

STATE OF TEXAS §
COUNTY OF NUECES §

WE, GRANGEFIELD 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, STREETS ARE HEREBY DEDICATED IN FEE SIMPLE AND EASEMENTS 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____.

JACQUELINE AZALLI, MANAGER

ALYEH HATAMI FARDY, MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACQUELINE AZALLI AS MEMBER OF GRANGEFIELD 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 ALYEH HATAMI FARDY AS MEMBER OF GRANGEFIELD DEVELOPMENT, LLC.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NOTES:

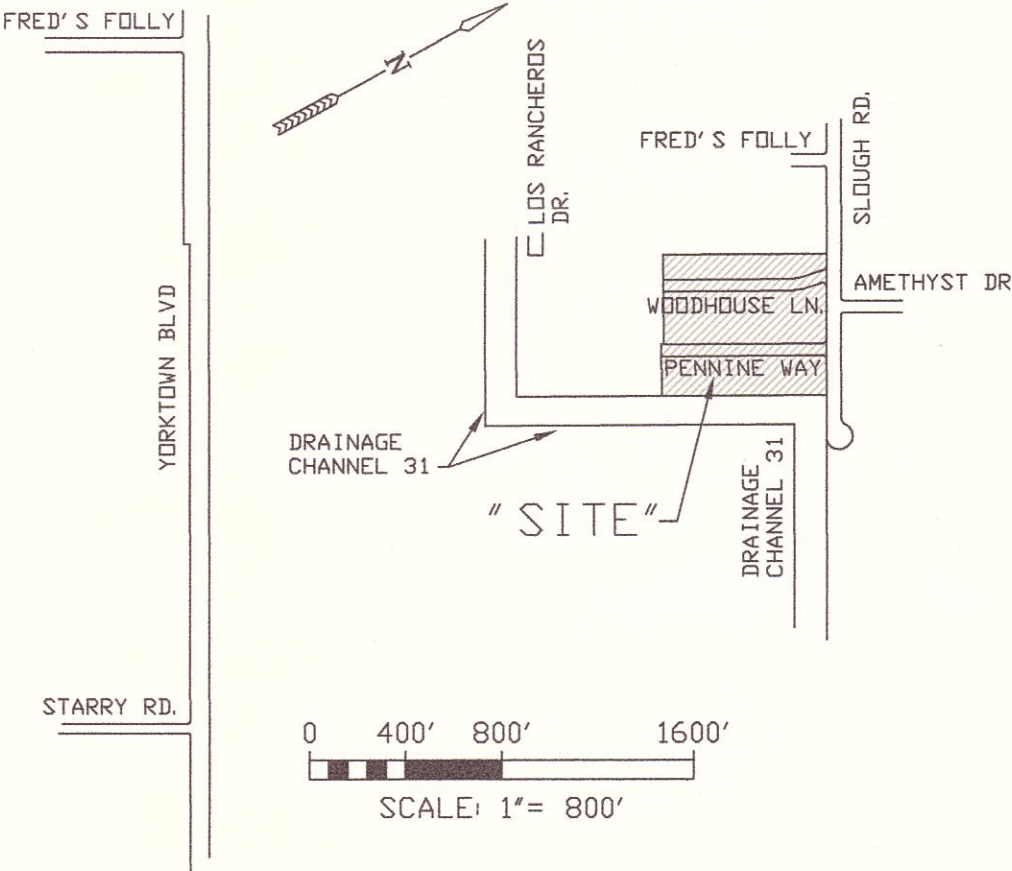
1. THE TOTAL PLATTED AREA IS 9.230 ACRES INCLUDING STREET DEDICATIONS.
2. THE SUBJECT SITE IS IN ZONE A13 (EL 10) AND ZONE "B" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0540 C, REVISED MARCH 18, 1985.
3. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE.
4. THE FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY.
5. THE BASIS OF BEARINGS IS THE SOUTHEAST BOUNDARY LINE OF THE SUBJECT SITE, S28°59'42"W AS SHOWN, PARALLEL TO THE NORTHWEST BOUNDARY LINE OF AN 11.483 ACRE TRACT DESCRIBED BY DEED, DOC. NO. 2010027843, O.R., OF WHICH 11.483 ACRE TRACT IS LOCATED ADJACENT TO THE 140' WIDE DRAINAGE ROW TRACT ALONG THE SOUTHEAST BOUNDARY LINE OF THE SUBJECT SITE.
6. SET 5/8" I.R.'S AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

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, R. P. L. S.



