

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 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.

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

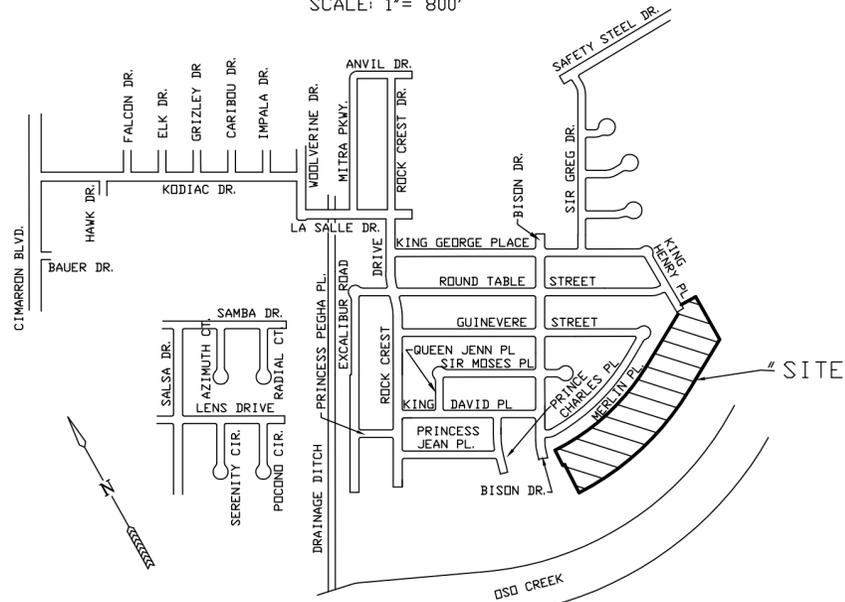
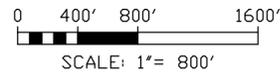
\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

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 AND THAT IT IS TRUE AND CORRECT.

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

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



LOCATION MAP

1" = 800'

NOTES:

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE RECEIVING WATER FOR 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.
3. SET 5/8" I.R.'S AT LOT ALL CORNERS UNLESS OTHERWISE NOTED. ALL SET I.R.'S CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING
4. THE BASIS OF BEARINGS IS THE COMMON NORTHEASTERLY BOUNDARY OF THE SUBJECT SITE AND THE SOUTHEASTERLY BOUNDARY LINE OF ROYAL CREEK ESTATES UNIT 5, N59°07'18"E, AS SHOWN.
5. THE ENTIRE SITE IS IN FEMA ZONE A13 (EL 12). FEMA ZONES ARE FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 4, 1987, FOR NUECES COUNTY, TX, UNINCORPORATED AREAS. THE FEMA PRELIMINARY MAP 48355C0520G, NOT YET ADOPTED, INDICATES THE SUBJECT SITE TO BE IN ZONE X, ZONE X (DOTTED) AND ZONE AE (EL 12).
6. THE TOTAL AREA OF THIS PLAT IS 10.544 ACRES INCLUDING STREET DEDICATIONS.

PLAT OF  
ROYAL CREEK ESTATES UNIT 8  
AN 10.544 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 10, 22, AND 23,  
SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS  
RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS, NUECES COUNTY, TEXAS  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 1/12/18  
COMP. NO.: PLAT-SHI.DWG  
JOB NO.: 16022  
SCALE: AS SHOWN  
PLDT SCALE: 1" = 60'  
SHEET 1 OF 2

