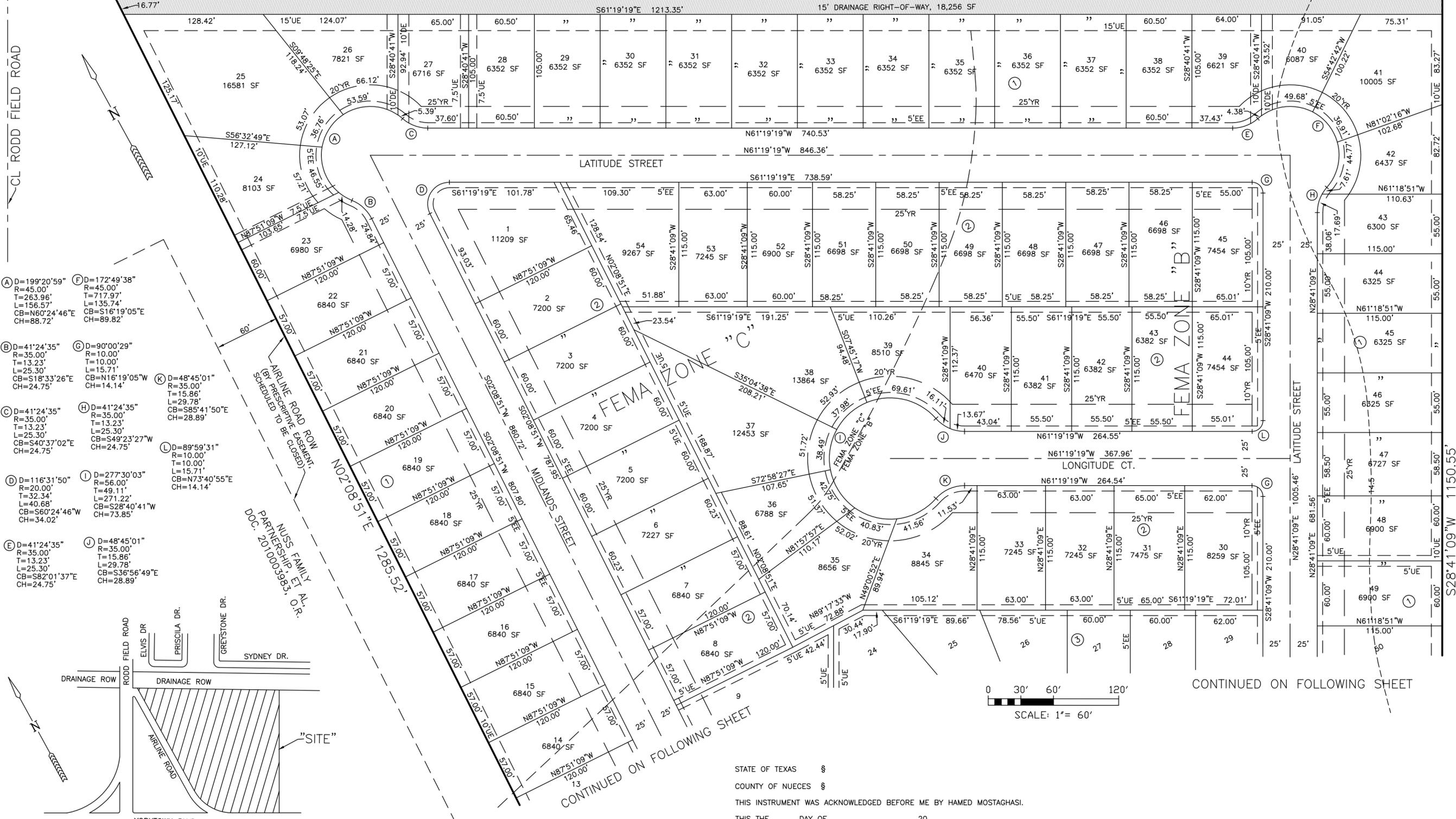


CL RODD FIELD ROAD

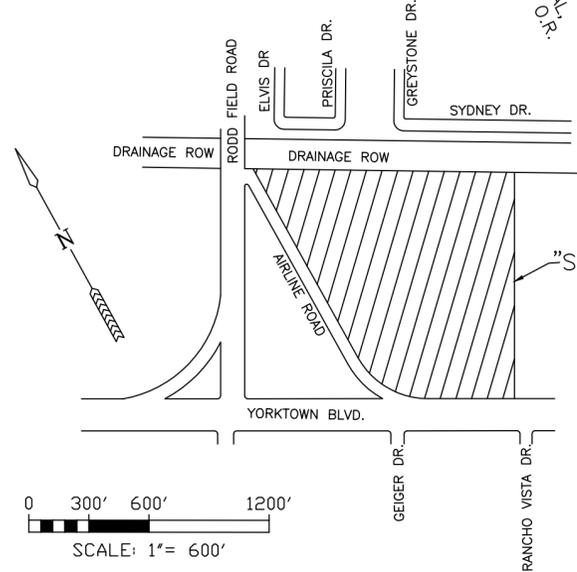
CL 135' DRAINAGE CHANNEL 31 ROW, V. 2005, P. 880, D.R.

FD 5/8" I.R. WITH PLASTIC CAP LABELED BASS AND WELSH ENGINEERING

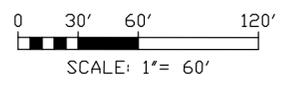
S61°19'19"E 1220.84'



- (A) D=199°20'59" R=45.00' T=263.96' L=156.57' CB=N60°24'46"E CH=88.72'
- (B) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S18°33'26"E CH=24.75'
- (C) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S40°37'02"E CH=24.75'
- (D) D=116°31'50" R=20.00' T=32.34' L=40.68' CB=S60°24'46"W CH=34.02'
- (E) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S82°01'37"E CH=24.75'
- (F) D=172°49'38" R=45.00' T=717.97' L=135.74' CB=S16°19'05"E CH=89.82'
- (G) D=90°00'29" R=10.00' T=10.00' L=15.71' CB=N116°19'05"W CH=14.14'
- (H) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S49°23'27"W CH=24.75'
- (I) D=277°30'03" R=56.00' T=49.11' L=271.22' CB=S28°40'41"W CH=73.85'
- (J) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=S36°56'49"E CH=28.89'
- (K) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=S85°41'50"E CH=28.89'
- (L) D=89°59'31" R=10.00' T=10.00' L=15.71' CB=N73°40'55"E CH=14.14'



LOCATION MAP 1"=600'



CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET

STATE OF TEXAS §  
 COUNTY OF NUECES §  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI.  
 THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
 COUNTY OF NUECES §  
 WE, AEL DEVELOPMENT, LLC, 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, DRAINAGE RIGHT-OF-WAY 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\_\_\_\_.

HAMED MOSTAGHASI, GENERAL PARTNER

### PLAT OF AIRLINE ESTATES

A 24.655 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 15 & 16, SECT 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", P. 41 - 43, MAP RECORDS, NUECES CO., TX.

