 20_____.

Hossein Mostaghasi, Trustee

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Hossien Mostaghasi as Trustee of the Mostaghasi Investment Trust.

this _____ day of _____ 20_____.

Notary public in and for the State of Texas.

STATE OF TEXAS
COUNTY OF NUECES

We, Spirit of Texas Bank 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 final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the_____ day of _____ 20_____.

Bria A. Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

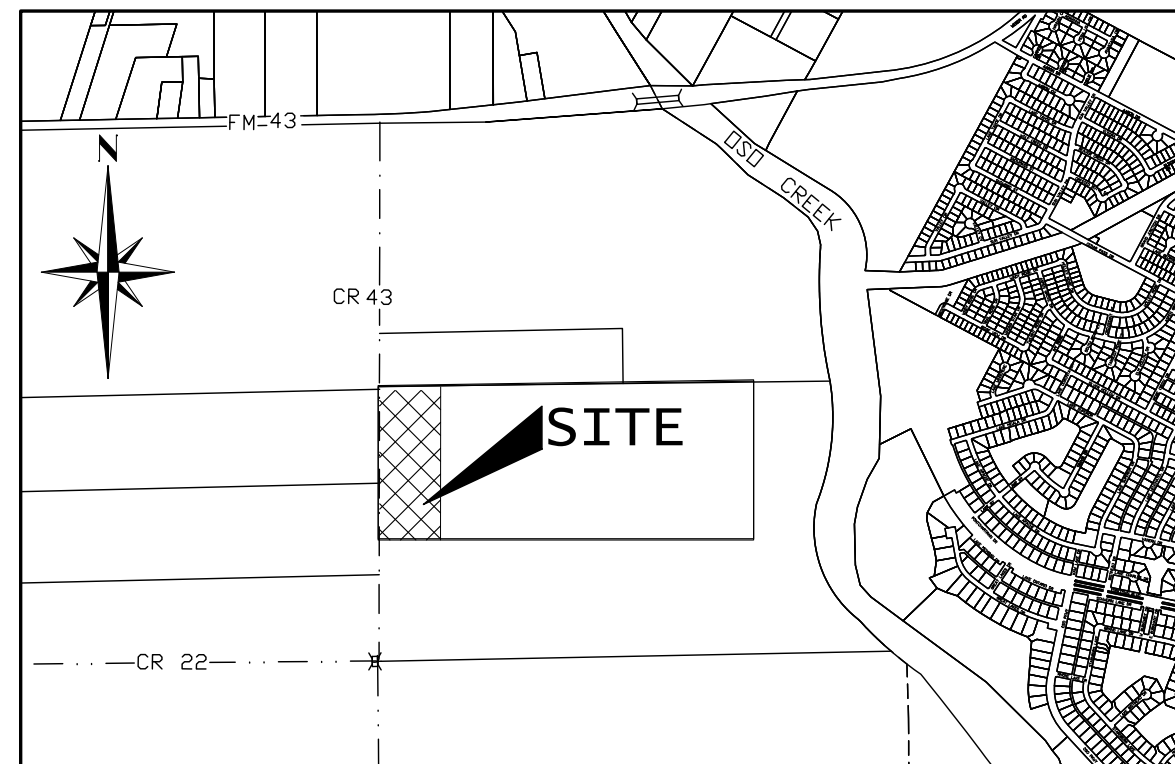
STATE OF TEXAS
COUNTY OF NUECES

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 _____ 20_____.

