

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

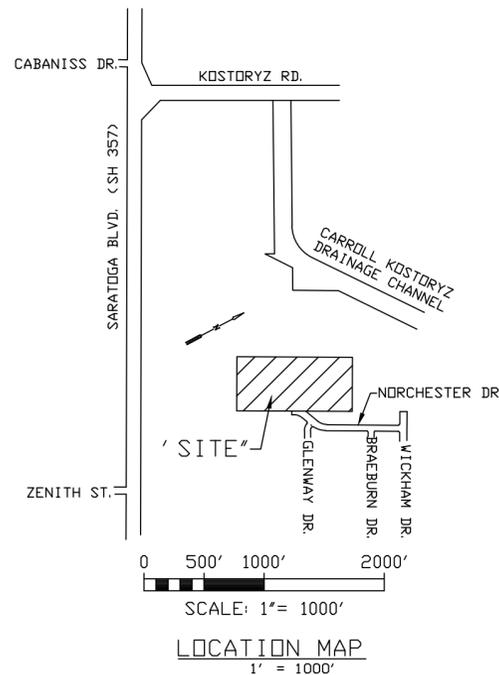
STATE OF TEXAS §
COUNTY OF NUECES §

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

1. SET 5/8" IRON RODS AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.
2. 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.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. 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.
4. THE SUBJECT SITE CONTAINS 10.006 ACRES INCLUDING STREET DEDICATIONS.
5. THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. ACCESS PROHIBITED ONTO NORCHESTER DRIVE FROM BLOCK 1, LOT 1; BLOCK 2, LOTS 5 & 6; AND BLOCK 3, LOTS 5 & 6.
7. 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

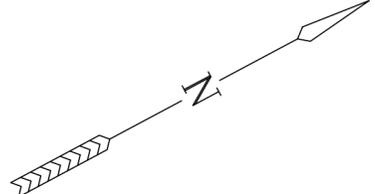
AL RAYMOND, III, AIA
SECRETARY

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.

