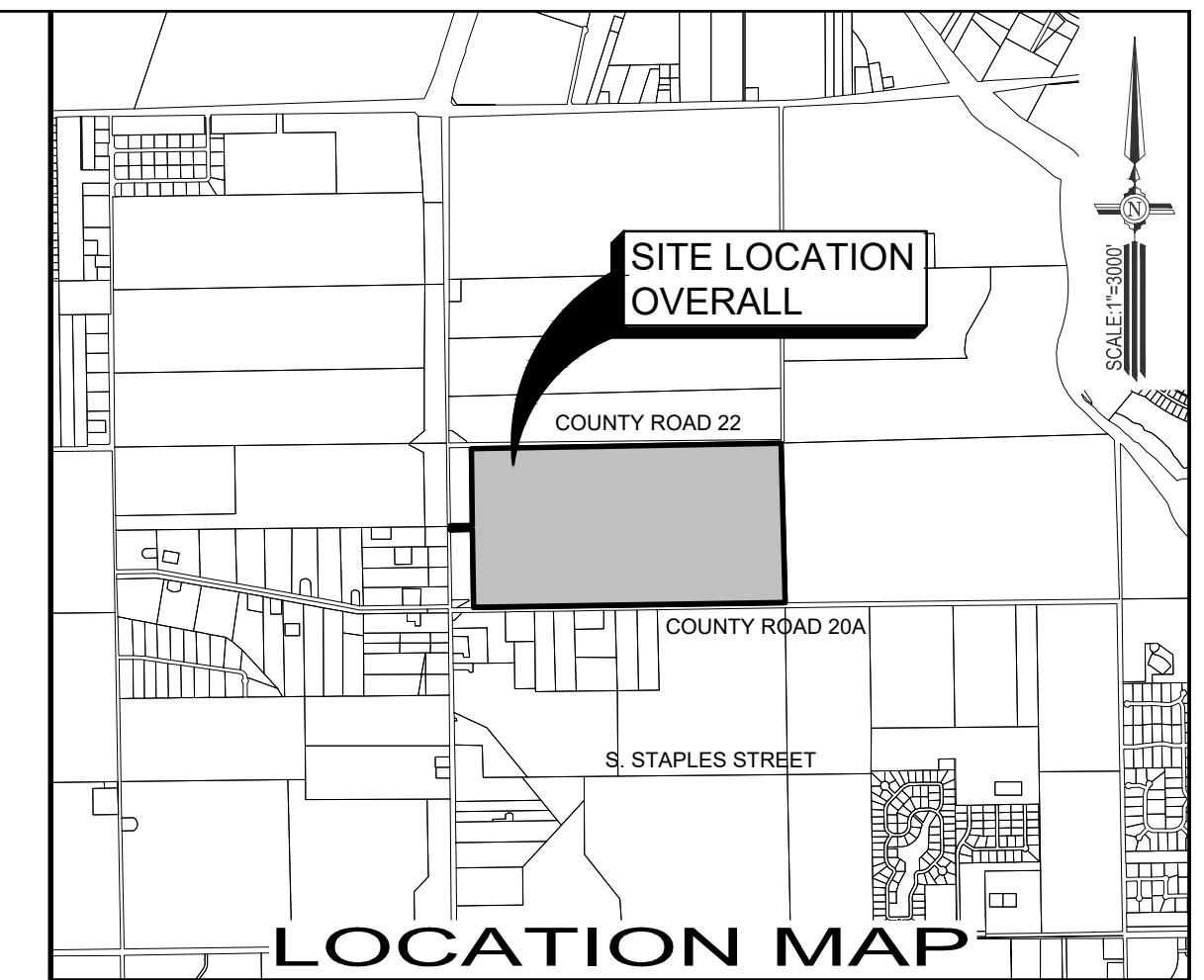


OVERALL  
PRELIMINARY PLAT OF  
MIRABELLA SUBDIVISION

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN  
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING  
ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS  
ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



SCALE 1:2000

SITE LOCATION  
OVERALL

LOCATION MAP

OWNERS INFORMATION:  
BOBAK MOSTAGHASI, MANAGING MEMBER  
THE LONDON PROPER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5 WEST BAR-LE-DOC DRIVE  
CORPUS CHRISTI, TEXAS 78414

SURVEYOR:  
ROBERTO N. TAMEZ, R.P.L.S.  
115 W. McINTYRE  
EDINBURG, TX 78541

ENGINEER:  
MARIO A. REYNA  
115 W. McINTYRE  
EDINBURG, TX 78541

DOCK NO. 20000001, N.C.C.  
SECTION 8, LAURELES FARM TRACTS  
VOLUME 3, PAGE 15, N.C.M.

N 17135200, 160  
E 1327930, 793

SECTION 7

SECTION 5

SECTION 5

SECTION 4

SECTION 9

SECTION 8

SECTION 7

SECTION 6

SECTION 5

SECTION 4

SECTION 3

SECTION 2

SECTION 1

SECTION 0

SECTION -1

SECTION -2

SECTION -3

SECTION -4

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SECTION -264

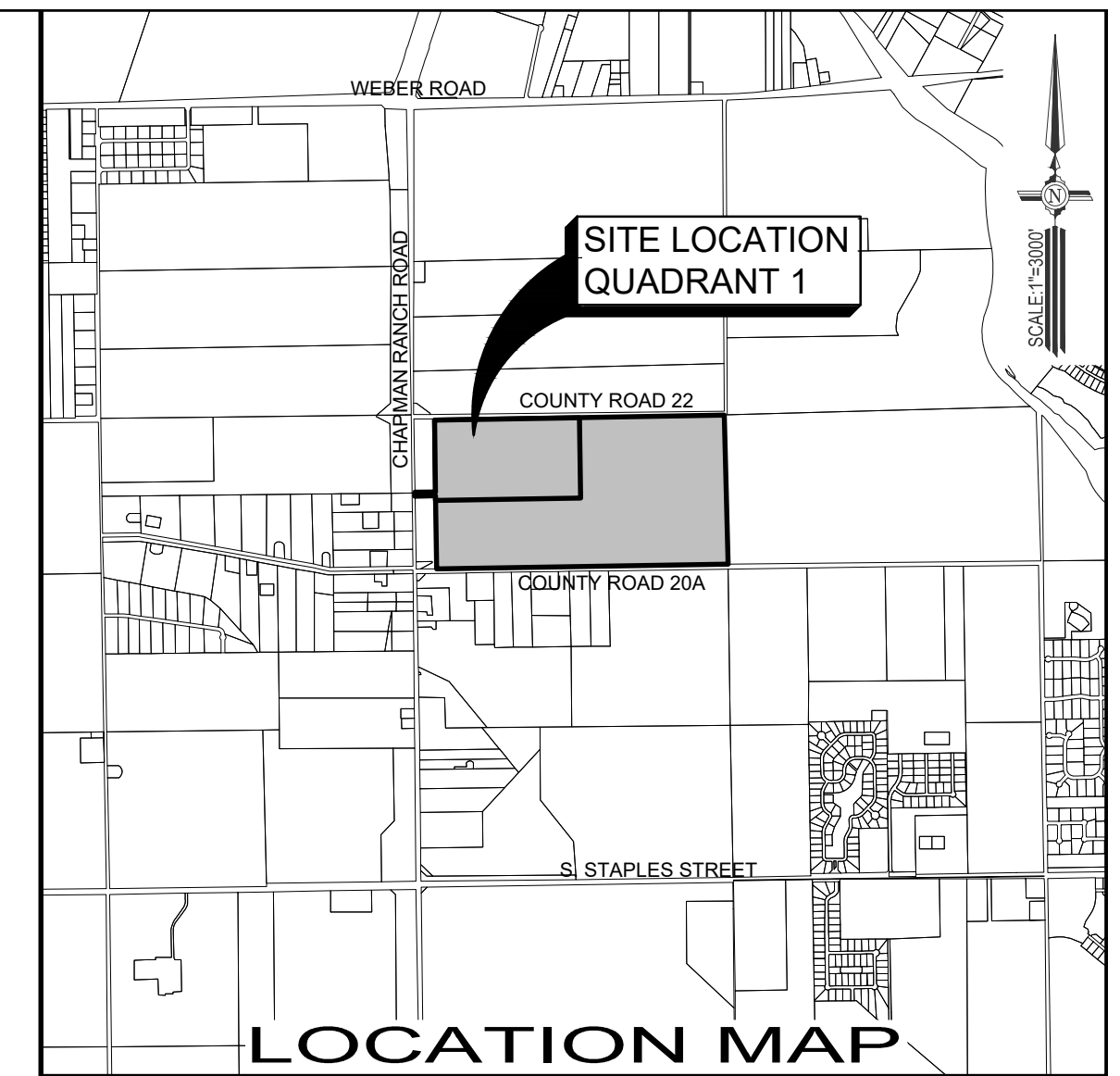
SECTION -265

# PRELIMINARY PLAT OF MIRABELLA SUBDIVISION

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

## SECTION 5

MPM DEVELOPMENT, L.P.,  
W.D.W.L. DOC. NO. 2022022734, N.C.O.R.  
SECTION 5, LAURELES FARM TRACTS  
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



