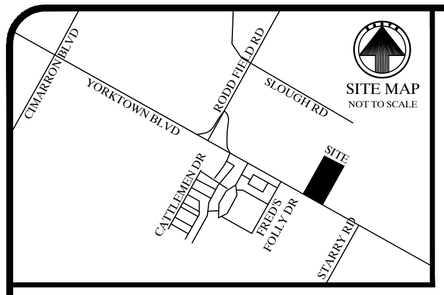

FINAL PLAT OF GRANGE PARK UNIT 3

A 20.000 ACRE TRACT OUT OF LOT 6 AND LOT 11, SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 20.00 ACRE TRACT ALSO BEING SHOWN IN A DEED RECORDED IN DOCUMENT NO. 2017042252, DEED RECORDS NUECES COUNTY, TEXAS.

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Firm Registration No. 10072800

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C2	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C3	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C4	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C5	31.45	20.000	090° 06' 10"	S73° 44' 33"W, 28.31
C6	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C7	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C8	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C9	31.45	20.000	090° 06' 10"	S73° 44' 33"W, 28.31
C10	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C11	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C12	8.73	10.000	049° 59' 41"	N03° 41' 38"E, 8.45
C13	21.59	60.000	020° 36' 57"	N10° 59' 44"W, 21.47
C14	54.00	60.000	051° 34' 05"	N25° 05' 47"E, 52.20
C15	40.74	60.000	038° 54' 20"	N70° 19' 59"E, 39.96
C16	48.28	60.000	046° 06' 06"	S67° 09' 48"E, 46.99
C17	34.45	60.000	032° 54' 04"	S27° 39' 42"E, 33.98
C18	8.73	10.000	049° 59' 41"	S36° 12' 31"E, 8.45
C19	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C20	29.63	70.000	024° 15' 11"	N40° 49' 04"E, 29.41
C21	80.45	70.000	034° 02' 47"	N85° 52' 00"E, 76.10
C23	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C24	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C25	31.42	20.000	090° 00' 44"	N73° 41' 50"E, 28.29
C26	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26

NOTES:

1.) THE SUBJECT SITE IS AND IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "B" AND FLOOD ZONE "A13" WITH A BASE FLOOD ELEVATION OF 10.0', AS INDICATED ON PANEL NUMBER 485494 0540 C, DATED MARCH 18, 1985, CITY OF CORPUS CHRISTI, TEXAS.

2.) BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.

3.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

4.) SET 5/8" RE-BAR WITH CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.

5.) THE TOTAL PLATTED AREA IS 20.000 ACRES INCLUDING STREET DEDICATION.

6.) NO ACCESS ALLOWED TO BLOCK 4 LOT 41, BLOCK 4 LOT 42, BLOCK 3 LOT 29 AND BLOCK 3 LOT 30 TO JACK SHUFF DRIVE.

7.) NO ACCESS ALLOWED TO BLOCK 4 LOT 36, BLOCK 4 LOT 47, BLOCK 3 LOT 24 AND BLOCK 3 LOT 35 TO NADIA DRIVE.

8.) ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

9.) PUBLIC OPEN SPACE: IF LOTS 70-72 ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

10.) 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.

11.) CROSS ACCESS SHALL NOT BE OBSTRUCTED BETWEEN LOTS 70 AND 71, BLOCK 5.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, GRANGEFIELD DEVELOPMENT, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
JACQUELINE MARIE AZALLI, MANAGER

BY: _____
ALYEH AZALI HATAMI-FARDY, MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: __

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: __

STATE OF TEXAS §
COUNTY OF NUECES §

I, NICK BLACK, VP/BRANCH MANAGER FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH GRANGEFIELD DEVELOPMENT, LLC., IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF GRANGE PARK UNIT 3, APPROVED BY THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

_____
AL RAYMOND III, AIA SECRETARY

_____
CARL CRULL, P.E. CHAIRMAN

STATE OF TEXAS §
COUNTY OF NUECES §

THIS GRANGE PARK UNIT 3, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

_____
JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF GRANGE PARK UNIT 3, DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK __.M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

NO. _____

FILED FOR RECORD
AT _____ O'CLOCK __.M.
_____, 20____.