Michael M. Miller
Chairman

Al Raymond III, AIA
Secretary



VICINITY MAP NOT TO SCALE

PLAT of KASPIAN SUBDIVISION - UNIT 1

LEGAL DESCRIPTION:

BEING A TOTAL OF 19.491 ACRE TRACT OUT OF A CALLED 99.517 ACRE TRACT OF LAND BEING OUT OF A 284.6048 ACRE TRACT OF LAND, MORE OR LESS, COMPRISING THE SOUTH ONE-HALF OF SECTION NO. SIX (6) OF THE LAURELES FARM TRACTS, AS SURVEYED BY FRENCH AND HABERER SURVEYORS, AND BEING OUT OF A LARGER GRANT OF LAND KNOWN AS "EL RINCON DE CORPUS CHRISTI GRANT", AS SHOWN BY MAP OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 284.6048 ACRE TRACT ALSO BEING DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYING PROPERTY FROM BENJAMIN C. TISDALE, III AND WIFE, VERONICA DAWN TISDALE, TO JOHN C. TAMEZ AS RECORDED UNDER DOCUMENT NO. 2002021903 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. SAID 99.517 ACRE TRACT ALSO BEING DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LEIN CONVEYING PROPERTY FROM JOHN C. TAMEZ TO THE MOSTAGHASI INVESTMENT TRUST AS RECORDED UNDER DOCUMENT NO. 2021022985 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

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 said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock _____M.
_____, 20_____

By: _____

State of Texas
County of Nueces

I, Fred C. Hayden, Jr., a Registered Professional Land Surveyor for Hayden Surveying, Inc. Have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

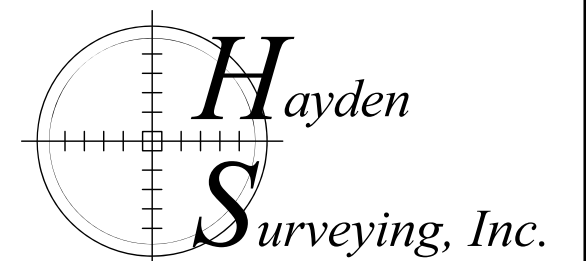
This the_____ day of _____ 20_____.

Texas License No. 4486

NOTES

- 1) TOTAL PLATTED AREA CONTAINS 19.491 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT AS SPECIFIED OTHERWISE.
- 3) PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C0520G, PRELIMINARY REVISION, DATED MAY 5, 2018, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- 4) ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS AND A MINIMUM OF 1 FOOT ABOVE THE PRELIMINARY OR EFFECTIVE 100 YEAR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
- 5) THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- 6) THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
- 7) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2011. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE
- 9) PRIVATE DRIVEWAY ACCESS ALONG COUNTY ROAD 43 IS PROHIBITED.
- 10) COUNTY ROAD 43 MUST BE BUILT TO A MINIMUM OF A 24-FT PAVEMENT WIDTH. ONCE 50% OF THE DENSITY OF THE SUBDIVISION IS PLATTED VIA FINAL PLAT, COUNTY ROAD 43 MUST BE BUILT TO THE REQUIRED UTP STANDARD.
- 11) AS THE SUBJECT PROPERTY IS BEING SERVED VIA A LIFT STATION. ONCE THE LIFT STATION REACHES 75% CAPACITY, NO FURTHER HOMES MAY BE CONSTRUCTED UNTIL PERMANENT WASTEWATER IMPROVEMENTS HAVE BEEN CONSTRUCTED.

Approved by the Planning Commission
on December 13, 2023



5866 S. STAPLES, SUITE 315
CORPUS CHRISTI, TEXAS 78413
PH: 361-728-7188

GAYLE SPECK
 DOC.: 2001033299
 O.P.R.N.C.T.
 N 1/2 SECTION 5
 LAURELES FARM TRACT

N 1/2 SECTION 6 LAURELES FARM TRACT
 WEBER GREENE, LTD.
 DOC.: 2004004195
 O.P.R.N.C.T.