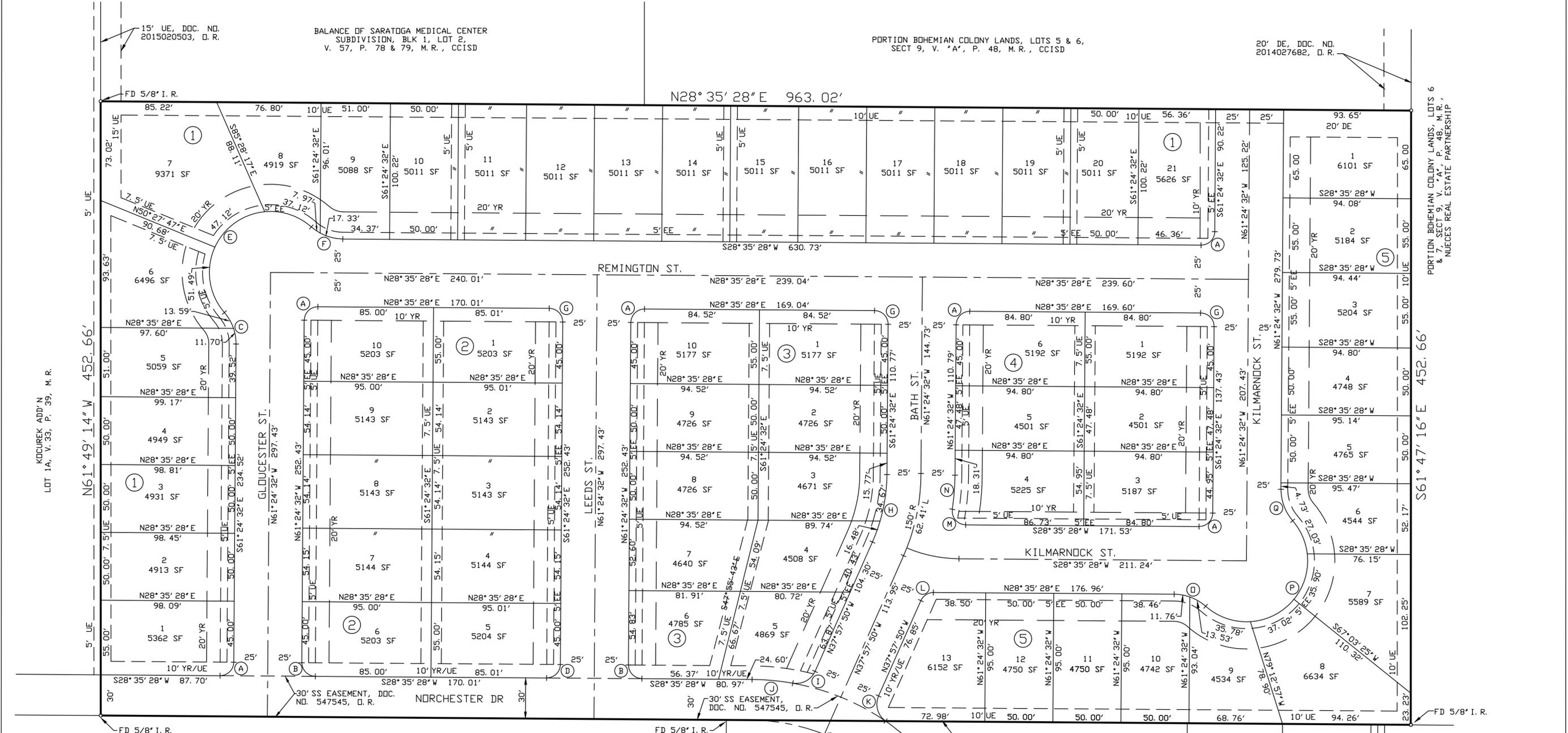
BY: _____
DEPUTY

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'	(D) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N16° 24' 32" W CH=14.14'	(G) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N73° 35' 28" E CH=14.14'	(J) D=09° 50' 01" R=175.24' T=15.08' L=30.08' CB=S33° 30' 29" W CH=30.04'	(M) D=98° 16' 47" R=10.00' T=11.56' L=17.15' CB=S77° 43' 51" W CH=15.13'	(P) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=N16° 24' 32" W CH=89.82'
(B) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S73° 35' 28" W CH=14.14'	(E) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S16° 24' 32" E CH=89.82'	(H) D=23° 26' 41" R=125.00' T=25.94' L=51.15' CB=S49° 41' 11" E CH=50.79'	(K) D=78° 44' 16" R=125.00' T=25.94' L=51.15' CB=N77° 19' 58" W CH=19.21'	(N) D=08° 16' 47" R=175.00' T=12.67' L=25.29' CB=N57° 16' 09" W CH=25.27'	(Q) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N82° 06' 49" W CH=24.75'
(C) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S82° 06' 49" E CH=24.75'	(F) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S49° 17' 46" W CH=24.75'	(I) D=76° 23' 20" R=15.00' T=11.80' L=20.00' CB=S00° 13' 50" W CH=18.55'	(L) D=66° 33' 19" R=10.00' T=6.56' L=11.62' CB=N04° 41' 11" W CH=10.97'	(O) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N49° 17' 46" E CH=24.75'	



15' UE, DOC. NO. 2015020503, D. R.

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., NUCES REAL ESTATE PARTNERSHIP

KOCUREK ADD'N LOT 1A, V. 33, P. 39, M. R.

PORTION BOHEMIAN COLONY LANDS, BLK 4, SECT 9, V. 'A', P. 48, M. R., CCISD ACCORDING TO NCAD WEB SITE AND POSSIBLY DEED, DOC. NO. 2018043243, D. R.

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-SHZ AS PLAT
JOB NO.: 14041
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 2