LOCATION MAP

CHAPMAN RANCH ROAD  
R.O.W. VARIES

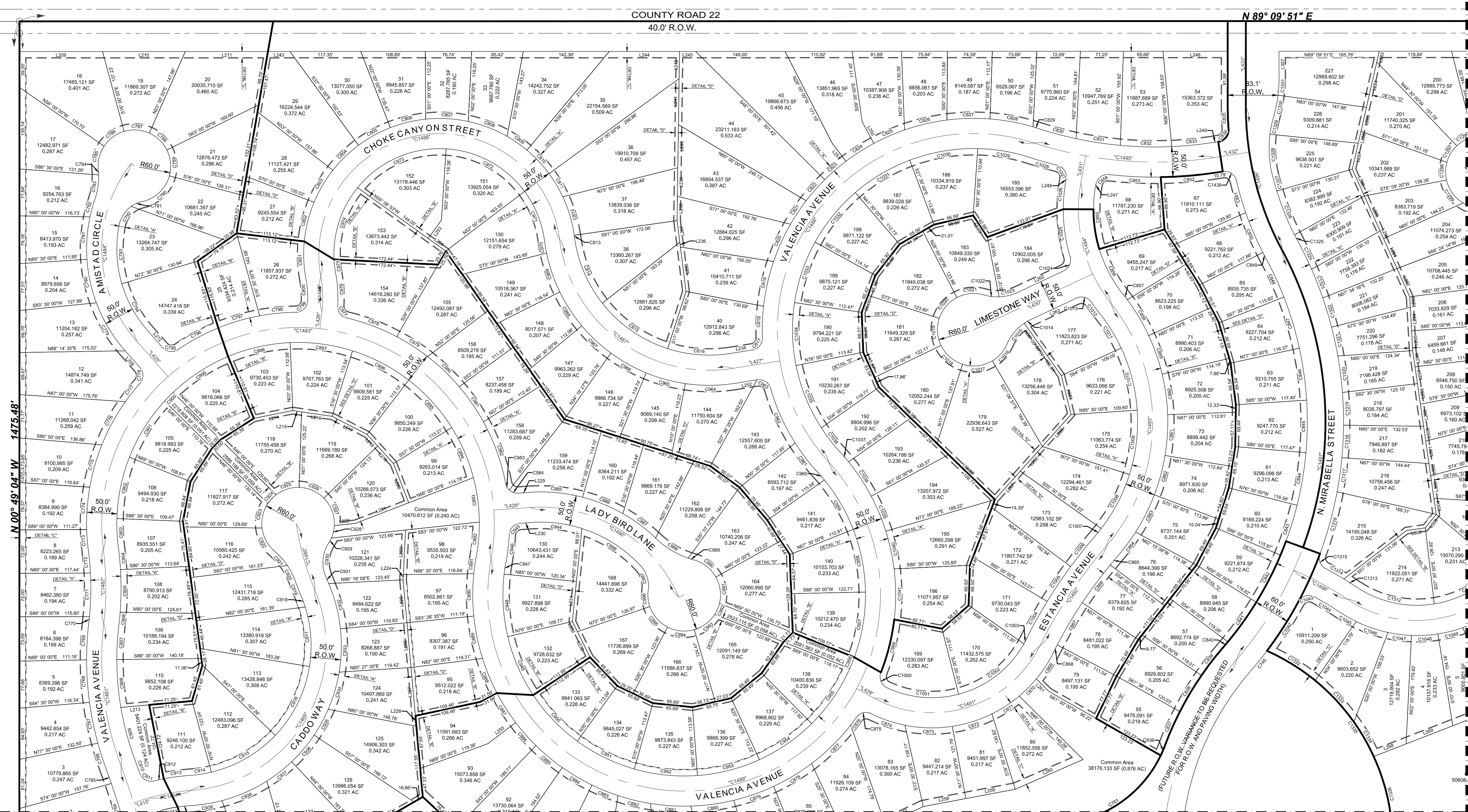
NUECES COUNTY O.R.O.W. VOLUME 189, PAGE 352, N.C.O.R.

GULFWAY SHOPPING CENTER  
W.D. DOCUMENT NUMBER 2018020227, N.C.O.R.

SECTION 8, LAURELES FARM TRACTS  
VOLUME 3, PAGE 15, N.C.M.R.

THE STATE OF TEXAS  
3849 DOC. NO. 20060819, N.C.O.R.

THE STATE OF TEXAS  
3849 DOC. NO. 20060819, N.C.O.R.



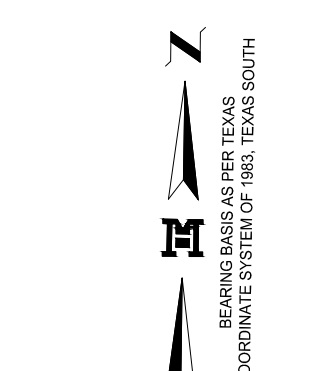
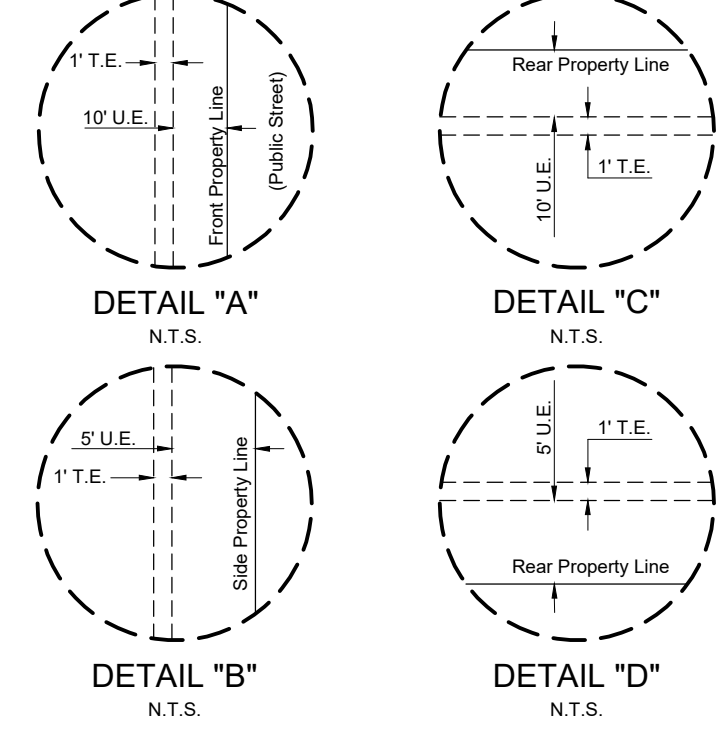
MATCH LINE "A"

MATCH LINE "B"

OWNERS INFORMATION:  
BOBAK MOSTAGHASI, MANAGING MEMBER  
THE LONDON PROPER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5 WEST BARLE-DOC DRIVE  
CORPUS CHRISTI, TEXAS 78414

SURVEYOR:  
ROBERTO N. TAMEZ, R.P.L.S.  
115 W. MCINTYRE  
EDINBURG, TX 78541

ENGINEER:  
MARIO A. REYNA  
115 W. MCINTYRE  
EDINBURG, TX 78541



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 100 FT.