MICHAEL FASELER
 DOC.: 2002008129
 O.P.R.N.C.T.
 S 1/2 SECTION 5
 LAURELES FARM TRACT

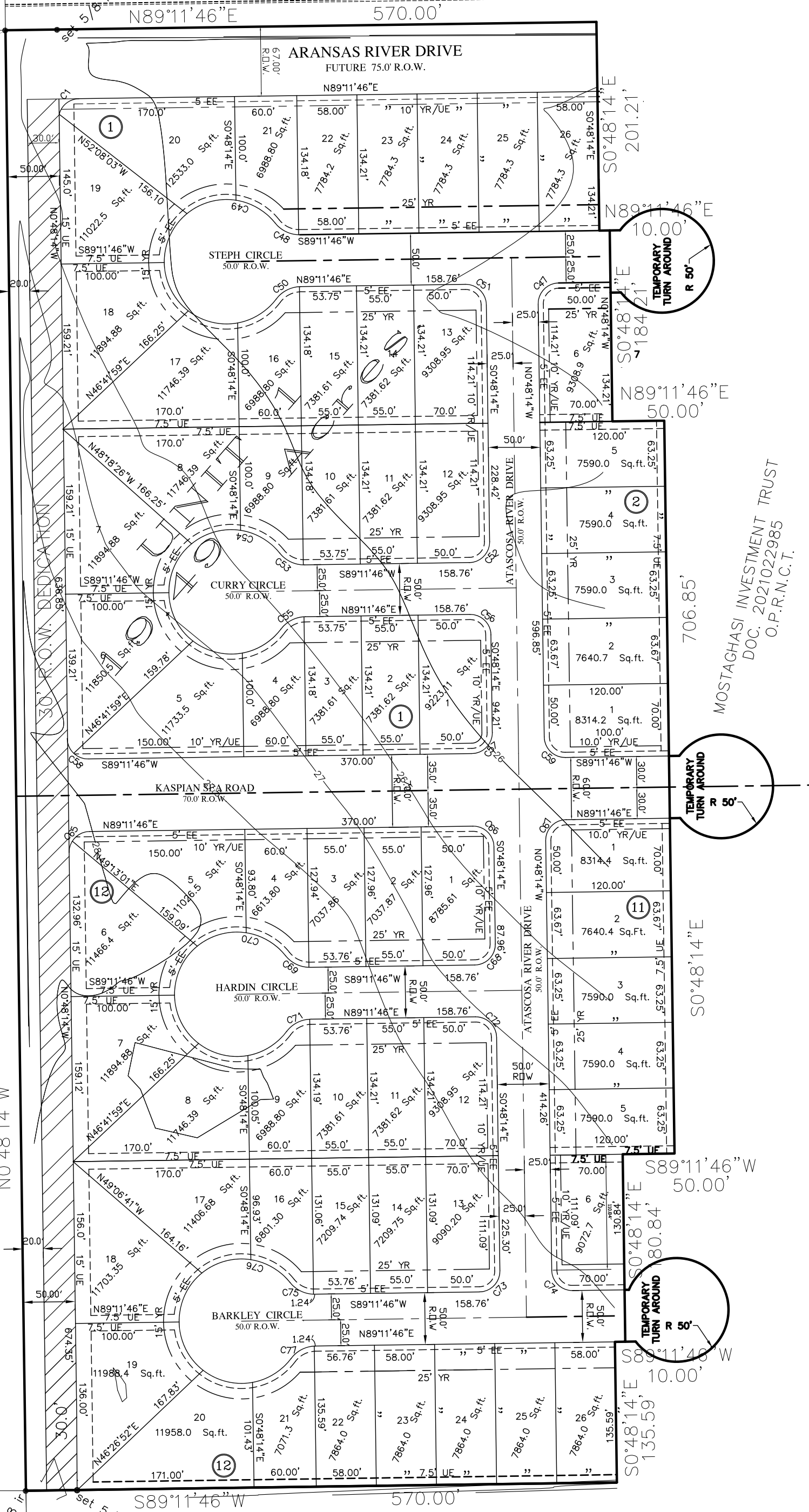
COUNTY ROAD 43

NO°48'14"W

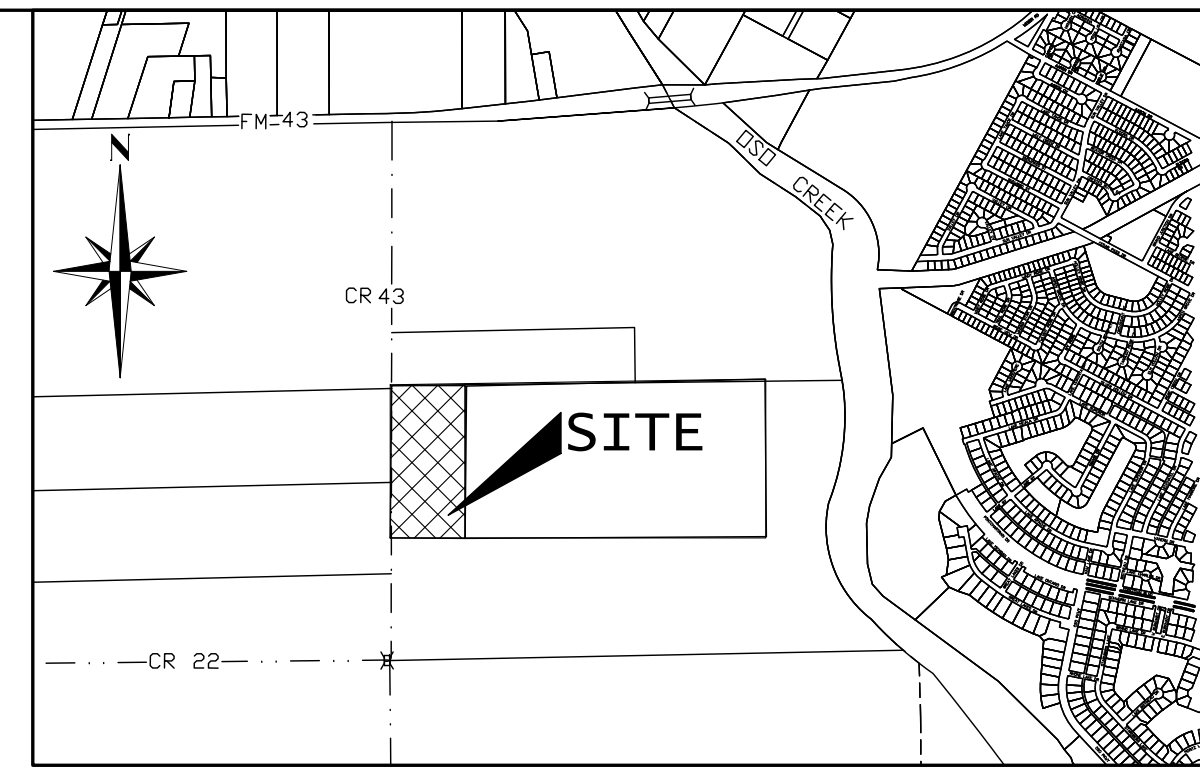
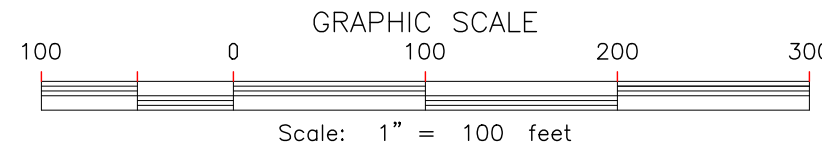
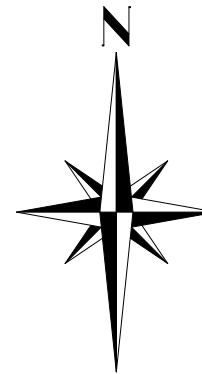
1408.69'

set 5/8 in

set 5/8 in



N 1/2 SECTION 7 LAURELES FARM TRACT
 JOHN C. TAMEZ
 DOC.: 2002021903
 O.P.R.N.C.T.