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

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

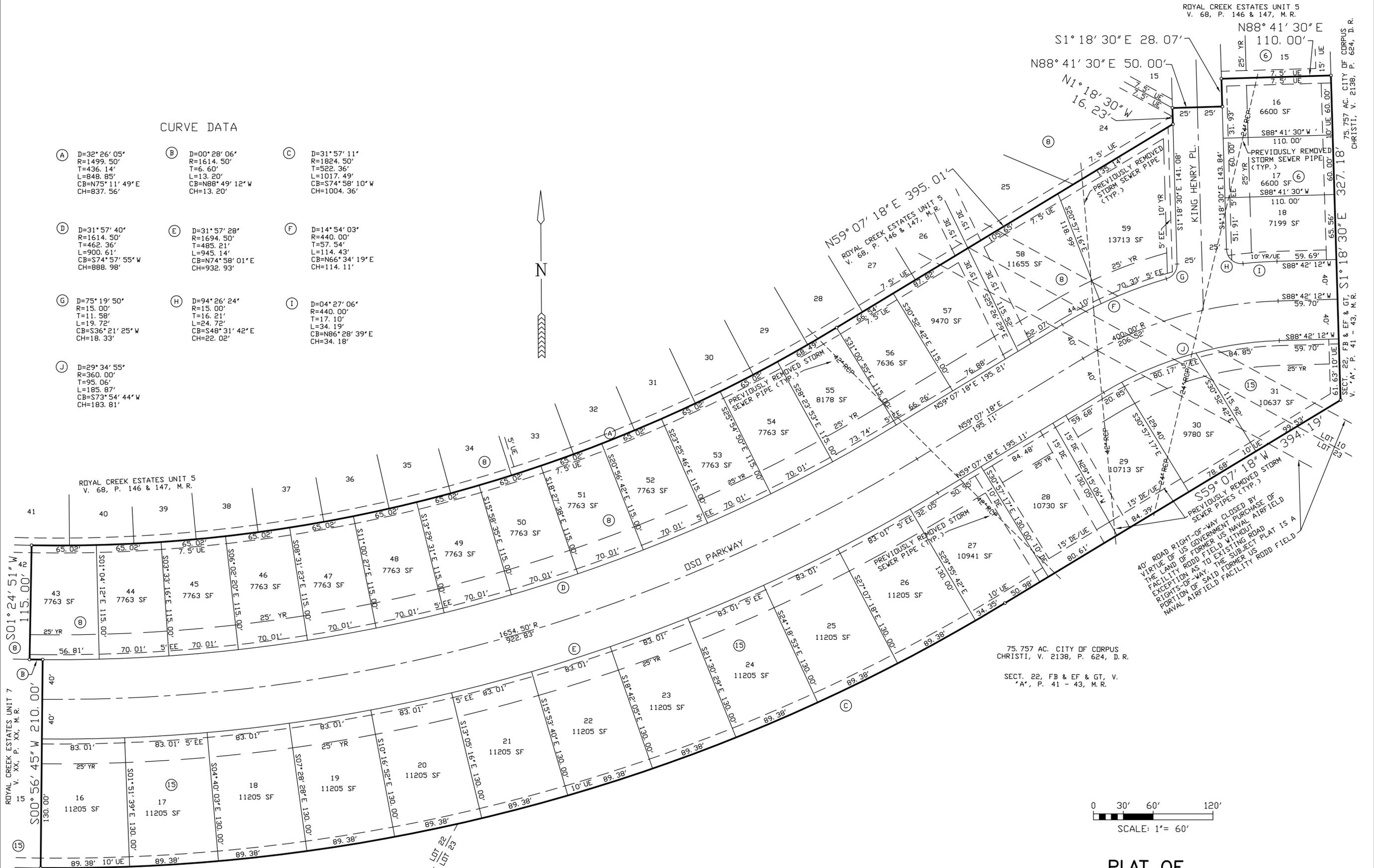
COUNTY COURT

NUECES COUNTY, TEXAS

ROYAL CREEK ESTATES UNIT 5  
V. 68, P. 146 & 147, M.R.

CURVE DATA

- |  |  |  |
|--|--|--|
| (A) D=32° 26' 05"<br>R=1499.50'<br>T=436.14'<br>L=848.85'<br>CB=N75° 11' 49" E<br>CH=837.56' | (B) D=00° 28' 06"<br>R=1614.50'<br>T=6.60'<br>L=13.20'<br>CB=N88° 49' 12" W<br>CH=13.20'     | (C) D=31° 57' 11"<br>R=1824.50'<br>T=522.36'<br>L=1017.49'<br>CB=S74° 58' 10" W<br>CH=1004.36' |
| (D) D=31° 57' 40"<br>R=1614.50'<br>T=462.36'<br>L=900.61'<br>CB=S74° 57' 55" W<br>CH=888.98' | (E) D=31° 57' 28"<br>R=1694.50'<br>T=485.21'<br>L=945.14'<br>CB=N74° 58' 01" E<br>CH=932.93' | (F) D=14° 54' 03"<br>R=440.00'<br>T=57.54'<br>L=114.43'<br>CB=N66° 34' 19" E<br>CH=114.11'     |
| (G) D=75° 19' 50"<br>R=15.00'<br>T=11.58'<br>L=19.72'<br>CB=S36° 21' 25" W<br>CH=18.33'      | (H) D=94° 26' 24"<br>R=15.00'<br>T=16.21'<br>L=24.72'<br>CB=S48° 31' 42" E<br>CH=22.02'      | (I) D=04° 27' 06"<br>R=440.00'<br>T=17.10'<br>L=34.19'<br>CB=N86° 28' 39" E<br>CH=34.18'       |
| (J) D=29° 34' 55"<br>R=360.00'<br>T=95.06'<br>L=185.87'<br>CB=S73° 54' 44" W<br>CH=183.81'   |  |  |



75.757 AC. CITY OF CORPUS  
CHRISTI, V. 2138, P. 624, D.R.

SECT. 22, FB & EF & GT, V.  
"A", P. 41 - 43, M.R.

0 30' 60' 120'  
SCALE: 1" = 60'

PLAT OF  
ROYAL CREEK ESTATES UNIT 8  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

75.757 AC. CITY OF CORPUS  
CHRISTI, V. 2138, P. 624, D.R.

SECT. 22, FB & EF & GT, V.  
"A", P. 41 - 43, M.R.

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

DATE PLOTTED: 1/19/18  
COMP. NO.: PLAT-SH2.DWG  
JOB NO.: 16022  
SCALE: AS SHOWN  
PLOT SCALE: 1" = 60'  
SHEET 2 OF 2