DRAWN BY: J.L.G. DATE: 02-20-24  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_

TBPE FIRM # F-1435

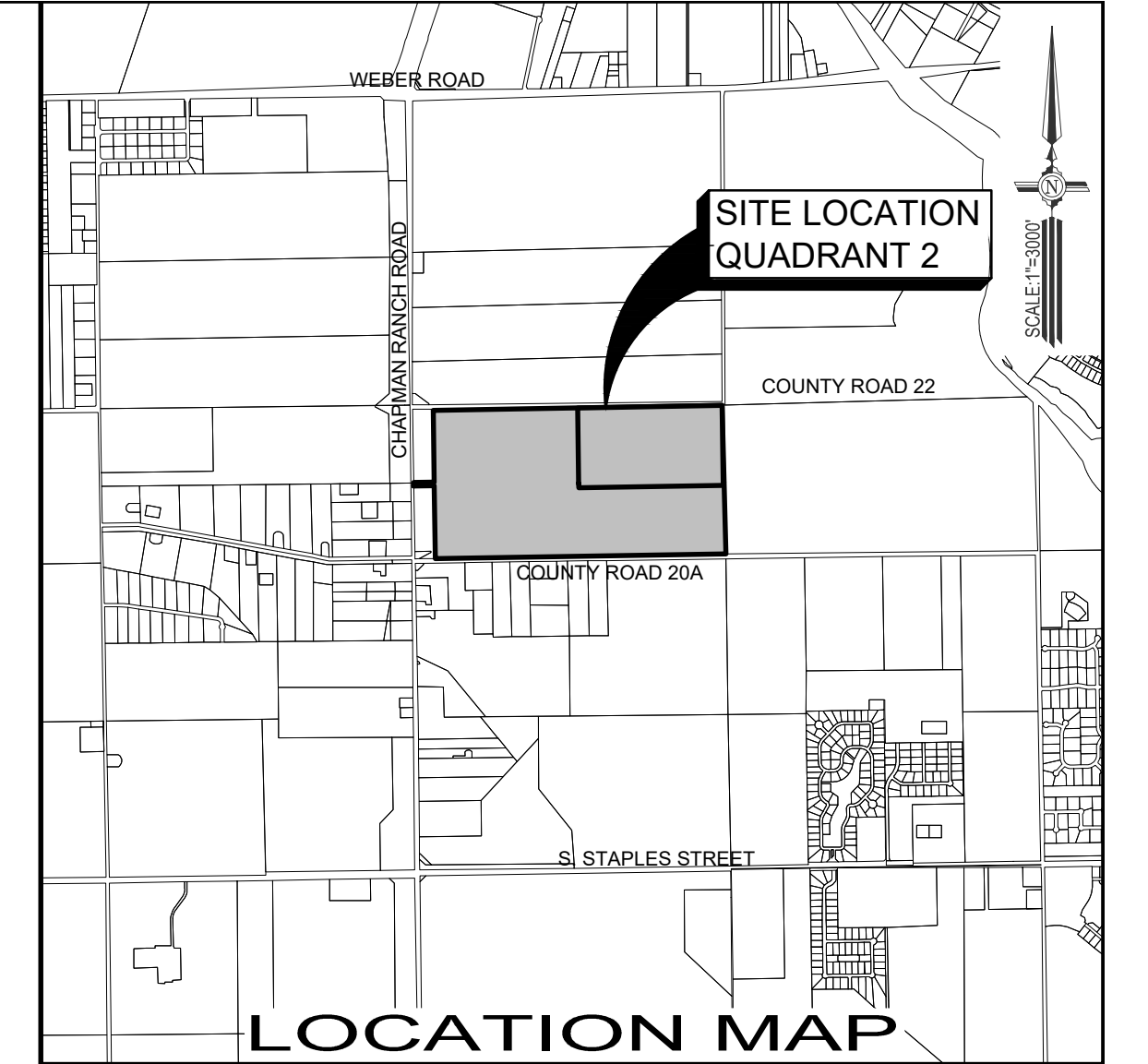
**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE PH: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com

# PRELIMINARY PLAT OF MIRABELLA SUBDIVISION

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

SECTION 5

MPM DEVELOPMENT, L.P.,  
W.D.W.L. DOC. NO. 2022022734, N.C.O.R.  
SECTION 5, LAURELES FARM TRACTS  
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



JOHN C. TAMEZ  
DOC. NO. 2020021903, N.C.O.  
SECTION 6, LAURELES FARM TRACTS  
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS

N:17135200.180  
E:1327930.793

POC.  
N.E. COR.  
SECTION 8

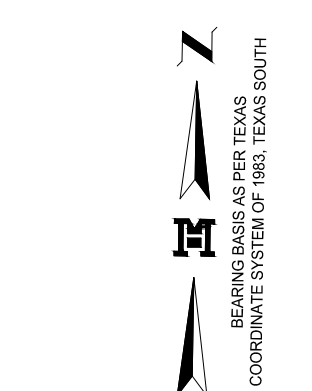
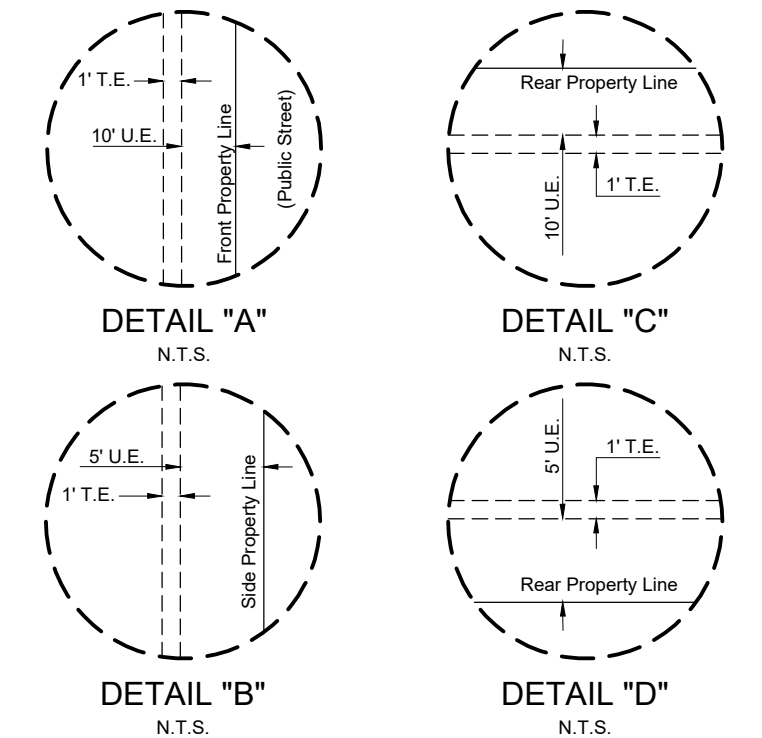
SEE DETAIL "A"

OWNERS INFORMATION:  
BOBAK MOSTAGHASI, MANAGING MEMBER  
THE LONDON PROPER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5 WEST BAR-LE-DOC DRIVE  
CORPUS CHRISTI, TEXAS 78414