LOCATION MAP
1" = 800'



PLAT OF
GRANGE PARK UNIT 1

A 9.230 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECT 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGES 41 THRU 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: 9/9/14
FILE: PLAT-SHT1 AS PLAT
JOB NO.: 13055
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

TEMPLE T. WILLIAMSON, 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____.

CHAIRMAN
PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY
DANIEL M. GRIMSBO, P.E., A.I.C.P.

STATE OF TEXAS §
COUNTY OF NUECES §

I, DIANA T. BARRERA, 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

DIANA T. BARRERA, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

RANCHO LAS BRISAS
UNIT 2, BLK 11, V. 67,
P. 361 & 362, M.R.

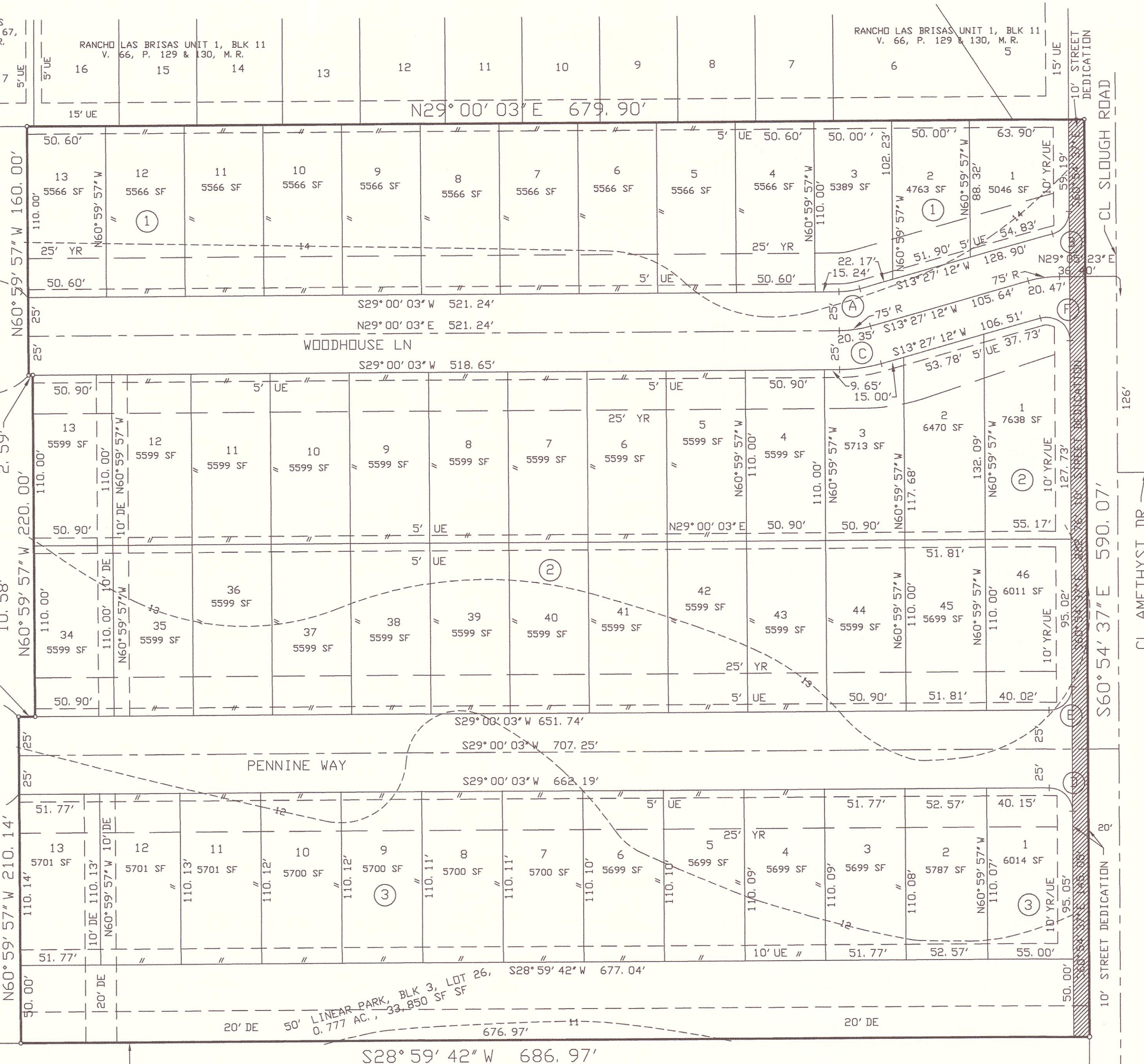
RANCHO LAS BRISAS UNIT 1, BLK 11
V. 66, P. 129 & 130, M.R.

