STATE OF TEXAS § COUNTY OF NUECES § WE, SUPERIOR H & 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	NOTES: 1. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTH IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING. 2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE U DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY OF 3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SO NAD 1983. 4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PH THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASS AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER W AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE 5. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, 48355 STAMPED REVISED PRELIMINARY, MAY 30, 2018. 6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETH ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL D
STATE OF TEXAS § COUNTY OF NUECES § THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, VICE-PRESIDENT OF SUPERIOR H & H DEVELOPMENT, LLC, THIS THE DAY OF, 20,	 7. THE TOTAL PLATTED AREA CONTAINS 33.120 ACRES OF LAND INCLUDIN DEDICATIONS. 8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS IN ARTICLE 7 OF THE UDC. 9. LEGAL DESCRIPTION – A 33.120 ACRE TRACT OF LAND, MORE OR PORTION OF LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, A MAP O RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO.,
NDTARY 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 ENCINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION. THIS THE DAY OF 20 NIXEN M. WELSH, R. P. L. S.	N SITE"
STATE OF TEXAS § COUNTY OF NUECES § WE,	LOCATION MAP 1'=500'
STATE OF TEXAS § COUNTY OF NUECES § THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (NAME), (TITLE), OF	APPROVED MARCH 09, 2022 PLANNING COMMISSION
THIS THE DAY OF, 20	PLAT OF

STATE OF TEXAS ş 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____,

ş

ş

CHAIRMAN JEREMY BAUGH SECRETARY AL RAYMOND III, AIA

STATE OF TEXAS ş 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

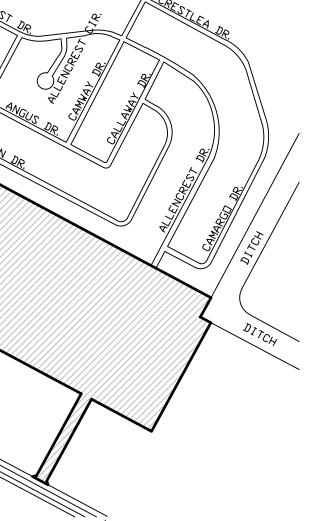
_____, 20____ AT _____ O'CLOCK _____.M., AND DULY RECORDED THE _____ DAY OF _____, 20____ AT ____ O'CLOCK _____.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____ ______. WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT

OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

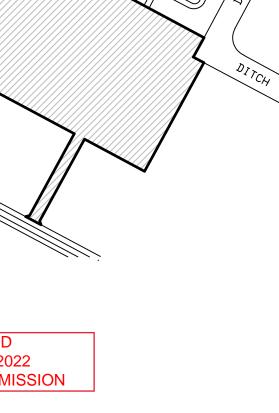
BY: _____

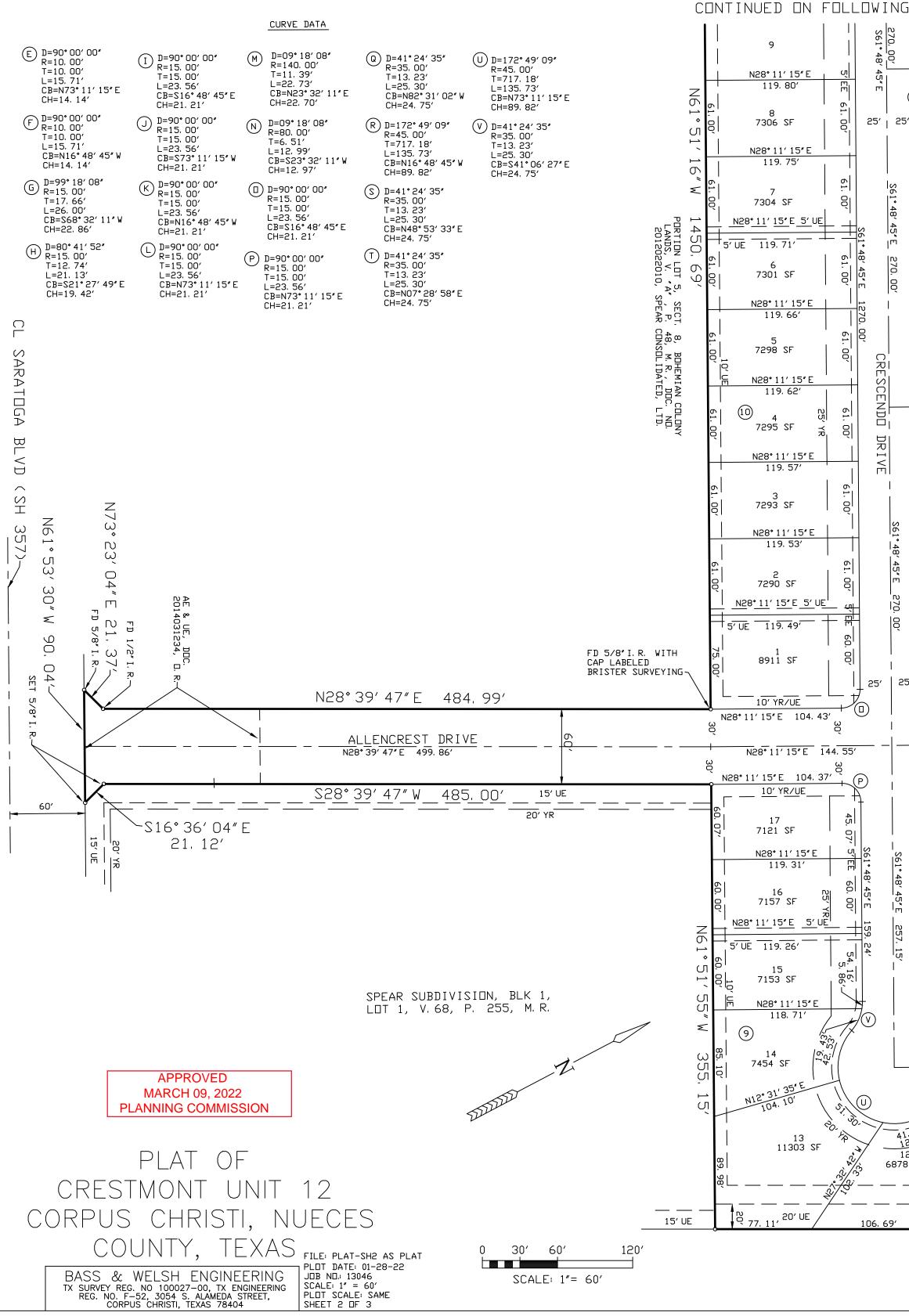
DEPUTY

KARA SANDS, CLERK COUNTY COURT NUECES COUNTY, TEXAS









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Ē	<u>+</u>	+			28°11′15″W	395. 58′					+F		\mathcal{A}			<u>10' UE</u>
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'8 SF	<u>22' 13</u> 2, 16'		89'	<u>, 13″ E</u>	81′	S. 28		2' 13'		7. 20'		3′ 39″ E 33, 80′			م_ 	\sum
				, DOC. NO. 20	14031235, D. F	+		m			938	5 3 <u>3</u> SF		LABELE SURVE	0, 165 AC. 1208, P. CITY FD 5/8″I	A dt V dt
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		LA	NDS, V, "A	4, SECT. 8, BI ″, P. 48, M. DIDCESE DF CDR	R., V. 865,	Ρ.									D. R. V.	``6 ″ ⊻
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COLON REMAIN	IDN LDT 5, SECT. 8, BDHEMIAN Y LANDS, V. *A* , P. 48, M.R., DER DF 20.598 AC.TRACT, V. 2006, D. R., CITY DF CDRPUS CHRISTI	N28°27′38″E 761,09′	2E STA. 18 TRACT, BLK 1, 1, V. 68, P. 924, M.R.
FD 5/8"I.R. WITH CAP LABELED BRISTER SURVEYING	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	<u>10, 60, 00'</u> <u>60, 00'</u> <u>60, 00'</u> 10' UE S S S S	<u>60. 00'</u> <u>60. 00'</u> <u>861</u>
FLIGHT CLEARANCE	$\begin{bmatrix} 0 & 1 & 1 & 0 \\ 0 & 6329 & SF & 1 \\ 0 & 2 & 2 \\ 0 & 0 & 1 \\ 0 & 2 & 2 \\ 0 & 0 & 1 \\ 0 & 0 & 1 \\ 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \\ 0 & 0 & 0$	וען' שן 10 און 10 א	9 5196 SF 10 5196 SF 12 5196 SF 12 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
EASEMENT, PARCEL CE-3, V. 2039, P. 813, D. R. AND V. 6. P. 328, LIS PENDENS RECORDS, N. C. T. NO	10 10 10 10 10 10 10 10 10 10		60. 00' 5'UE 51. 65'
BUILDINGS HIGHER THAN 34' THIS AREA		<u>57EE — — — — — — — — — — — —</u> 5'W 591. 57'	
	$-\frac{N28^{\circ}11'_{15''E}}{145, 40'}1000000000000000000000000000000000000$	<u>CAMWOOD DRIVE</u> 5'E 446. 15' N28°11' 15'E 395. 58'	