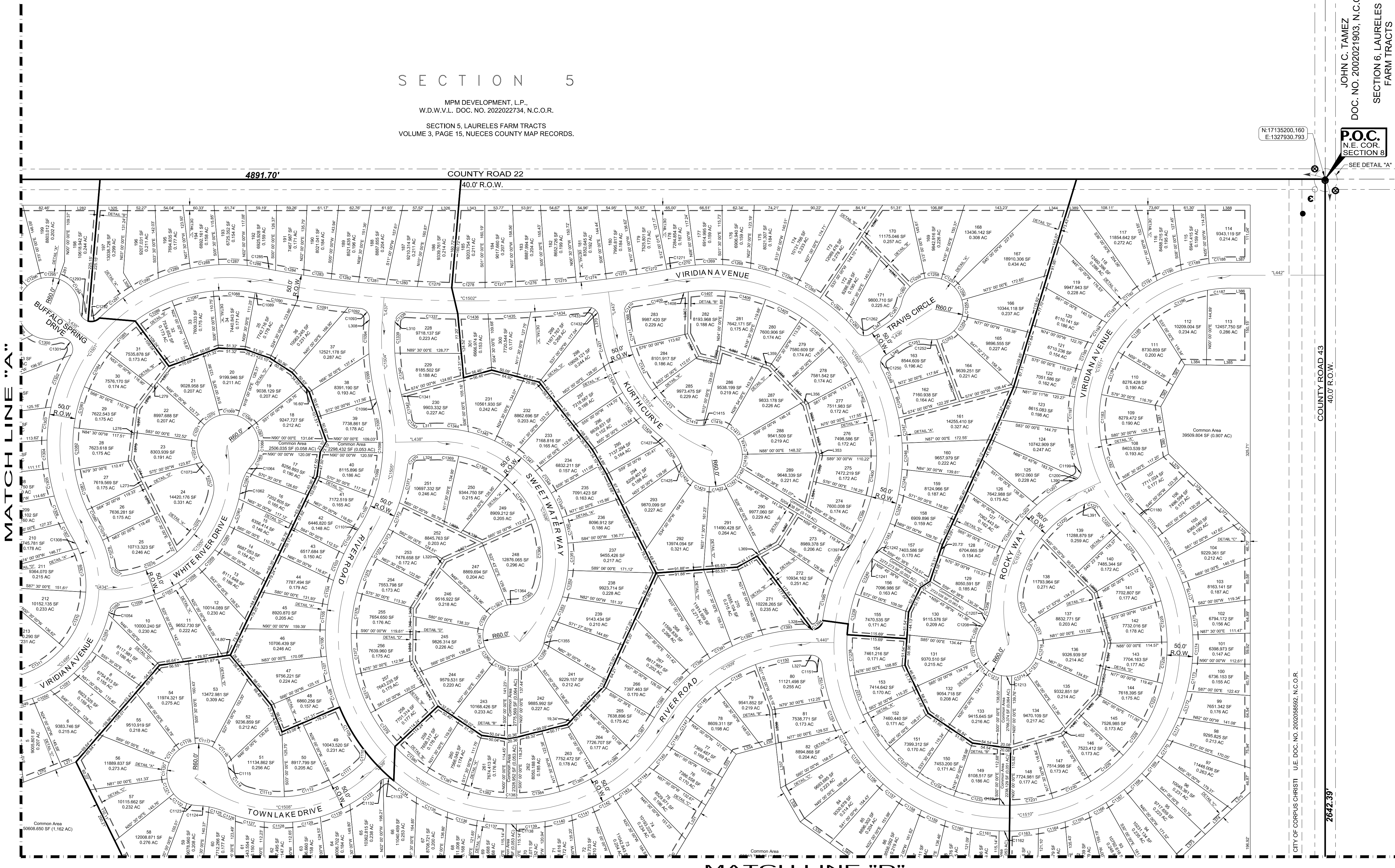
SURVEYOR:  
ROBERTO N. TAMEZ, R.P.L.S.  
115 W. McINTYRE  
EDINBURG, TX 78541

ENGINEER:  
MARIO A. REYNA  
115 W. McINTYRE  
EDINBURG, TX 78541

- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND NO. 5 REBAR
  - FOUND CONCRETE MONUMENT
  - FOUND PK NAIL
  - FOUND PIPE
  - FOUND "X" MARK ON CONCRETE
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- R.O.W. - RIGHT OF WAY  
N.C.M.R. - NUECES COUNTY MAP RECORDS  
N.C.D.R. - NUECES COUNTY DEED RECORDS  
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS  
N.E. COR. - NORTHEAST CORNER  
P.O.B. - POINT OF BEGINNING  
U.E. - UTILITY EASEMENT  
DOC. NO. - DOCUMENT NUMBER  
D.O.R.O.W. - DEED OF RIGHT OF WAY  
W.D. - WARRANTY DEED  
C.W.D. - GIFT WARRANTY DEED  
S.W.D. - SPECIAL WARRANTY DEED  
J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION  
S.W.D.W.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN  
W.D.W.L. - WARRANTY DEED WITH VENDORS LIEN  
N.T.S. - NOT TO SCALE



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 100 FT.



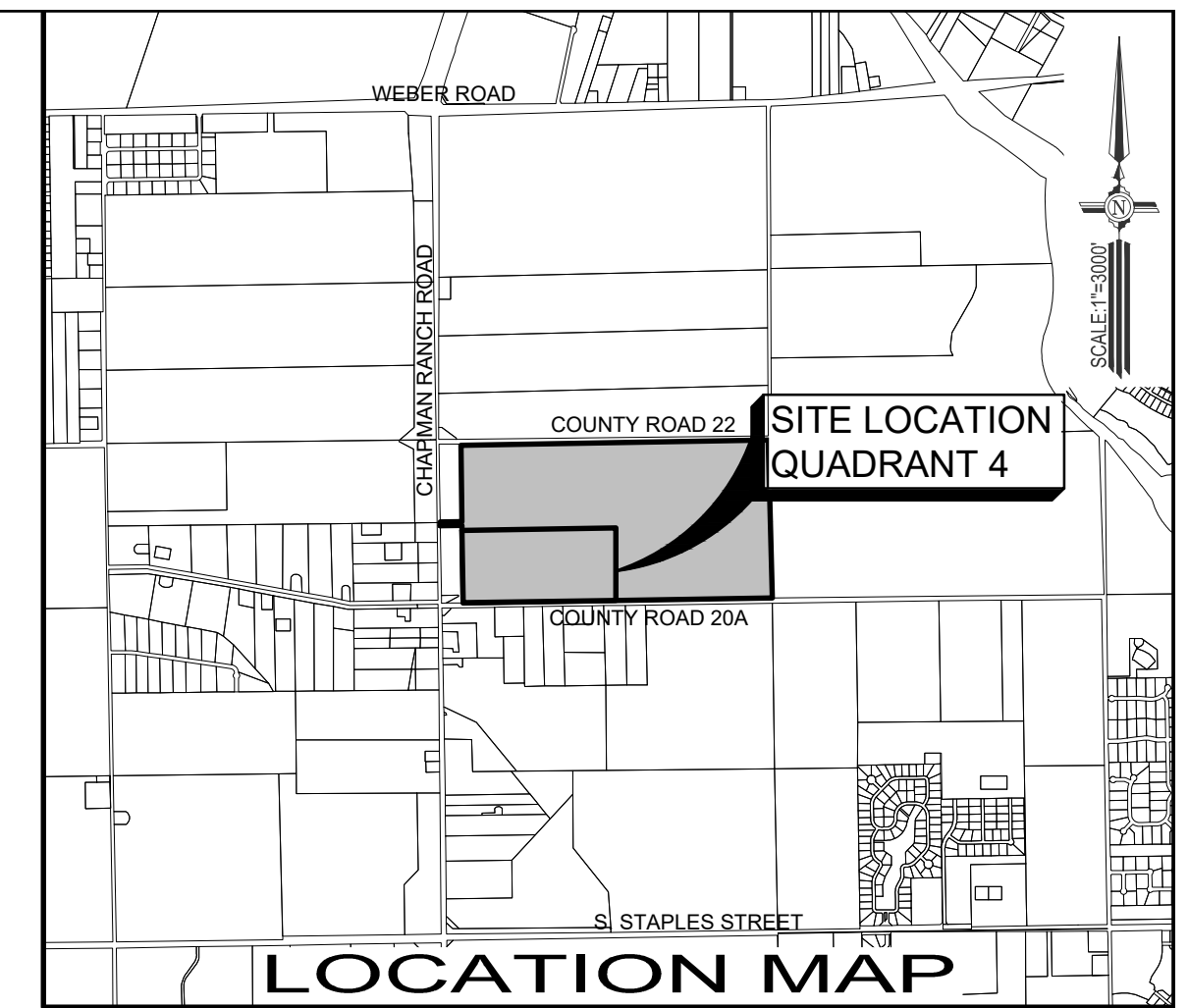
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SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECKED: DATE: \_\_\_\_\_



