

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, SUPERIOR H AND H 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 AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

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

\_\_\_\_\_  
HAMED MOSTAGHASI, MEMBER  
\_\_\_\_\_  
HADI MOSTAGHASI, MEMBER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HADI MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

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

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

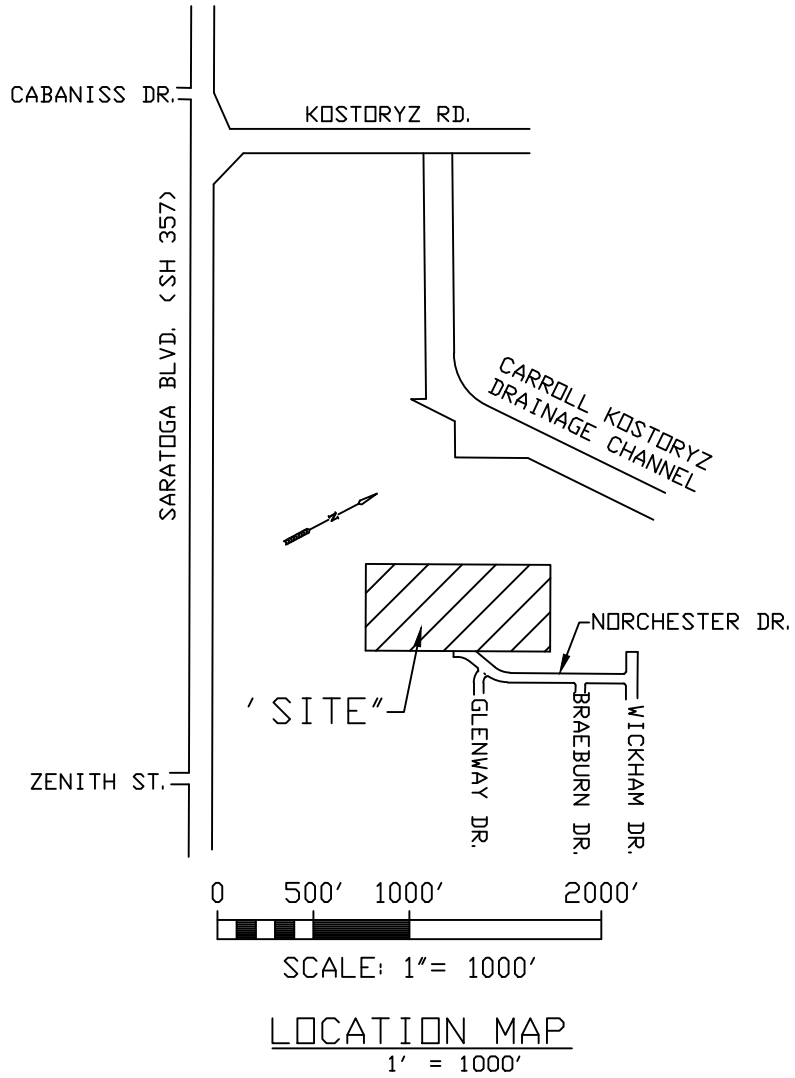
STATE OF TEXAS §  
COUNTY OF NUECES §

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, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

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

\_\_\_\_\_  
NIXON M. WELSH, REGISTERED  
PROFESSIONAL LAND SURVEYOR,  
TEXAS NUMBER 2211

- SET 5/8" IRON RODS AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSD CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSD CREEK FLOWS DIRECTLY INTO THE OSD BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE FOR THE OSD BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS IN ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0283 C. CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985.
- THE SUBJECT SITE CONTAINS 10.006 ACRES INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ACCESS PROHIBITED ONTO NORCHESTER DRIVE FROM BLOCK 1, LOT 1; BLOCK 2, LOTS 5 & 6; AND BLOCK 3, LOTS 5 & 6.
- THE PROPERTY WILL BE SUBJECT TO AIRCRAFT NOISE, FLYOVERS, AND VIBRATIONS (WITHIN APZ-2).