FLIGHT CLEARANCE EASEMENT, PARCEL CE-3, V. 2039, P. 813, D. R. AND	10' YR/UE 18. 01' 25' 25' 50. 00' 60. 00' 5	EE 60. 00' 60. 00' 55. 58' 5' EE 60.	
V. 6. P. 328, LIS PENDENS RECORDS, N. C. T. NO BUILDINGS HIGHER THAN 34' THIS AREA	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	40
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			E 272.
	$\begin{array}{c c} 6 & 0 & 0 \\ \hline 1 & 19 & 0 \\ \hline 7336 & SF & 0 \\ \hline \end{array} \\ \hline \end{array} \\ \hline \end{array} \\ \hline \end{array} \\ \hline \begin{array}{c} 6 \\ 1 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0$	10 10 10 11 12 13 6600 SF 66114 SF 6600	3 . d . 14
	N28*11′15″E I Q Q Q 120.25′ I I I I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	⁰ ٿُن <u>۳ 25′ YR</u>	
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	N28° 11′ 15″ E	ALLEGRD_DRIVE	
		N28* 11' 15" E 395. 58'	E
	N28*11'15"E	5 1 4 3 25' YR	
	61. 00 CRES 10. 00 F 7328 SF 00 RES 10. 00 F 7328 SF 00 RES 10. 00 F 00 F	$\begin{bmatrix} 5 & 10 & 4 & 3 & 2 \\ 6600 & SF & 6600 & SF & 6114 & SF & 6600 \\ 0 & 4 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 & 0 \\ 0 & 0 &$	
		(4)	<u>S61*48'45'</u> <u>S61*48'45'</u> <u>10'</u> <u>10'</u> <u>0'</u> <u>0'</u> <u>0'</u>
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	Q Q Q Q Q Q Q Q Q Q	' <u>EE 60.00'</u> <u>60.00'</u> <u>55.58'</u> <u>60.</u> S28° 11′ 15″ ₩ 395. 58′	<u>00′_5′EE 50.00′</u> + 25′ (F)
PORTION LOT LANDS, V. 2012022010	PRESTD_DRIVE	 	
		N28* 11' 15" E 395, 58'	
0, SECT.	[1, 119, 98]	<u> </u>	
		$\begin{bmatrix} 5 & 10 & 4 & 3 & 28 \\ 6600 & SF & 0 & 0 & SF & 6114 & SF & 6600 \\ & & & & & & & & & & & & & & & & & &$	2 D SF 00' 1100.00' 1100.00' 110.00' 110.00'
8, BOHEMIAN COLONY 48, M. R., DOC. NO. CONSOLIDATED, LTD.			2 1 100.00' 361.48' 45''E 110.00' 10' 10' 10' 00' 60' 10' 10'
- 1 4 0 0 . - 1 0 A T E I			
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