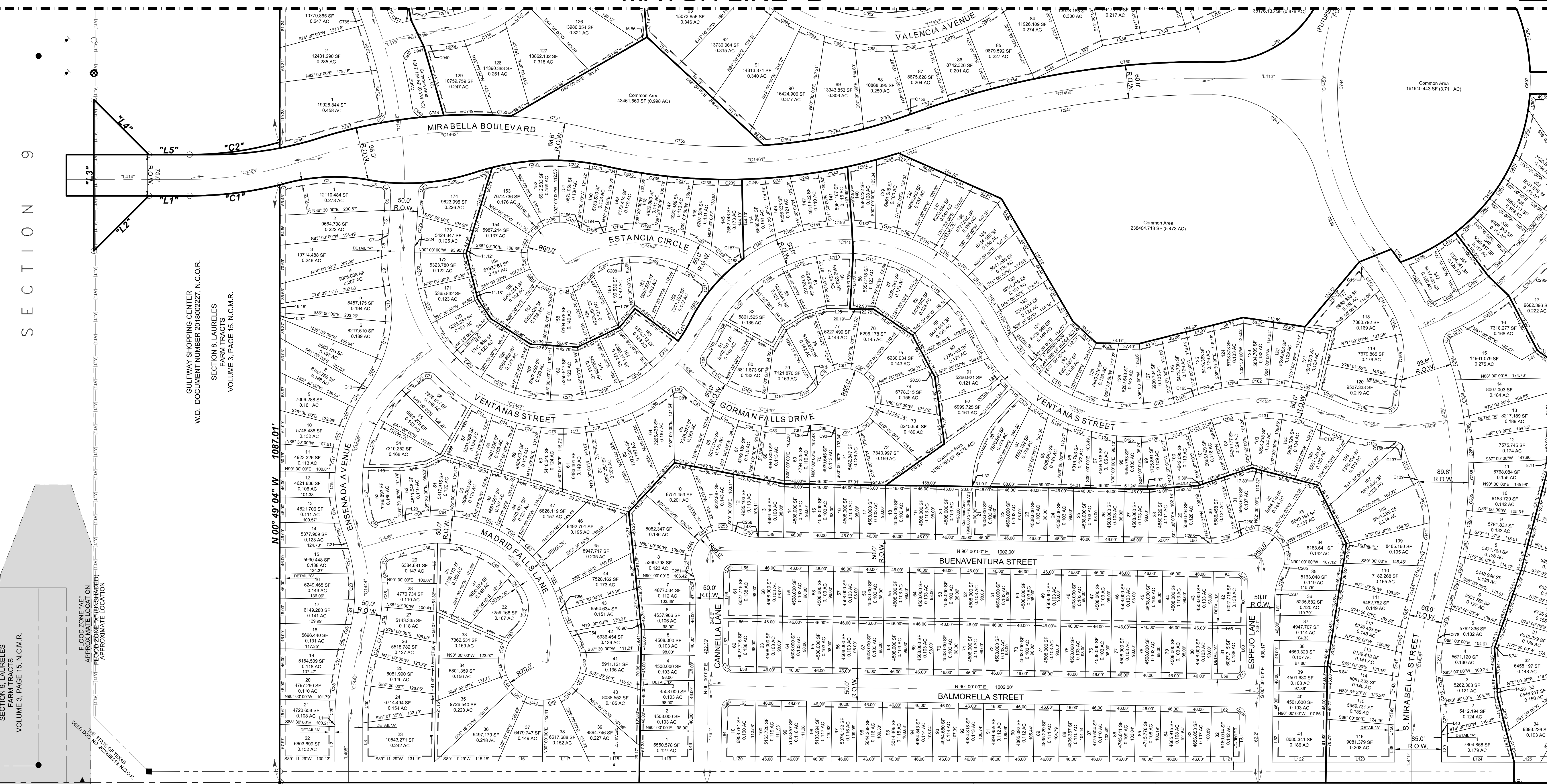
**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE PH: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com

# PRELIMINARY PLAT OF MIRABELLA SUBDIVISION

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



MATCH LINE "B"

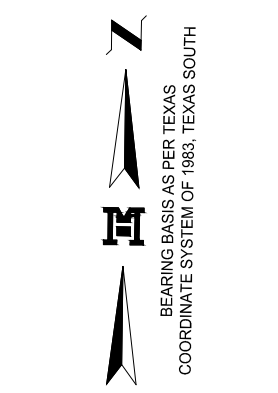
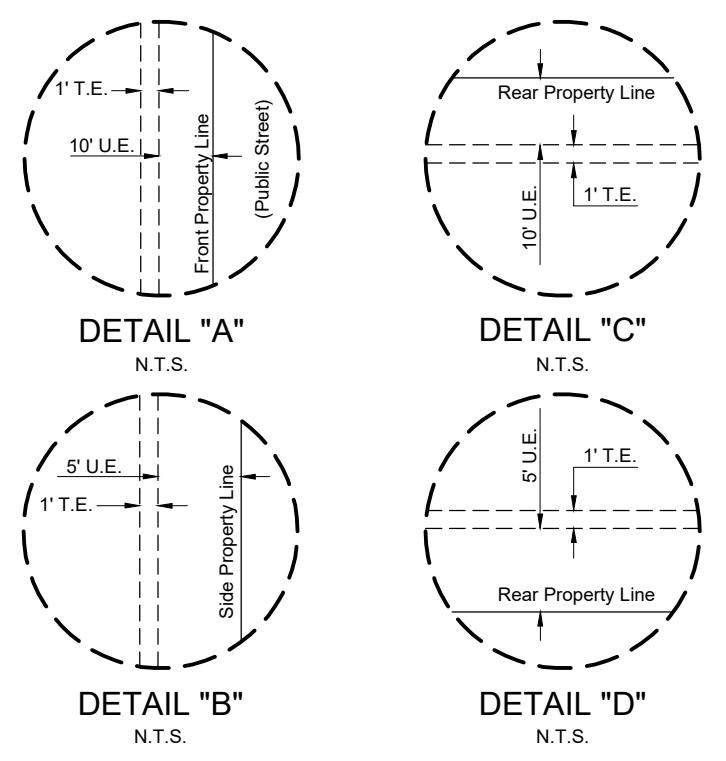


MATCH LINE "C"

**OWNERS INFORMATION:**  
BOBAK MOSTAGHANI, MANAGING MEMBER  
THE LONDON PROPER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5 WEST BAR-LE-DOC DRIVE  
CORPUS CHRISTI, TEXAS 78414

**SURVEYOR:**  
ROBERTO N. TAMEZ, R.P.L.S.  
115 W. MCINTYRE  
EDINBURG, TX 78541

**ENGINEER:**  
MARIO A. REYNA  
115 W. MCINTYRE  
EDINBURG, TX 78541



ALEX H. HARRIS AND WIFE, POLLY HARRIS  
W.D.W.V.L. DOC. NO. 1999032465, N.C.O.R.

SECTION 8, LAURELES  
FARM TRACTS  
VOLUME 3, PAGE 15, N.C.M.R.

AEP TEXAS INC.  
G.W.D. DOC. No. 2022040827, N.C.O.R.

SECTION 8, LAURELES  
FARM TRACTS  
VOLUME 3, PAGE 15, N.C.M.R.

PECK RANDAL NELSON  
PROPERTY ID: 256863

SECTION 8, LAURELES  
FARM TRACTS  
VOLUME 3, PAGE 15, N.C.M.R.

FRED C. RANDOLPH AND WIFE,  
NINA PARKER RANDOLPH  
W.D.W.V.L. DOC. NO. 926716, N.C.O.R.

SECTION 8, LAURELES  
FARM TRACTS

NINA P. WILDE  
S.W.D. VOL. 1978, PG. 162, N.C.O.R.

SECTION 8, LAURELES  
FARM TRACTS  
VOLUME 3, PAGE 15, N.C.M.R.

SECTION 9, LAURELES  
FARM TRACTS  
VOLUME 3, PAGE 15, N.C.M.R.

FLASCO DRIVE "X"  
FLOOD ZONE "X" (UNSHADDED)  
APPROXIMATE LOCATION

DEED DOC. NO. 2021002422, N.C.O.R.

DRAWN BY: J.L.G. DATE: 02-20-24  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECKED: DATE: \_\_\_\_\_