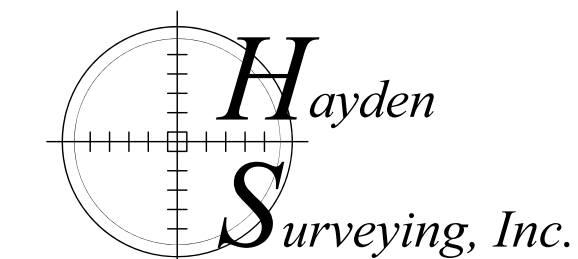


VICINITY MAP NOT TO SCALE

FINAL PLAT of KASPIAN SUBDIVISION - UNIT 1

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 BEING A TOTAL OF 19.491 ACRE TRACT OUT OF A CALLED 99.517 ACRE TRACT OF LAND BEING OUT OF A 284.6048 ACRE TRACT OF LAND, MORE OR LESS, COMPRISING THE SOUTH ONE-HALF OF SECTION NO. SIX (6) OF THE LAURELES FARM TRACTS, AS SURVEYED BY FRENCH AND HABERER SURVEYORS, AND BEING OUT OF A LARGER GRANT OF LAND KNOWN AS "EL RINCON DE CORPUS CHRISTI GRANT" AS SHOWN BY MAP OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, SAID 284.6048 ACRE TRACT ALSO BEING DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYING PROPERTY FROM BENJAMIN C. TISDALE, III AND WIFE, VERONICA DAWN TISDALE, TO JOHN C. TAMEZ AS RECORDED UNDER DOCUMENT NO. 2002021903 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 99.517 ACRE TRACT ALSO BEING DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN CONVEYING PROPERTY FROM JOHN C. TAMEZ TO THE MOSTAGHASI INVESTMENT TRUST AS RECORDED UNDER DOCUMENT NO. 2021022985 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	53°28'33"	18.67'	20.00'	S44°11'49"W	28.28'
C47	90°00'00"	31.42'	20.00'	S44°11'46"W	28.28'
C48	52°19'48"	27.40'	30.00'	S64°38'19"E	26.46'
C49	75°20'23"	78.90'	60.00'	S0°48'14"E	73.33'
C50	52°19'48"	27.40'	30.00'	S63°01'52"W	26.46'
C51	90°00'00"	31.42'	20.00'	N45°48'14"W	28.28'
C52	51°52'57"	18.11'	20.00'	N44°11'46"E	28.28'
C53	52°19'48"	27.40'	30.00'	S64°38'19"E	26.46'
C54	75°20'23"	78.90'	60.00'	S0°48'14"E	73.33'
C55	52°19'48"	27.40'	30.00'	S63°01'52"W	26.46'
C56	51°52'57"	18.11'	20.00'	N45°48'14"W	28.28'
C57	54°04'17"	18.87'	20.00'	N44°11'46"E	28.28'
C58	54°04'20"	18.87'	20.00'	S45°48'17"E	28.28'
C59	53°56'09"	18.83'	20.00'	S45°48'14"E	28.28'
C65	53°28'30"	18.67'	20.00'	S44°11'46"W	28.28'
C66	54°04'20"	18.87'	20.00'	N45°48'16"W	28.28'
C67	53°56'09"	18.83'	20.00'	S44°11'46"W	28.28'
C68	90°00'00"	31.42'	20.00'	N44°11'46"E	28.28'
C69	52°19'48"	27.40'	30.00'	S64°38'19"E	26.46'
C70	75°20'23"	78.90'	60.00'	S0°48'14"E	73.33'
C71	52°19'48"	27.40'	30.00'	S63°01'52"W	26.46'
C72	90°00'00"	31.42'	20.00'	N45°48'14"W	28.28'
C73	90°00'00"	31.42'	20.00'	N44°11'46"E	28.28'
C74	90°00'00"	31.42'	20.00'	S45°48'14"E	28.28'
C75	52°19'48"	27.40'	30.00'	S64°38'19"E	26.46'
C76	75°20'23"	78.90'	60.00'	S0°48'14"E	73.33'
C77	52°19'48"	27.40'	30.00'	S63°01'52"W	26.46'



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