RANCHO LAS BRISAS UNIT 1, BLK 11
V. 66, P. 129 & 130, M.R.

LOT 6, SECT 5, FB&E>,
V. 41, P. 41-43, M.R.,
GRANGEFIELD DEVELOPMENT, LLC,
DOC. 2013047381, D.R.

37' R TEMPORARY ACCESS EASEMENTS,
DOC. NO. _____
D.R. THESE EASEMENTS SHALL EXPIRE
WHEN THESE AREAS ARE PLATTED

N29°00'03"E S29°00'03"W
10.58' 2.59'



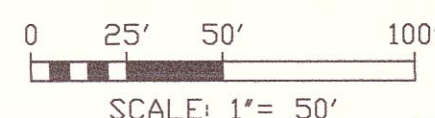
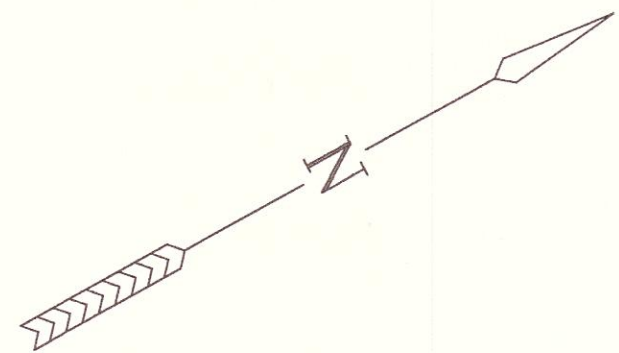
70' CITY DRAINAGE ROW,
V. 2005, P. 880, D.R.

CL DRAINAGE CHANNEL 31, CITY OF
CORPUS CHRISTI, V. 2005, P. 880,
D.R. AND V. 2046, P. 721, D.R.

LINEAR PARK, BLK 3, LOT 26,
0.777 AC., 33,850 SF

CURVE DATA:

(A)	(B)	(C)
D=15°32'51"	D=74°21'49"	D=15°32'41"
R=50.00'	R=15.00'	R=100.00'
T=6.83'	T=11.38'	T=13.65'
L=13.57'	L=19.47'	L=27.13'
CB=N21°13'38"E	CB=N23°43'42"W	CB=S21°13'33"W
CH=13.53'	CH=18.13'	CH=27.05'
(D)	(E)	(F)
D=90°05'20"	D=89°54'40"	D=105°38'11"
R=15.00'	R=15.00'	R=15.00'
T=15.02'	T=14.98'	T=19.77'
L=23.59'	L=23.54'	L=27.66'
CB=S74°02'43"W	CB=N15°57'17"W	CB=N66°16'18"E
CH=21.23'	CH=21.20'	CH=23.90'



PLAT OF
GRANGE PARK UNIT 1
(CONTINUED)
CORPUS CHRISTI, NUECES CO., TX

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

DATE PLOTTED: 09/09/14
FILE: PLAT-SH2 AS PLAT
JOB NO. 13055
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 2 OF 2