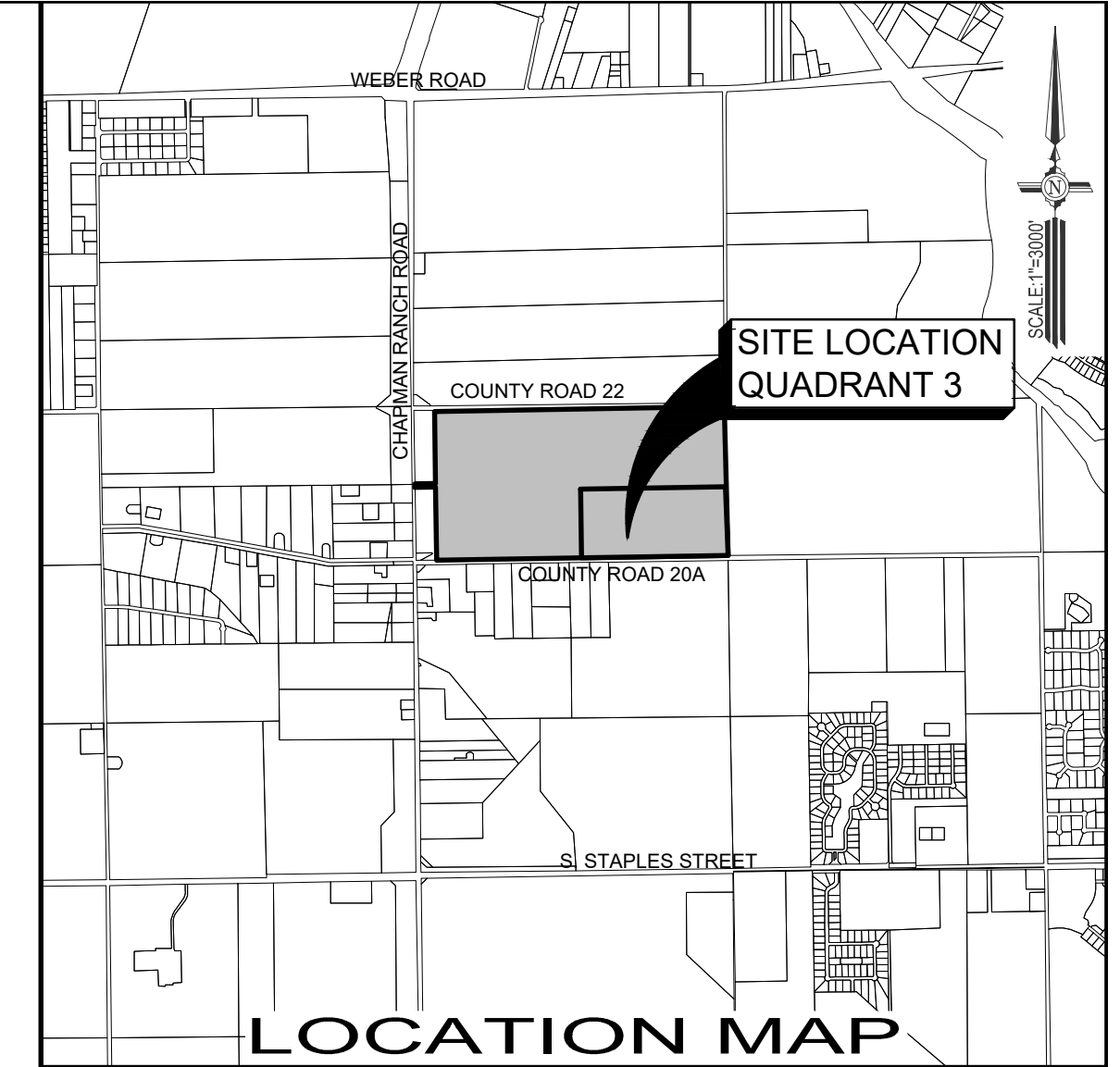
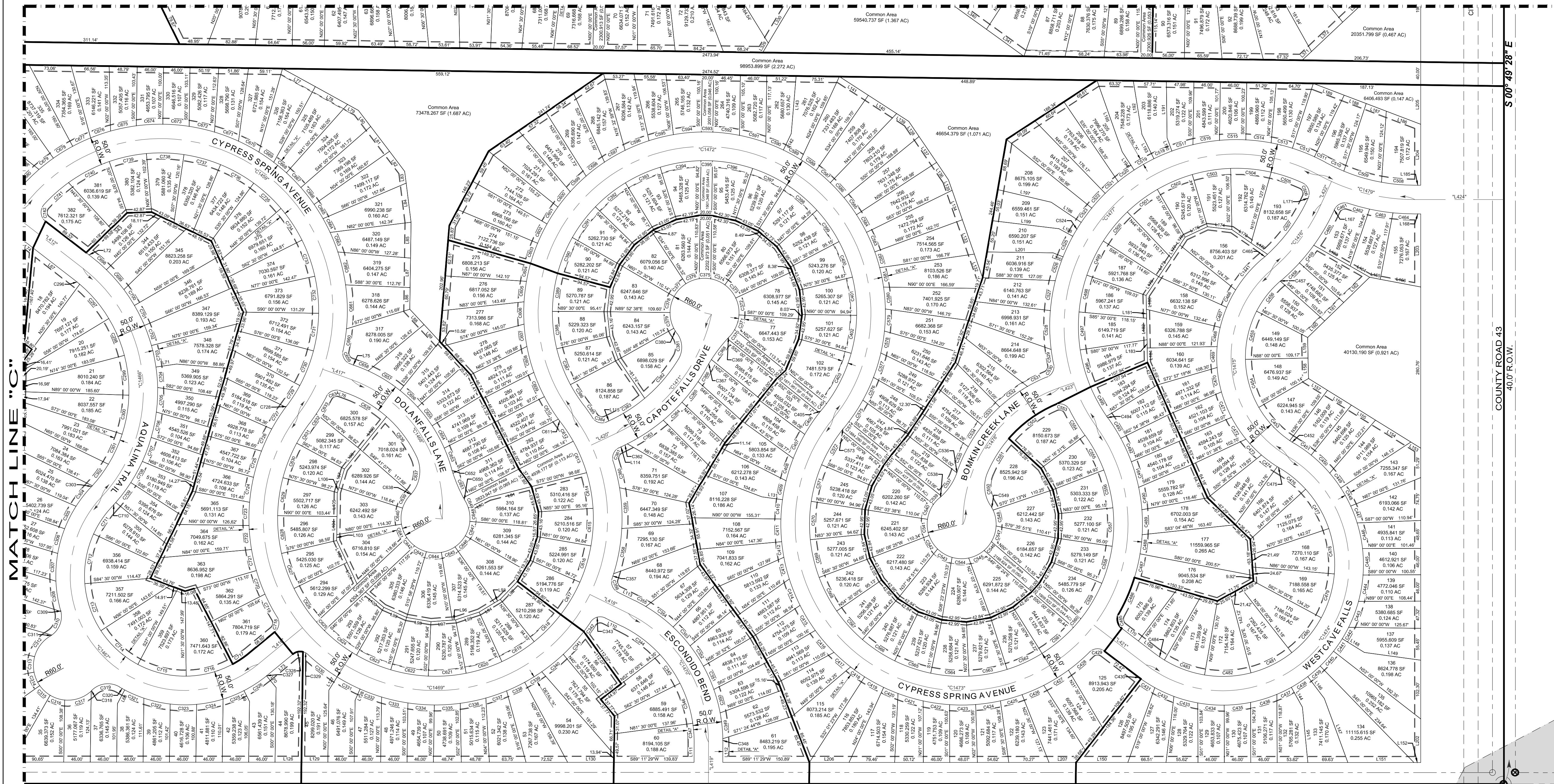
TBPE FIRM # F-1435

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE PH: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com

# PRELIMINARY PLAT OF MIRABELLA SUBDIVISION

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

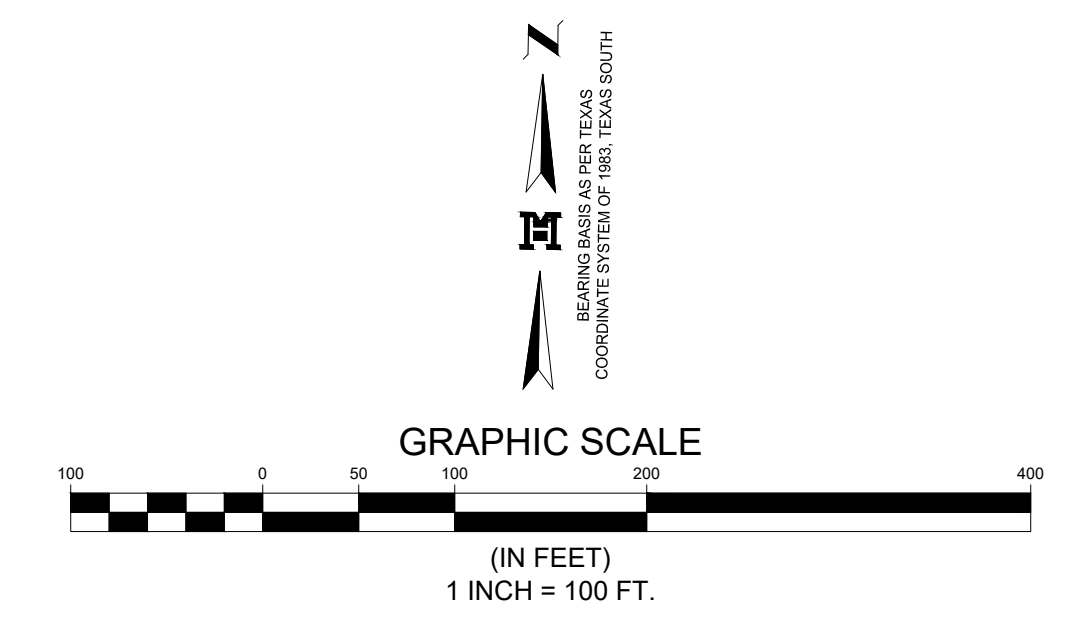
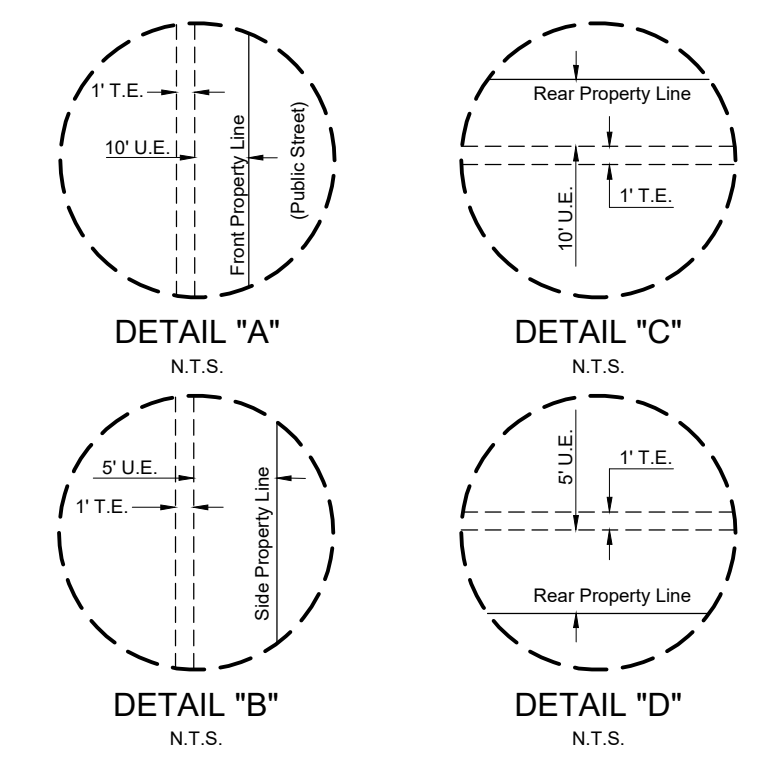
MATCH LINE "D"