## PLAT OF SCHANEN ESTATES WEST UNIT 13

A 10.006 ACRE PORTION, MORE OR LESS, OF LOTS 5 & 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX. AND LOT 2, BLOCK 1, SARATOGA MEDICAL CENTER SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 57, PAGES 78 AND 79, SAID MAP RECORDS AND BEING THE SAME TRACT OF LAND DESCRIBED BY DEED AS CONTAINING 10.000 ACRES IN DOCUMENT NO. 2014027684, OFFICIAL RECORDS OF SAID COUNTY

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

DATE PLOTTED: 06/30/22  
COMP. NO.: PLAT-SH1.DWG  
JOB NO.: 14041  
SCALE: 1" = 50'  
PLAT SCALE: SAME  
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

\_\_\_\_\_  
BRETT F. FLINT, P.E.  
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\_\_\_\_.

\_\_\_\_\_  
DAN DIBBLE  
CHAIRMAN

\_\_\_\_\_  
AL RAYMOND, III, AIA  
SECRETARY

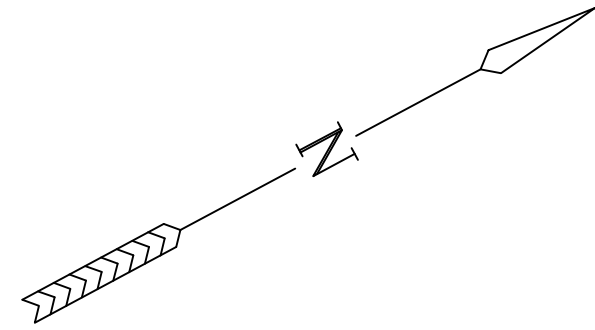
STATE OF TEXAS §  
COUNTY OF NUECES §

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



CURVE DATA					
(A) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S16° 24' 32" E CH=14.14'	(B) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N16° 24' 32" W CH=14.14'	(C) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N73° 35' 28" E CH=14.14'	(D) D=90° 50' 01" R=175.24' T=15.08' L=30.08' CB=S33° 30' 29" W CH=30.04'	(E) D=98° 16' 47" R=10.00' T=11.56' L=17.15' CB=S77° 43' 51" W CH=15.13'	(F) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=N16° 24' 32" W CH=89.82'
(G) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S16° 24' 32" E CH=14.14'	(H) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S16° 24' 32" E CH=89.82'	(I) D=23° 26' 41" R=125.00' T=25.94' L=51.15' CB=S49° 41' 11" E CH=50.79'	(J) D=78° 44' 16" R=15.14' T=12.42' L=20.81' CB=N77° 19' 58" W CH=19.21'	(K) D=08° 16' 47" R=175.00' T=12.67' L=25.29' CB=N57° 16' 09" W CH=25.27'	(L) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N82° 06' 49" W CH=24.75'
(M) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S82° 06' 49" E CH=24.75'	(N) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S49° 17' 46" W CH=24.75'	(O) D=76° 23' 20" R=15.00' T=11.80' L=20.00' CB=S00° 13' 50" W CH=18.55'	(P) D=66° 33' 19" R=10.00' T=6.56' L=11.62' CB=N04° 41' 11" W CH=10.97'	(Q) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N49° 17' 46" E CH=24.75'	(R) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=N16° 24' 32" W CH=89.82'

BALANCE OF SARATOGA MEDICAL CENTER  
SUBDIVISION, BLK 1, LOT 2,  
V. 57, P. 78 & 79, M.R., CCISD

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,  
SECT 9, V. "A", P. 48, M.R., CCISD

20' DE, DOC. NO.  
2014027682, D. R.

PORTION BOHEMIAN COLONY LANDS, LOTS 6  
& 7, SECT 9, V. "A", P. 48, M.R.,  
NUECES REAL ESTATE PARTNERSHIP

Approved by the Planning  
Commission on July 27, 2022

PLAT OF  
SCHANEN ESTATES WEST UNIT 13  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 06/30/22  
COMP. NO. PLAT-SH2 AS PLAT  
JOB NO.: 14041  
SCALE: 1" = 50'  
PLOT SCALE: SAME  
SHEET 2 OF 2

0 25' 50' 100'  
SCALE: 1" = 50'