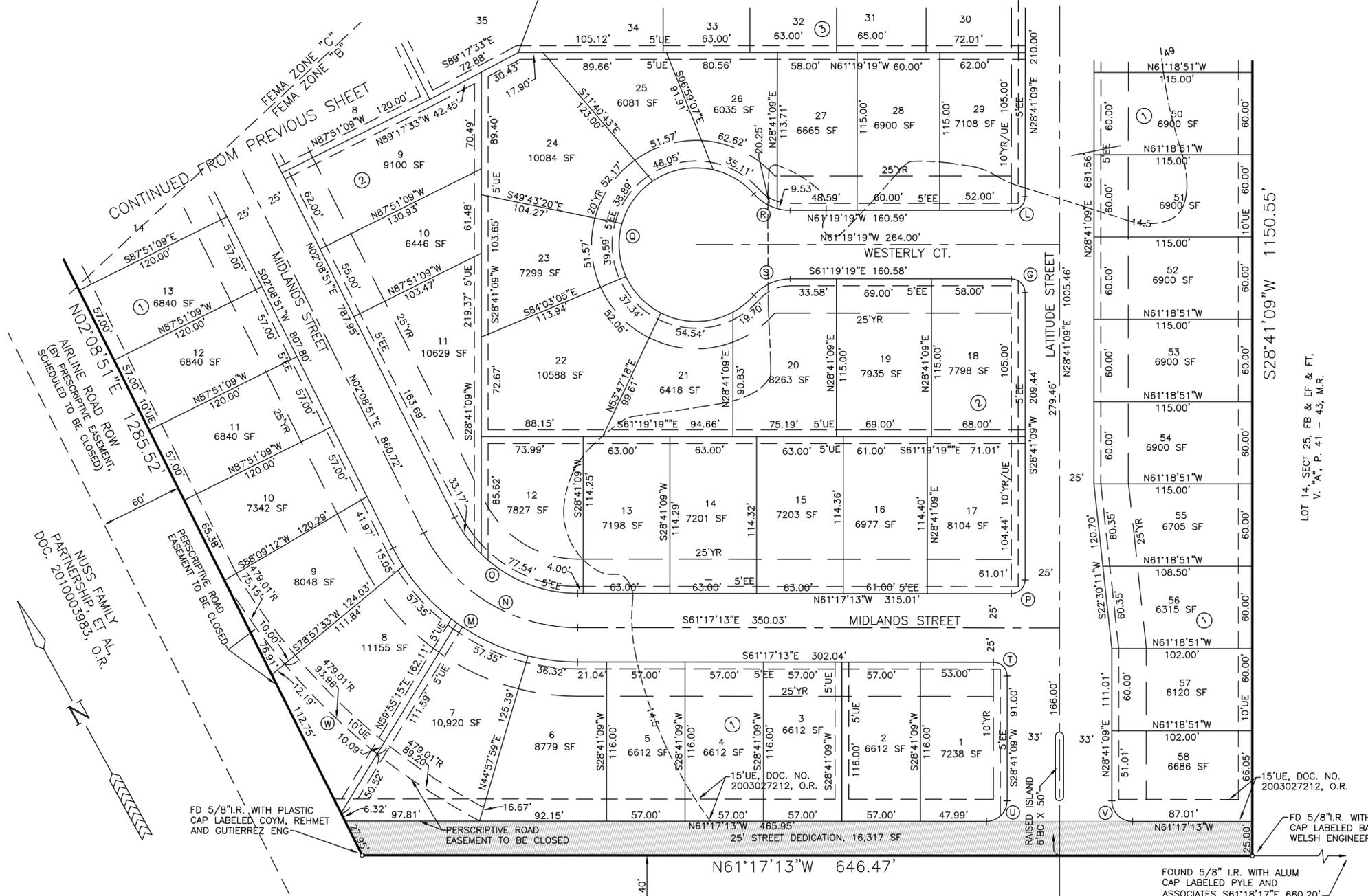
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 3/13/17  
 COMP. NO.: PLAT-SH.DWG  
 JOB NO.: 12040  
 SCALE: AS SHOWN  
 PLOT SCALE: 1" = 60'  
 SHEET 1 OF 2

LOT 14, SECT 25, FB & EF & FT, V. "A", P. 41 - 43, M.R.

CONTINUED FROM PREVIOUS SHEET



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\_\_

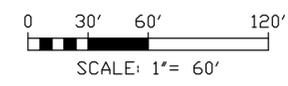
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS §
COUNTY OF NUECES §
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

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\_\_
CHAIRMAN PHILIP J. RAMIREZ, A.I.A., LEED AP
INTERIM SECRETARY JULIO DIMAS, CFM

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 INSTRUMENTS WITHOUT DELAY.
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_
NIXON M. WELSH, R. P. L. S.

NOTES:
1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
2. FEMA INFORMATION AS SHOWN OR NOTED HEREON IS FROM FEMA MAP, COMMUNITY PANEL 485494 0540 C, REVISED MARCH 18, 1985. ALL OF THE SUBJECT SITE IS IN FEMA ZONES "C" & "B" AS INDICATED.
3. THE SUBJECT SITE CONTAINS 24.665 ACRES INCLUDING STREET DEDICATIONS.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. PRIVATE DRIVEWAY ACCESS TO YORKTOWN BOULEVARD SHALL BE PROHIBITED.
6. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

- Curve data list: (G) D=90'00"29", (D) D=63'26"04", (R) D=48'45"01", (U) D=90'01"38", (W) D=30'53"49", (L) D=89'59"31", (P) D=90'01"38", (S) D=48'45"01", (V) D=89'58"22", (M) D=63'26"04", (Q) D=277'30"03", (T) D=89'58"22", (N) D=63'26"04"



PLAT OF AIRLINE ESTATES CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 3/13/17
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 12040
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 2 OF 2

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