**OWNERS INFORMATION:**  
BOBAK MOSTAGHASI, MANAGING MEMBER  
THE LONDON PROPER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5 WEST BAR-LE-DOC DRIVE  
CORPUS CHRISTI, TEXAS 78414

**SURVEYOR:**  
ROBERTO N. TAMEZ, R.P.L.S.  
115 W. MCINTYRE  
EDINBURG, TX 78541

**ENGINEER:**  
MARIO A. REYNA  
115 W. MCINTYRE  
EDINBURG, TX 78541



MATCH LINE "C" | 4892.01' | COUNTY ROAD 20A 40.0' R.O.W. | SEE DETAIL "B"

OCKER DONALD A PROPERTY ID: 256858 | OCKER RICHARD L PROPERTY ID: 256859 | SECTION 8, LAURELES FARM TRACTS VOLUME 3, PAGE 15, N.C.M.R. | SECTION 8, LAURELES FARM TRACTS VOLUME 3, PAGE 15, N.C.M.R. | A D D CORP PROPERTY ID: 256850 | SECTION 8, LAURELES FARM TRACTS VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

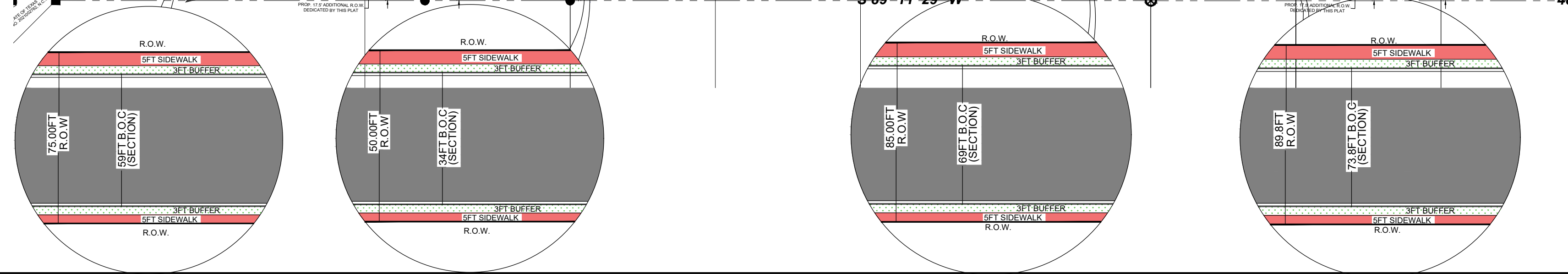
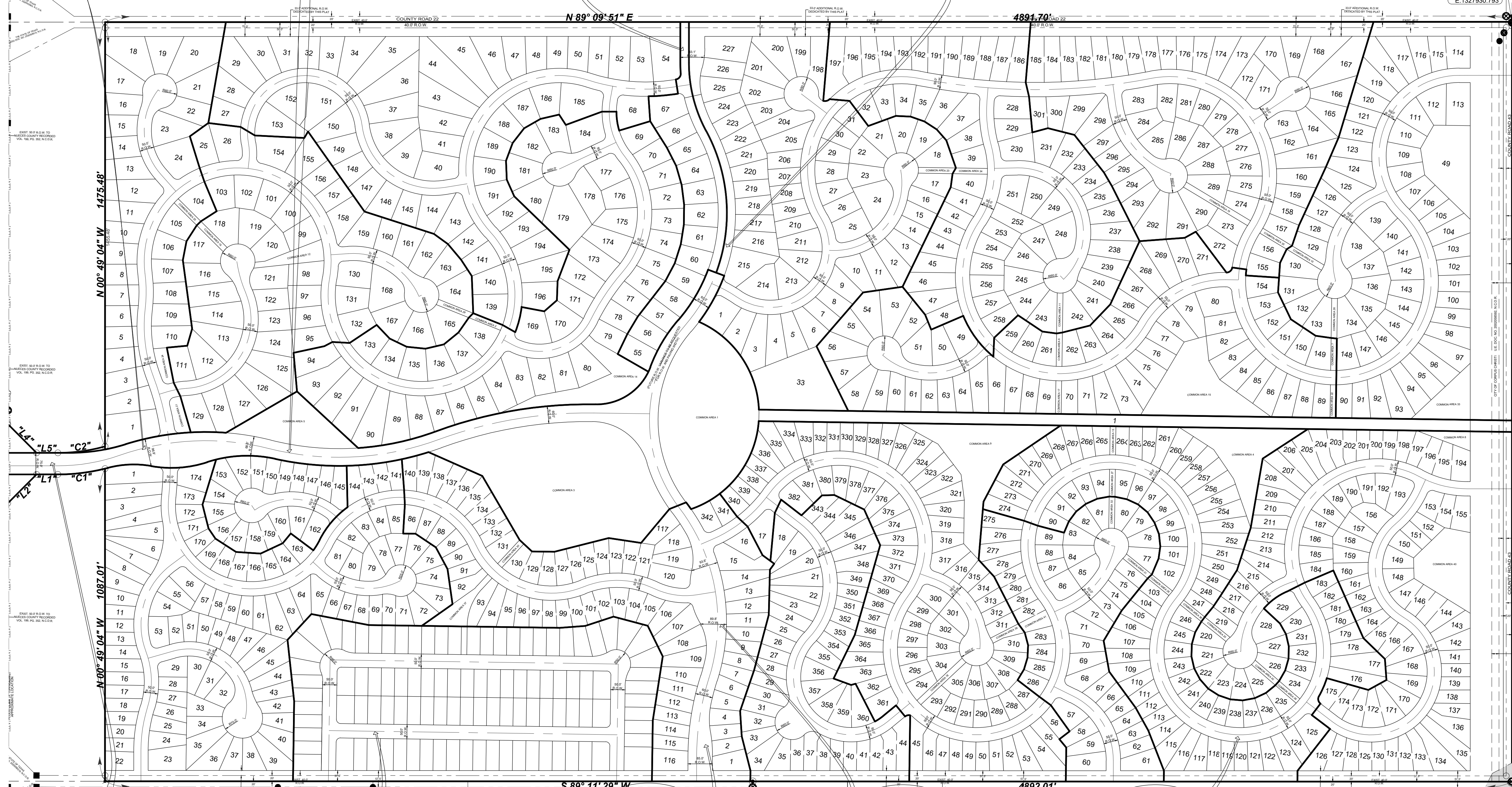