_____
KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _
DEPUTY

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

_____ DATE: _____
RONALD E BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

DATE OF MAP: 4 JUNE 2020

FINAL PLAT OF
GRANGE PARK UNIT 3

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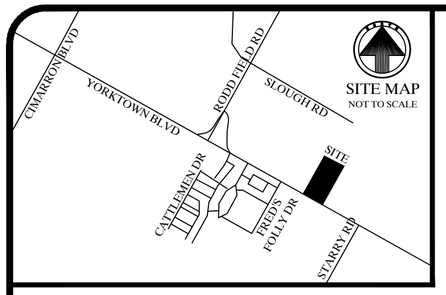
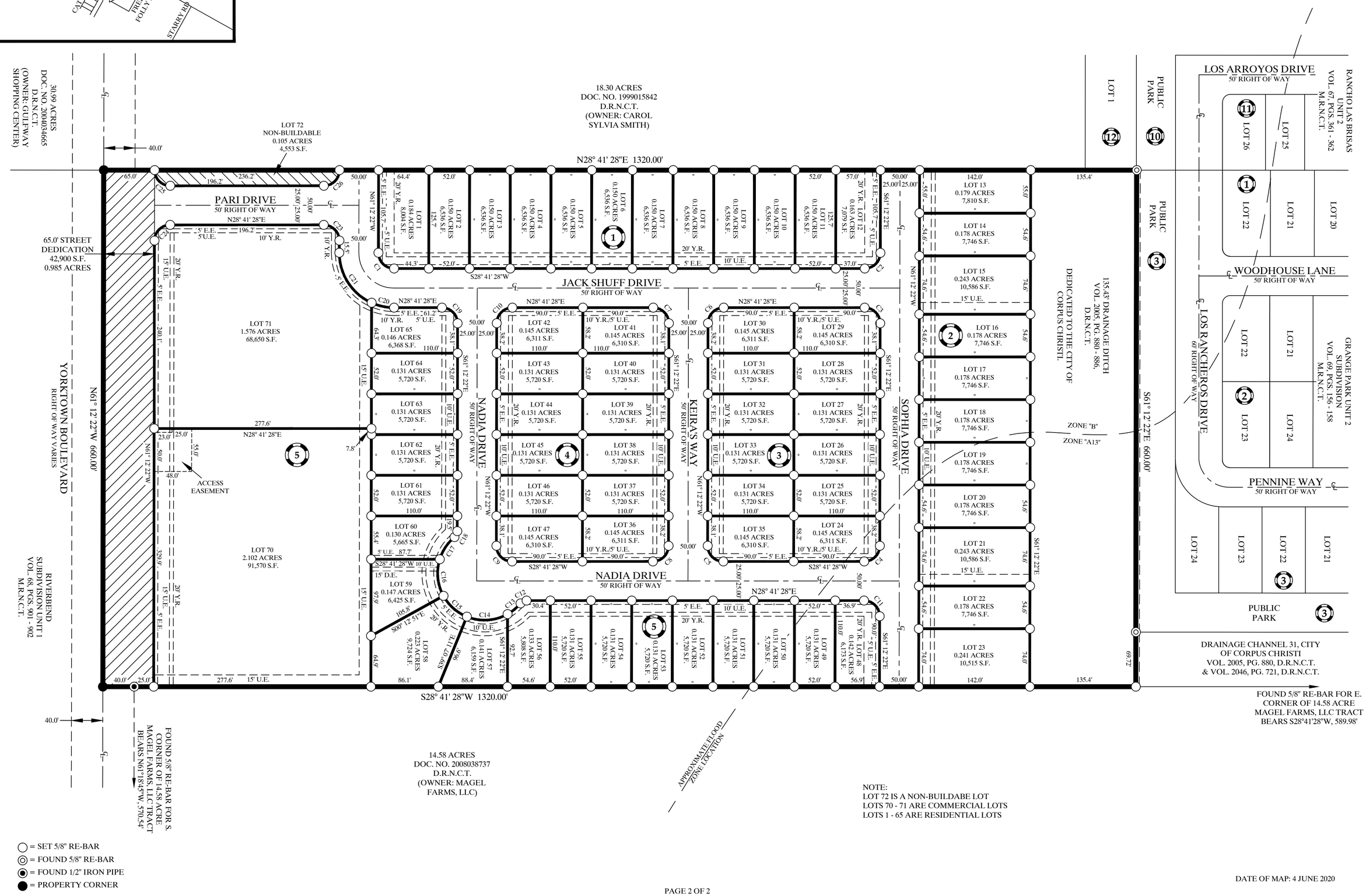


GRAPHIC SCALE
-80 0 40 80 160
(IN FEET)
1 inch = 80 ft.



NOTE:
LOT 72 IS A NON-BUILDABE LOT
LOTS 70 - 71 ARE COMMERCIAL LOTS
LOTS 1 - 65 ARE RESIDENTIAL LOTS

◯ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
◉ = FOUND 1/2" IRON PIPE
● = PROPERTY CORNER

DATE OF MAP: 4 JUNE 2020