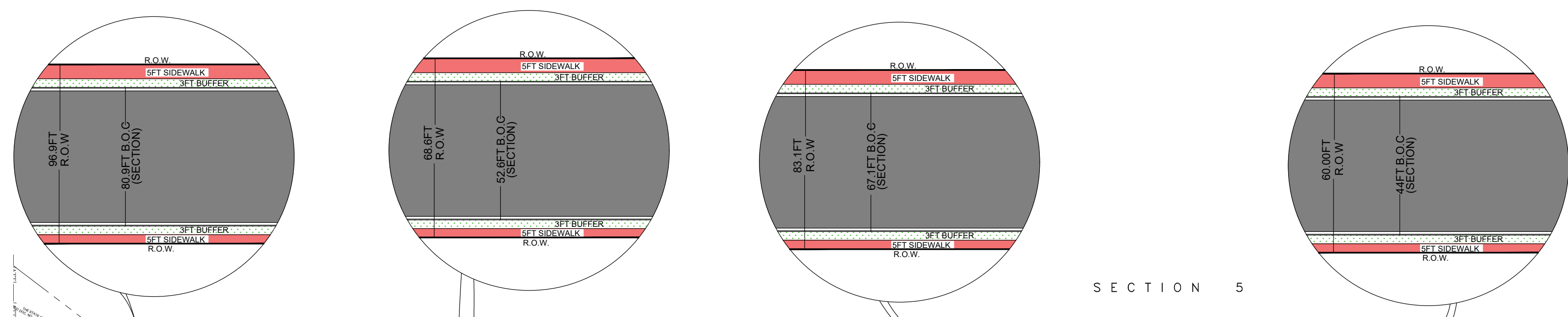
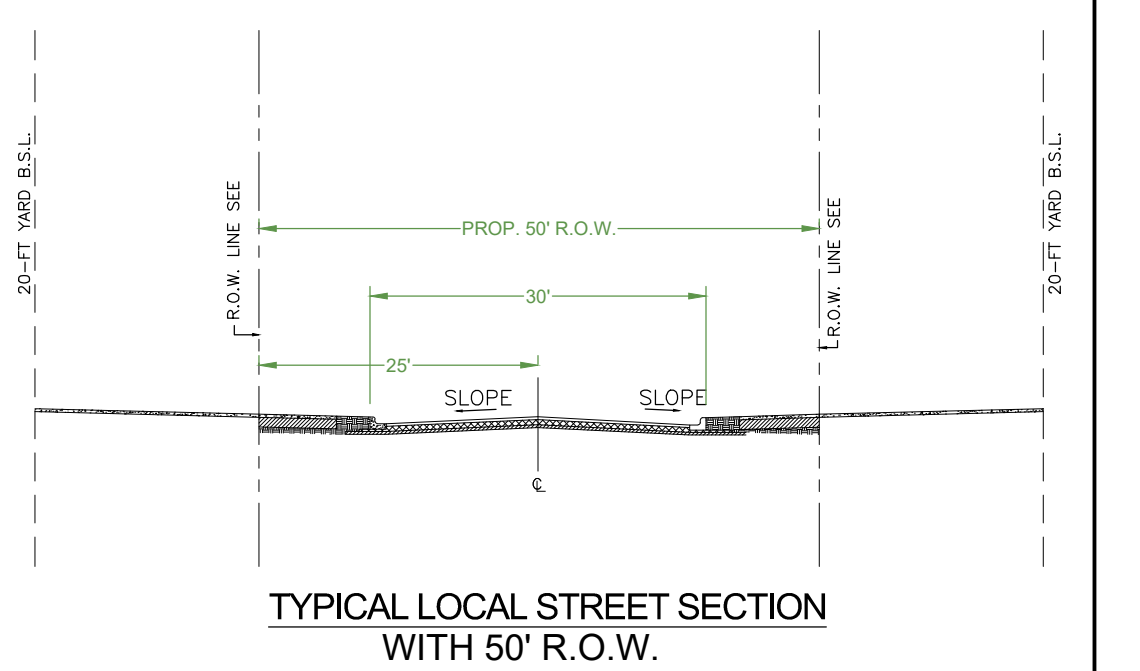
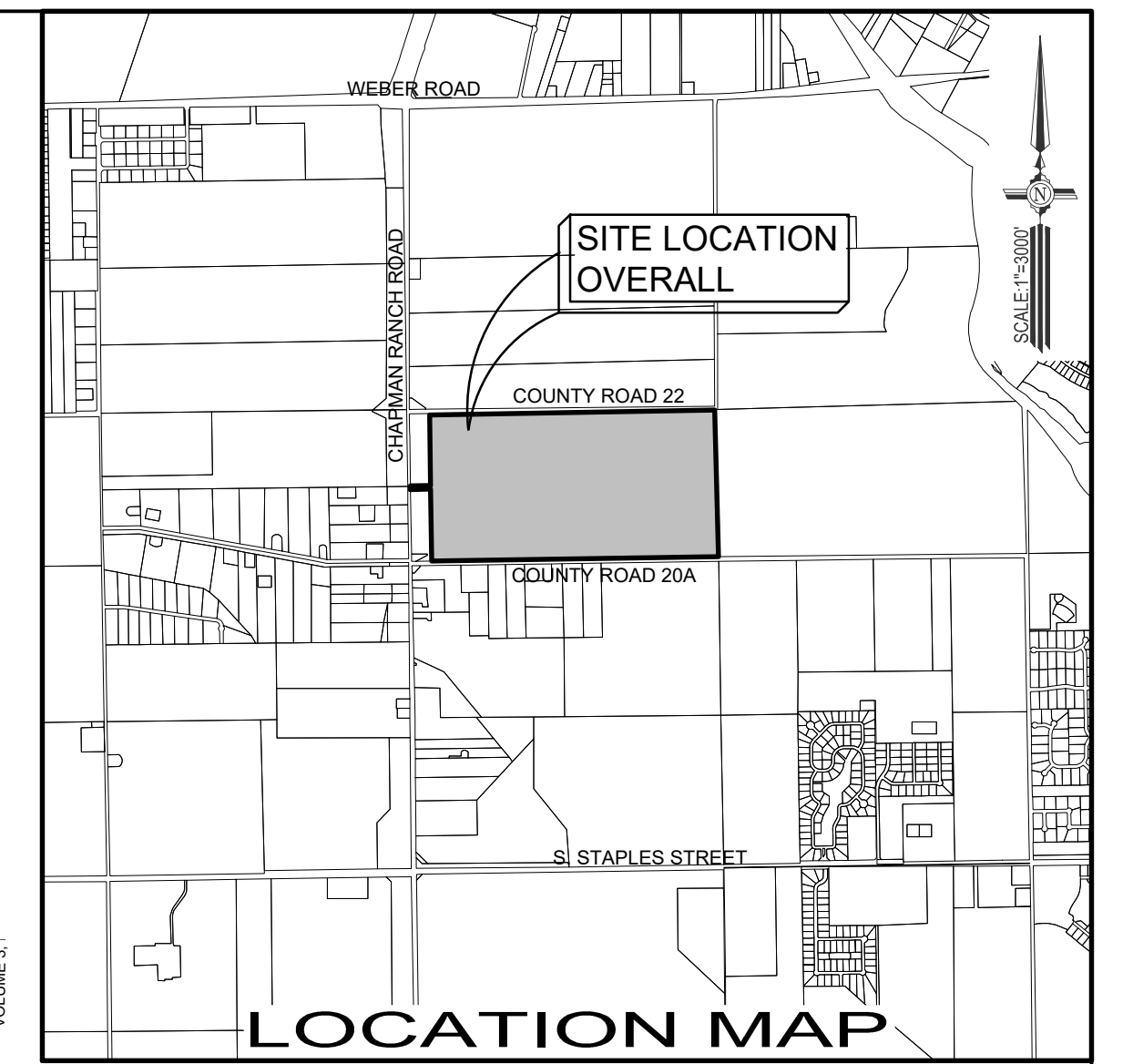
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SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_

TBPE FIRM # F-1435

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE PH: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com

# STREET SECTIONS PRELIMINARY PLAT OF MIRABELLA SUBDIVISION

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



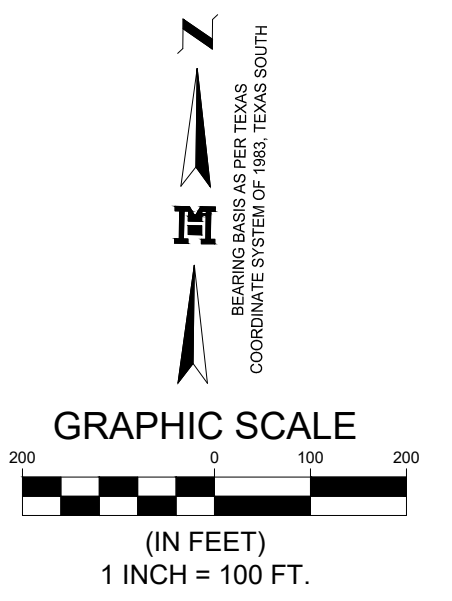
SECTION 7

PLAT NO. 210  
SECTION 8  
VOLUME 3

N-17135200.160  
E-1327930.793

2642.39'

S 00° 49' 28" E



DRAWN BY: J.L.G. DATE: 02-20-24  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE  
EDINBURG, TX 78541  
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